SUNWAY

FOR IMMEDIATE RELEASE **27 August 2026**

SUNWAY BERHAD'S PROFIT BEFORE TAX RISES 25% TO RM496 MILLION IN Q2 FY2026 ON BROAD-BASED GROWTH

- Revenue increased 13.4% year-on-year to RM2.9 billion in Q2 FY2026, driven by higher contributions from most business segments.
- The Company declared a first interim dividend of 3.00 sen per ordinary share for the six-month period ended 30 June 2026.
- The Group is cautiously optimistic of its prospects for FY2026, given its diversified business model, robust unbilled sales, continued expansion of healthcare bed capacity, record high outstanding construction order book and resilient recurring-income businesses.

Sunway City Kuala Lumpur, 27 August 2026– Sunway Berhad ("Sunway" or the "Group") today announced its second quarter financial results for the financial year ending 31 December 2026 ("Q2 FY2026").

For the current quarter, the Group registered revenue of RM2.9 billion, representing an increase of 13.4% from RM2.6 billion in the corresponding quarter of the previous financial year ended 31 December 2025 ("Q2 FY2025"), driven by higher contributions from most business segments. Profit before tax ("PBT") rose by 25.3% to RM496.2 million, from RM396.0 million in Q2 FY2025, reflecting broad-based growth across the Group's diversified portfolio.

Revenue for the Group's property development segment increased by 15.2% to RM405.0 million in Q2 FY2026, from RM351.4 million in Q2 FY2025, while PBT rose by 57.2% to RM82.0 million, from RM52.2 million previously. The stronger performance was mainly driven by higher progress billings from ongoing local development projects, contributions from the newly acquired MCL Group (now rebranded as Sunway MCL), as well as the finalisation of accounts for a completed project.

During the first half of the year, the segment launched projects with a total gross development value ("GDV") of RM2.7 billion and achieved property sales of RM2.3 billion. The Group further strengthened its Singapore development pipeline with the acquisition of two strategic land parcels at River Valley Green and Bayshore Drive, with an estimated total GDV of approximately RM17.0 billion (effective GDV: RM6.4 billion), providing greater visibility of future launches and earnings contributions over the coming years.

The property investment segment registered revenue of RM263.4 million in Q2 FY2026, up 18.2% from RM223.0 million in Q2 FY2025, supported by improved contributions from the leisure division and the newly acquired Sunway Wangsa Mall, together with better operating performance from Sunway Velocity Mall. PBT increased by 2.5% to RM78.2 million, from RM76.3 million previously. Excluding the RM11.0 million fair value gain on investment properties recognised in the previous year, underlying PBT rose 19.8% year-on-year.

The construction segment posted revenue of RM779.3 million and PBT of RM133.1 million in the current quarter, compared to RM1,268.6 million and RM134.8 million, respectively, in Q2 FY2025. The higher revenue recorded in the corresponding quarter last year was mainly attributable to accelerated progress of several data centre projects which had reached peak construction stages. PBT in the current quarter was supported by profit recalibration following the finalisation of accounts for several completed projects. The segment continued to benefit from the acceleration in the global technology investments, securing RM6.9 billion worth of new order book to date, surpassing its initial full-year order book replenishment target of RM6.0 billion. Its outstanding order book reached a record high RM10.5 billion, providing strong earnings visibility and reinforcing its position in high-growth construction sectors. In view of the strong year-to-date wins, the segment revised its full-year order book replenishment target upwards to a range of RM7.0 billion – RM9.0 billion.

The healthcare segment recorded revenue of RM671.8 million and PBT of RM99.9 million in Q2 FY2026, compared to a share of net profit of RM35.5 million in Q2 FY2025. The segment's results reflect a change in accounting treatment following the listing of Sunway Healthcare Holdings Berhad ("SHH") on 18 March 2026. SHH results were equity-accounted up to 17 March 2026 and thereafter consolidated as a subsidiary.

The healthcare segment continued to deliver improved operating performance across its hospital network, supported by higher patient census and the progressive ramp-up of its newer hospitals. These factors contributed to robust earnings before interest, tax, depreciation and amortization ("EBITDA") growth of 43% year-on-year in the current quarter. Licensed beds increased to 1,855 as at the end of Q2 FY2026, from 1,777 beds as at end-December 2025.

The Company declared a first interim dividend of 3.00 sen per ordinary share for the six-month period ended 30 June 2026.

Sunway Group's President, Datuk Anuar Taib commented, "Sunway delivered another quarter of resilient performance, reflecting the strength of our diversified and integrated business model even as the operating environment remains clouded by heightened geopolitical uncertainties. Our key growth engines remain strong – the property development segment is supported by a healthy pipeline in Malaysia and expanding presence in Singapore, while the healthcare segment continues to drive capacity expansion and improving operational performance. At the same time, our record high outstanding construction order provides strong earnings visibility for the second half of the year."

He added, "Looking ahead, the Group remains cautiously optimistic of its prospects for FY2026, given its diversified business model, robust unbilled sales, continued expansion of healthcare bed capacity, record high outstanding construction order book and resilient recurring-income businesses."

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SUNWAY

Translations

Datuk Anuar Taib, Sunway Group President

拿督阿努亚泰益, 双威集团总裁

Datuk Anuar Taib, Presiden Kumpulan Sunway

About Sunway Group

Established in 1974, Sunway Group is one of Malaysia's largest conglomerates with core interests in real estate, construction, and healthcare, with a unique build-own-operate business model.

Our 16,000-strong team across 50 locations worldwide is committed to transformative growth and sustainable progress through our 13 business divisions including real estate, construction, retail, hospitality, leisure, healthcare, education, trading and manufacturing, building materials and Real Estate Investment Trust (REIT).

We are committed to the 17 United Nations Sustainable Development Goals and continue to align our business strategies towards minimising environmental impact and advancing economic and social progress. For more information, log on to www.sunway.com.my.

Important notice

Kindly read this media release in conjunction with the announcement released to Bursa Malaysia for a more comprehensive understanding of Sunway Berhad's financial results.

This media release may contain certain forward-looking statements due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions; interest rate trends; cost of capital and capital availability including availability of financing in the amounts and the terms necessary to support future business; availability of real estate properties; competition from other companies; changes in operating expenses including employee wages, benefits and training, property expenses, government and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements which are based on Management's current view of future events. Past performance is not necessarily indicative of its future performance.

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