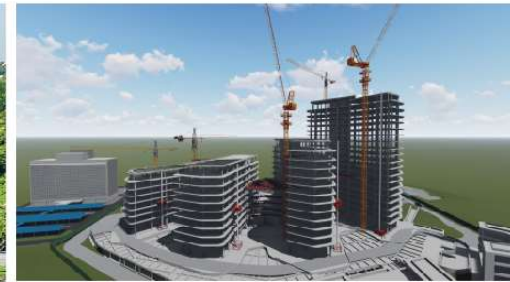


Corporate Presentation

Q3 2021 Results Review Pack | 18 November 2021

SUNWAY[®]
CONSTRUCTION





Operations

Significant Events

- **Covid 19 Impact** : On 16 Aug 2021, announcement was made to enable construction industry under Phase 1 of NRP to operate with capacity based on the percentage fully vaccinated workers. SunCon now has almost 100% fully vaccinated workers.
- **India** : Meensurutti Chidambaram project in Tamil Nadu received notice of commencement on 8th August 2021.
- **LRT 3** : Advance progress at almost 80%
- **Precast** : Highest outstanding order at RM504m (will translate in better utilization and turnover in 2022/2023)



Financials

3Q 2021 vs 3Q 2020

- **Revenue** : 272m vs 419m (↓ 35%) affected by MCO 3.0 whereby only after 16 Aug 2021, site operations were only allowed to operate with capacity linked to vaccination rate.
- **PBT** : 25m vs 36.0m (↓ 32%)
- **Outstanding Order Book** : RM 4.7bil with RM 796mil new orders secured (O/s as at June 21: RM 4.8bil)
- **Cashflow** : Strong operating cashflow for YTD Sept 2021 of RM116m from full settlement of a major debtor during the quarter.
- **Active Tender Book** : RM 8.0bil (20% overseas tender)

OVERVIEW OF KEY FINANCIAL – FINANCIAL PERFORMANCE

	3Q2021	2Q2021	1Q2021	YTD2021	3Q2020	2Q2020	1Q2020	YTD2020
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited
	RM mil	RM mil	RM mil	RM mil	RM mil	RM mil	RM mil	RM mil
Revenue	272.1	375.3	455.2	1,102.5	419.4	140.2	365.8	925.4
PBT	24.5	9.5	27.2	61.2	36.0	2.3	21.6	59.9
PBT %	9.0%	2.5%	6.0%	5.6%	8.6%	1.7%	5.8%	6.5%
PATMI	19.3	8.3	20.2	47.9	24.0	2.2	16.3	42.6
PATMI %	7.1%	2.2%	4.4%	4.3%	5.7%	1.6%	4.5%	4.6%
EPS* (sen)	1.5	0.65	1.57	3.71	1.86	0.17	1.27	3.30

RM mil Unaudited	Q3 FY 2021		Q2 FY 2021		Q1 FY 2021		YTD Q3'2021		Q3 FY 2020		Q2 FY 2020		Q1 FY 2020		YTD Q3'2020	
	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Profit as Announced	24.5	19.3	9.5	8.3	27.3	20.2	61.2	47.9	36.0	24.0	2.3	2.2	21.6	16.3	59.9	42.6
Special Items:																
Disposal (gain)/loss	(0.2)	(0.2)	(0.2)	(0.2)	(1.2)	(1.2)	(1.5)	(1.5)	(3.7)	(3.7)	0.0	0.0	(0.0)	(0.0)	(3.7)	(3.7)
Impairment (reversal)/prov	4.9	4.9	(0.0)	(0.0)	0.4	0.4	5.2	5.2	5.0	5.0	1.4	1.4	0.5	0.5	6.9	6.9
Write off (gain)/loss					0.0	0.0	0.0	0.0			(0.1)	(0.1)			(0.1)	(0.1)
Foreign exchange (gain)/loss	0.2	0.2	0.0	0.0	0.0	0.0	0.3	0.3	0.2	0.2	0.0	0.0	(0.1)	(0.1)	0.1	0.1
Translation (gain)/loss on foreign branches					-	-	-	-	2.3	2.3	-	-	-	-	2.3	2.3
Fair value (gain)/loss	0.0	0.0	(0.0)	(0.0)	-	-	(0.0)	(0.0)	0.1	0.1	0.9	0.9	0.9	0.9	1.9	1.9
Accretion of financial (assets)/liabilities	0.4	0.4	(0.3)	(0.3)	0.9	0.9	1.1	1.1	0.2	0.2	0.2	0.2	0.0	0.0	0.4	0.4
Realised (gain)/loss on derivatives															-	-
Goodwill (reversal)/prov									3.6	3.6					3.6	3.6
Profit (Net of Special Items)	29.8	24.7	9.1	7.9	27.4	20.3	66.2	52.9	43.8	31.9	4.8	4.6	22.8	17.6	71.4	54.1

FV (gain)/loss inclusive hedging and retention FV

OVERVIEW OF KEY FINANCIAL – FINANCIAL POSITION

Balance Sheet Ratios

	2016	2017	2018	2019	2020
Average ROE	26%	26%	26%	21%	12%
Average ROCE	43%	31%	32%	23%	12%
Dividend Per Share	5 sen	7 sen	7 sen	7 sen	4 sen
Dividend Payout Ratio	52%	68%	63%	70%	71%
Net Gearing Ratio	Net Cash	Net Cash	Net Cash	Net Cash	0.16 times

Note: Following the reassessment of the Group's investment in its wholesales funds, it was determined that its placement are in substance structured entities under its control / significant control and as such has been treated as subsidiary / associate. The above figures have been restated to reflect this accounting treatment.

CONSTRUCTION SEGMENT REVIEW

<u>Construction</u>	<u>Q3 21</u>	<u>Q2 21</u>	<u>Q1 21</u>	<u>YTD Q3 21</u>	<u>Q3 20</u>	<u>Q2 20</u>	<u>Q1 20</u>	<u>YTD Q3 20</u>
Revenue (RM'mil)	255.8	349.2	421.3	1,026.3	403.4	137.2	329.6	870.2
PBT (RM'mil)	26.9	9.5	23.7	60.0	34.8	5.8	20.8	61.5
PBT Margin	10.5%	2.7%	5.6%	5.9%	8.6%	4.2%	6.2%	7.1%

Revenue → Reported revenue of RM255.8 million and profit before tax of RM26.9 million compared to revenue of RM403.4 million and profit before tax of RM34.8 million in the corresponding quarter of the preceding financial year. Lower revenue recorded in the current quarter was due to Full MCO 3.0 which affected our productivity at site with relaxation only announced on 16 August 2021 allowing construction site to operate in capacity in tandem with level of vaccination.

PBT → PBT Margin for current quarter is higher due to re-calibration of margin to reflect some upside as some projects are nearing completion and certainty of better margins are more visible.

Prospect → The Malaysia economy shrank by 4.5% in the third quarter of 2021 (2Q 21: +16.1%), amid the strict Covid-19 containment measures in July under Phase 1 of the National Recovery Plan (NRP). The construction sector contracted by 20.6% (2Q 21: +40.3%) mainly due to subdued construction activities during the quarter due to various lockdowns. Bank Negara Malaysia (BNM) has revised Malaysia's full year GDP to 3% to 4% from previous forecast of 6% to 7.5%. However, the Central Bank expects growth to accelerate to 5.5% to 6.5% next year supported by the further resumption of economic activity amid a high vaccination rate, continued policy support and robust external demand. SunCon will continue to focus on our overseas venture, mainly in India. Apart from that, SunCon will also continue focus on in-house pipeline projects by its immediate holding company, Sunway Group as well as expanding the sustainable energy segment in Solar and District Cooling Systems.

PRECAST SEGMENT REVIEW

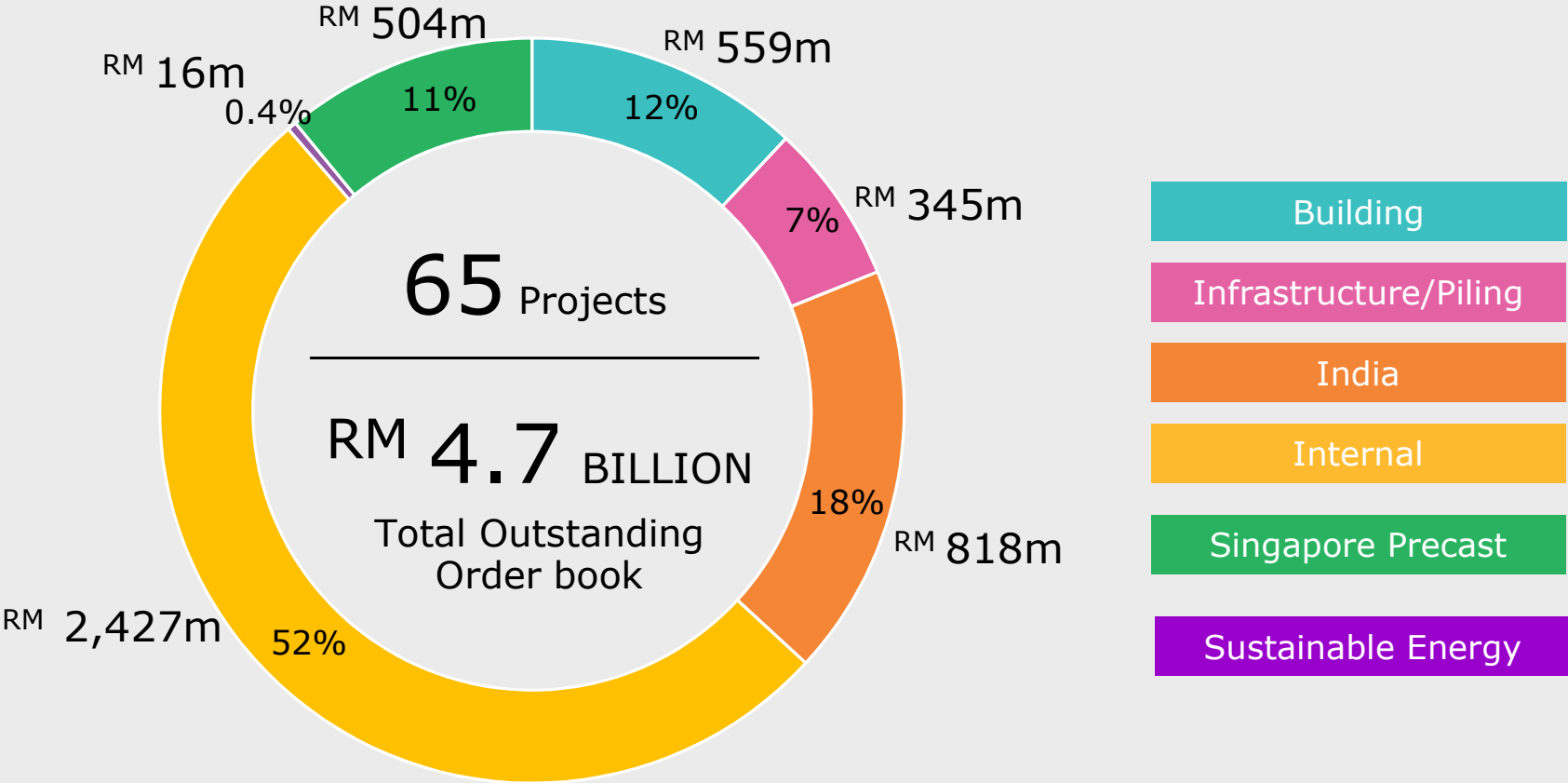
Precast Concrete	Q3 21	Q2 21	Q1 21	YTD Q3 21	Q3 20	Q2 20	Q1 20	YTD Q3 20
Revenue (RM'mil)	16.3	26.1	33.9	76.2	16.0	3.0	36.2	55.2
PBT (RM'mil)	(2.4)	(0.0)	3.6	1.2	1.2	(3.5)	0.8	(1.6)
PBT Margin	-14.7%	0.0%	10.6%	1.6%	7.5%	>(100%)	1.9%	-2.9%

Revenue → Reported revenue of RM16.3 million with loss before tax of RM2.4 million compared to revenue of RM16.0 million and profit before tax of RM1.2 million in the corresponding quarter of the preceding financial year. Turnover for both quarters under comparison were almost the same with both quarters being impacted with covid-19 lock down regime.

PBT → Higher loss in current quarter was due to impact of higher steel bar prices which increased by more than 25% this year.

Prospect → Based on the Advanced Estimate released by Ministry of Trade and Industry Singapore (MTI), the economy grew by 0.8% quarter on quarter in third quarter of 2021, a reversal from the 1.4% contraction in previous quarter. The construction sector shrank by 0.4% quarter on quarter in third quarter of 2021 (2Q21: -2.4%, FY20: -35.9%), largely due to low base effects given the slow resumption of construction activities after the Circuit Breaker period last year. On a separate note, The Monetary Authority of Singapore (MAS) has announced that the GDP is expected to expand by up to 7% this year despite the ongoing surge in infection. The Housing and Development Board (HDB) has launched 4,501 Build-To-Order (BTO) flats in 17th November following the August 2021 launch of 4,989 units, brings the total number of BTO flats offered this year to 17,109 units. HDB has launched more than the committed units in year 2021 of 17,000 and are looking forward to launch more in year 2022. (2020: 16,752 units, 2019: 15,491 units, 2018: 15,811 units). Singapore HDB flats comprised of more than 90% of our precast segment sales and our prospect is largely dependent on these launches. With the ICPH plant schedules to be in operations by 2H 2022, SunCon foresees that our precast segment will contribute more to the group's financials in the near future.

SOLID DIVERSIFIED ORDER BOOK - SUMMARY



SOLID DIVERSIFIED ORDER BOOK – DETAILED

AS AT SEP-2021 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK		AS AT SEP-2021 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
BUILDING			559	12%	INTERNAL - SUNWAY GROUP			2,427	52%
PUTRAJAYA PARCEL F	Maintenance	1,610	16		SMC 4 + VO	2Q 2022	612	387	
TNB HQ CAMPUS (PH 2)	3Q 2022	781	373		SUNWAY SERENE	3Q 2022	413	120	
PETRONAS LEADERSHIP CENTRE (PLC)	4Q 2021	305	104		SUNWAY BELFIELD	4Q 2024	403	374	
IOI MALL (MEP)	4Q 2021	68	16		SUNWAY VELOCITY 2	2Q 2022	352	137	
OXLEY TOWER (MEP)	2Q 2022	68	51		SOUTH QUAY CP2 - SUPERSTRUCTURE	4Q 2023	265	265	
INFRASTRUCTURE/PILING			345	7%	SUNWAY CARNIVAL MALL EXT.	2Q 2022	286	81	
LRT 3 : PACKAGE GS07-08	2Q 2022	1,295	295		SUNWAY VELOCITY 2B	4Q 2023	253	239	
SENTUL WEST MRTUG ST. (MEP)	4Q 2021	57	16		SMC DAMANSARA	1Q 2023	240	238	
CHAN SOW LIN MRTUG ST. (MEP)	4Q 2021	54	16		SMC SEBERANG JAYA	2Q 2022	180	90	
JALAN TAMBUN, IPOH	4Q 2022	14	14		SMC SEBERANG JAYA - VO	2Q 2022	16	16	
BANGSAR RISING - PILING	4Q 2021	5	5		SMC IPOH	1Q 2024	150	150	
INDIA			818	18%	SW INTERNATIONAL SCHOOL (SIS)	4Q 2022	121	92	
THORAPALLI - JITTANDAHALLI (TJ)	TBA	508	508		SIS - VO	4Q 2022	19	19	
MEENSURUTTI - CHIDAMBARAN (MC)	3Q 2023	315	310		SOUTH QUAY CP2 - PILING	4Q 2021	198	87	
SUSTAINABLE ENERGY			16	0%	SUNWAY VELOCITY 3C4	3Q 2022	100	46	
SOLAR - EXTERNAL	2021	27	15		SUNWAY HOTEL RENOVATION	4Q 2021	81	36	
NEW ORDER 2021 - EXTERNAL	Various	2	1		BIG BOX OFFICE	2Q 2022	51	47	
SINGAPORE			504	11%	BUTTERWORTH-KULIM EXPRESSWAY	1Q 2022	4	4	
PRECAST	Various	331	206		DRAINAGE WORKS	4Q 2022	1	1	
NEW ORDER 2021 - EXTERNAL	Various	298	298		GRAND TOTAL @ SEPT 2021		9,482	4,669	
					<i>RED : SECURED IN 2021</i>		<i>796</i>	<i>788</i>	

SOLID DIVERSIFIED ORDER BOOK – DETAILED

Projects (2021 new awards)	Client	Duration	Contract Sum (RM'mil)
Sunway International School -Sunway (VO)	Sunway Education Group Sdn Bhd	30 months	19.1
Big Box Office	Sunway Marketplace Sd Bhd	14 months	51.4
Tengah Park C2	Chiu Teng Construction Co. Pte Ltd	23 months	114.3
Sunway Medical Centre - Damansara Giza	Paradigm Fairview Sdn Bhd	24 months	180.0
DD Plastic (SIRIM)	Sirim Berhad	3 months	0.4
Tengah C7	LBD Engineering Pte Ltd	27 months	35.1
Ang Mo Kio N2C23A	Right Construction Pte LTd	27 months	35.7
Jalan Tambun	MBI	18 months	13.7
Sunway Medical Centre - Seberang Jaya (VO)	Alliance Parade Sdn Bhd	6 months	16.0
Secured in 1Q 2021			465.7
SMC Ipoh	Sunway Medical Centre Ipoh Sdn Bhd	27 months	150.0
Bangsar Rising - Piling	Bangsar Rising Sdn Bhd	6 months	4.6
Secured in 2Q 2021			154.6
Bidadari C15	Chiu Teng Construction Co. Pte Ltd	27 months	35.7
Woodlands N9C4	Newcon Builders Pte Ltd	27 months	63.0
Clementi N8C1	Primetop Engineering Pte LTd	12 months	14.7
Sunway Medical Centre - Damansara Giza	Paradigm Fairview Sdn Bhd	24 months	60.0
Solar	Various	Various	1.4
Drainage works	Sunway South Quay Sdn Bhd	3 months	1.0
Secured in 3Q 2021			175.7
TOTAL AS AT 3Q 2021			796.0

Target NEW order book → FYE 2021 : RM2b

M'sia - Inhouse 60%
M'sia - External 3%
S'pore - External 37%

New order 2020 : 2.3b; **2019** : 1.8b; **2018** : 1.6b, **2017** : 4.0b, **2016** : 2.7b, **2015** : 2.6b, **2014** : 0.8b, **2013** : 2.9b, **2012** : 1.9b

Outstanding Order book 2020 : 5.1b **2019** : 5.2b; **2018** : 5.2b, **2017** : 6.6b, **2016** : 4.8b, **2015** : 3.8b, **2014** : 3.0b, **2013** : 3.2b, **2012** : 4.1b

PROJECT HIGHLIGHTS – On-Going Projects : External

TNB HQ Campus Phase 2, Bangsar

- Contract Value : RM781 million (13.6 acres)
- Client : Tenaga Nasional Berhad
- Completion : 2Q 2022



PROJECT HIGHLIGHTS – On-Going Projects : External

Petronas New Leadership Centre, Bangi

- Contract Value : RM310 million
- Client : Petronas
- Completion : 3Q 2021



Job Scope : 1 storey semi basement car park, 4 storey institutional building, 2 guard house, 1 surau. This building is designed with a target of Platinum rating for both GBI and LEED. The building measures 470 meters long and by 36 meter depth including the central spine with a total built up area of 42,074.82 sq.m (452,725 sq. feet) including the sub-basement car park.

PROJECT HIGHLIGHTS – On-Going Projects : Residential, Mixed commercial



CP2 mixed commercial, Sunway
Contract Sum : RM344 million

PROJECT HIGHLIGHTS – On-Going Projects : Velocity & Medical Centre

Sunway Velocity 2 – Plot B Contract Sum : RM253 million



Sunway Medical 4 - Extension VO: RM162 million



Proposed Construction of:-

- Phase 2A – 2-Storey Retail, 8-Storey Podium Carpark & 1-Storey Basement Carpark
- Phase 2B & 2C – 2 Blocks of 39-Storey Serviced Apartments

Main Building Works:-

- Tower D – Hospital Suites 180 new Outpatient Specialist Consultation Suites across the 3 blocks and 474 units of Senior Living residences
- Tower E – Hospital Block - dedicated Women's Tower
- Tower F – Hospital Block - dedicated Children's Tower

PROJECT HIGHLIGHTS – On-Going Projects : Northern region



◀ Sunway Carnival Mall Extension

- Gross floor area to 1.45 million sq ft from the current 780,000 sq ft
- Net lettable area (NLA) from around 500,000 sq ft to 830,000 sq ft.

Opening 4Q 2021

Sunway Medical, Seberang Jaya ▶

- 180-bed hospital with a six-bed intensive care unit

Opening 4Q 2021



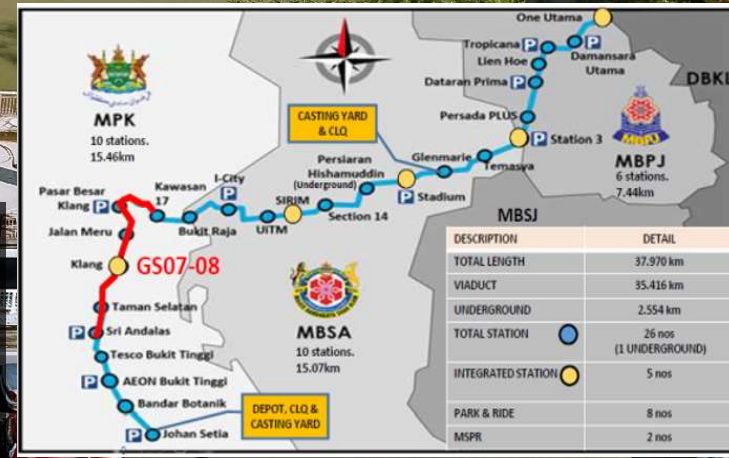
PROJECT HIGHLIGHTS – On-Going Projects : Infrastructure

LRT3 Package GS07&08, Klang Valley | Kawasan 17 to Sri Andalas

- Contract Value : RM1.29 billion
- Client : MRCB George Kent Sdn Bhd
- Completion : Q2 2022 (65% completed @ 1Q 2021)



- Job Scope :**
- 9.2km of viaduct works
 - 6 stations works
 - 1 bridge over Klang River (Design & Build)
 - 2 Park & Ride at Pasar Besar Klang and Sri Andalas
 - 1 Centralised Labour Quarter at Johan Setia



COMPLETED PROJECTS – Civil/Infrastructure

MRT Putrajaya Line Package V201, Klang Valley | Sungai Buloh To Persiaran Dagang

- Contract Value : RM1.392 billion
- Client : MRT Corp Sdn Bhd
- CPC Obtained Nov 2020

Duration : 60 months (completion May 2021)

Job Scope : 3 nos station, 142 nos piers, 180 km telco fibre optic relocation, 21.5 km underground HT cables relocation, 5.4 km water pipe relocation and 701 nos bored piles





THANK YOU

Next quarter announcement on 23rd Feb 2022