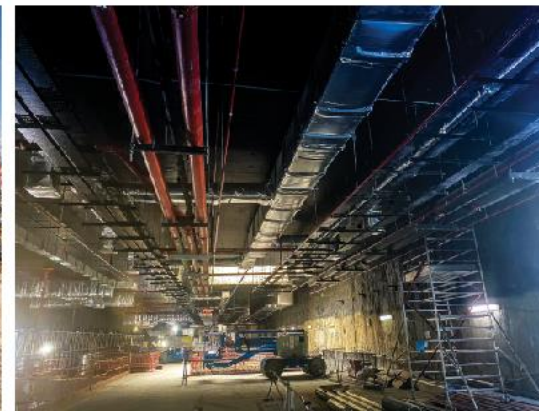
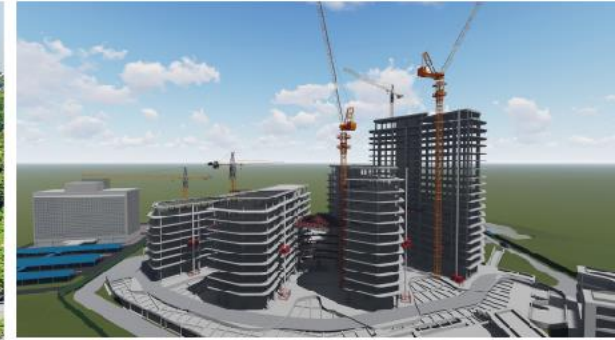


Corporate Presentation

Q4 2022 Results Review Pack | 21 Feb 2023

SUNWAY[®]





Financials

4Q 2022 vs 4Q 2021

- **Revenue : 503 m vs 627 m (↓20%)**. Higher revenue in 4Q21 due to normalization of works to full capacity and few projects reached peak progress.
- **PBT : 56 m vs 91 m (↓38%)**. Higher profit in 4Q21 due to finalisation of account and recalibration of margin for projects nearing completion.
- **Outstanding Order Book** : RM 5.3 bil with RM 2,584 mil new orders secured (O/S as at Sep22: RM 4.0 bil).
- **Active Tender Book** : RM 21.3 bil.



Entitlements

Dividend Distribution

2nd interim dividend for FYE 2022 at
2.50 cents

53% of FYE2022 PATMI

OVERVIEW OF KEY FINANCIAL – FINANCIAL PERFORMANCE

	4Q2022 Unaudited RM mil	3Q2022 Unaudited RM mil	2Q2022 Unaudited RM mil	1Q2022 Unaudited RM mil	YTD2022 Unaudited RM mil	4Q2021 Unaudited RM mil	3Q2021 Unaudited RM mil	2Q2021 Unaudited RM mil	1Q2021 Unaudited RM mil	YTD2021 Audited RM mil
Revenue	503.4	469.3	557.9	624.7	2,155.2	626.6	272.1	375.3	455.2	1,729.2
PBT	56.3	37.6	43.0	47.2	184.1	91.0	24.5	9.5	27.2	152.2
PBT %	11.2%	8.0%	7.7%	7.6%	8.5%	14.5%	9.0%	2.5%	6.0%	8.8%
PATMI	45.6	22.7	32.3	34.5	135.2	64.8	19.3	8.3	20.2	112.6
PATMI %	9.1%	4.8%	5.8%	5.5%	6.3%	10.3%	7.1%	2.2%	4.4%	6.5%
EPS* (sen)	3.54	1.76	2.51	2.68	10.49	5.01	1.50	0.65	1.57	8.73

* Based on weighted average number of shares

RM mil Unaudited	Q4 FY 2022		Q3 FY 2022		Q2 FY 2022		Q1 FY 2022		YTD Q4'2022		Q4 FY 2021		Q3 FY 2021		Q2 FY 2021		Q1 FY 2021		YTD Q4'2021	
	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Profit as Announced	56.3	45.6	37.6	22.7	43.0	32.3	47.2	34.5	184.1	135.2	91.0	64.8	24.5	19.3	9.5	8.3	27.2	20.2	152.2	112.6
Special Items:																				
Disposal (gain)/loss	(0.2)	(0.2)	(0.1)	(0.1)	(0.2)	(0.2)	(0.2)	(0.2)	(0.7)	(0.7)	(0.9)	(0.9)	(0.1)	(0.1)	(0.2)	(0.2)	(1.2)	(1.2)	(2.4)	(2.4)
Impairment (reversal)/prov	0.6	0.6	4.4	4.4	6.3	6.3	0.6	0.6	11.9	11.9	10.3	10.3	4.9	4.9	(0.0)	(0.0)	0.4	0.4	15.6	15.6
Write off (gain)/loss	(0.0)	(0.0)	(0.0)	(0.0)	(0.0)	(0.0)	-	-	(0.0)	(0.0)	(0.1)	(0.1)	(0.0)	(0.0)	-	-	0.0	0.0	(0.1)	(0.1)
Foreign exchange (gain)/loss	(0.9)	(0.9)	(0.9)	(0.9)	(0.3)	(0.3)	0.1	0.1	(2.0)	(2.0)	(0.1)	(0.1)	0.2	0.2	0.0	0.0	0.0	0.0	0.1	0.1
Fair value (gain)/loss	0.4	0.4	0.0	0.0	(0.5)	(0.5)	-	-	(0.1)	(0.1)	(0.1)	(0.1)	0.0	0.0	(0.0)	(0.0)	-	-	(0.1)	(0.1)
Accretion of financial (assets)/liabilities	0.5	0.5	(1.3)	(1.3)	0.0	0.0	0.5	0.5	(0.3)	(0.3)	0.5	0.5	0.4	0.4	(0.3)	(0.3)	0.9	0.9	1.5	1.5
Legal case provision	-	-	-	-	-	-	-	-	-	-	17.3	17.3	-	-	-	-	-	-	17.3	17.3
Profit (Net of Special Items)	56.7	46.0	39.7	24.8	48.3	37.6	48.2	35.5	192.9	144.0	117.9	91.7	29.9	24.7	9.0	7.8	27.3	20.3	184.1	144.5

*FV (gain)/loss inclusive hedging and retention FV

Balance Sheet Ratios

	2016	2017	2018	2019	2020	2021	2022
Average ROE	26%	26%	26%	21%	12%	17%	18%
Average ROCE	43%	31%	32%	23%	12%	16%	21%
Dividend Per Share	5 sen	7 sen	7 sen	7 sen	4 sen	5.25 sen	5.50 sen
Dividend Payout Ratio	52%	68%	63%	70%	71%	60%	53%
Net Gearing Ratio	Net Cash	Net Cash	Net Cash	Net Cash	0.16 times	0.19 times	Net Cash

Note: In FYE 2020, 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

Construction	Q4 22	Q3 22	Q2 22	Q1 22	YTD Q4 22	Q4 21	Q3 21	Q2 21	Q1 21	YTD Q4 21
Revenue (RM'mil)	443.9	419.0	523.0	587.8	1,973.7	579.9	255.8	349.2	421.3	1,606.3
PBT (RM'mil)	51.1	35.0	41.1	46.2	173.4	88.7	26.9	9.5	23.7	148.8
PBT Margin	11.5%	8.4%	7.9%	7.9%	8.8%	15.3%	10.5%	2.7%	5.6%	9.3%

Revenue → Construction segment reported revenue of RM443.9 million and profit before tax of RM51.1 million compared to revenue of RM579.9 million and profit before tax of RM88.7 million in the corresponding quarter of the preceding financial year. Higher revenue in corresponding quarter of the preceding financial year was due to normalisation of works to full capacity and few projects reached peak progress.

PBT → PBT margin for corresponding quarter of the preceding financial year was higher due to finalisation of account and re-calibration of margin for projects nearing completion.

Prospect → The Malaysian economy grew by 7.0% in the fourth quarter of 2022 (3Q 2022: 14.2%) as support from the stimulus measures and low base effect waned. The construction sector expanded by 10.1% in the fourth quarter of 2022 (3Q 2022: 15.3%), lifted by continued progress of large infrastructure, commercial and industrial projects. 2022 full year GDP growth by 8.7% higher than the earlier forecasted range of 6.5% and 7.0%. On the domestic front, tender evaluation for MRT Line 3 and Bayan Lepas LRT is currently in progress since the bid closed on 30 September 2022 and pre-qualification tender closed on 7 October 2022 respectively. On top of that, SunCon has participated the re-tender call for RTS package 1B and package 5 on 21 December 2022. In term of oversea venture, SunCon has entered into the interim EPC agreement for Song Hau 2 thermal power plant in Vietnam in December 2022. On foreign workers, 394 workers had physically arrived in Malaysia as of December 2022, and SunCon is in the midst of applying second batch of foreign workers, in which 300 out of 600 applied quota has been approved by Ministry of Human Resource in January 2023. As for the commodity prices, steel bar prices have also tapered down from June 2022 to approximately RM 2,600/MT in November 2022 from the high of approximately RM 3,500/MT in March 2022. However, in December 2022, steel bar prices have started to increase and closed at approximately RM2,900/MT in January 2023.

PRECAST SEGMENT REVIEW

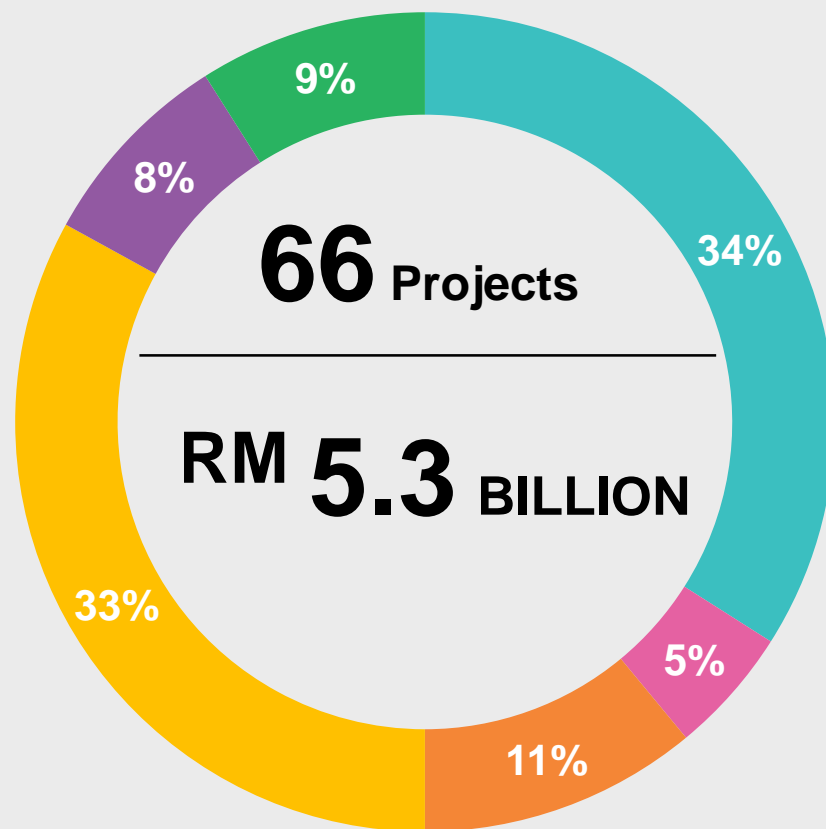
Precast Concrete	Q4 22	Q3 22	Q2 22	Q1 22	YTD Q4 22	Q4 21	Q3 21	Q2 21	Q1 21	YTD Q4 21
Revenue (RM'mil)	59.5	50.3	34.9	36.9	181.6	46.7	16.3	26.0	33.9	122.9
PBT (RM'mil)	5.2	2.6	1.9	1.0	10.7	2.3	(2.4)	(0.0)	3.5	3.4
PBT Margin	8.7%	5.1%	5.4%	2.7%	5.9%	4.9%	-14.7%	-0.1%	10.3%	2.8%

Revenue → Precast segment reported revenue of RM59.5 million and profit before tax of RM5.2 million compared to revenue of RM46.7 million and profit before tax of RM2.3 million in the corresponding quarter of the preceding financial year. Turnover for current quarter was higher due to higher progress from new projects and stock turnover also improved as the construction progress in Singapore has started to recover after the ease of boarder restriction on the inflow of migrant workers.

PBT → PBT margin for current quarter was higher due to reversal of provision for completed projects.

Prospect → The Singapore economy expanded by 0.1% on a quarter on quarter basis in fourth quarter of 2022, extending the 0.8% expansion in the third quarter. For the whole of 2022, the economy grew by 3.6%, slower than the 8.9% growth in 2021. The construction sector grew by 1.4% quarter on quarter in fourth quarter of 2022, an improvement from the 2.1% growth in the third quarter. The Housing and Development Board (HDB) launched up to 23,184 flats for sale in 2022, together with the biggest launched in November 2022, exceeding the HDB plan to launch up to 23,000 new Build-to-Order (BTO) flats each year for 2022-2023. This marked a 36% increased from 2021's figure (2021 : 17,109 units, 2020: 16,752 units, 2019: 15,491 units, 2018: 15,811 units). Singapore HDB flats comprise more than 90% of our precast segment sales, hence our prospect is largely dependent on these launches. With the completion of testing and commissioning of automated plant and machineries in ICPH plant in December 2022, SunCon foresees that our precast segment will contribute more to the group's financials in the near future.

SOLID DIVERSIFIED ORDER BOOK - SUMMARY



Target NEW order book → FYE 2023 : RM2b

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
New Order	2.6b	1.5b	2.3b	1.8b	1.6b	4.0b	2.7b	2.6b	0.8b	2.9b	1.9b
Outstanding Order Book	5.3b	4.8b	5.1b	5.2b	5.2b	6.6b	4.8b	3.8b	3.0b	3.2b	4.2b

SOLID DIVERSIFIED ORDER BOOK – DETAILED

AS AT DEC-22 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
BUILDING			1,794	34%
PUTRAJAYA PARCEL F	Maintenance	1,610	12	
TNB HQ CAMPUS (PH 2)	Completed	781	13	
PETRONAS LEADERSHIP CENTRE (PLC)	Completed	305	15	
IOI MALL (MEP)	Completed	68	5	
OXLEY TOWER (MEP)	4Q 2024	68	48	
PNB118 PKG A&B (MEP)	1Q 2023	8	3	
JHB1X0 - DATA CENTRE	3Q 2024	1,700	1,700	
INFRASTRUCTURE/PILING			267	5%
LRT 3 : PACKAGE GS07-08	1Q 2023	1,295	53	
SENTUL WEST MRTUG ST. (MEP)	Completed	57	1	
JALAN TAMBUN, IPOH	4Q 2022	14	6	
BANGSAR RISING - PILING	4Q 2022	5	1	
TASCO	Completed	9	0	#
LRT 3 : GS06 (Piling)	Completed	1	-	#
RTS LINK PACKAGE P2A	2Q 2025	112	104	
KB - Kuala Krai BR1-BR7 (Piling)	Completed	2	-	#
LRT 3 : GS06	3Q 2023	191	100	
INDIA			562	11%
THORAPALLI - JITTANDAHALLI (TJ)	4Q 2023	508	393	
MEENSURUTTI - CHIDAMBARAN (MC)	3Q 2023	315	169	
SUSTAINABLE ENERGY			437	8%
ROOFTOP SOLAR - EXTERNAL	Various	29	9	
LSS4 GOPENG	4Q 2023	200	200	
LSS4 SHARP VENTURES	4Q 2023	185	185	
NEW ORDER 2022 - EXTERNAL	Various	41	39	
NEW ORDER 2022 - INTERNAL	Various	7	5	
SINGAPORE			481	9%
PRECAST	Various	504	313	
NEW ORDER 2022 - EXTERNAL	Various	168	168	

AS AT DEC-22 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
INTERNAL - SUNWAY GROUP			1,764	33%
SMC 4 + VO	3Q 2023	612	129	
SUNWAY SERENE	4Q 2022	413	3	
SUNWAY BELFIELD	4Q 2024	403	275	
SUNWAY VELOCITY 2	4Q 2022	352	17	
SOUTH QUAY SQUARE - SUPERSTRUCTURE	3Q 2024	557	515	
SUNWAY CARNIVAL MALL EXT.	1Q2023	286	8	
SUNWAY VELOCITY 2B	4Q 2023	253	168	
SMC DAMANSARA	3Q 2023	240	185	
SMC IPOH	1Q 2024	150	59	
SW INTERNATIONAL SCHOOL (SIS)	4Q 2022	140	27	
SUNWAY VELOCITY 3C4	2Q 2023	100	27	
BIG BOX OFFICE	4Q 2022	51	5	
WELLNESS ROAD & DRAIN	Completed	1	0	#
SMC IPOH VO	1Q 2024	67	67	
SW FLORA	4Q 2025	278	278	
GRAND TOTAL @ DEC 2022		12,142	5,305	
RED : SECURED IN 2022		2,584	2,463	
# Completion during the year				

SOLID DIVERSIFIED ORDER BOOK – DETAILED

Projects (2022 new awards)	Client	Duration	Contract Sum (RM'mil)
Hougang N1C14 - PPSC project (390DU)	Chang Hua Construction Pte Ltd	Feb 23-April 24	80.7
Fit-out works for Menara Merdeka 118 (Electrical) - Pkg A	Black Point Associates (M) Sdn Bhd	Dec21-Aug22	3.8
Fit-out works for Menara Merdeka 118 (Electrical) - Pkg B	D'Yakin Creation Sdn Bhd	Dec21-Aug22	3.8
TASCO (Piling)	Kajima (Malaysia) Sdn Bhd	Jan22-May22	8.7
Roof top Solar	Sunway Property & Facility Mgmt & Sunway Lagoon	Oct-22	7.8
RTS Link Package P2A (ICQ Complex) - Piling	Adil Permata Sdn Bhd	Jan 22-June 25	111.5
LRT3 GS06 (piling)	RKR Bina Sdn Bhd	31-Mar-22	1.2
Yishun N3C27 - PPVC	LBD Engineering Pte Ltd	Dec 22 - Dec 24	47.1
Wellness Road & Drain	Sunway Resort Hotel & Spa	Mar 22 - Jun22	0.9
Secured in 1Q 2022			265.6
SMC Ipoh VO	Sunway Medical Centre Ipoh Sdn Bhd	Oct 21-Jan 24	67.0
Solar	Various	Various	2.9
South Quay Square District Cooling System (DCS)	Engie Services Malaysia Sdn Bhd	May22-Apr25	34.8
KB - Kuala Krai BR1-BR7 (Piling)	Asianmax Corporation Sdn Bhd	Aug22-Nov22	2.1
LRT3 GS06	Setia Utama LRT3 Sdn Bhd	Aug22-Sep22	190.7
Secured in 2Q 2022			297.5
Term Contract for Large Panel Slab (LPS) Batch 3	Housing & Development Board of Singapore (HDB)	Sept22-Mar25	40.7
2 blocks of 45/46 Storey Residential Condominium	Sunway Flora Sdn Bhd	Nov22-Oct25	278.0
Secured in 3Q 2022			318.7
Solar	Various	Various	2.8
Project JHB1X0 - Data Centre in Sedenak Tech Park Johor	Yellowwood Properties Sdn Bhd	Jan23-Sep24	1,700.0
Secured in 4Q 2022			1,702.8
TOTAL AS AT 4Q 2022			2,584

Target NEW order book → FYE 2023 : RM2b

New order: 2022: 2.6b; 2021: 1.5b; 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 :

2022: 5.3b; 2021: 4.8b; 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

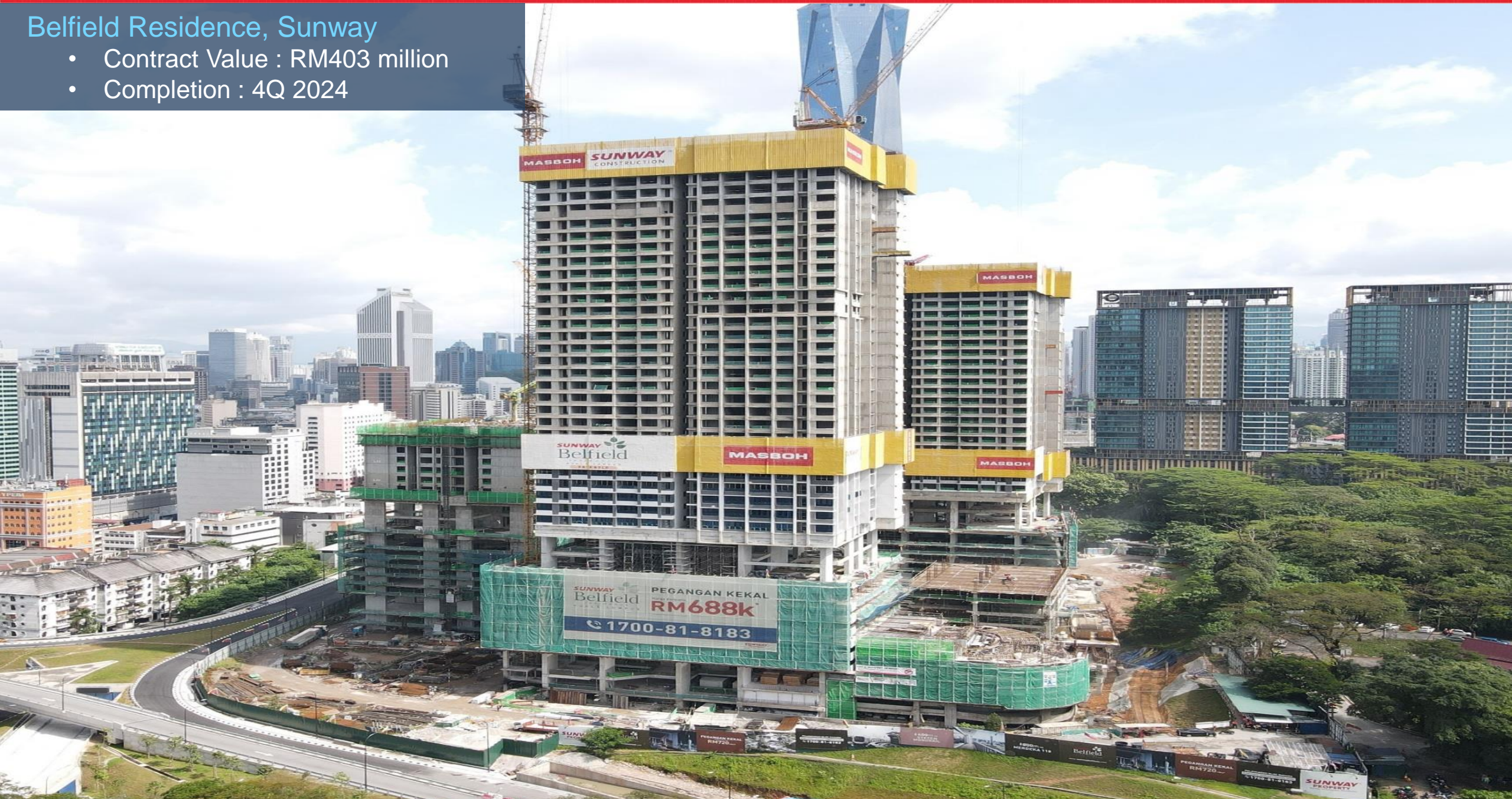
TNB HQ Campus Phase 2, Bangsar

- Contract Value : RM781 million (13.6 acres)
- Client : Tenaga Nasional Berhad
- Completion : 4Q 2022



Belfield Residence, Sunway

- Contract Value : RM403 million
- Completion : 4Q 2024



South Quay Square, Sunway

- Contract Value : RM756 million
- Completion : 3Q 2024



Sunway Serene, Petaling Jaya

- Contract Value : RM413 million
- Completion : 4Q 2022



Sunway Velocity 2 Plot B

- Contract Value : RM 253 million
- Completion : 4Q 2023



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

Sunway Medical 4 - Extension

- VO: RM162 million
- Completion : 3Q 2023



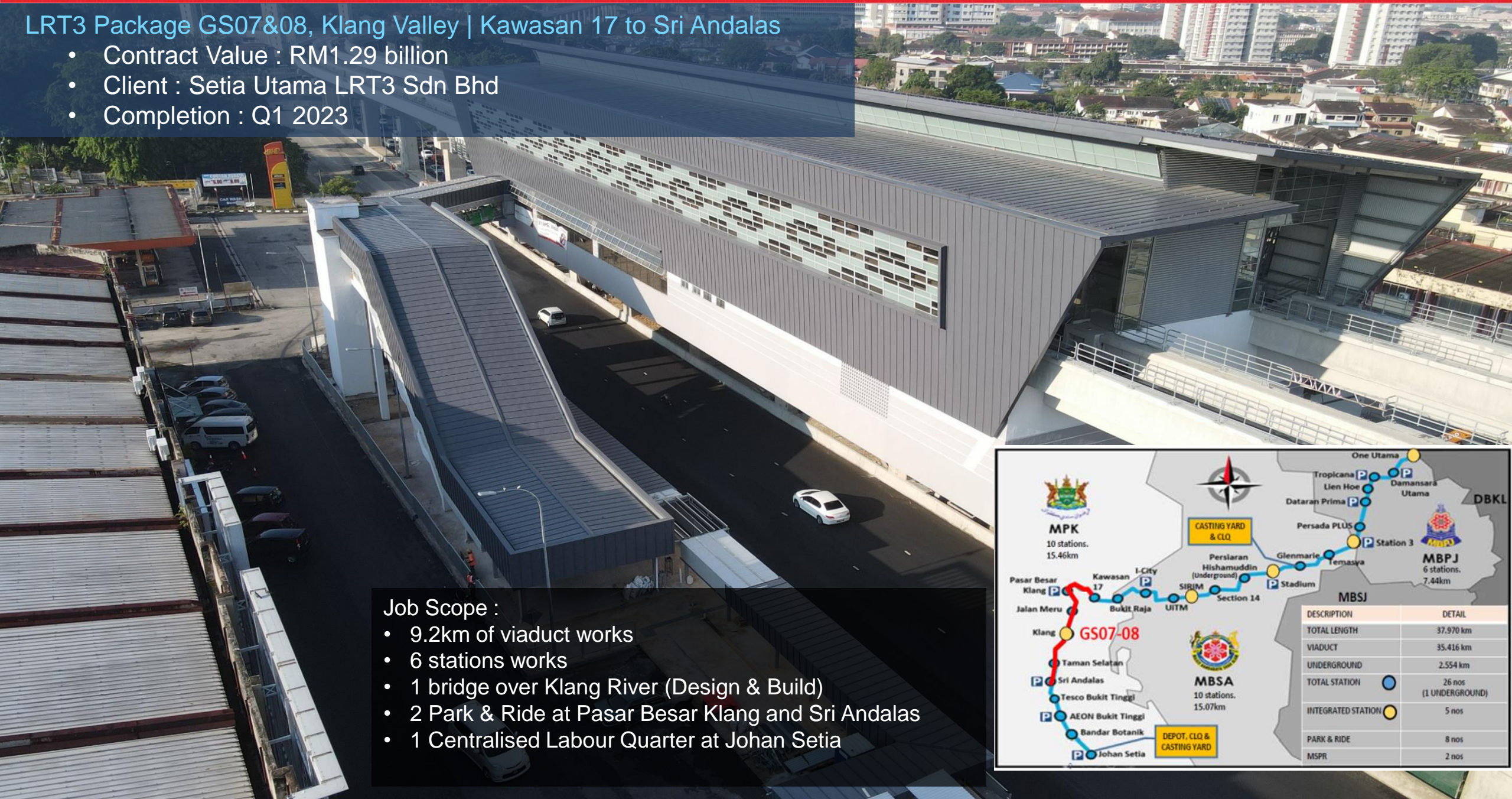
Main Building Works:-

- 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

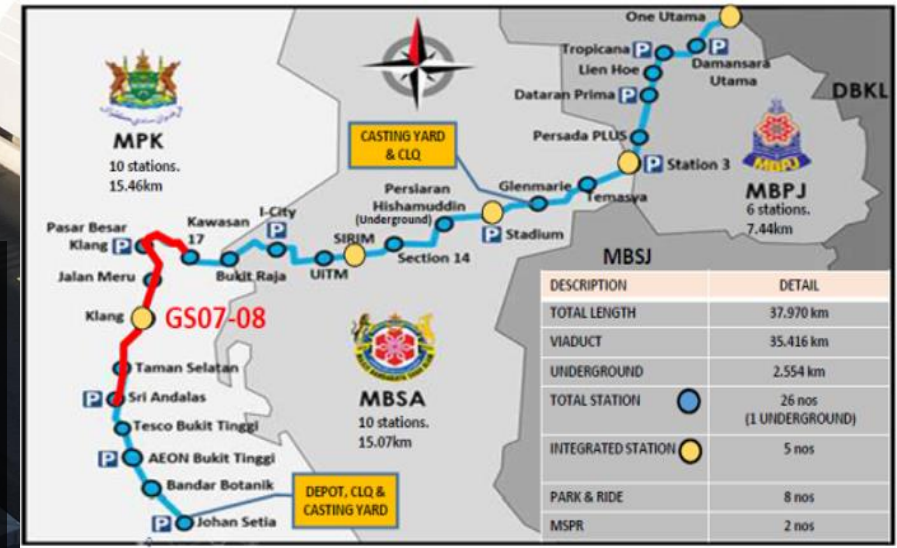
PROJECT HIGHLIGHTS – On-Going Projects : Infrastructure

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

- Contract Value : RM1.29 billion
- Client : Setia Utama LRT3 Sdn Bhd
- Completion : Q1 2023



- 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





THANK YOU

Next quarter announcement on 23 May 2023