

SUNSURIA BERHAD

Registration No. 196801000641 (8235-K)

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NEWS RELEASE
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FOR IMMEDIATE RELEASE

SUNSURIA COMMITTED TO FULFILLING VALUE PROPOSITIONS OF PROJECT DEVELOPMENTS

KUALA LUMPUR: Sunsuria Berhad (“Sunsuria”) announced today a revenue of RM122.81 million, profit before tax of RM10.92 million and a profit after tax of RM7.58 million for the quarter ended 31st March 2023 (“Q2FY2023”).

The revenue for Q2FY2023 represents an increase of 66% when compared with the corresponding quarter of the prior year (“Q2FY2022”).

The increase in revenue is mainly attributable to a higher percentage of construction works achieved from the ongoing projects at Sunsuria Forum 2 (Setia Alam), Sunsuria City Township and Bangsar Hill Park.

Profit before taxation (“PBT”) was RM10.92 million and profit after taxation (“PAT”) was RM7.58 million for Q2FY2023. The increase of PBT when compared with the corresponding quarter of the prior year is due to higher revenue achieved during the quarter.

For the cumulative 6MFY2023 period Sunsuria’s revenue rose by 12% to RM201.69 million as compared to RM179.84 million registered in the corresponding period 6MFY2022.

The improved revenue performance was mainly contributed by Sunsuria Forum 2 (Setia Alam), Tangerine Suites, Bangsar Hill Park (Block A, D

and E) and from completed projects; Monet Garden and Giverny Walk at Sunsuria City Township.

PBT decreased to RM15.43 million in 6MFY2023 as compared to RM20.05 million in 6MFY2022, mainly due to lower gross profit margin and increased sales and marketing expenses combined with initial expenses incurred for the Healthcare and Education divisions.

As at Q2FY2023, the Group's unbilled sales stood at RM962.20 million which secures the Group's future earnings.

Commenting on the Group's performance, **Sunsuria's Executive Chairman Tan Sri Datuk Ter Leong Yap** remarked, "The indications of an economic recovery appear to be positive. However, inflationary pressures and interest rate hikes have negatively affected purchasing capabilities. As such, we remain committed to our value engineering strategy to optimise the functionality and efficiency of spaces and launching new products at the right time to be well aligned with prevailing market sentiments. We shall continue to focus on strengthening our core business of property development through strategic land acquisitions thus ensure the long-term sustainability of business activities. Anchored by Sunsuria's proven track record, we hold on to our ethos to create smart, liveable, and sustainable environments with innovative lifestyle-oriented products that are suitable priced.

In March 2023, the Sunsuria Healthcare division launched Sunsuria Care. Sunsuria Care is a community-driven initiative that integrates healthcare services into the various property developments of the Group via Care Hub which offers basic healthcare services. Care Hub demonstrates the

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Group's commitment to fulfilling its value proposition by improving accessibility and convenience to healthcare services for customers as well as the general public.

The first Care Hub was launched at the Sunsuria City Celebration Center located in Sepang and the Group aims to roll out more Care Hubs in future property developments.

“Sunsuria’s recent activities, such as the launch of Sunsuria Care, partnership with Concord College International Ltd and Concord College, UK demonstrates the Group’s commitment to strengthening our value proposition as an integrated lifestyle-oriented community developer that is sustainably driven. By integrating retail, education and healthcare into our developments, we aim to deliver exceptional value to our stakeholders through innovative product offerings and services,” said Ter.

The Group is committed to fulfilling its value proposition as a comprehensive property solutions provider by integrating retail, education and healthcare elements into its developments. By diversifying business activities, the Group would also create additional revenue streams that are recurring income based. This in turn would enhance the collective value of the Group’s property developments.

END

ABOUT SUNSURIA BERHAD

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The roots of Sunsuria Group dates to 1989, when its founder and owner, Tan Sri Datuk Ter Leong Yap, started to develop various residential, commercial, and industrial property projects within Klang Valley. Today, Sunsuria has grown into a multi-faceted and well-established public listed property developer, that has also diversified into construction, landscape & nursery, food & beverages, education, integrated healthcare, retail, investment holding, material handling equipment, and other business complimentary joint ventures.

Sunsuria embarked on a 525-acre flagship development located at Salak Tinggi, Putrajaya South with the name of “Sunsuria City”. The freehold integrated township is designed with the guiding principles of Smart, Livable and Sustainable. Sunsuria City is set to become the new international educational hub with Xiamen University Malaysia, the first overseas university campus from China.

In collaboration with Concord College International Ltd and Concord College, UK, Sunsuria is launching a new British International School for day and boarding students in Sunsuria City, Sepang. The new international school sits on a 10-acre land and will have a well-balanced academic staff and students to stimulate a global-learning environment that fosters cultural diversity and international relations. Set to open in September 2024, the school will uphold and preserve the academic success of its sister school, Concord College, UK. It is ranked one of the top international schools in the UK with the syllabus based on the UK National Curriculum for Primary (Years 1 to 6), Senior (Years 7 to 11) and Sixth Form (A-Level) students.

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Sunsuria Forum @ 7th Avenue is the first integrated social-living hub in Setia Alam. This 13.5 acre development is inspired to bring in a whole new level of vibrancy and is transforming the skyline of Setia Alam where classic space meets urban excitement in a distinct ambience.

Bangsar Hill Park is inspired by resort-living experiences and designed with facilities that are built to impress. This distinguished lifestyle destination is situated on Lorong Maarof, placing future residents near the vibrancy, convenience, and lifestyle of Bangsar – the perfect spot for the urban spirit.

Sunsuria has been growing from strength to strength, embracing new challenges as we expand our expertise. Being a community-focused, growth and value-oriented developer, Sunsuria places reliability at the core of its operations and shall continue to ensure better value creation for its stakeholders, focusing on our customers.

Over the years, Sunsuria has gained recognition amongst the leading property developers in Malaysia. One of the most noteworthy accolades was being listed as one of the 15 Malaysian companies in the Forbes Asia's Best Under A Billion (USD) 2020. The Group received the All-Stars Awards (Listed top 10), The Close – To – Home Award, The Family – Friendly Award (Landed) – within Greater KL in 2023 and won the Best Sustainable Township development for Sunsuria City in the ASEAN Property Developer Award 2020/2021, the Honour Award for Landscape Design (Professional Category) for Suria Residence at the Malaysia Landscape Architecture Awards 2020, CIDB QLASSIC 2020 High

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Achievement, High rise Residential Development (The Olive @ Sunsuria City), The Proximity Award on Best Integrated Development – Sunsuria Forum at Starproperty 2020 and other notable accolades such as Focus Malaysia's Best Under Billion Awards 2019's Best Revenue Growth, Best Profit Growth, and the awards' Overall Winner for 2019, The Cornerstone Award on Best Landed Development for Monet Residences by Starproperty.my Awards 2019, Property Insights Prestigious Developers Awards (PIPDA) 2018 for Best Office Development, Best Small Homes Development for Bell Suites by Starproperty.my Awards 2018, CHT Pursuit of Excellence Developer Property Award 2018, Highest Returns to Shareholders Over Three Years (Property) at The Edge Billion Ringgit Club Corporate Awards 2017, The Edge Top 30 Property Developers Award 2016-2017, Best Township Development by iProperty.com Malaysia People's Choice Awards 2016 and Best Sustainable Township Development 2016 by Property Insights.

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