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SUNWAY HEALTHCARE HOLDINGS BERHAD
(Company No: 202101000296 (1400594-U))

INTERIM FINANCIAL REPORT

FOR THE FOURTH QUARTER
ENDED 31 DECEMBER 2025

SUNWAY HEALTHCARE HOLDINGS BERHAD (Company No : 202101000296 (1400594-U))
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	CURRENT YEAR QUARTER UNAUDITED 31/12/2025	PRECEDING YEAR CORRESPONDING QUARTER UNAUDITED 31/12/2024	INCREASE/ (DECREASE) %	CURRENT YEAR TO DATE AUDITED 31/12/2025	PRECEDING YEAR CORRESPONDING PERIOD AUDITED 31/12/2024	INCREASE/ (DECREASE) %
	RM'000	RM'000	%	RM'000	RM'000	%
REVENUE	614,640	506,738	21	2,200,389	1,852,462	19
COST OF SALES	(244,954)	(192,031)	(28)	(817,170)	(667,571)	(22)
GROSS PROFIT	<u>369,686</u>	<u>314,707</u>	17	<u>1,383,219</u>	<u>1,184,891</u>	17
OTHER INCOME	21,997	27,232	(19)	70,703	60,223	17
NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS	(2,745)	(2,577)	(7)	(7,575)	(8,101)	6
ADMINISTRATIVE EXPENSES	(220,757)	(187,093)	(18)	(846,918)	(678,100)	(25)
SELLING AND MARKETING EXPENSES	(7,113)	(5,925)	(20)	(35,529)	(21,598)	(65)
OTHER EXPENSES	(56,413)	(50,366)	(12)	(253,764)	(208,142)	(22)
PROFIT FROM OPERATIONS	<u>104,655</u>	<u>95,978</u>	9	<u>310,136</u>	<u>329,173</u>	(6)
FINANCE INCOME	3,751	7,684	(51)	25,129	17,336	45
FINANCE COSTS	(15,941)	(13,306)	(20)	(61,024)	(47,660)	(28)
PROFIT BEFORE TAX	<u>92,465</u>	<u>90,356</u>	2	<u>274,241</u>	<u>298,849</u>	(8)
TAXATION	19,921	(11,952)	267	(22,020)	(41,343)	47
PROFIT FOR THE PERIOD	<u>112,386</u>	<u>78,404</u>	43	<u>252,221</u>	<u>257,506</u>	(2)
ATTRIBUTABLE TO:						
- OWNERS OF THE PARENT	112,382	78,402	43	252,212	257,500	(2)
- NON-CONTROLLING INTERESTS	<u>4</u>	<u>2</u>	100	<u>9</u>	<u>6</u>	50
	<u>112,386</u>	<u>78,404</u>	43	<u>252,221</u>	<u>257,506</u>	(2)
EARNINGS PER SHARE ("EPS")						
- BASIC EPS (sen) ⁽¹⁾	<u>0.98</u>	<u>0.68</u>	44	<u>2.19</u>	<u>2.24</u>	(2)
- DILUTED EPS (sen) ⁽¹⁾	<u>0.98</u>	<u>0.68</u>	44	<u>2.19</u>	<u>2.24</u>	(2)

⁽¹⁾ Basic and diluted earnings per share ("EPS") is calculated based on the Company's enlarged share capital of 11,500,165,558 ordinary shares upon its listing.

(The Condensed Consolidated Income Statements should be read in conjunction with the Accountants' Report as disclosed in the Prospectus of Sunway Healthcare Holdings Berhad ("Company") dated 27 February 2026 in relation to its initial public offering ("IPO") and the accompanying explanatory notes attached to this interim financial report.)

SUNWAY HEALTHCARE HOLDINGS BERHAD (Company No : 202101000296 (1400594-U))
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2025

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER UNAUDITED 31/12/2025	PRECEDING YEAR CORRESPONDING QUARTER UNAUDITED 31/12/2024	CURRENT YEAR TO DATE AUDITED 31/12/2025	PRECEDING YEAR CORRESPONDING PERIOD AUDITED 31/12/2024
	RM'000	RM'000	RM'000	RM'000
PROFIT FOR THE PERIOD	112,386	78,404	252,221	257,506
OTHER COMPREHENSIVE (LOSS)/INCOME TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS				
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATIONS	(126)	(65)	(278)	41
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD	<u>(126)</u>	<u>(65)</u>	<u>(278)</u>	<u>41</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>112,260</u>	<u>78,339</u>	<u>251,943</u>	<u>257,547</u>
ATTRIBUTABLE TO:				
- OWNERS OF THE PARENT	112,256	78,337	251,934	257,541
- NON-CONTROLLING INTERESTS	<u>4</u>	<u>2</u>	<u>9</u>	<u>6</u>
	<u>112,260</u>	<u>78,339</u>	<u>251,943</u>	<u>257,547</u>

(The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Accountants' Report as disclosed in the Prospectus of the Company dated 27 February 2026 in relation to its initial public offering ("IPO") and the accompanying explanatory notes attached to this interim financial report.)

SUNWAY HEALTHCARE HOLDINGS BERHAD (Company No : 202101000296 (1400594-U))
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2025

	AS AT END OF CURRENT PERIOD AUDITED 31/12/2025 RM'000	AS AT PRECEDING FINANCIAL PERIOD END AUDITED 31/12/2024 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	3,676,463	3,393,391
Intangible assets	33,729	34,774
Lease receivables	13,251	-
Goodwill	2,349	2,349
Deferred tax assets	57,247	11,694
Other investments	22	22
	3,783,061	3,442,230
Current assets		
Inventories	96,107	78,276
Trade receivables	305,184	283,888
Other receivables	103,612	51,818
Lease receivables	1,209	-
Amounts due from related parties	3,836	51,701
Tax recoverable	5,213	2,057
Cash and bank balances	543,282	767,959
	1,058,443	1,235,699
TOTAL ASSETS	4,841,504	4,677,929
EQUITY AND LIABILITIES		
Current liabilities		
Borrowings	303,304	282,948
Trade payables	285,580	218,094
Other payables	270,690	321,500
Amounts due to related parties	54,218	96,553
Derivative liabilities	3,653	-
Lease liabilities	7,890	6,094
Tax payable	11,136	6,337
	936,471	931,526
Non-current liabilities		
Borrowings	1,287,000	787,000
Deferred tax liabilities	78,439	60,653
Lease liabilities	18,883	7,474
	1,384,322	855,127
Total liabilities	2,320,793	1,786,653
Equity attributable to Owners of the Parent		
Share capital	2,174,189	2,174,189
Reserves	346,512	717,078
	2,520,701	2,891,267
Non-controlling interests	10	9
Total equity	2,520,711	2,891,276
TOTAL EQUITY AND LIABILITIES	4,841,504	4,677,929
Number of ordinary shares ('000) *	11,500,166	11,500,166
Net assets per share attributable to Owners of the Parent (RM)*	0.22	0.25

*Net assets per ordinary share is calculated based on the Company's enlarged share capital of 11,500,165,558 ordinary shares upon its Listing.

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Accountants' Report as disclosed in the Prospectus of the Company dated 27 February 2026 in relation to its initial public offering ("IPO") and the accompanying explanatory notes attached to this interim financial report.)

SUNWAY HEALTHCARE HOLDINGS BERHAD (Company No : 202101000296 (1400594-U))
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2025

	-----ATTRIBUTABLE TO OWNERS OF THE PARENT -----						TOTAL EQUITY RM'000
	---- NON-DISTRIBUTABLE ----			DISTRIBUTABLE			
	SHARE CAPITAL RM'000	EXCHANGE TRANSLATION RESERVE RM'000	RETAINED EARNINGS RM'000	TOTAL RESERVES RM'000	TOTAL ATTRIBUTABLE TO OWNERS OF THE PARENT RM'000	NON- CONTROLLING INTERESTS RM'000	
YEAR ENDED 31 DECEMBER 2025 (AUDITED)							
At 1 January 2025	2,174,189	(485)	717,563	717,078	2,891,267	9	2,891,276
Profit for the financial year	-	-	252,212	252,212	252,212	9	252,221
Other comprehensive loss, net of tax	-	(278)	-	(278)	(278)	-	(278)
Total comprehensive (loss)/income	-	(278)	252,212	251,934	251,934	9	251,943
Transaction with owners							
Dividends paid	-	-	(622,500)	(622,500)	(622,500)	-	(622,500)
Dividends paid to non-controlling interests	-	-	-	-	-	(8)	(8)
Total transactions with owners	-	-	(622,500)	(622,500)	(622,500)	(8)	(622,508)
At 31 December 2025	2,174,189	(763)	347,275	346,512	2,520,701	10	2,520,711
YEAR ENDED 31 DECEMBER 2024 (AUDITED)							
At 1 January 2024	2,174,189	(526)	471,583	471,057	2,645,246	20	2,645,266
Profit for the financial year	-	-	257,500	257,500	257,500	6	257,506
Other comprehensive income, net of tax	-	41	-	41	41	-	41
Total comprehensive income	-	41	257,500	257,541	257,541	6	257,547
Transaction with owners							
Dividends paid	-	-	(11,520)	(11,520)	(11,520)	-	(11,520)
Dividends paid to non-controlling interests	-	-	-	-	-	(17)	(17)
Total transaction with owners	-	-	(11,520)	(11,520)	(11,520)	(17)	(11,537)
At 31 December 2024	2,174,189	(485)	717,563	717,078	2,891,267	9	2,891,276

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Accountants' Report as disclosed in the Prospectus of the Company dated 27 February 2026 in relation to its initial public offering ("IPO") and the accompanying explanatory notes attached to this interim financial report.)

SUNWAY HEALTHCARE HOLDINGS BERHAD (Company No : 202101000296 (1400594-U))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2025

	FOR THE 12 MONTHS PERIOD ENDED AUDITED 31/12/2025	FOR THE 12 MONTHS PERIOD ENDED AUDITED 31/12/2024
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	274,241	298,849
Adjustments for:		
Depreciation and amortisation:		
- property, plant and equipment	179,840	125,145
- intangible assets	11,339	9,901
- right-of-use assets	9,093	5,505
Finance and other distribution income	(25,129)	(17,336)
Interest expense	59,208	46,199
Net unrealised (gain)/loss on foreign exchange	(7,068)	1,363
(Gain)/ Loss on lease reassessment	(4,992)	5
(Gain)/ Loss on disposal of property, plant and equipment	(119)	239
Fair value loss on derivative financial instruments	3,653	-
Impairment losses on:		
- trade receivables	10,168	8,107
- other receivables	-	17
- amounts due from related parties	-	6
- property, plant and equipment	-	740
Reversal of impairment losses on:		
- trade receivables	(2,566)	(29)
- other receivables	(10)	-
- amounts due from related parties	(17)	-
Write down of inventories	565	117
Write back of inventories	(158)	(6)
Write off:		
- property, plant and equipment	325	81
- inventories	210	126
- intangible assets	3	-
- trade receivables	-	10
Operating profit before working capital changes	<u>508,586</u>	<u>479,039</u>
Changes in working capital		
Inventories	(18,448)	(12,942)
Trade receivables	(25,597)	(35,425)
Other receivables	(73,518)	(19,232)
Amounts due from related parties	33,894	(2,120)
Trade payables	67,486	25,176
Other payables	14,846	49,956
Amounts due to related parties	6,555	(14,105)
Cash generated from operations	<u>513,804</u>	<u>470,347</u>
Tax paid	(48,607)	(49,926)
Tax refunded	462	48
Net cash from operating activities	<u>465,659</u>	<u>420,469</u>

SUNWAY HEALTHCARE HOLDINGS BERHAD (Company No : 202101000296 (1400594-U))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2025(CONT'D)

	FOR THE 12 MONTHS PERIOD ENDED AUDITED 31/12/2025	FOR THE 12 MONTHS PERIOD ENDED AUDITED 31/12/2024
	RM'000	RM'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant & equipment	2,407	1,504
Acquisition of property, plant and equipment	(576,013)	(531,124)
Acquisition of intangible assets	(3,038)	(6,916)
Net redemptions of units in structured entities formerly controlled by a related party	-	63,669
Interest received	25,129	17,336
Net cash used in investing activities	(551,515)	(455,531)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdowns of borrowings	964,898	681,478
Repayments of borrowings	(440,776)	(310,863)
Proceeds from settlement of prior year unpaid ordinary shares issued	28,500	168,000
Proceeds from settlement of prior year unpaid irredeemable convertible preference shares issued	-	282,000
Payments of lease interests	(1,880)	(966)
Payments of lease liabilities	(8,760)	(5,667)
Interest paid	(57,328)	(45,233)
Dividends paid	(622,500)	(11,520)
Dividends paid to non-controlling interests of subsidiaries	(8)	(17)
Net cash (used in)/from financing activities	(137,854)	757,212
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(223,710)	722,150
EFFECTS OF EXCHANGE RATE CHANGES	(967)	62
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR	767,959	45,747
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL YEAR	543,282	767,959
Cash at banks and on hand	402,071	114,319
Short term funds		
- Money market funds	141,211	653,640
CASH AND CASH EQUIVALENTS	543,282	767,959

(The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Accountants' Report as disclosed in the Prospectus of the Company dated 27 February 2026 in relation to its initial public offering ("IPO") and the accompanying explanatory notes attached to this interim financial report.)

A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS ("MFRS") 134: INTERIM FINANCIAL REPORTING

A1. Accounting Policies and Basis of Preparation

The interim financial report is prepared in accordance with MFRS 134 *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 and Appendix 9B of Bursa Malaysia Securities Berhad ("Bursa Securities") Listing Requirements.

This represents the Company and its subsidiaries ("the Group") first interim financial report on the condensed consolidated financial results for the fourth quarter ended 31 December 2025, as announced in compliance with the Listing Requirements of Bursa Securities.

The interim financial report should be read in conjunction with the Accountants' Report as disclosed in the Prospectus of the Company dated 27 February 2026 in relation to its IPO and the accompanying explanatory notes attached to this interim financial report.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in preparation of the Accountants' Report as disclosed in the Prospectus dated 27 February 2026 in relation to its IPO, except for the adoption of the following Amendment to MFRS that is effective from 1 January 2025, as disclosed below:

Standard	Title
MFRS 121	<i>Lack of Exchangeability</i> (Amendments to MFRS 121)

The adoption of the above pronouncement does not have any significant impact to the Group for the financial year ended 31 December 2025.

A2. Report of the Auditors

There was no qualification on the audited financial statements of the Group for the financial year ended 31 December 2024.

A3. Seasonal or Cyclical Factors

The results for the current quarter under review were not materially affected by seasonal or cyclical factors.

A4. Material Unusual Items

There were no material unusual items affecting the amounts reported for the current quarter and financial year-to-date under review.

A5. Material Changes in Estimates

There were no material changes in estimates on the amounts reported in prior financial year that have a material effect on the results for the current financial year-to-date under review.

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A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS ("MFRS") 134: INTERIM FINANCIAL REPORTING (CONT'D)

A6. Issuances, Cancellations, Repurchases, Resale and Repayments of Debts and Equity Securities

- (a) Sunway Healthcare Treasury Sdn Bhd ("Sunway Healthcare Treasury"), which is a wholly owned subsidiary of the Company, has issued Islamic medium-term notes programme of up to RM5.0 billion nominal value based on the Shariah principle of Wakalah Bi Al-Istithmar ("Sukuk Wakalah Programme") and guaranteed by the Company and Sunway Medical Centre Sdn Bhd (collectively referred to as the "Guarantors") for the issuance of Islamic medium-term notes ("Sukuk Wakalah") with an option for issuance of Sukuk Wakalah which are in compliance with all the relevant standards, principles and frameworks.

On 27 March 2025, Sunway Healthcare Treasury has successfully undertaken its fourth issuance of Sukuk Wakalah of RM500,000,000 in nominal value with a tenure of 7 years with a profit rate of 4.0% per annum.

- (b) On 8 July 2025, the Company had received a notice of conversion of 1 Dividend Convertible Preference Share ("DCPS") and 10,000,000 Irredeemable Convertible Preference Shares ("ICPS") into ordinary shares of the Company ("Ordinary Shares") from Greenwood Capital Pte Ltd ("Greenwood Capital"). The DCPS shall be convertible to 1 fully paid ordinary share, and the ICPS shall be convertible into 94,225,017 fully paid ordinary shares of the Company.

On 10 July 2025, the Company has approved the conversion of DCPS and ICPS into Ordinary Shares in accordance with Clauses 9 and 10 of the Company's Constitution.

On 14 July 2025, Greenwood Capital converted all of its ICPS and DCPS into Shares and following such conversion, the total cumulative issued share capital of the Company has been increased to RM2,174,188,933 comprising 1,213,906,362 Shares.

Other than the above, there were no other issuance, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year under review.

A7. Dividends Paid

During the current financial year ended 31 December 2025, the dividends declared and paid by the Company were as follows:

- (a) The Company has on 20 June 2025 declared and on 23 June 2025 paid a single-tier interim dividend of 11.25 sen per ordinary share amounting to RM11,250,000 to Greenwood Capital pursuant to Clause 10.5 of the Shareholders' Agreement ("SA"). Pursuant to Clause 10.6 of the SA, Sunway City Sdn. Bhd. ("Sunway City") had waived their entitlement to the distribution of this dividend.
- (b) The Company has on 10 July 2025 declared and on 16 July 2025 paid a single-tier interim dividend of 49.43 sen per ordinary share amounting to RM600,000,000 to all members who are registered in the Register of Members as at 14 July 2025 in respect of the financial year ending 31 December 2025.
- (c) The Company has on 22 December 2025 declared and on 23 December 2025 paid a single-tier interim dividend of 5.79 sen per ordinary share amounting to RM11,250,000 to Greenwood Capital pursuant to Clause 10.5 of the SA. Pursuant to Clause 10.6 of the SA, Sunway City had waived their entitlement to the distribution of this dividend.

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A8. Segmental Reporting

For management purposes, the Group is organised into two (2) reportable segments based on their product and services. The reportable segments are summarised as follows:

- (i) Hospital operations - operation of medical centres and provision of medical consultation services.
- (ii) Others - investment holding activities, provision of financial services, senior living care and assistance, operation of traditional and complementary medicine centre, provision of nursing care services, provision of ambulatory care services, provision of training services, leasing of properties and other related activities.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise corporate assets, liabilities and expenses.

Segmental results for the financial year ended 31 December 2025 are as follows:

	Hospital operations RM'000	Others RM'000	Eliminations RM'000	Total RM'000
Revenue				
Sales to external customers	2,157,915	42,474	-	2,200,389
Inter-segment revenue	7,888	4,278	(12,166)	-
Total revenue	2,165,803	46,752	(12,166)	2,200,389
Results				
EBITDA	513,276	(2,868)	-	510,408
Profit from operations	324,428	(14,292)	-	310,136
Finance income	4,200	128,401	(107,472)	25,129
Finance costs	(102,782)	(65,714)	107,472	(61,024)
Profit before tax	225,846	48,395	-	274,241
Taxation	(10,916)	(11,104)	-	(22,020)
Profit for the period	214,930	37,291	-	252,221
Non-controlling interests	-	-	(9)	(9)
Attributable to owners of the parent	214,930	37,291	(9)	252,212

	Hospital operations RM'000	Others RM'000	Eliminations RM'000	Total RM'000
OTHER SEGMENT INFORMATION				
Depreciation and amortisation	188,848	11,424	-	200,272
Capital expenditure	459,030	11,792	-	470,822

Segmental assets and liabilities for the financial period ended 31 December 2025 are as follows:

	Hospital operations RM'000	Others RM'000	Eliminations RM'000	Total RM'000
Assets				
Segment assets	4,291,520	5,292,878	(4,807,703)	4,776,695
Unallocated assets				64,809
Total assets				4,841,504
Liabilities				
Segment liabilities	2,952,926	2,098,997	(2,820,705)	2,231,218
Unallocated liabilities				89,575
Total liabilities				2,320,793

A9. Valuation of Property, Plant and Equipment

All items of property, plant and equipment (excluding right-of-use assets) are initially recorded at cost. After initial recognition, property, plant and equipment (excluding right-of-use assets) are stated at cost less any accumulated depreciation and any accumulated impairment losses. There was no revaluation of freehold land and buildings for the current financial year.

A10. Material Events Subsequent to the end of the Reporting Period

- a) On 4 February 2026, the Board of Directors of the Company declared a single tier interim dividend of RM100 million for the financial year ending 31 December 2026. The interim dividend was paid on 4 February 2026, to all members whose names appeared on the Register of Members as at 3 February 2026.
- b) On 10 February 2026, in conjunction with the Main Market Listing of Bursa Securities ("Listing"), the Company completed the Share Split which entailed the subdivision of the existing 1,213,906,362 Shares in issue into 10,925,157,258 Shares. The total cumulative issued share capital of the Company of RM2,174,188,933 remained unchanged, but the number of Shares has been enlarged to 10,925,157,258 Shares upon completion of the Share Split.
- c) On 10 February 2026, the Shareholders' Agreement dated 23 December 2021 entered into among Sunway Berhad, Sunway City, Greenwood Capital, and the Company, as amended and supplemented by the first to fourth supplemental agreements, was terminated pursuant to clause 4(a) of the third supplemental agreement. The termination was effected following the fulfilment of the agreed milestone under the Listing process and was conditional upon the completion of the relevant submission stage as stipulated therein. The Shareholders' Agreement governed the rights and obligations of the shareholders in relation to the investment by Greenwood Capital in the Company, and its termination did not have any immediate financial impact on the Group for the financial year ended 31 December 2025.
- d) In conjunction with the Listing, the Group has established an Employee Share Options Scheme ("ESOS") which involves the granting of ESOS Options to the eligible executive Directors of the Company and employees of the Group (excluding dormant subsidiaries). The ESOS will be administered by the ESOS Committee and governed by the By-Laws. The maximum number of Shares which may be made available under the ESOS shall not exceed in aggregate 5.0% of the total issued Shares (excluding treasury shares, if any) at any point of time during the duration of the ESOS. The ESOS shall be in force for a period of six years from the effective date of the ESOS and may be extended for a period of up to four years immediately from the expiry of the first six years. Subject to the discretion of the ESOS Committee, in conjunction with the Listing, the Group intend to offer up to 57,000,000 ESOS Options to the eligible executive Directors of the Company and employees of the Group (excluding dormant subsidiaries) who meet the eligibility criteria to participate in the ESOS as set out in the By-Laws.
- e) In respect of the financial year ending 31 December 2026, the Company will pay a dividend of approximately RM5.2 million to Greenwood Capital no later than seven days from the date of the Listing, in accordance with the terms of the Shareholders' Agreement ("Final Dividend to Greenwood Capital"), under which Sunway City will waive its entitlement to its share of the dividend. The Final Dividend to Greenwood Capital will be funded through internally generated funds and is not expected to have any material adverse impact on the Group's ability to execute and implement its future plans and strategies.

Other than the above, there were no other material events subsequent to the end of the reporting period under review that have not been reflected in this interim financial report.

A11. Changes in the Composition of the Group

There were no significant changes in the composition of the Group for the current financial year ended 31 December 2025.

A12. Contingent Liabilities and Assets

There were no material changes in contingent liabilities or contingent assets of the Group as at the date of issue of this report.

A13. Commitments

Capital commitments not provided for in the financial year ended 31 December 2025 are as follows:

	31.12.2025 RM'000	31.12.2024 RM'000
Approved and contracted for property, plant and equipment and intangible assets	309,854	369,738
Approved but not contracted for property, plant and equipment and intangible assets	1,979,363	929,894
	<u>2,289,217</u>	<u>1,299,632</u>

A14. Significant Related Party Transactions

The significant related party transactions set out below were carried out in the normal course of business and on terms and conditions not more materiality different from those obtainable in transactions with unrelated parties.

	Current Quarter Ended		Cumulative Year To Date	
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
	RM'000	RM'000	RM'000	RM'000
<u>Transactions with companies in which certain Directors have substantial financial interests</u>				
Deposits/payment paid for acquisition of properties	(25,850)	(2,066)	(25,850)	(2,066)
IT support and related activities	(3,183)	(5,638)	(13,361)	(12,259)
Management services	(750)	(407)	(3,000)	(3,000)
Placement of funds	-	(85)	-	(5,505)
Provision of branding, marketing, communications and other similar services	(379)	(446)	(1,783)	(1,783)
Provision of interior design, construction, building works, project management and services	(207,158)	(87,051)	(304,857)	(242,500)
Renovation and design works	-	(20,331)	(16,829)	(50,620)
Rental of properties, rooms and parking lot	(3,482)	(6,722)	(12,619)	(10,946)
Finance data processing services	(392)	(321)	(1,444)	(892)
Human resources administrative services	(1,150)	-	(2,745)	(1,385)
Rental income	443	546	1,995	651
Sales and provision of services	5,119	746	6,101	1,237
Rectification claims	-	11,219	1,094	11,219

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B. EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE LISTING REQUIREMENT

B1. Review of Financial Performance

Analysis of performance of the respective operating segments are as follows:

	Individual Quarter ended			Cumulative Quarter ended		
	31.12.2025 RM'000	31.12.2024 RM'000	Increase/ (Decrease) %	31.12.2025 RM'000	31.12.2024 RM'000	Increase/ (Decrease) %
Revenue						
Hospital operations	603,297	497,342	21	2,157,915	1,818,847	19
Others	11,343	9,396	21	42,474	33,615	26
	614,640	506,738	21	2,200,389	1,852,462	19
EBITDA						
Hospital operations	160,751	135,746	18	513,276	476,484	8
Others	3,964	(1,492)	366	(2,868)	(6,760)	58
	164,715	134,254	23	510,408	469,724	9

Quarter ended 31 December 2025 compared with quarter ended 31 December 2024

The Group recorded revenue of RM614.6 million and EBITDA of RM164.7 million for the current quarter ended 31 December 2025, compared to revenue of RM506.7 million and EBITDA of RM134.3 million in the corresponding quarter of the previous financial year. Revenue increased by 21% in the current quarter mainly driven by higher contributions from hospital operations segment. EBITDA increased by 23% in the current quarter was mainly due to stronger operating performance in hospital operations segment.

The hospital operations segment recorded revenue of RM603.3 million in the current quarter, up from RM497.3 million in the corresponding quarter of the previous financial year. This represents a robust 21% increase, driven by higher patient volumes across the group's hospitals and contributions from Sunway Medical Centre ("SMC") Damansara, which commenced operations in December 2024, and SMC Ipoh, which began operations in April 2025. Foreign patient revenue rose from RM59.7 million to RM91.5 million, reflecting a robust growth of 53%. This increase was primarily attributable to the higher inflow of patients mainly from Indonesia, China and Cambodia, underscoring the hospital's strengthening position as a trusted healthcare destination within the region. The Group's overall bed occupancy rate for the current quarter stood at 70%, compared to 77% in the corresponding quarter of the previous financial year. The decline was primarily attributable to the increase in bed capacity, which temporarily diluted occupancy levels as the additional beds are progressively being absorbed into operations. EBITDA growth was primarily supported by stronger operational performance at SMC Sunway City, SMC Velocity, and SMC Penang, underpinned by increased patient numbers and expanded licensed bed capacity compared to the previous financial year. The hospital operations in Q4 2025 inpatient admissions increased 12% to 31,692, while revenue per inpatient admission increased 6% to RM11,724.

Year-to-date ended 31 December 2025 compared with year-to-date ended 31 December 2024

The Group recorded revenue of RM2,200.4 million and EBITDA of RM510.4 million for the current 12-month period ended 31 December 2025 compared to revenue of RM1,852.5 million and EBITDA of RM469.7 million in the corresponding 12-month period ended 31 December 2024, representing an increase in revenue of 19% and increase in EBITDA of 9%. Revenue was higher in the current year due to higher contributions from all business segments. The increase in EBITDA for the current year was contributed by higher operating performance in hospital operations segment.

The hospital operations segment delivered revenue of RM2,157.9 million for the 12-month period ended 31 December 2025, compared to RM1,818.8 million in the corresponding 12-month period of the previous year. This reflects a 19% increase, primarily driven by stronger growth across existing hospitals and contributions from newly operational hospitals that were not in operation during the prior year. Foreign patient revenue also increased from RM220.4 million to RM304.7 million, representing a significant year-on-year growth of 38%, which was driven by patients from Indonesia, China and Cambodia. The Group's overall bed occupancy rate for the current financial year was 69%, compared to 79% in the corresponding period of the previous year. Excluding newly opened hospitals, bed occupancy rate for current financial year stood at 73%, demonstrating healthy bed utilisation across established hospitals. The Group's total licensed beds expanded from 1,396 to 1,777 as of 31 December 2025, representing an increase of 381 beds or 27% y-o-y. EBITDA growth was supported by improved performance at established hospitals, underpinned by expanded licensed bed capacity and enhanced census performance. Inpatient admissions rose 8% year-on-year to 114,425, while revenue per inpatient admission increased 7% to RM11,614.

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B2. Material Changes in the Quarterly Results

Analysis of performance of the respective operating segments are as follows:

	Quarter ended		Increase/ (Decrease) %
	31.12.2025 RM'000	30.09.2025 RM'000	
Revenue			
Hospital operations	603,297	577,903	4
Others	11,343	15,223	(25)
	<u>614,640</u>	<u>593,126</u>	4
EBITDA			
Hospital operations	160,751	144,827	11
Others	3,964	(4,490)	188
	<u>164,715</u>	<u>140,337</u>	17
Profit Before Tax			
Hospital operations	74,883	72,099	4
Others	17,580	6,558	168
	<u>92,463</u>	<u>78,657</u>	18

The Group recorded revenue of RM614.6 million and EBITDA of RM164.7 million for the current quarter compared to revenue of RM593.1 million and EBITDA of RM140.3 million in the preceding quarter, representing a marginal increase in revenue of 4% and a higher EBITDA of 17%. The improved financial performance in the current quarter was driven by increased patient volumes across all operating hospitals coupled with stronger operational efficiencies. Profit before tax rose to RM92.5 million in the current quarter, up from RM78.7 million in the preceding quarter, reflecting an 18% increase in line with the growth in EBITDA.

The hospital operations segment delivered revenue of RM603.3 million for the current quarter, compared to RM577.9 million in the preceding quarter, reflecting a 4% increase driven by stronger growth across operating hospitals. Foreign patient revenue also increased from RM89.4 million to RM91.5 million, representing a marginal growth of 2%. The Group's overall bed occupancy rate for the current quarter was 70%, compared to 71% in the preceding quarter, reflecting a stable performance and consistent utilization levels. EBITDA growth was supported by improved performance at established hospitals, underpinned by expanded licensed bed capacity and higher census performance. Inpatient admissions increased 5% to 31,692, while revenue per inpatient admission remained consistent with the preceding quarter.

B3. Prospects

The Group's outlook remains positive supported by structurally resilient demand for private healthcare, underpinned by favourable demographic trends, sustained domestic healthcare utilisation and Malaysia's growing position as a regional healthcare destination.

SMC Sunway City continues to anchor the Group's performance, supported by steady domestic demand, a broad specialty mix and consistent foreign patient inflows. Its operational maturity and depth of clinical capabilities reinforce its role as the Group's primary earnings and referral hub. SMC Damansara and SMC Ipoh have also progressed into more stable operating phases, contributing more predictably to utilisation and earnings as service offerings and consultant rosters expand.

Growth visibility is further supported by disciplined brownfield expansions and strategic asset acquisitions across the Group's hospital network. The acquisition of the lower 12 floors of Tower A at SMC Velocity is expected to enhance service offerings and add approximately 90 beds upon completion, supporting further ramp-up within the high-density urban catchment of Cheras, Kuala Lumpur. In addition, the completion of Tower F at SMC Sunway City and Phase 3 expansion works at SMC Damansara are expected to contribute an additional 282 beds from 2026 onwards. Collectively, the Group's bed capacity is expected to increase from 1,982 beds as of January 2026 to approximately 2,300 beds by the end of 2026.

In the northern region, following the acquisition of Sunway Hotel Seberang Jaya, the Group is currently planning the Phase 3 expansion of SMC Penang to accommodate additional wards across five floors, further strengthening the Group's medical tourism capacity.

Against this backdrop, reimbursement dynamics across the healthcare sector continue to evolve amid cost pressures from both public and private payors. In response, the Group has embarked on a multi-year transformation programme incorporating technology-enabled and data-driven initiatives to enhance operational efficiency, strengthen clinical excellence and place patient experience at the centre of its care delivery model.

The Ministry of Health's decision to defer the implementation of the Diagnosis Related Group system to 2027 provides greater clarity and allows for a more orderly transition for industry participants.

While geopolitical developments, including the recent Iranian conflict, may contribute to volatility in global supply chains and input costs for medical supplies, Malaysia's diversified supply base and resilient healthcare ecosystem are expected to mitigate significant operational disruption.

Supported by resilient demand, disciplined execution and favourable long-term healthcare megatrends, the Group remains cautiously optimistic about its prospects for the financial year 2026, underpinned by its asset optimisation programme, capacity expansion initiatives and continued focus on operational efficiency.

B4. Variance of Actual Profit from Profit Forecast

The Company did not issue any profit forecast or profit guarantee during the current year under review.

B5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31/12/2025 RM'000	Preceding Year Corresponding Quarter 31/12/2024 RM'000	Current Year To Date 31/12/2025 RM'000	Preceding Year Corresponding Period 31/12/2024 RM'000
Current taxation	(23,509)	(14,605)	(51,389)	(52,369)
Over provision of tax in prior years	88	5,657	1,602	5,656
Deferred taxation	43,342	(3,004)	27,767	5,370
	19,921	(11,952)	(22,020)	(41,343)

B6. Profit before Tax

The following amounts have been included in arriving at profit before tax:

	Year Quarter 31/12/2025 RM'000	Year To Date 31/12/2025 RM'000
Interest income	3,751	25,129
Interest expense	(15,160)	(59,208)
Impairment losses on:		
- Trade receivables	(3,491)	(10,168)
Depreciation and amortisation	(60,060)	(200,272)
Net gain on disposal of property, plant and equipment	344	119
(Loss)/Gain on lease reassessment	(40)	4,992
Fair value loss on derivative financial instruments	(3,356)	(3,653)
Net unrealised foreign exchange gains/(losses)	4,765	7,068
Reversal of impairment losses on:-		
- Trade receivables	750	2,566
- Other receivables	(5)	10
- Amounts due from related parties	-	17
Write down of inventories	(510)	(565)
Write back of inventories	158	158
Written off:-		
- Property, plant and equipment	(129)	(325)
- Intangible asset	(3)	(3)
- Inventories	(107)	(210)

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B7. Status of Corporate Proposal Announced

- (a) On 27 February 2026, the Company issued its Prospectus in relation to the IPO in conjunction with the listing of the Group on the Main Market of Bursa Securities, comprising the Institutional Offering and the Retail Offering, totalling up to 1,968,996,020 IPO Shares. In conjunction with the IPO, the distribution of all the Distribution Shares to the Entitled Shareholders of Sunway will be undertaken. The IPO Shares and Distribution Shares, in aggregate, represent up to 23.0% of our enlarged issued Shares. The Listing is pending completion as the Group is expected to be listed on 18 March 2026.
- (b) On 18 November 2024, Sunway Medical Centre Sdn. Bhd. entered into sale and purchase agreement with Sunway Marketplace Sdn. Bhd., a direct wholly-owned subsidiary of Sunway Iskandar Sdn. Bhd., which in turn is a 60.0%-owned joint venture of Sunway City Sdn. Bhd., for the acquisition of a registered lease over a parcel of freehold land held under H.S.(D) 605673, PTD 200694, located at Mukim Pulau, Daerah Johor Bahru, Negeri Johor ("Lease Acquisition"), for a cash consideration of RM20.7 million. The land is intended to be used for the construction of Sunway Medical Centre Iskandar Puteri. The Group has not commenced construction of the hospital building as the Group has yet to complete the Lease Acquisition and the Group is proposing to acquire the registered proprietorship of a few parcels of freehold land located within the same vicinity for the development of Sunway Medical Centre Iskandar Puteri, in substitution of the registered lease originally contemplated under the Lease Acquisition. The change of location was necessitated by the proposal to acquire a larger parcel of land in comparison with the parcel of land which is the subject matter of the Lease Acquisition within the Sunway City Iskandar Puteri township. In this regard, we are currently in negotiation with Sunway Marketplace Sdn. Bhd. to vary the terms of the sale and purchase agreement dated 18 November 2024.
- (c) On 28 October 2025, Sunway Medical Centre Penang Sdn. Bhd. (as purchaser) entered into sales and purchase agreement with RHB Trustees Berhad (as trustee of Sunway REIT) (as vendor) for the acquisition by Sunway Medical Centre Penang Sdn. Bhd. for a total cash consideration of RM60.0 million. The acquisition comprises all that piece of leasehold land held under Pajakan Negeri No. Hakmilik 2602, Lot 5785, Mukim 01, Daerah Seberang Perai Tengah, Negeri Pulau Pinang measuring approximately 4,294 square metres ("Land") together with the hotel building known as "Sunway Hotel Seberang Jaya" erected on the Land, together with all other structures thereon ("Hotel") and all fixtures, fittings, equipment and tangible property in respect of the Hotel belonging to the vendor. The sale and purchase transaction is pending completion as the parties are in the midst of fulfilling the conditions precedent set out in the said sale and purchase agreement.
- (d) On 24 December 2025, Sunway Medical 3C4 Sdn. Bhd. (as purchaser) entered into sales and purchase agreement with Sunway Integrated Properties Sdn. Bhd. (as vendor) for the acquisition of all the parcels of property comprising the lower 12 of the 22 floors (i.e. from ground floor until 10th floor, including one mezzanine floor comprising two intermediate levels known as levels 1A and 1B) of Tower A of Sunway Medical Centre Velocity, measuring an aggregate of approximately 24,858 square metres in area, for a total cash consideration of RM228.5 million. The sale and purchase transaction is pending completion as the parties are in the midst of fulfilling the conditions precedent set out in the said sale and purchase agreement.
- (e) Sunway Medical Centre Putrajaya is a planned multi-specialty tertiary hospital with an estimated capacity of 325 beds, located in Precinct 7 of Putrajaya, Malaysia's administrative capital and next to Putrajaya Sentral. The Group has entered into a heads of agreement dated 23 April 2025 with Putrajaya Holdings Sdn Bhd, to jointly develop Sunway Medical Centre Putrajaya, pending the execution of definitive agreements which are targeted to be executed in the second quarter of 2026.

Other than the above, there were no other corporate proposals pending completion as at the date of this interim financial report.

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B8. Group Borrowings and Debt Securities

The Group borrowings as at 31 December 2025 are as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured borrowing			
Medium term notes	-	387,000	387,000
Total secured borrowing	-	387,000	387,000
Unsecured borrowings			
Receivables financing	177,722	-	177,722
Medium term notes	-	900,000	900,000
Banker's acceptances	64,707	-	64,707
Revolving credit	60,875	-	60,875
Total unsecured borrowings	303,304	900,000	1,203,304
Total borrowings	303,304	1,287,000	1,590,304

Included in the Group borrowings as at 31 December 2025 are amounts denominated in currency profile as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured			
Ringgit Malaysia ("RM")	-	387,000	387,000
Unsecured			
Ringgit Malaysia ("RM")	124,707	900,000	1,024,707
United State Dollar ("USD")	178,597	-	178,597
Total borrowings	303,304	1,287,000	1,590,304

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B8. Group Borrowings and Debt Securities (Contd.)

The Group borrowings as at 31 December 2024 were as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured borrowings			
Medium term notes	-	387,000	387,000
Total secured borrowings	-	387,000	387,000
Unsecured borrowings			
Receivables financing	189,357	-	189,357
Revolving credits	66,050	-	66,050
Medium term notes	-	400,000	400,000
Banker's acceptances	27,541	-	27,541
Total unsecured borrowings	282,948	400,000	682,948
Total borrowings	282,948	787,000	1,069,948

Included in the Group borrowings as at 31 December 2024 are amounts denominated in currency profile as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured			
Ringgit Malaysia ("RM")	-	387,000	387,000
Unsecured			
Ringgit Malaysia ("RM")	87,541	400,000	487,541
United State Dollar ("USD")	195,407	-	195,407
Total borrowings	282,948	787,000	1,069,948

Overall, the total borrowings of the Group has increased by RM520.4 million, from RM1,069.9 million as at 31 December 2024 to RM1,590.3 million as at 31 December 2025.

	31/12/2025 %	31/12/2024 %
Weighted average interest rate of borrowings	4.00	4.22
Fixed rate instruments	57%	37%
Floating rate instruments	43%	63%
Total	100%	100%

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B9. Financial Instruments - Derivatives

The Group derivatives as at 31 December 2025 are as follows:

Type of Derivatives	Contract/ Notional Value RM'000	Fair Value Liabilities RM'000	Gain/(Loss) for the period RM'000
Foreign currency forward contracts			
- Less than 1 year	184,502	3,653	(3,653)
Total derivatives	184,502	3,653	(3,653)

Foreign currency forward contracts

The Group entered into foreign currency forward contracts to manage some of the transaction exposure. These contracts are entered into for periods consistent with currency transaction exposure and fair value changes exposure. The Group also uses foreign currency forward contracts as cash flow hedges to hedge the exposure to foreign currency exchange risks arising from forecasted expenditure. Where a cash flow hedge qualifies for hedge accounting, the effective portion of gains or losses on remeasuring the fair value of the hedging instrument are recognised directly in other comprehensive income until such time as the hedged item affects profit or loss, then the gains or losses are transferred to the profit or loss. Gains or losses on any portion of the hedge determined to be ineffective are recognised immediately in the profit or loss.

Forward currency contracts are valued using a valuation technique with market observable inputs. The derivatives arising from the forward currency contracts are stated at fair value using the prevailing market rate. The fair value changes are attributable to changes in foreign exchange spot and forward rate.

B10. Fair Value Changes of Financial Liabilities

As at 31 December 2025, the Group does not have any financial liabilities measured at Fair Value through Profit or Loss ("FVTPL").

B11. Aging Analysis of Trade Receivables

The aging analysis of the Group's trade receivables are as follows:

	31/12/2025	31/12/2024
	RM'000	RM'000
Current	212,211	185,426
1 to 30 days past due	36,451	43,694
31 to 60 days past due	19,781	20,933
61 to 90 days past due	10,995	12,379
More than 90 days past due	25,746	21,456
Total trade receivables	<u>305,184</u>	<u>283,888</u>

B12. Changes in Material Litigation

There were no material litigation by or against the Group as at 31 December 2025.

B13. Dividends

Other than the dividends paid as disclosed in note A7, no dividend has been proposed by the Board of Directors for the financial year ended 31 December 2025.

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B14. Earnings per Share

The profit used as the numerator in calculating basic and diluted earnings per share for the quarter and financial year is as follows:

	Individual Quarter		Cumulative Quarter	
	Current Year	Preceding Year	Current Year	Preceding Year
	Quarter	Corresponding Quarter	To Date	Corresponding Period
	31/12/2025	31/12/2024	31/12/2025	31/12/2024
	RM'000	RM'000	RM'000	RM'000
<u>Basic/Diluted earnings per share</u>				
Profit attributable to owners of the parent	112,382	78,402	252,212	257,500
Weighted average number of ordinary shares ('000)	11,500,166	11,500,166	11,500,166	11,500,166
Earnings per share (Basic/ Diluted) (sen) ⁽¹⁾	0.98	0.68	2.19	2.24

⁽¹⁾ For the purpose of EPS computation, the weighted average number of ordinary shares in issue for all periods presented in based on the enlarged issued share capital of 11,500,165,558 ordinary shares upon the Listing, in order to provide a consistent and comparable basis across periods. The diluted earnings per share equals to the basic earnings per ordinary share as there were no outstanding dilutive ordinary shares at the end of the reporting period.

B15. Utilisation of Proceeds from the Public Issue

The gross proceeds to be raised by the Group from the Public Issue of RM833.8 million shall be utilised in the following manner:

Utilisation of proceeds	Proposed utilisation RM'000	Percentage of utilisation %	Actual utilisation RM'000	Balance to be utilised RM'000	Timeframe for utilisation
Capital expenditure for expansion of existing hospitals	554,050	66.5%	-	554,050	Within 36 months
Redemption of Sukuk Wakalah	249,712	29.9%	-	249,712	Within 24 months
Defray fees and expenses in relation to the IPO and Listing	30,000	3.6%	-	30,000	Within 3 months
	833,762	100.0%	-	833,762	

By Order of the Board

Tan Kim Aun
Lee Poh Yean

Secretaries

10 March 2026