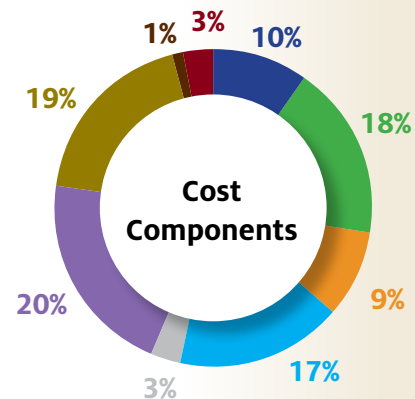


MANAGEMENT DISCUSSION AND ANALYSIS



BUILDING CONSTRUCTION SERVICES



- Preliminaries
- Structure Works
- Architecture Works
- Facade Works
- External Works
- MEP Works
- ID Works
- Others
- Piling Works

• 6 projects completed in 2022
Total contract value
RM1.76 billion



TNB HQ Campus Phase 2, Kuala Lumpur

Despite the various business and operating challenges faced in FY2022¹, the Building Division continued to register robust business and operational performance. Among these were the division's new milestone of successfully completing six major building projects during the financial year.

The completed buildings are located nationwide – three in the central region, two in the northern region and one in the southern region.

COMPLETED BUILDING PROJECTS IN 2022

Central Region	Northern Region	Southern Region
<ol style="list-style-type: none"> 1 TNB HQ Campus Phase 2, Kuala Lumpur 2 Sunway Serene, Petaling Jaya 3 Sunway International School, Sunway City Kuala Lumpur 	<ol style="list-style-type: none"> 4 Sunway Medical Centre, Seberang Jaya, Penang 5 Sunway Carnival Mall Extension, Seberang Jaya, Penang 	<ol style="list-style-type: none"> 6 Sunway Big Box Office, Sunway City Iskandar Puteri

¹ Please refer to the External Trends and Developments section on pages 49 to 53 for more information.

MANAGEMENT DISCUSSION AND ANALYSIS

The successful completion of all six building projects firmly attests to the division's expertise and capabilities as one of the nation's leading construction players.

Replenishing its order book was the RM278 million Bukit Jalil Residence project by Sunway Flora Sdn Bhd. The project comprises two residential towers – 45 and 46 storeys respectively with a total of 748 units and gross floor area of 176,912 m².

In addition to the above, the Group is currently undertaking a wide range of building construction projects at different stages of construction. These comprise projects secured from external clients as well as within the Sunway Group. They include construction of several medical centres, high-rise residential projects as well as mixed development projects with a total cumulative value of RM3.56 billion.

The continued use of Virtual Design and Construction (VDC) has enhanced the division's capabilities. The technology enables significantly less design conflicts, increased collaboration and greater efficiency and improved project management. Cumulatively, the end result is improved build quality and shorter construction periods.

OUTLOOK AND PROSPECTS

Despite the challenges expected from a highly competitive and turbulent operating environment, prospects for the division remain positive.

The Building division aims to expand its portfolio – taking on more complex and technically demanding projects. This would enable SunCon to pursue more commercially lucrative projects, where there is comparatively less competition vis-à-vis conventional building projects.

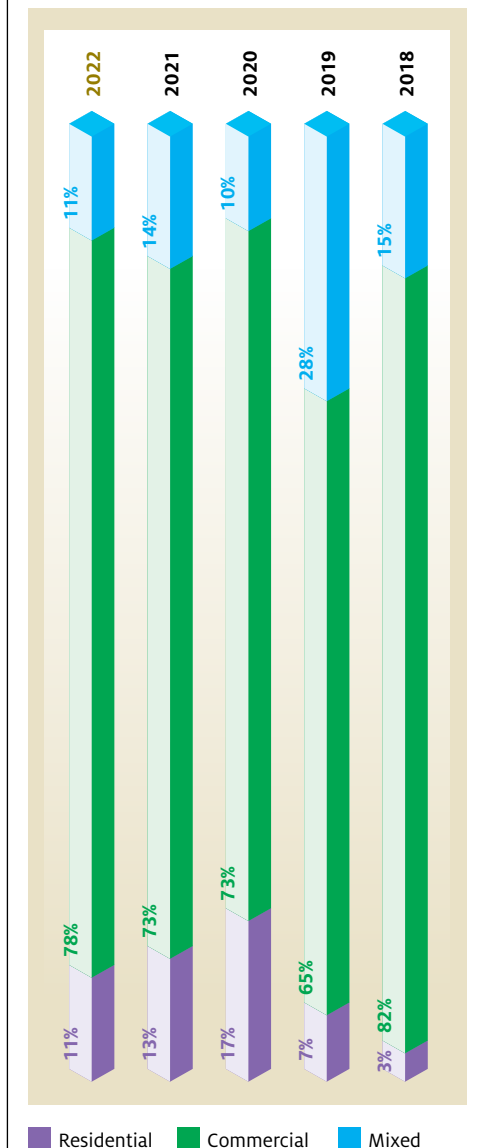
The division will continue to leverage on its strengths; including its BIM and VDC capabilities. Both will be pivotal in providing more effective analysis and control over the traditional construction process and ultimately, strengthening 3D, 4D and 5D implementation towards improving project productivity and efficiency.

The division will also look to tap collaborations with existing and new joint venture partners to explore new segments such as the construction of special purpose facilities i.e. semiconductor, data centres, logistics warehousing facilities.



Sunway Carnival Mall Extension, Seberang Jaya, Penang

Revenue Mix



WORKFORCE

Staff Force	2022	2021	2020
Male	763	460	533
Female	91	100	98
Total	854	560	631

Staff Category (%)	2022	2021	2020
Executive	30	50	43
Non-Executive	70	50	57