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NEWS RELEASE

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FOR IMMEDIATE RELEASE

SUNSURIA RECORDS HIGHER PRE-TAX PROFIT YOY OF RM126.7MIL IN Q3 2018

KUALA LUMPUR: Sunsuria Berhad (“Sunsuria”) today announced its Q3 financial results, recording revenues of RM107.82 million and a net profit of RM25.51 million for the quarter under review.

For the first nine months of FY2018, Sunsuria’s pre-tax profit rose 39% year-on-year to RM126.7 million from RM91.22 million.

The Group’s year-to-date revenue saw a 23% rise year-on-year to RM357.72 million compared to RM290.22 million in the previous year. Residential development projects in Sunsuria City such as The Olive condominium, Bell Suites SOHO and Monet Lily 2-storey terrace homes contributed to the revenue increase.

Construction work for the commercial projects of Bell Avenue and Jasper Square was completed in Q2 FY2018 and is now pending authority clearance for vacant possession to purchasers.

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This resulted in Sunsuria's Q3 revenue on year-on-year reducing to RM107.82 million from RM122.74 million in Q3 FY2017, as Sunsuria's commercial developments Bell Avenue and Jasper Square contributed RM70.5 million to the Group's revenue in the same period last year, compared to RM4.84 million in the current quarter under review.

Nevertheless, the increased revenue contribution from Sunsuria's residential developments, namely The Olive, Bell Suites SOHO and Money Lily, contributed RM60.20 million in total to Q3 revenue, surpassing the performance of other development projects within the Group.

By year-end, the Group is set to launch Monet Springtime at Sunsuria City. Spanning across 24.48 acres of freehold land, Monet Springtime comprises 308 units of 2-storey terraced houses with an estimated GDV of RM248 million.

Monet Springtime is the third landed residential development under Sunsuria City's Monet Residences, besides Monet Lily and Monet Garden. It comes with a 14-acre Giverny Park, a central park inspired from Claude Monet home in a garden in Giverny, Paris that comes with unique features such as French designed pavilion, jogging track, water lily pond, event plaza, park bridge, playground, par course and more.

"The government's recent announcement reaffirming their commitment towards advancing the Digital Free Trade Zone and KLIA Aeropolis bodes well for the Group, as we stand to benefit from the initiatives'

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spillover effect of job creation and population growth in Salak Tinggi, where Sunsuria City is located,” said Mr Koong Wai Seng, CEO of Sunsuria.

Launched in November last year, the Digital Free Trade Zone is expected to receive RM800 million investments over the next three years. Meanwhile, the KLIA Aeropolis is expected to attract about RM7 billion in FDI and create 56,000 jobs over a 15-year period.

Moving forward, the Group will also be focusing on developing Phase 2 of The Forum, a 6.6-acre mixed integrated development project in Setia Alam.

Located strategically in the commercial hub of Setia Alam, Sunsuria Seventh Avenue, Setia Eco Park and Shah Alam, The Forum’s Phase 2 comprises a corporate office tower, Flexi Suites SOHO units, serviced apartment and a retail mall.

The office tower block and Flexi Suites SOHO will be launched in Q4 FY2018.

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ABOUT SUNSURIA BERHAD

The roots of Sunsuria Group dates back 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 property developer, delivering innovative, high quality properties in Malaysia.

Sunsuria has embarked on a 525-acre flagship development located at Salak Tinggi, Putrajaya South with the name of “Sunsuria City”. The development is designed with the guiding principles of Smart, Livable and Sustainable. It is a freehold integrated township that will become the new international landmark with Xiamen University Malaysia, the first overseas campus of Chinese university, and international premium shopping outlet (Horizon Village Outlets) within its vicinity.

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 will continue to ensure better value creation for its stakeholders, focusing especially on our customers.

Over the years, Sunsuria has gained recognition as among the leading property developers in Malaysia, winning notable accolades such as

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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, Best Township Development by iProperty.com Malaysia People's Choice Awards 2016 and Best Sustainable Township Development by Property Insights.

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