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For immediate release

UEM Sunrise Delivers Strongest 1Q Profit Since 2019 at RM20.5m, Up 150% YoY

- Revenue rose 86% YoY to RM417.6 million, driven by stronger ongoing development contributions
- Strong sales performance with RM370.6 million recorded, up 59% YoY
- Maintained strong financials with RM1.56 billion in cash, up 55% YoY as of March 2025

Digital Media: UEM Sunrise Berhad recorded a 150% year-on-year increase in PATANCI to RM20.5 million for the first quarter ended 31 March 2025. Revenue rose 86% to RM417.6 million, driven by steady progress from key developments in both Central and Southern regions. Sales reached RM370.6 million, up from RM232.6 million a year ago, with 482 units sold. The Central region contributed RM201.2 million (54.3%) and the Southern region RM169.4 million (45.7%), reflecting strong demand and market confidence in UEM Sunrise's offerings.

KUALA LUMPUR, 22 May 2025 – UEM Sunrise Berhad (“UEM Sunrise” or the “Company”) posted a Profit After Tax and Non-Controlling Interests (“PATANCI”) of RM20.5 million for the first quarter ended 31 March 2025 (“1Q 2025”), representing a 150% increase from RM8.2 million recorded in the same quarter last year.

Revenue rose 86% year-on-year (“YoY”) to RM417.6 million from RM225.0 million in 1Q 2024, driven by stronger contributions from ongoing developments. The MINH, Serene Heights, Residensi ZIG, Residensi AVA from the Central region, coupled with Senadi Hills, Aspira Hills and Aspira LakeHomes from the Southern region, all recorded steady operational progress. Sales progress remained strong, with RM370.6 million recorded during the quarter vis-a-vis RM232.6 million a year ago. This uptick was driven by successful launches and steady demand for ongoing developments. The Central region led performance with RM201.2 million (54.3%) from 222 units sold while, the Southern region contributed RM169.4 million (45.7%) from 260 units, bringing the total units sold in 1Q 2025 to 482.

UEM Sunrise attributed the stronger financial and operational performance to sustained focus on execution, enhanced project delivery and ongoing transformation initiatives aimed at strengthening operational efficiency.

Hafizuddin Sulaiman, Officer-in-Charge and Chief Financial Officer of UEM Sunrise said, “This is our strongest 1Q PATANCI since 2019. These results reflect the strength of our foundations and our ability to deliver, even in a dynamic market. The progress we are making is the outcome of disciplined execution, a sharper focus on operational excellence and our transformation journey to be a thoughtful master planner and innovative developer in delivering sustainable long-term value for our home purchasers and stakeholders.”



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UEM Sunrise maintained a healthy financial position, with cash and bank balances including short-term investments amounting to RM1.56 billion as at 31 March 2025, up 55% from RM1.01 billion a year ago. Unbilled sales rose to RM3.02 billion, offering earnings visibility for the next 18 to 36 months. Inventories declined to RM89.3 million from RM118.2 million in 1Q 2024. Net gearing improved to 0.41 times from 0.47 times YoY.

During the quarter, UEM Sunrise signed a Memorandum of Understanding (“MoU”) with Singapore-based real estate group GuocoLand Limited, marking the first MoU inked under the Johor-Singapore Special Economic Zone (“JS-SEZ”) initiative. The collaboration underscores both parties’ commitment to forging strategic cross-border partnerships to catalyse growth in JS-SEZ, reinforcing Iskandar Puteri as a key economic hub in Flagship Zone B for high-impact investments and exportable services.

UEM Sunrise also launched the new UEM Sunrise Gallery in Iskandar Puteri during the quarter, strengthening brand presence and reaffirming its commitment in showcasing the future vision of the region. This zone is poised to attract investments in manufacturing, business services, the digital economy, education, healthcare and tourism.

On the industrial development front, UEM Sunrise expects final gazettment under the upcoming Local Plan by early 2026. In the meantime, the developer is accelerating the activation and completion of key infrastructure works to ensure that it is fully prepared to proceed with the launch of its industrial development immediately when the Planning Approval is secured.

“As we navigate the rest of 2025, we will continue to prioritise sustainable growth, strategic partnerships and disciplined capital management. With a solid pipeline, strong brand equity and a clear focus on delivery, we are confident in our ability to unlock more value, strengthen our market presence and build a future-ready UEM Sunrise,” Hafizuddin added.

In 2025, UEM Sunrise is also advancing its international expansion with a landmark mixed-use residential development in Subiaco East, Perth, its first venture in Western Australia. This project, comprising approximately 340 apartments across two architecturally distinctive towers, is designed to deliver sustainable, community-focused living while honouring the heritage of the iconic Subiaco Oval precinct. The development is scheduled to launch in the second half of 2025.

UEM Sunrise is targeting launches of up to RM1.5 billion in gross development value and achieving sales of RM1.05 billion this year, with a strong pipeline from both Central and Southern regions, driven by our market positioning of being in the right place, at the right time, with the right price - ensuring that our offerings align perfectly with evolving market demand and buyer expectations.

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About UEM Sunrise

UEM Sunrise Berhad ("UEM Sunrise" or the "Company") is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad ("UEM Group") and Khazanah Nasional Berhad ("Khazanah").

With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri, Johor, envisioned to become Southeast Asia's largest fully-integrated urban development. The Company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, most notably in Australia.

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