TO: BURSA MALAYSIA SECURITIES BERHAD FR: SUNWAY HOLDINGS INCORPORATED BERHAD (37465A)

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

FAX NO: 03-2026 3670 FAX NO: 03-5639 9507

30-Nov-2006

	INDIVID	UAL QUARTER					
	CURRENT PERIOD QUARTER 30-Sep-06 <u>RM'000</u>	PRECEDING YEAR CORRESPONDING QUARTER 30-Sep-05 <u>RM'000</u>	3 MONTHS CURRENT PERIOD TO DATE 30-Sep-06 <u>RM'000</u>	PRECEDING YEAR CORRESPONDING PERIOD 30-Sep-05 <u>RM'000</u>			
Revenue	377,023	N/A	377,023	N/A			
Expenses excluding finance cost and taxation	(354,776)	N/A	(354,776)	N/A			
Other operating income excluding interest income	3,557	N/A	3,557	N/A			
Profit from operations	25,804	-	25,804	-			
Interest income	1,237	N/A	1,237	N/A			
Finance cost	(10,500)	N/A	(10,500)	N/A			
Share of results of associated companies	(4,162)	N/A	(4,162)	N/A			
Profit before taxation	12,379	-	12,379	-			
Taxation	(3,991)	N/A	(3,991)	N/A			
Profit for the financial period	8,388	-	8,388	-			
Attributable to:							
Equity holders of the parent	6,491	N/A	6,491	N/A			
Minority interests	1,897	N/A	1,897	N/A			
	8,388	-	8,388	-			
Earnings per share attributable to equity holders of the parent (sen) :							
- basic - diluted	1.20 N/A	N/A N/A	1.20 N/A	N/A N/A			

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the 18 months ended 30 June 2006)

TO: BURSA MALAYSIA SECURITIES BERHAD FR: SUNWAY HOLDINGS INCORPORATED BERHAD (37465A)

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

30-Nov-2006

AS AT PRECEDING FINANCIAL PERIOD END 30-Jun-06

AS AT END

OF CURRENT

NON-CURRENT ASSETSNON-CURRENT ASSETSProperty, Paira & equipment.275,580272,181Quany development expenditure48,88252,685Other investments in associated companies48,8822,222Long term debtors2,2322,222Long term debtors10,74710,808Land held for property development68,03566,035Goodwill114,100114,100Deferred tax assets13,23712,000Table and other property development63,51,530333,493Goodwill114,00213,03200CURRENT ASSETS206,733200,737Deporty development coats12,8021,802,007Deposits, bank and cash balances206,733200,737Deposits, bank and cash balances206,731647,682Borrowings210,1291,881,93CURRENT LLABILITIES786,770682,753NET CURRENT ASSETS533,240531,707Trade and other payables567,301647,82Borrowings210,1291,881,93CURRENT LLABILITIES786,777682,753FINANCED BY :10,603,677540,377Share capital540,377643,77Charles and other payables647,82643,77Share prevint19,5121,613,12CURRENT LABILITIES10,6137,614,77FINANCED BY :10,613,671641,673Share capital540,673640,671Share capital540,675641,675Got		OF CURRENT QUARTER 30-Sep-06	FINANCIAL PERIOD END 30-Jun-06		
Property. plant & equipment 272,189 Quarry development expenditure 1,137 1,165 Investments in associated companies 48,892 52,2865 Other investments 2,232 2,232 Land heid for property development 66,335 66,335 Goodwill 114,100 114,100 Deferred tax assets 13,267 12,800 CURRENT ASSETS		<u>RM'000</u>	<u>RM'000</u>		
Quary development expenditure 1,137 1,165 Investments in associated companies 48,892 52,865 Other Investments 2,232 2,232 Long term debors 10,747 10,386 Land held for property development 66,335 66,335 Goodwill 114,100 114,100 Deferred tax assets 13,257 12,800 SS2,880 532,880 532,482 CURRENT ASSETS 833,493 Trade and obser receivables 746,559 830,999 Deposits, bank and cash balances 208,738 200,757 Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 CURRENT LIABILITIES 533,260 531,107 Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 Current tax labilities 18,749 16,376 Trade and other payables 567,301 647,582 Borrowings 208,179 642,1637 Current tax l	NON-CURRENT ASSETS				
Investments in associated companies 48.892 52.865 Other investments 2.232 2.232 Long term debtors 10.747 10.366 Land held for property development 666.335 666.335 Goodwil 114.100 114.100 Deferred tax assets 13.257 12.600	Property, plant & equipment	275,580	272,189		
Other investments 2,232 2,232 Long term debtors 10,747 10,386 Land held for property development 66,395 66,395 Goodwill 114,100 114,100 Deferred tax assets 13,257 12,600 S32,880 532,482 532,482 CURRENT ASSETS 10,011 Property development costs 12,802 18,011 Inventories and completed development properties 351,530 333,493 Trade and other receivables 246,359 830,999 Deposits, bank and cash balances 206,738 200,757 Trade and other payables 557,301 647,582 Borrowings 210,129 148,193 Current tax liabilities 18,749 16,378 Marco and other payables 557,301 647,582 Borrowings 210,129 148,193 Current tax liabilities 18,749 16,378 Warants 8,777 540,367 540,367 Share capital 540,367 540,367 540,367	Quarry development expenditure	1,137	1,165		
Long term debtors 10,747 10,366 Land held for property development 66,335 66,335 Goodwil 114,100 114,100 Deferred tax assets 13,257 12,600 532,800 532,492 532,492 CURRENT ASSETS 833,493 Property development costs 12,802 18,011 Inventories and completed development properties 351,530 333,493 Trade and other receivables 246,359 830,999 Deposits, bank and cash balances 208,738 200,757 Trade and other payables 557,301 647,682 Borrowings 210,129 188,193 CURRENT LIABILITIES 11,666,130 1,063,759 NET CURRENT ASSETS 533,250 531,107 Share capital 540,367 540,367 Variants 8,777 8,777 Share capital 540,367 540,367 Share capital 540,367 540,367 Marrents 8,777 8,777 Result 1,965,1	Investments in associated companies	48,892	52,865		
Lad held for property development 66,335 66,335 Goodwil 114,100 114,100 Deferred tax assets 13,257 12,600 S32,880 532,482 532,482 CURRENT ASSETS 742,802 Property development costs 12,802 18,011 Inventories and completed development properties 351,530 333,493 Trade and other receivables 746,359 830,999 Deposits, bank and cash balances 208,738 200,757 Trade and other payables 557,901 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,375 NET CURRENT ASSETS 533,260 531,107 Stare capital 540,367 540,367 NET CURRENT ASSETS 533,260 531,107 Share capital 540,367 540,367 Share capital 540,367 540,367 Share premium 195,112 195,112 Capital reserves 49,615 443,137 Marger relie	Other investments	2,232	2,232		
Goodwill 114,100 114,100 Deferred tax assets 13,257 12,600 532,880 532,880 532,422 CURRENT ASSETS 12,802 18,011 Inventories and completed development properties 355,530 333,493 Tade and other receivables 208,738 200,757 Deposits, bank and cash balances 208,738 200,757 Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 Trade and other payables 543,250 531,107 Detocold tax is balances (54) (54) CURRENT ASSETS 533,250 531,107 Trade and other payables 567,301 647,582 Borowings 18,777 8,9777 NET CURRENT ASSETS 533,250 531,107	Long term debtors	10,747	10,366		
Deferred tax assets 13,257 12,000 532,860 532,462 CURRENT ASSETS 1 Property development costs 12,802 18,011 Inventories and completed development properties 351,530 333,493 Trade and other receivables 208,738 200,757 Deposits, bank and cash balances 208,738 200,757 Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 786,179 682,153 633,250 NET CURRENT ASSETS 533,250 531,107 Outrent tax liabilities 18,749 16,378 Trade and other payables 540,367 540,367 NET CURRENT ASSETS 533,250 531,107 Different as liabilities 19,512 195,112 Share capital 540,367 540,367 Share capital 540,367 540,367 Share capital 540,367 540,367 Atrigon and andiment properties 34,	Land held for property development	66,935	66,935		
532,880 532,880 CURRENT ASSETS 12,802 18,011 Inventories and completed development properties 351,530 333,493 Trade and other receivables 746,359 830,999 Deposits, bank and cash balances 208,738 200,757 CURRENT LIABILITIES 1,319,429 1,383,260 CURRENT LIABILITIES 746 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 Procentry development properties 333,250 531,107 CURRENT LABILITIES 786,179 852,153 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 Procentry development properties 533,250 531,107 Inter CURRENT ASSETS 533,250 531,107 Share capital 540,367 540,367 Varrants 8,777 8,777 Treasury shares (64) (54) Copial reserves 34,137 34,137 Aureger relief reserves	Goodwill	114,100	114,100		
CURRENT ASSETS 12,802 18,011 Inventories and completed development properties 351,530 333,493 Trade and other receivables 746,359 830,999 Deposits, bank and cash balances 208,738 200,757 CURENT LIABILITIES Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 Warrants 18,749 16,378 Trace capital 540,367 540,367 Share capital 540,367 540,367 Share capital 540,367 540,367 Share premium 195,112 195,112 Capital reserves 34,137 34,137 Marger relief reserves 49,615 49,615 Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 52,524 27,579 Minority interest 32,504 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES <td>Deferred tax assets</td> <td>13,257</td> <td>12,600</td>	Deferred tax assets	13,257	12,600		
Property development costs 12.002 18.011 Inventories and completed development properties 351,530 333,433 Trade and other receivables 746,359 830,999 Deposits, bank and cash balances 206,738 200,757 1,319.429 1,333,260 CURRENT LIABILITIES 7 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 Current tax liabilities 18,749 16,378 Trade capital 540,367 540,367 Marrants 8,777 8,777 Trasery shares (54) (54) Share capital 540,367 540,367 Share capital 540,367 540,367 Share scapital 540,367 540,367 Share premium 195,112 195,112 Capital reserves 49,615 49,615 Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 523,162 520,597 Minority interest		532,880	532,452		
Property development costs 12.002 18.011 Inventories and completed development properties 351,530 333,433 Trade and other receivables 746,359 830,999 Deposits, bank and cash balances 206,738 200,757 1,319.429 1,333,260 CURRENT LIABILITIES 7 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 Current tax liabilities 18,749 16,378 Trade capital 540,367 540,367 Marrants 8,777 8,777 Trasery shares (54) (54) Share capital 540,367 540,367 Share capital 540,367 540,367 Share scapital 540,367 540,367 Share premium 195,112 195,112 Capital reserves 49,615 49,615 Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 523,162 520,597 Minority interest	CURRENT ASSETS				
Inventories and completed development properties 351,530 333,493 Trade and other receivables 746,359 830,999 Deposits, bank and cash balances 208,738 200,757 1,319,429 1,383,260 CURRENT LIABILITIES 1 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 786,179 852,153 1063,559 NET CURRENT ASSETS 533,250 531,107 1,066,130 1,063,559 1,066,130 FINANCED BY : 5 540,367 Share capital 540,367 540,367 Varrants 8,777 8,777 Treasury shares (54) (54) Gapital reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest	Property development costs	12,802	18,011		
Deposits, bank and cash balances 208,738 200,757 CURRENT LIABILITIES 1,319,429 1,383,260 CURRENT data and other payables 557,301 647,592 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,376 Trade and other payables 557,301 647,592 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,376 TRACED EV : 533,250 531,107 Share capital 540,367 540,367 Variants 8,777 8,777 Treasury shares (54) (54) Gopial reserves 34,137 34,137 Adaptar relief reserves 34,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 543,254 NON-CURRENT LIABILITIES Lang term borrowings		351,530	333,493		
1,319,429 1,383,260 CURRENT LIABILITIES 557,301 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,376 Current tax liabilities 18,749 16,376 Trade and other payables 533,250 531,107 Current tax liabilities 1,066,130 1,063,559 FINANCED BY : 533,250 531,107 Share capital 540,367 540,367 Varrants 8,777 8,777 Treasury shares (54) (54) Goptal reserves 34,137 34,137 Ager relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 18,028 17,546 Long term borrowings 393,58	Trade and other receivables	746,359	830,999		
CURRENT LIABILITIES Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 796,179 852,153 NET CURRENT ASSETS 533,250 531,107 1,066,130 1,063,559 FINANCED BY : 540,367 540,367 Share capital 540,367 540,367 Warrants 8,777 8,777 Treasury shares (54) (54) Capital reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 522,9162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 18,028 17,546 Long term borrowings 393,588 407,964 Deferred tax liabilities	Deposits, bank and cash balances	208,738	200,757		
Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 786,179 852,163 NET CURRENT ASSETS 533,250 531,107 1,066,130 1,063,559 FINANCED BY : 540,367 540,367 Share capital 540,367 540,367 Warrants 8,777 8,777 Treasury shares (54) (64) Share premium 195,112 195,112 Capital reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Total equity 561,756 544,176 NON-CURRENT LIABILITIES 18,028 17,546 Long term borrowings 393,588 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,756 89,873		1,319,429	1,383,260		
Trade and other payables 557,301 647,582 Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 786,179 852,163 NET CURRENT ASSETS 533,250 531,107 1,066,130 1,063,559 FINANCED BY : 540,367 540,367 Share capital 540,367 540,367 Warrants 8,777 8,777 Treasury shares (54) (64) Share premium 195,112 195,112 Capital reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Total equity 561,756 544,176 NON-CURRENT LIABILITIES 18,028 17,546 Long term borrowings 393,588 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,756 89,873					
Borrowings 210,129 188,193 Current tax liabilities 18,749 16,378 786,179 852,153 NET CURRENT ASSETS 533,250 533,250 531,107 1,066,130 1,063,559 FINANCED BY : 540,367 Share capital 540,367 Varrants 8,777 Treasury shares (54) Gapital reserves 34,137 Affizit 195,112 Capital reserves 34,137 Merger relief reserves 49,615 Foreign currency reserves (10,086) Minority interest 32,594 Xonn-CURRENT LIABILITIES 18,028 Long term borrowings 393,588 ABS senior notes 92,758		FF7 204	647 500		
Current tax liabilities 18,749 16,378 766,179 852,153 NET CURRENT ASSETS 533,250 531,107 1,066,130 1,063,559 FINANCED BY : 540,367 540,367 Share capital 540,367 540,367 Varrants 8,777 8,777 Treasury shares (54) (54) Share premium 195,112 195,112 Capital reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 1 1 Long term borrowings 393,588 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873					
786,179 852,153 NET CURRENT ASSETS 533,250 531,107 1,066,130 1,063,559 FINANCED BY :	Borrowings	210,129	188,193		
NET CURRENT ASSETS 533,250 531,107 1,066,130 1,063,559 FINANCED BY :	Current tax liabilities	18,749	16,378		
1,066,130 1,063,559 FINANCED BY : 540,367 540,367 Share capital 540,367 540,367 Warrants 8,777 8,777 Treasury shares (54) (54) Share premium 195,112 195,112 Capital reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES Long term borrowings 393,588 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873		786,179	852,153		
FINANCED BY :Share capital540,367540,367Warrants8,7778,777Treasury shares(54)(54)Share premium195,112195,112Capital reserves34,13734,137Merger relief reserves49,61549,615Foreign currency reserves(10,086)(12,160)Accumulated losses(288,706)(295,197)Equity attributable to equity holders of the parent529,162520,597Minority interest32,59427,579Total equity561,756548,176NON-CURRENT LIABILITIES18,028407,964Deferred tax liabilities18,02817,546ABS senior notes92,75889,873	NET CURRENT ASSETS	533,250	531,107		
Share capital 540,367 540,367 Warrants 8,777 8,777 Treasury shares (54) (54) Share premium 195,112 195,112 Capital reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 18,028 407,964 Long term borrowings 393,588 407,964 ABS senior notes 92,758 89,873		1,066,130	1,063,559		
Warrants 8,777 8,777 Treasury shares (54) (54) Share premium 195,112 195,112 Capital reserves 34,137 34,137 Merger relief reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 18,028 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873	FINANCED BY :				
Warrants 8,777 8,777 Treasury shares (54) (54) Share premium 195,112 195,112 Capital reserves 34,137 34,137 Merger relief reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 18,028 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873	Share capital	540.367	540.367		
Treasury shares (54) (54) Share premium 195,112 195,112 Capital reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 18,028 17,546 Long term borrowings 393,588 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873					
Capital reserves 34,137 34,137 Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 18,028 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873	Treasury shares				
Merger relief reserves 49,615 49,615 Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 18,028 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873	Share premium	195,112	195,112		
Foreign currency reserves (10,086) (12,160) Accumulated losses (288,706) (295,197) Equity attributable to equity holders of the parent 529,162 520,597 Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 1 1 Long term borrowings 393,588 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873	Capital reserves	34,137	34,137		
Accumulated losses(288,706)(295,197)Equity attributable to equity holders of the parent529,162520,597Minority interest32,59427,579Total equity561,756548,176NON-CURRENT LIABILITIES1000000000000000000000000000000000000	Merger relief reserves	49,615	49,615		
Equity attributable to equity holders of the parent529,162520,597Minority interest32,59427,579Total equity561,756548,176NON-CURRENT LIABILITIES1000000000000000000000000000000000000	Foreign currency reserves	(10,086)	(12,160)		
Minority interest 32,594 27,579 Total equity 561,756 548,176 NON-CURRENT LIABILITIES 500,000 500,000 Long term borrowings 393,588 407,964 Deferred tax liabilities 18,028 17,546 ABS senior notes 92,758 89,873	Accumulated losses	(288,706)	(295,197)		
Total equity561,756548,176NON-CURRENT LIABILITIESLong term borrowings393,588407,964Deferred tax liabilities18,02817,546ABS senior notes92,75889,873	Equity attributable to equity holders of the parent	529,162	520,597		
NON-CURRENT LIABILITIESLong term borrowings393,588407,964Deferred tax liabilities18,02817,546ABS senior notes92,75889,873	Minority interest	32,594	27,579		
Long term borrowings393,588407,964Deferred tax liabilities18,02817,546ABS senior notes92,75889,873	Total equity	561,756	548,176		
Deferred tax liabilities18,02817,546ABS senior notes92,75889,873	NON-CURRENT LIABILITIES				
ABS senior notes 92,758 89,873	Long term borrowings	393,588	407,964		
	Deferred tax liabilities	18,028	17,546		
504,374 515,383	ABS senior notes	92,758	89,873		
		504,374	515,383		

Net assets per share attributable to ordinary equity holders of the parent (RM)

> (The Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Statements for the 18 months ended 30 June 2006)

1,066,130

0.98

1,063,559

0.96

TO: BURSA MALAYSIA SECURITIES BERHAD FR: SUNWAY HOLDINGS INCORPORATED BERHAD (37465A)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FAX NO: 03-2026 3670 FAX NO: 03-5639 9507

30-Nov-2006

		IATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT							MINORITY	TOTAL	
	Share capital <u>RM'000</u>	 Treasury shares <u>RM'000</u>	Warrants <u>RM'000</u>	Share premium <u>RM'000</u>	lon- distributab Capital reserves <u>RM'000</u>	le Merger relief reserves <u>RM'000</u>	Foreign Currency reserves <u>RM'000</u>	Distributable Accumulated losses <u>RM'000</u>	TOTAL <u>RM'000</u>		EQUITY <u>RM'000</u>
At 1 January 2005	539,029	-	8,791	195,111	34,137	49,615	(8,521)	(236,779)	581,383	17,012	598,395
(as previously stated) -prior year adjustment	-	-	-	-	-	-	-	(39,367)	(39,367)	-	(39,367)
At 1 January 2005 (as restated)	539,029	-	8,791	195,111	34,137	49,615	(8,521)	(276,146)	542,016	17,012	559,028
Currency translation differences	-	-	-	-	-	-	(3,639)	-	(3,639)	-	(3,639)
Revaluation reserves written off	-	-	-	-	-	-	-	-	-	-	-
Net income / (expense) recognised directly in equity	-	-	-	-	-	-	(3,639)	-	(3,639)	-	(3,639)
Net loss for the financial year	-		-	-	-	-	-	(11,270)	(11,270)	10,477	(793)
Share of dividends	-		-	-	-	-	-	-	-	(2,825)	(2,825)
Share of net assets arising from acquisition	-		-			-		-	-	2,915	2,915
Total recognised income and expense Issue of shares:	-	-	-	-		-	(3,639)	(11,270)	(14,909)	10,567	(4,342)
- exercise of options over ordinary shares	1,338	-	-	1	-	-	-	-	1,339	-	1,339
Repurchase of shares	-	(54)	-	-	-	-	-	-	(54)	-	(54)
Issue of warrants:											
- warrants issue cost	-	-	(14)	-	-	-	-	-	(14)	-	(14)
Dividends for the financial year ended 31 December 2004 (paid)	-		-	-	-	-	-	(7,781)	(7,781)	-	(7,781)
At 30 June 2006	540,367	(54)	8,777	195,112	34,137	49,615	(12,160)	(295,197)	520,597	27,579	548,176
At 1 July 2006	540,367	(54)	8,777	195,112	34,137	49,615	(12,160)	(295,197)	520,597	27,579	548,176
Currency translation differences	-	-	-	-	-	-	2,074	-	2,074		
Revaluation reserves written off	-	-	-	-		-	-	-	-	-	-
Net income / (expense) recognised directly in equity	-	-	-	-		-	2,074	-	2,074	-	2,074
Net profit for the financial year	-	-		-	-	-	-	6,491	6,491	1,897	8,388
Additional shares acquired from minority shareholders	-	-	-	-		-	-	-	-	(710)	(710)
Additional shares acquired by minority shareholders	-	-	-	-		-	-	-		3,229	3,229
Incorporation of subsidiary	-	-	-	-	-	-	-	-	-	599	599
Total recognised income and expense	-								-	-	-
Issue of shares:									-		
- exercise of options over ordinary shares	-	-	-	-	-	-	-	-	-	-	-
At 30 September 2006	540,367	(54)	8,777	195,112	34,137	49,615	(10,086)	(288,706)	529,162	32,594	561,756
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(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the 18 months ended 30 June 2006)

30-Nov-2006

UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	For the 3 months period ended 30-Sep-06 RM'000	For the 18 months period ended 30-Jun-06 RM'000
Operating activities		
Cash from operations Tax paid Tax refund Interest received Dividends received from other investments	20,598 (6,277) 815 433 27	188,232 (36,015) 8,978 3,631 141
Net cash flow from operating activities	15,596	164,967
Investing activities		
Proceeds from dilution in stake of subsidiary companies Proceeds from disposal of other investments Proceeds from disposal of property, plant and equipment Purchase of property, plant and equipment Purchase of additional shares in a subsidiary company Purchase of subsidiary companies	- - 168 (6,576) (880) -	1,801 7,736 4,963 (71,497) - (48,266)
Net cash flow from investing activities	(7,288)	(105,263)
Financing activities		
Repayment of lease and hire purchase Warrants issue cost Proceeds from issue of shares - exercise of options over ordinary shares Advances from shareholder of a subsidiary company Subscription of shares by minority interest Dividends paid to minority interest Dividends paid to shareholders Bank borrowings drawdown Repayment of bank borrowings Repayment of Notes Repurchase of shares Interest received Interest paid	(897) - - 229 56 - - - 66,100 (64,096) - - - 529 (7,568)	(22,795) (14) 1,339 3,920 1,396 (2,825) (19,424) 739,648 (637,278) (1,527) (54) 4,179 (44,517)
Net cash flow from financing activities	(5,647)	22,048
Changes in cash and cash equivalents	2,661	81,752
Currency translation differences	(329)	(413)
Cash and cash equivalents at beginning of the year	173,062	91,723
Cash and cash equivalents at end of the year	175,394	173,062

(The Unaudited Condensed Cash Flow Statement should be read in conjunction with the Annual Financial Statements for the 18 months ended 30 June 2006)