

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

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

26 AUGUST 2008

## 1. Accounting Policies

The unaudited interim report has been prepared in accordance with FRS 134 "Interim Financial Reporting" and paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad, and should be read in conjunction with the Group's Annual Statutory Financial Statements for the financial year ended 30 June 2007.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual statutory financial statements for the financial year ended 30 June 2007, other than the adoption of new/revised Financial Reporting Standards (refer Note 2).

## 2. Changes in Accounting Policies

The significant accounting policies adopted by the Group in this interim financial report are consistent with those of the statutory financial statements for the financial year ended 30 June 2007 except for the adoption of the following new/revised FRSs that are effective for the financial period beginning 1 July 2007:

FRS 107	Cash Flow Statements
FRS 111	Construction Contracts
FRS 112	Income Taxes
FRS 117	Leases
FRS 118	Revenue
FRS 124	Related Party Disclosures
FRS 134	Interim Financial Reporting
FRS 137	Provisions, Contingent Liabilities and Contingent Assets
IC Interpretation 8	Scope of FRS 2

The adoption of the new/revised FRSs did not have any significant impact on the Group except for the following:

### (i) FRS 112 – Income Taxes

The adoption of the revised FRS 112 has resulted in a retrospective change in the accounting policy relating to the recognition of deferred tax on the reinvestment allowance which was not allowed to be recognized on the basis of the tax-based approach adopted in the previous FRS regime.

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

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

26 AUGUST 2008

## 2. Changes in Accounting Policies (Continued)

### (i) FRS 112 – Income Taxes (continued)

Upon the adoption of the revised FRS 112 at 1 July 2007, certain comparatives amounts has been accounted for retrospectively and certain comparatives as at 30 June 2007 have been restated as follows:

<u>Balance Sheet as at 30 June 2007</u>	<b>As previously reported RM'000</b>	<b>Effects RM'000</b>	<b>As restated RM'000</b>
Accumulated losses	(310,539)	826	(309,713)
Deferred tax liabilities	15,373	(826)	14,547

### (ii) FRS 117 – Leases

The adoption of the revised FRS 117 has resulted in a retrospective change in the accounting policy relating to the classification of leasehold land. The up-front payments made for the leasehold land represents prepaid land lease payments and are amortised on a straight-line basis over the lease term. A lease of land and building is apportioned into a lease of land and a lease of building in proportion to the relative fair values of the leasehold interests in the land element and the building element of the lease at the inception date of the lease. Prior to 1 July 2007, leasehold land was classified as property, plant and equipment and was stated at cost less accumulated depreciation and impairment losses.

Upon the adoption of the revised FRS 117 at 1 July 2007, the unamortised amount of leasehold land is retained as the surrogate carrying amount of prepaid land lease payments as allowed by the transitional provisions of FRS 117. The reclassification of leasehold land as prepaid land lease payments has been accounted for retrospectively and certain comparative amounts as at 30 June 2007 have been restated as follows:

<u>Balance Sheet as at 30 June 2007</u>	<b>As previously reported RM'000</b>	<b>Effects RM'000</b>	<b>As restated RM'000</b>
Property, plant and equipment	294,452	(13,251)	281,201
Prepaid land lease payments	-	13,251	13,251

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

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

26 AUGUST 2008

**3. Qualification of Financial Statements**

The auditors' report of the preceding annual statutory financial statements was not subject to any qualification.

**4. Seasonal or Cyclical Factors**

The Group's operations were not materially affected by any seasonal or cyclical factors .

**5. Nature and Amount of Unusual Items**

There were no unusual items for the current financial quarter and financial year-to-date.

**6. Nature and Amount of Changes in Estimates**

There were no changes in estimates of amounts in prior interim periods of the current financial year and in the prior financial years that have material effect in the current interim period.

**7. Issuance and Repayment of Debt and Equity Securities**

There were no issuance and repayment of debt and equity securities, share cancellations and resale of treasury shares for the current financial year under review except for the following:

- (i) the issuance of equity securities of 5,279,850, 959,125, 182,000, and 22,750 new ordinary shares for cash pursuant to the Employees' Share Option Scheme at exercise prices of RM1.00 per share, RM1.21 per share, RM1.75 per share and RM1.88 per share respectively;
- (ii) the issuance of equity securities of 8,471 new ordinary shares for cash pursuant to the conversion of 8,471 warrants of RM1.00 each at exercise price of RM1.30 per share;
- (iii) the repurchase of equity securities of 21,185,700 ordinary shares at prices ranging from RM1.15 to RM1.46 per share;
- (iv) repayment of syndicated debt by the Company amounting to RM273.6 million; and
- (v) repayment of ABS Senior notes amounting to RM93.5 million.

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

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

26 AUGUST 2008

## 8. Segment Reporting

	Construction RM'000	Property Development RM'000	Trading RM'000	Building Materials RM'000	Quarry RM'000	Financial Services RM'000	Investment Holding RM'000	Others RM'000	Intersegment Eliminations RM'000	Group RM'000
<b>Revenue</b>										
External revenue	955,136	46,335	359,214	101,139	334,138	4,486	498	21,810	-	1,822,756
Inter-segment revenue	10,220	-	73,459	5,872	11,674	1,426	27,788	9,326	(139,765)	-
<b>Total revenue</b>	<b>965,356</b>	<b>46,335</b>	<b>432,673</b>	<b>107,011</b>	<b>345,812</b>	<b>5,912</b>	<b>28,286</b>	<b>31,136</b>	<b>(139,765)</b>	<b>1,822,756</b>
<b>Segment results</b>	<b>19,600</b>	<b>16,072</b>	<b>35,437</b>	<b>2,665</b>	<b>69,272</b>	<b>3,289</b>	<b>5,246</b>	<b>(1,442)</b>	-	<b>150,139</b>
Finance income	1,199	3,142	222	71	71	69	882	620	-	6,276
Finance cost	(8,268)	(7,273)	(4,130)	(1,678)	(1,658)	-	(24,167)	151	-	(47,023)
Share of results of jointly controlled entity	9,210	-	-	-	-	-	-	-	-	9,210
Share of results of associates	5,321	-	(6)	-	-	-	-	4,887	-	10,202
<b>Profit/(loss) before taxation</b>	<b>27,062</b>	<b>11,941</b>	<b>31,523</b>	<b>1,058</b>	<b>67,685</b>	<b>3,358</b>	<b>(18,039)</b>	<b>4,216</b>	-	<b>128,804</b>
Taxation										(25,600)
<b>Profit for the financial year</b>										<b>103,204</b>

Note – The aggregate division has been reclassified from the construction segment to the quarry segment.

**TO: BURSA MALAYSIA SECURITIES BERHAD**  
**FR: SUNWAY HOLDINGS BERHAD (37465A)**  
**(formerly known as SUNWAY HOLDINGS INCORPORATED BERHAD)**

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

**26 AUGUST 2008**

## **9. Valuation of Property, Plant and Equipment and Investment Properties**

There is no valuation of property, plant and equipment and investment properties, as the Group does not adopt a revaluation policy.

## **10. Material Events Subsequent to the End of the Period Under Review**

There was no material events subsequent to the year ended 30 June 2008, except for:

(a) The Group had on 29 July 2008, entered into a Share Sale Agreement (“SSA”) for the proposed acquisition of 90 ordinary shares, representing 90% equity interest in Totalrubber Ltd (“Totalrubber”) for a total cash consideration of AUD4.5 million (equivalent to approximately RM14.2 million) with the following parties:

(i) Parshenka Pty Limited (“Parshenka”), Roflex Pty Ltd (“Roflex”), Fifteenth Sonmar Pty Ltd (“Fifteenth Sonmar”); and

(ii) John Gerald Keays, Yvonne Eileen Rose Keays and Francis Ling.

Totalrubber is a company incorporated in Australia and its principal activities are importation and distribution of rubber products at various locations in Australia.

(b) RHB Investment Bank Berhad (“RHB”) had on 18 August 2008, announced on behalf of the Company, the intention to undertake the following proposals:

(i) proposed renounceable rights issue of up to 257,268,991 New Warrants in Sunway at an issue price of RM0.02 per New Warrant for every 3 Sunway Shares held at a date to be determined (“Entitlement Date”);

(ii) proposed restricted issue of up to 8,955,825 New Warrants in Sunway at an issue price of RM0.02 per New Warrant to the ESOS holders on the basis of 1 New Warrant for every 3 existing ESOS Options held on the Entitlement Date; and

(iii) proposed restricted issue of up to 65,660,057 New Warrants in Sunway at an issue price of RM0.02 per New Warrant to the Entitled Warrants Holders on the basis of 1 New Warrant for every 3 Unexercised Warrants held on the Cut-Off Date.

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

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

26 AUGUST 2008

## 11. Changes in the Composition of the Group

There were no material changes in the composition of the Group for the current financial quarter and financial year to date except for the following:-

- (a) The Group had on 30 October 2007 disposed of its 65.0% equity interest in PT Sunway – Yasa PMI Pile for a total cash consideration of RM1.7 million.

The effects of this disposal on the financial results of the Group during the period is shown as follows:-

	<b>RM'000</b>
Net assets disposed	1,873
Total disposal proceeds	(1,700)
Loss on disposal to the Group	<u>173</u>
Cash outflow arising on disposal:	
Cash consideration	1,700
Cash and cash equivalents of subsidiary disposed	(4,189)
Net cash outflow of the Group	<u>(2,489)</u>

- (b) The Group had on 5 December 2007 acquired the entire equity interest in Taiping Kuari Sdn. Bhd. ("Taiping Kuari") for a total cash consideration of RM3,910,903.

The provisional fair value of net assets of Taiping Kuari at the date of acquisition was RM1,900,803 and the provisional goodwill on acquisition amounted to RM2,010,100.

The effects of this acquisition on the financial results of the Group during the period is shown as follows:

	<b>RM'000</b>
(i) Decrease in the Group's net profit 7 months ended 30 June 2008	(844)
(ii) Increase in the Group's net assets	1,031
(iii) Net cash outflow on acquisition	3,739

- (c) The Group had on 6 December 2007 acquired the remaining balance of 40.0% equity interest in Sunway GD Piling Sdn Bhd ("Sunway GD Piling") for a total consideration of RM2,400,000. As a result of the acquisition, Sunway GD Piling became a wholly-owned subsidiary of the Group. The acquisition was fully completed on 27 March 2008.

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

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

26 AUGUST 2008

## 11. Changes in the Composition of the Group (Continued)

(d) The Group had on 14 December 2007 acquired the remaining balance of 34.3% equity interest in Sunway Spun Pile (Zhuhai) Co Ltd (formerly known as Sunway Hoston (Zhuhai) Spun Pile Co Ltd) ("Sunway Spun Pile") for a total consideration of RMB15,778,000 (equivalent to approximately RM7,129,000). As a result of the acquisition, Sunway Spun Pile became a wholly-owned subsidiary of the Group. Subsequently, on 26 January 2008, the Group disposed off 20.0% of its equity interest in Sunway Spun Pile to Rongyao Investment Development Co Ltd for a total consideration of RMB8,982,924 (equivalent to approximately RM4,043,214).

(e) The Group had on 8 January 2008 acquired the entire equity interest in Ansa Teknik Holdings Sdn. Bhd. ("Ansa Teknik") for a total cash consideration of RM9,681,959.

The provisional fair value of net assets of Ansa Teknik at the date of acquisition was RM2,799,900 and the provisional goodwill on acquisition amounted to RM6,882,059.

The effects of this acquisition on the financial results of the Group during the period is shown as follows:

	<b>RM'000</b>
(i) Decrease in the Group's net profit 6 months ended 30 June 2008	(27)
(ii) Increase in the Group's net assets	5,494
(iii) Net cash outflow on acquisition	9,256

(f) The Group had on 27 May 2008 acquired a 60% interest in Sun Pharmaceutical Sdn. Bhd. ("Sun Pharmaceutical") for a total cash consideration of RM2,520,000.

The provisional fair value of net assets of Sun Pharmaceutical at the date of acquisition was RM1,994,400 and the provisional goodwill on acquisition amounted to RM525,600.

The effects of this acquisition on the financial results of the Group during the period is shown as follows:

	<b>RM'000</b>
(i) Increase in the Group's net profit 1 month ended 30 June 2008	218
(ii) Increase in the Group's net assets	3,687
(iii) Net cash outflow on acquisition	2,109

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

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

26 AUGUST 2008

## 11. Changes in the Composition of the Group (Continued)

(g) The Group had on 27 June 2008 entered into a Shareholders Agreement with Sunway City Berhad ("SunCity") for the purpose of recording the understanding of the co-operation and joint venture of the parties via Sunway Real Estate (China) Limited ("Sunway Real Estate"), a joint venture company registered in Hong Kong Special Administrative Region, to undertake a property development project ("the Project") on a piece of land located in Jiangyin, China and other projects in future.

On even date, Sunway Real Estate had also entered into the following agreements to undertake the Project with Shanghai Guang Hao Real Estate Development Group Co. Ltd. ("Shanghai Guanghao") through a joint venture company, Jiangyin Guang Hao Real Estate Development Co. Ltd. ("Jiangyin Guanghao"):-

- (i) Master Agreement with Shanghai Guanghao
- (ii) Equity Joint Venture Agreement with Shanghai Guanghao
- (iii) Share Capital Subscription Agreement with Shanghai Guanghao and Jiangyin Guanghao; and
- (iv) Articles of Association of Jiangyin Guanghao with Shanghai Guanghao

Sunway Real Estate will subscribe for new shares in Jiangyin Guanghao representing 65% of the enlarged share capital of Jiangyin Guanghao. Shanghai Guanghao will hold the remaining 35% equity interest in Jiangyin Guanghao.

In furtherance to the Shareholders Agreement, the Group had on 11 July 2008, entered into a Subscription Agreement with SunCity and Sunway Real Estate for the proposed subscription of 9,995 new ordinary shares of HK\$1.00 each and 148,000,000 new redeemable preference shares of HK\$0.01 each at an issue price of HK\$1.00 each in Sunway Real Estate. As a result, the Group will have a 40% shareholding in Sunway Real Estate and the remaining 60% will be held by SunCity.

## 12. Contingent Liabilities

Details of contingent liabilities of the Group as at the date of issue of the report are as follows:

	<b>30-June-08</b>	<b>30-June-07</b>
	<b><u>RM'000</u></b>	<b><u>RM'000</u></b>
Guarantees given to third parties in respect of contracts and trade performance	902,959	870,038

There were no other material changes in contingent liabilities since the last annual balance sheet date.



**TO: BURSA MALAYSIA SECURITIES BERHAD**  
**FR: SUNWAY HOLDINGS BERHAD (37465A)**  
**(formerly known as SUNWAY HOLDINGS INCORPORATED BERHAD)**

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

**26 AUGUST 2008**

**13. Review of Performance**

The Group posted revenue of RM577.0 million and profit before taxation of RM24.8 million for the current quarter as compared to revenue of RM626.1 million and loss before taxation of RM35.8 million for the corresponding quarter in the previous financial year. The higher revenue in the last corresponding quarter was due to the completion of several domestic construction projects, whereas the losses were mainly attributable to the RM50.0 million provision made in consideration of the termination of the Letter of Undertaking granted by the Company to SILK, which was settled in the current financial year (as explained in Note 20 (i)). Notwithstanding the provision of RM50.0 million, the Group's current quarter profit would have been almost double that of the previous year's corresponding quarter.

**14. Material Changes in the Quarterly Results Compared to the Results of the Immediate Preceding Quarter**

The Group recorded revenue of RM577.0 million and profit before taxation of RM24.8 million as compared to the revenue of RM356.5 million and profit before taxation of RM30.5 million in the immediate preceding quarter. The higher revenue in the current quarter was mainly contributed by the construction segment. However, the escalation of construction and building materials costs has resulted in lower profit margins in the construction segment in the current quarter.

**15. Current Year Prospects**

The supply of building materials to overseas market is expected to continue to contribute significantly to the financial performance of the Group.

With an outstanding order book of approximately RM2.2 billion comprising 50:50 of domestic and overseas projects, the Group's construction arm will be kept busy for the forthcoming financial year. Other segments like the quarry and trading divisions, combined with the property development contribution from Singapore, will continue to set the foundation for sustainable earnings for the Group.

**16. Variance of Actual Profit from Profit Forecast**

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

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

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

26 AUGUST 2008

## 17. Income Tax

	<b>Individual Quarter 30-June-08 <u>RM'000</u></b>	<b>Cumulative Quarter 30-June-08 <u>RM'000</u></b>
Current taxation	5,318	26,545
Deferred taxation	1,367	1,211
Over accruals in respect of prior financial years	(60)	(2,156)
	<b><u>6,625</u></b>	<b><u>25,600</u></b>

The Group's effective tax rate for the financial year ended 30 June 2008 is lower than the statutory tax rate mainly due to certain foreign sourced income not subject to tax, utilization of unabsorbed tax losses and unutilized tax allowances.

## 18. Profits/(Loss) on Sale of Unquoted Investments and/or Properties

There was no disposal of unquoted investments and/or properties for the current quarter.

## 19. Quoted Securities

There was neither any purchase nor disposal of quoted securities for the current quarter.

## 20. Status of Corporate Proposals Announced

There were no corporate proposals announced but not completed as at the date of this report except for the following, which were completed in the current quarter:

- (i) the proposed settlement to the RM2.01 billion Al-Bai Bithaman Ajil Islamic Debt Securities ("BaIDS") issued by SILK, a wholly-owned subsidiary of SIB, which in turn is an associated company of the Group have received approval from the relevant authorities and has settled the compensation of RM50 million on 24 January 2008 in consideration for the termination of the Letter of Undertaking ("LOU") granted to SILK, of which the LOU was terminated on 25 January 2008.

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

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

26 AUGUST 2008

## 20. Status of Corporate Proposals Announced (Continued)

The Group had on 27 February 2008, entered into a conditional Sale and Purchase Agreement with Infra Bumitek Sdn Bhd ("IBSB") and the holders of the Sukuk Mudharabah (that was issued on 25 January 2008 by Manfaat Tetap Sdn Bhd, a wholly-owned subsidiary of SILK to refinance the BaIDS), namely Affin Bank Berhad, CIMB Bank Berhad, Bank Islam Malaysia Berhad, Etiqa Insurance Berhad (formerly known as Malaysia National Insurance Bhd), Etiqa Takaful Berhad (formerly known as Takaful Nasional Sdn Bhd), Uni.Asia General Insurance Berhad and Uni.Asia Life Assurance Berhad ("the Lenders") for the proposed disposal of 65,090,802 ordinary shares of RM0.50 each, representing 36.16% equity interest in SunInfra to IBSB for a total cash consideration of RM11,065,436.34 payable to PB Trustee Services Berhad, the trustee to the Lenders, for subsequent payment to the Lenders via the Ijarah Rental Payment Account pursuant to the terms of the Sukuk Mudharabah. The disposal of shares had been completed on 27 May 2008.

- (ii) ABS Land & Properties Berhad ("ABS") had on 29 May 2008, fully redeemed the Subordinated Class ABS Notes by entering into the respective sale and purchase agreements ("SPAs") or novation/assignment agreements ("Novation Agreements") with certain subsidiaries of the Group for certain properties and the proposed transfer/assignment is deemed to be completed on the abovementioned date.

## 21. Group Borrowings and Debt Securities

Group borrowings and debt securities as at the end of the financial year are as follows:

	<u>Current</u> <u>RM'000</u>	<u>Non-Current</u> <u>RM'000</u>	<u>Total</u> <u>RM'000</u>
<u>Borrowings</u>			
Secured	80,645	56,222	136,867
Unsecured	173,204	399,896	573,100
	<b>253,849</b>	<b>456,118</b>	<b>709,967</b>

Included in the above are borrowings which are denominated in foreign currencies as follows:-

	<u>Current</u>	<u>Non Current</u>
<u>Secured</u>		
Denominated in Singapore Dollar (SGD'000)	4,487	2,954
Denominated in Trinidad & Tobago Dollar (TTD'000)	8,727	-
Denominated in India Rupee (IR'000)	412	-
Denominated in Vietnam Dong (VND 'million)	2,000	-
Denominated in Chinese Renminbi (RMB'000)	17,345	1,164
<u>Unsecured</u>		
Denominated in Singapore Dollar (SGD'000)	3,490	332
Denominated in United States Dollar (USD'000)	4,000	6,000
Denominated in Chinese Renminbi (RMB'000)	3,000	100,950

**TO: BURSA MALAYSIA SECURITIES BERHAD**  
**FR: SUNWAY HOLDINGS BERHAD (37465A)**  
**(formerly known as SUNWAY HOLDINGS INCORPORATED BERHAD)**

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

**26 AUGUST 2008**

## **22. Off Balance Sheet Financial Instruments**

There were no financial instruments with off balance sheet risks as at 20 August 2008, being the latest practicable date which is not earlier than 7 days from the date of issue of the report.

## **23. Material Litigation**

- (a) Updates from previously reported material litigation on Sunway Leasing Sdn Bhd (formerly known as Sunway Credit and Leasing Sdn Bhd) ("SCL") against Atlas Corporation Sdn Bhd ("Atlas") and Yeo Chu Hui ("Yeo") under Kuala Lumpur High Court No. D3-22-1231-2002.

On 26 September 2007, SCL received a cheque payment of RM5.6 million as the full and final settlement between the parties, as per the previous quarter's announcement, and all legal matters held in abeyance has been discontinued.

- (b) A suit was filed by Affin Bank Berhad ("Affin") against, inter alia, Yap Yee Ping and Ng Kam Hung ("Plaintiffs") for payment of an amount of RM27,691,054.88 and/or any other amount to Affin. The Plaintiffs are seeking, inter alia, certain declarations and also an order that SunwayMas Sdn Bhd ("SunwayMas"), a wholly-owned subsidiary of the Group, indemnifies the Plaintiffs for all claims brought against them by Affin in relation to a tripartite agreement executed amongst Cindai Unggul Sdn Bhd ("Employer"), SunwayMas and BSN Commercial Bank Bhd (now vested in Affin) on 2 May 2000. SunwayMas was appointed as a Project Manager to revive, manage and coordinate the development and construction of the Employer on a piece of land in the Mukim of Pulai, District of Johor Bahru, Johor.

Arising from this suit, the Plaintiffs have filed a counterclaim action against Affin and SunwayMas as the second defendant on 9 May 2008. Thereafter, the Plaintiffs have served a Statement of Defence and Counterclaim ("Counterclaim") on SunwayMas.

SunwayMas intends to defend this Counterclaim and has instructed its solicitors to advise it.

Except for the abovementioned claims, there was no pending material litigation as at 20 August 2008 being the latest practicable date, which is not earlier than 7 days from the date of this report.

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

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

26 AUGUST 2008

## 24. Dividend

The Board of Directors has proposed a final dividend for the financial year ended 30 June 2008, which is subject to shareholders' approval at the forthcoming Annual General Meeting of the Company, as follows:

From	Gross amount	Tax amount	Net amount	% proposed
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	
Section 108	12,317	(3,079)	9,238	2.3382
Tax exempt account	2,614	-	2,614	0.4963
<b>Total</b>	<b>14,931</b>	<b>(3,079)</b>	<b>11,852</b>	<b>2.8345</b>

## 25. Earnings Per Share

	Individual Quarter	Cumulative Quarter
	<u>30-June-08</u>	<u>30-June-08</u>
Net earnings for the period (RM'000)	17,701	100,617
Weighted average number of ordinary share in issue ('000)	529,347	540,390
<b>Basic earnings per share (sen)</b>	<b>3.34</b>	<b>18.62</b>
Net earnings for the period (RM'000)	17,701	100,563
Weighted average number of ordinary share in issue ('000)	560,734	590,092
<b>Diluted earnings per share (sen)</b>	<b>3.16</b>	<b>17.05</b>

The computation of the weighted average number of ordinary shares in issue is net of treasury shares.

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

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

26 AUGUST 2008

## 26. Commitments

- (a) Capital commitment not provided for in the financial year as at 30 June 2008 is as follows:-

	<b>30-June-08</b> <b><u>RM'000</u></b>	<b>30-June-07</b> <b><u>RM'000</u></b>
Amount authorised and contracted for	31,391	25,287
Amount authorised but not contracted for	4,556	13,664
	<u>35,947</u>	<u>38,951</u>

- (b) Operating lease commitment not provided for in the financial year as at 30 June 2008 is as follows:-

	<b>30-June-08</b> <b><u>RM'000</u></b>	<b>30-June-07</b> <b><u>RM'000</u></b>
Non-cancellable operating lease commitment:		
- not later than 1 year	5,976	3,650
- later than 1 year and not later than 5 years	9,041	2,331
- later than 5 years	-	5,107
	<u>15,017</u>	<u>11,088</u>

## 27. Comparative figures

Certain comparative figures, where applicable, have been modified to conform to the current year's presentation.

By order of the Board  
**Puan Sri Datin Seri (Dr) Susan Cheah Seok Cheng**  
**Tan Kim Aun**  
**Lee Suan Choo**  
 Secretarie