

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

Director/ substantial shareholder	Company	Principal activities	Position held
	Dekon Style Sdn Bhd	Specialist contractor in renovation of commercial projects	Shareholder
	Dekon Resources Sdn Bhd	Landscaping works, general construction works, supply and installation of modular house and logistic support for the construction industry	Shareholder
	Sunway Design Sdn Bhd	Interior decorators and contractors	Shareholder
	Asian Strategy & Leadership Incorporated Sdn Bhd	To provide consultancy and to organise and conduct symposia, conferences, seminars and such other like activities in commerce and related inter-disciplinary subjects	Director
	Sunway Education Group Sdn Bhd	To operate commercial college and institute of higher learning	Director
	Monash University Sunway Campus Malaysia Sdn Bhd	Provision of tertiary courses	Director
	Sunway College Ipoh Sdn Bhd	To operate commercial college and institute of higher learning	Director
	Sunway TES (East Malaysia) Sdn Bhd	To operate a commercial college	Director
	Sunway University Sdn Bhd (formerly known as Sunway University College Sdn Bhd)	To provide tertiary courses	Director
	Malaysian Assurance Alliance Berhad	Underwriting of life insurance business including investment link and annuity business and all classes of general insurance business	Director

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

Director/ substantial shareholder	Company	Principal activities	Position held
Dato' Chew Chee Kin	Sunway Computer Services Sdn Bhd	Trading in computers and related components and providing computer services	Shareholder
	Asian Strategy & Leadership Incorporated Sdn Bhd	To provide consultancy and to organise and conduct symposia, conferences, seminars and such other like activities in commerce and related inter-disciplinary subjects	Director
	Monash University Sunway Campus Malaysia Sdn Bhd	Provision of tertiary courses	Director
	Sunway University Sdn Bhd (formerly known as Sunway University College Sdn Bhd)	To provide tertiary courses	Director
	Sunway Education Group Sdn Bhd	To operate commercial college and institute of higher learning	Director
Wong Chin Mun	Vistage Malaysia Sdn Bhd	Chief executive officers organisation	Chairman/Shareholder
Director and substantial shareholder Sarena Cheah	Infra-Melia Sdn Bhd	Trading in general merchandise and rendering support services	Director/Shareholder
	Sunway Education Group Sdn Bhd	To operate commercial college and institute of higher learning	Alternate Director
	Monash University Sunway Campus Malaysia Sdn Bhd	Provision of tertiary courses	Alternate Director
	Sunway International Business & Management Sdn Bhd	Conducting training courses and providing consultancy services	Director
	Sunway TES (East Malaysia) Sdn Bhd	To operate a commercial college	Director

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

Director/ substantial shareholder	Company	Principal activities	Position held
	Sunway- TES Sdn Bhd	Provision of education services and training	Alternate Director
	Sunway College Johor Sdn Bhd	To operate commercial college and institute of higher learning	Director
	Tan Sri (Dr) Jeffrey Cheah School of Medicine Sdn Bhd	Providing education, consultancy and training services	Director
	Sunway University Sdn Bhd (formerly known as Sunway University College Sdn Bhd)	To provide tertiary courses	Alternate Director
	Sunway REIT	A real estate investment trust where funds from investors are pooled and invested towards a specific goal as set out in the investment objective of the fund, to provide unitholders with an exposure to a diverse portfolio of authorised investments that will provide stable cash distributions with the potential for sustainable growth	Unitholder
	Adasia (M) Sdn Bhd	To carry on the business of advertising consultants and agents	Director/Shareholder
	Asian Strategy & Leadership Incorporated Sdn Bhd	To provide consultancy and to organise and conduct symposia, conferences, seminars and such other like activities in commerce and related inter-disciplinary subjects	Alternate Director
	Jef-San	Management services, rental of properties and investment holding	Director
	Sunway Systems Sdn Bhd	Trading in computer software and related business and providing after sales services	Director

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

Director/ substantial shareholder	Company	Principal activities	Position held
	EMC Global Sdn Bhd	Dormant	Director/Shareholder
Substantial shareholders Puan Sri Susan Cheah	Infra-Melia Sdn Bhd	Trading in general merchandise and rendering support services	Director/Shareholder
	Sunway Education Group Sdn Bhd	To operate commercial college and institute of higher learning	Director
	Sunway International Business & Management Sdn Bhd	Conducting training courses and providing consultancy services	Director
	Sunway-TES Sdn Bhd	Provision of education services and training	Director
	Tan Sri (Dr) Jeffrey Cheah School of Medicine Sdn Bhd	Providing education, consultancy and training services	Director
	Sunway University Sdn Bhd (formerly known as Sunway University College Sdn Bhd)	To provide tertiary courses	Director
	Sunway REIT	A real estate investment trust where funds from investors are pooled and invested towards a specific goal as set out in the investment objective of the fund, to provide unitholders with an exposure to a diverse portfolio of authorised investments that will provide stable cash distributions with the potential for sustainable growth	Unitholder
	Adasia (M) Sdn Bhd	To carry on the business of advertising consultants and agents	Shareholder

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

Director/ substantial shareholder	Company	Principal activities	Position held
	Asian Strategy & Leadership Incorporated Sdn Bhd	To provide consultancy and to organise and conduct symposia, conferences, seminars and such other like activities in commerce and related inter-disciplinary subjects	Director
	Jef-San	Management services, rental of properties and investment holding	Director/Shareholder
	Sunway Technology Sdn Bhd	Investment holding	Shareholder
	Sunway Business Applications Sdn Bhd	Trading in computers and related components and providing after sales services	Shareholder
	Enterprise Software Applications Sdn Bhd (formerly known as Ebasic Sdn Bhd)	Providing consulting services for selected software products	Shareholder
	S&I Technology (China) Co. Ltd	Design and development of software for commercial use, system integration, provision of related consultancy services and sale of self developed products	Shareholder
	J.D. Edwards (Malaysia) Sdn Bhd	Marketing a broad range of general business software products and providing its after sales service and conducting training programs and courses	Shareholder
	Sunway E-Systems (M) Sdn Bhd	Provision of information technology consulting services, sales of computer hardware and related products	Shareholder
	Sunway Computer Services Sdn Bhd	Trading in computers and related components and providing computer services	Shareholder

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

Director/ substantial shareholder	Company	Principal activities	Position held
	Sunway Digital Wave Sdn Bhd	Sale and marketing of internet/ broadband services and related products	Shareholder
	Sunway Business Systems Sdn Bhd	Information technology services and software products	Shareholder
	Sunway Systems Sdn Bhd	Trading in computer software and related business and providing after sales services	Director/Shareholder
	Sunway S&I Systems Sdn Bhd	Trading in computer hardware, software and related components and providing after sales services	Shareholder
	Sunway MSC Sdn Bhd	Software developers, software consultants and advisors and to provide other computer software services	Shareholder
	Sunway Technology (Shanghai) Pte Ltd	Software developers, software consultants and advisors and to provide other computer software services	Shareholder
	Peopleco Sdn Bhd	Provide information technology solutions and trading in computer hardware and software	Shareholder
	EMC Global Sdn Bhd	Dormant	Director/Shareholder
Evan Cheah	Adasia (M) Sdn Bhd	To carry on the business of advertising consultants and agents	Director/Shareholder
	Jef-San	Management services, rental of properties and investment holding	Director

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

Director/ substantial shareholder	Company	Principal activities	Position held
	S&I Technology (China) Co. Ltd	Design and development of software for commercial use, system integration, provision of related consultancy services and sale of self-developed products	Director
	Sunway E-Systems (M) Sdn Bhd	Provision of information technology consulting services, sales of computer hardware and related products	Director/Shareholder
	Sunway Digital Wave Sdn Bhd	Sale and marketing of internet/ broadband services and related products	Director
	Sunway S&I Systems Sdn Bhd	Trading in computer hardware, software and related components and providing after sales services	Director
	Sunway MSC Sdn Bhd	Software developers, software consultants and advisors and to provide other computer software services	Director
	Shanghai Sunway Financial Training Co. Ltd	To provide educational services and training	Director
	Sunway E-Systems (S) Pte Ltd	Marketing, installing and supporting integrated manufacturing, accounting and production control systems for the manufacturing industries	Director/Shareholder
	Sunway E-Systems (Thailand) Limited	Importer and distributor of computer hardware and software and provider of technical and maintenance services	Director/Shareholder
	S&I Systems (Thailand) Limited	Investment holding	Director/Shareholder
	EMC Global Sdn Bhd	Dormant	Shareholder

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

14.2.3 The interests of our Directors and/or substantial shareholders in these other businesses and corporations as set out in Sections 14.2.1 and 14.2.2 of this Prospectus, would not give rise to a situation of conflict of interest with our Group as most of these companies are mainly involved in investment holding and/or small-scale or immaterial businesses relative to our businesses. The involvement of our Directors in other businesses set out above does not preclude them from allocating most of their time to our Group because the daily operations in those businesses are managed by the respective companies' personnel. They only attend meetings of other boards on which they serve and accordingly discharge their principal areas of responsibility as directors of those companies. They have been and have ensured that they would be able to fulfil and discharge their duties and responsibilities effectively as our Directors.

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14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

14.3 Monitoring and oversight of related party transactions and conflict of interest

Related party transactions, by their very nature, involve a conflict of interest between the related parties and us with whom we entered into such transactions with. Any related party transaction or conflict of interest situation involving us (including any future related party transaction and conflict of interest situation) must be reviewed by our Audit Committee which will report such transaction or conflict to our Board for their further action. If any related party transaction involves any of:

- (i) our Directors and persons connected/related to them; and/or
- (ii) our substantial shareholders and persons connected/related to them,

then:

- (i) the relevant Director and persons connected/related to that Director; and/or
- (ii) the relevant substantial shareholder and persons connected/related to that substantial shareholder,

are required to abstain from deliberation and/or voting at the relevant Board meeting and general meeting in deciding on the related party transaction.

Further, our Audit Committee has the following responsibilities in relation to the monitoring of related party transactions and conflict of interests:

- (i) review the propriety of any related party transaction and conflict of interest situation that may arise within our Company or our Group including any transaction, procedure or course of conduct that raises questions of management integrity;
- (ii) review the adequacy, appropriateness and compliance of the procedures established to monitor recurrent related party transactions;
- (iii) review all related party transactions entered into by our Company and our Group during the Audit Committee's quarterly meeting in order to ensure that the related party transactions were entered into on an arm's length basis and on normal commercial terms; and
- (iv) review and approve the circular to our shareholders in respect of the proposed shareholders' mandate for recurrent related party transactions and the statements by the Audit Committee in respect of the proposed shareholders' mandate for recurrent related party transactions.

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14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

14.4 Declaration by advisers on conflict of interests**14.4.1 Declaration by CIMB**

CIMB is not aware of any circumstances that exist or are likely to give rise to a possible conflict of interest situation in relation to its capacity as the Joint Principal Advisers for our Listing.

CIMB is the Joint Principal Adviser for our Listing. CIMB is also the Adviser to SunCity and SunH for the preparation of all submissions of SunCity and SunH to the regulatory authorities, where required, and the circular to shareholders and explanatory statement to warrant holders of SunCity, and circular to shareholders and circular to warrant holders of SunH in relation to the Acquisition, the Capital Reduction and Repayment, the Warrant Scheme and the ESOS Termination. Goldman Sachs (Malaysia) Sdn Bhd and OSK Investment Bank Berhad have been appointed as the Independent Advisers to advise non-interested directors and non-interested shareholders of SunCity and SunH on the Acquisition, respectively.

CIMB, its related and associated companies (the "CIMB Group") form a diversified financial group and are engaged in a wide range of investment and commercial banking, brokerage, securities trading, asset and funds management and credit transaction service businesses. The CIMB Group has engaged and may in the future, engage in transactions with and perform services for Sunway and/or its affiliates, in addition to the role involved in the Acquisition, the Capital Reduction and Repayment, the Warrant Scheme and the ESOS Termination. In addition, in the ordinary course of business, any member of the CIMB Group may at any time offer or provide its services to or engage in any transactions (on its own account or otherwise) with Sunway and/or its affiliates, hold long or short positions, and may trade or otherwise effect transactions for its own account or the account of its other customers in debt or equity securities or senior loans of Sunway and/or its affiliates. This is a result of the businesses of CIMB Group generally acting independently of each other and accordingly there may be situations where parts of the CIMB Group and/or its customers now have or in the future, may have interest or take actions that may conflict with the interests of Sunway.

The CIMB Group has, in the ordinary course of their banking business, granted credit facilities to Sunway, SunCity Group and SunH Group.

CIMB is of the view that the aforementioned extension of credit facilities does not result in conflict of interest situations as the credit facilities are not material when compared to the audited total assets of CIMB Group as at 31 December 2010. Further more, the extension of credit facilities arose in the ordinary course of business of the CIMB Group in view of CIMB Group's extensive participation in the Malaysian banking industry.

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14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

14.4.2 Declaration by RHB Investment Bank

RHB Investment Bank is not aware of any circumstances that exist or are likely to give rise to a possible conflict of interest situation in relation to its capacity as the Joint Principal Advisers for our Listing.

RHB Investment Bank is the Joint Principal Adviser for our Listing. RHB Investment Bank is also the Adviser to SunCity and SunH for the preparation of all submissions of SunCity and SunH to the regulatory authorities, where required, and the circular to shareholders and explanatory statement to warrant holders of SunCity, and circular to shareholders and circular to warrant holders of SunH in relation to the Acquisition, the Capital Reduction and Repayment, the Warrant Scheme and the ESOS Termination. Goldman Sachs (Malaysia) Sdn Bhd and OSK Investment Bank Berhad have been appointed as the Independent Advisers to advise non-interested directors and non-interested shareholders of SunCity and SunH on the Acquisition, respectively.

RHB Investment Bank and/or its related companies ("RHB Group") form a diversified financial group and may extend credit facilities or engage in private banking, commercial banking and investment banking transaction including, *inter-alia* brokerage, securities trading, asset and funds management and credit transaction service businesses in its ordinary course of business with Sunway and its persons acting in concert. Furthermore, any member of the RHB Group may at any time offer or provide its services to or engage in any transactions (on its own account or otherwise) with Sunway and/or its affiliates, hold long or short positions, and may trade or otherwise effect transactions for its own account or the account of its other customers in debt or equity securities or senior loans of Sunway and/or its affiliates. This is the result of the businesses of RHB Group generally acting independently of each other which may generate situations where parts of the RHB Group and/or its customers now have or in the future, may have interest or take actions that may conflict with the interest of Sunway.

RHB Bank Berhad, a company related to RHB Investment Bank, has extended a credit facility to Sunway ("New Credit Facility") for the purposes of financing part of the cash consideration for the Acquisition. Further, RHB Bank Berhad and its subsidiary have also extended credit facilities to the SunCity group (including Sunway REIT) and SunH Group.

Based on RHB Bank Berhad's latest available consolidated audited financial statements (as at 31 December 2010), RHB Bank Berhad and its subsidiary's maximum potential exposure to the SunCity group (including Sunway REIT) is not material compared to RHB Bank Berhad's consolidated total loan, advances and financing. Therefore, RHB Investment Bank is of the view that there is no conflict of interest in its capacity as a Joint Principal Adviser in relation to the Acquisition, the Capital Reduction and Repayment, the Warrant Scheme and the ESOS Termination. Furthermore, the extension of credit facilities arose in the ordinary course of business of the RHB Group in view of RHB Group's extensive participation in the Malaysian banking industry.

14.4.3 Declaration by Kadir Andri & Partners

Kadir Andri & Partners confirms that there is no conflict of interest in its capacity as the solicitor and due diligence solicitor of Sunway for our Listing.

14. RELATED PARTY TRANSACTIONS AND CONFLICT OF INTERESTS (cont'd)

14.4.4 Declaration by Mah-Kamariyah & Philip Koh

Mah-Kamariyah & Philip Koh confirms that there is no conflict of interest in its capacity as the solicitor and due diligence solicitor of SunCity and SunH for our Listing.

14.4.5 Declaration by Infobusiness Research & Consulting Sdn Bhd

Infobusiness Research & Consulting Sdn Bhd confirms that there is no conflict of interest in its capacity as the independent market research consultant for our Listing.

14.4.6 Declaration by Ernst & Young

Ernst & Young confirms that there is no conflict of interest in its capacity as the Auditors and Reporting Accountants for our Company for our Listing.

14.4.7 Declaration by Knight Frank (Proprietor: Ooi & Zaharin Sdn Bhd)

Knight Frank (Proprietor: Ooi & Zaharin Sdn Bhd) confirms that there is no conflict of interest in its capacity as the independent property valuer for our Listing.

14.4.8 Declaration by City Valuers & Consultants Sdn Bhd

City Valuers & Consultants Sdn Bhd confirms that there is no conflict of interest in its capacity as the independent property valuer for our Listing.

14.4.9 Declaration by C H Williams Talhar & Wong Sdn Bhd

C H Williams Talhar & Wong Sdn Bhd confirms that there is no conflict of interest in its capacity as the independent property valuer for our Listing.

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15. ADDITIONAL INFORMATION

15.1 Share capital

- (i) Save as disclosed in this Prospectus, no securities will be allotted or issued on the basis of this Prospectus later than 12 months after the date of the issue of this Prospectus.
- (ii) Save for our Warrants, no person has been or is entitled to be given an option to subscribe for any of our Company's shares, stocks or debentures and we do not have and we have not agreed conditionally or unconditionally to put any of our share capital under any option.
- (iii) There is currently no other scheme involving our employees and Directors in our capital.
- (iv) Save as disclosed in this Prospectus, and save as provided under the Articles of Association and the Act, there are no other restrictions upon the holding or voting or transfer of our Shares or the interests in any of us or our subsidiaries or upon the declaration or payment of any dividend or distribution thereon.

15.2 Extracts of Articles of Association

The following provisions are extracted from our Company's Articles of Association in respect of the transfer of our securities and changes in share capital and variation of class rights (which are no less stringent than those required by law). The words and expressions appearing in the following provisions shall bear the same meanings used in our Company's Articles of Association unless the context otherwise requires.

(i) Transfer of Securities

Article 27

The transfers of any Deposited Securities or class of Deposited Securities in the Company shall be by way of book entry by Bursa Depository in accordance with the Rules and notwithstanding Sections 103 and 104 of the Act, but subject to Section 107C(2) of the Act and any exemptions that may be made from compliance with Section 107C(1) of the Act, the Company shall be precluded from registering and effecting any transfer of the Deposited Securities.

(ii) Remuneration of the Directors

Article 96

The fees of the Directors shall be such fixed sum as shall from time to time be determined by an ordinary resolution of the Company and shall (unless such resolution otherwise provides) be divisible among the Directors as they may agree, or, failing agreement, equally, except that any Directors who shall hold office or part only of the period in respect of which such fees are payable shall be entitled only to rank in such division for a proportion of the fees related to the period during which he has held office Provided Always that:

- (a) *fees payable to non-executive Directors shall be by way of a fixed sum and not by a commission on or percentage of profits or turnover;*

15. ADDITIONAL INFORMATION (cont'd)

- (b) salaries payable to executive Directors may not include a commission on or percentage of turnover;
- (c) fees payable to Directors shall not be increased except pursuant to a resolution passed at a general meeting, where notice of the proposed increase has been given in the notice convening the meeting; and
- (d) save as expressly set out in these Articles, any fee paid to an alternate Director shall be agreed upon between himself and the Director nominating him and shall be paid out of the remuneration of the latter.

(iii) Voting and Borrowing Powers of the Directors**Article 100**

The Directors may exercise all the powers of the Company to borrow or raise money for the purpose of the Company's or any of its related company's business on such terms as they think fit and may secure the repayment of the same by mortgage or charge upon the whole or any part of the Company's or subsidiaries' undertaking, property (both present and future) and uncalled or unissued capital and may issue bonds, debentures and other securities whether charged upon the whole or part of the assets of the Company or otherwise.

Article 120(1)(a)

Subject to and save as otherwise provided in the Act, a Director shall not participate in any discussion and shall not vote in regard to any contract or proposed contract or arrangement in which he is directly or indirectly interested nor any contract or proposed contract or arrangement with any other company in which he is interested either as an officer of that other company or as a holder of shares or other securities in that other company, and if he shall do so, his vote shall not be counted.

(iv) Changes in capital and variation of class rights**Article 16**

If at any time the share capital of the Company is divided into shares may be varied different classes of shares, the repayment of such rights and privileges attached to each class may subject to the provisions of the Act be varied, modified, commuted, dealt with, affected or abrogated with the sanction of a special resolution, which shall be carried only with the approval of not less than three-fourths (3/4) of the nominal amount of issued shares of each class and passed at a separate general meeting of the holders of the shares of that class but not otherwise. To every such separate general meeting, the provisions of these Articles relating to general meetings of the Company and to the proceedings thereat shall mutatis mutandis apply but so that the necessary quorum shall be two (2) persons at least holding or representing by proxy one-third (1/3) in nominal amount of the issued shares of the class (but so that if at any adjourned meeting a quorum as above defined is not present, any two (2) holders of shares of the class present in person or by proxy shall be a quorum). Provided however that in the event of the necessary majority not having been obtained in the manner aforesaid, consent in writing may be secured from Members holding at least three-fourths (3/4) of the issued shares of the class and such consent if obtained within two (2) months from the date of the general meeting shall have the force and validity of a special resolution duly carried by a vote in person or by proxy.

15. ADDITIONAL INFORMATION (cont'd)

Article 49

The Company in general meeting may from time to time by ordinary resolution, whether all the shares for the time being authorised shall have been issued or all the shares for the time being issued shall have been fully called up or not, increase its share capital by the creation and issue of new shares, such aggregate increase to be of such amount and to be divided into shares of such respective amounts as the Company by the resolution authorising such increase directs.

Article 50(1)

Subject to the Listing Requirements and any direction to the contrary that may be given by the Company in general meeting, all new shares or other convertible Securities shall, before they are issued be offered to such persons as at the date of offer are entitled to receive notices from the Company of general meetings in proportion as nearly as the circumstances admit, to the amount of the existing shares or convertible Securities to which they are stated in the Record of Depositors as being entitled to. Such offer shall be made by notice specifying the number of shares or convertible Securities offered and limiting a time within which the offer, if not accepted, will be deemed to be declined, and after the expiration of such time or on the receipt of an intimation from the person to whom the offer is made that he declines to accept the shares or convertible Securities offered, the Directors may, subject to these Articles, dispose of the same in such manner as they think most beneficial to the Company. The Directors may likewise also dispose of any new shares or convertible Securities which (by reason of the ratio which the new shares or convertible Securities bear to shares or convertible Securities held by persons entitled to an offer of new shares or convertible Securities) cannot, in the opinion of the Directors, be conveniently offered under this Article.

Article 50(2)

Subject to the Listing Requirements and notwithstanding the existence of a resolution pursuant to Section 132D of the Act, the Company shall not issue any shares or convertible Securities if the nominal value of those shares or convertible Securities, when aggregated with the nominal value of any such shares or convertible Securities issued during the preceding twelve (12) months, exceeds ten percent (10%) of the nominal value of the issued and paid-up capital of the Company, except where the shares or convertible Securities are issued with the prior approval of the Members in general meeting of the precise terms and conditions of the issue. Provided that in working out the number of shares or convertible Securities that may issued by the Company, if the Security is a convertible Security, each such Security is counted as the maximum number of shares into which it can be converted or exercised. Provided further that except in the case of an issue of Securities on a pro rata basis to Members, no shares or other convertible Securities shall be issued to a Director, Major Shareholder or person connected with any Director or Major Shareholder unless the Members in general meeting have approved of the specific allotment to be made to such aforesaid person, such approval to be obtained in accordance with the Listing Requirements.

15. ADDITIONAL INFORMATION (cont'd)**Article 53**

The Company may by ordinary resolution:

- (a) Consolidate and divide all or any of its share capital into shares of larger amounts than its existing shares;*
- (b) Cancel any shares which at the date of the passing of the resolution have not been taken, or agreed to be taken by any person or which have been forfeited and diminish the amount of its capital by the amount of shares so cancelled;*
- (c) Subdivide shares, or any of them, into shares of smaller amount than is fixed by the Memorandum of Association or these Articles (subject nevertheless to the provisions of the Act), and so that the resolution whereby any share is subdivided may determine that, as between the holders of the shares resulting from such subdivision, one or more of the shares may have any such preferred or other special rights over, or may have such deferred rights, or be subject to any such restrictions as compared with the others as the Company has power to attach to unissued or new shares; or*
- (d) subject to the Act, convert any class of shares into any other class of shares.*

Article 54

Subject to the Act, the Company may by special resolution reduce its share capital, any capital redemption reserve fund or any share premium account in any manner and with, and subject to, any incident authorised, and consent required by law and/or confirmation by the Court.

15.3 Limitation on the right to hold securities and/or exercise voting rights

As our Shares and Warrants are proposed for quotation on the Official List, such Shares and Warrants must be prescribed as securities required to be deposited with Bursa Depository.

Dealing in securities deposited with Bursa Depository may only be effected by a person having a securities account with Bursa Depository ("**Depositor**") by means of entries in the securities account of that Depositor.

A Depositor whose name appears in the ROD maintained by Bursa Depository in respect of our Shares shall be deemed to be our shareholder and shall be entitled to all rights, benefits, powers and privileges and be subject to all liabilities, duties and obligations in respect of, or arising from, such Shares.

A Depositor whose name appears in the ROD maintained by Bursa Depository in respect of our Warrants shall be deemed to be our Warrant holder and shall be entitled to all rights, benefits, powers and privileges and be subject to all liabilities, duties and obligations in respect of, or arising from, such Warrants as constituted under the Deed Poll.

15. ADDITIONAL INFORMATION (cont'd)

15.4 Material litigation

Save as disclosed below, we are not engaged in any material litigation, whether as plaintiff or defendant, and our Directors do not know of any proceedings pending or threatened or of any fact likely to give rise to any proceedings which might materially and adversely affect our financial or business position:

- (i) On 9 May 2008, Yap Yee Ping and Ng Kam Hung ("**Plaintiffs**") had filed a counterclaim action at the High Court of Malaya against Affin Bank Berhad ("**Affin**") and SunwayMas Sdn Bhd ("**SunwayMas**"), as the second defendant. Thereafter, the Plaintiffs have served a Statement of Defence and Counterclaim ("**Counterclaim**") on SunwayMas.

The Counterclaim arose from a suit filed by Affin against, the Plaintiffs for, *inter alia*, payment of an amount of approximately RM27.7 million and/or any other amount to Affin. The Plaintiffs are seeking, inter-alia, certain declarations and also an order that SunwayMas indemnifies the Plaintiffs for all claims brought against them by Affin in relation a tripartite agreement executed amongst Ripchi Property Services Sdn Bhd (formerly known as Cindai Unggul Sdn Bhd) ("**Employer**"), SunwayMas and BSN Commercial Bank Bhd (now vested in Affin) on 2 May 2000. SunwayMas was then 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.

SunwayMas defended this Counterclaim. On the advice of SunwayMas' solicitors, an order to strike out the case was submitted followed by a statement of defence on 4 December 2008. At a hearing fixed on 5 February 2010, the Counterclaim was struck out with costs and decision was ruled in SunwayMas' favour.

The Employer filed an appeal against the decision on 2 March 2010 and it is now pending the Court to fix a date for the hearing of the appeal.

- (ii) The solicitors of Sunway Construction Sdn Bhd ("**SunCon**"), our wholly owned subsidiary, had on 4 September 2008, been served with a Statement of Claim by Shristi Infrastructure Development Corporation Ltd ("**Shristi**").

Pursuant to an agreement entered into between SunCon and the National Highway Authority of India for the rehabilitation and upgrading of NH-25 to a 4-lane configuration in the state of Uttar Pradesh being a part of the East-West Corridor project, SunCon has entered into a work order for a portion of the project with Shristi. The total value of the work order was to the tune of INR1,34,37,91,938.00 (equivalent to approximately RM90.68 million based on the exchange rate of RM6.7479:INR100 as at the LPD). Shristi had in accordance with the work order provided two bank guarantees to SunCon.

However, Shristi failed, refused and/or neglected to carry out its obligations with due diligence under the work order. As a result, SunCon was compelled to terminate the contract by a letter dated 16 June 2007 and also invoked the bank guarantees given by Shristi. SunCon has recovered a sum of INR11,72,97,625.28 (equivalent to approximately RM7.92 million based on the exchange rate of RM6.7479:INR100 as at the LPD) from the encashment of the bank guarantees.

15. ADDITIONAL INFORMATION (cont'd)

Shristi filed an application in the Supreme Court of India for the appointment of an arbitrator to arbitrate on the disputes between the parties. The arbitrator has entered upon the reference to arbitration and Shristi has filed its claim statement claiming a sum of INR89,14,55,047.83 (equivalent to approximately RM60.15 million based on the exchange rate of RM6.7479: INR100 as at the LPD) under various heads of claim. In response to Shristi's claim, SunCon has filed its counterclaim for a sum of INR78,13,94,628.61 (equivalent to approximately RM52.73 million based on the exchange rate of RM6.7479:INR100 as at the LPD) and its reply to the statement of claim by Shristi.

Arguments on the matter are still being heard by the arbitrators and several evidential hearings have been fixed and heard since the matter was first referred to arbitration.

The arbitrator has fixed 15, 16 and 20 September 2011 for the continuation of the cross-examination of Shristi's witnesses.

The counsel for SunCon is of the view that it is difficult at this stage to opine on the probable outcome of the proceeding. A lot will depend on the nature of evidence which the parties may produce. However, it seems that most of the contentions/claims raised by Shristi are frivolous and unsubstantiated.

15.5 Material contracts

Save as disclosed below, we have not entered into any material contracts, not being contracts entered into in the ordinary course of business, which have been entered into by our Group during the 2 years preceding the date of this Prospectus:

- (i) Deed poll dated 28 June 2011 constituting the Warrants.
- (ii) Equity Joint Venture Agreement dated 27 May 2011 entered into between Sunway Global Limited, a 76.93% owned subsidiary of SunH and DCF Trek Co. Ltd. for the purpose of forming a joint venture company called Sunway Daechang Forging (Changshu) Co Ltd ("**Sunway Daechang JV Co**") to undertake (i) manufacturing and assembly of undercarriage components of track links, track rollers, sprockets, idlers, track shoes, pin and bushing; (ii) import, export, stocking and distribution of the range of the aforesaid products; and (iii) providing design, consultancy services, repair and maintenance of undercarriage groups. The shareholdings of Sunway Global Limited and DCF Trek Co. Ltd. in the Sunway Daechang JV Co are 60% and 40% respectively.
- (iii) Joint Venture Agreement dated 3 March 2011 ("**Yuan Ching JVA**") entered into between Hoi Hup Realty Pte. Ltd. ("**Hoi Hup Realty**"), Sunway Developments Pte. Ltd. ("**Sunway Developments**"), a wholly-owned subsidiary of Sunway Construction Sdn. Bhd. which in turn is a wholly-owned subsidiary of SunH, and S C Wong Holdings Pte. Ltd. ("**S C Wong**") for the purpose of forming a joint venture company called Hoi Hup Sunway Yuan Ching Pte Ltd ("**Yuan Ching JV Co**") to enter into agreements with Housing and Development Board of Singapore ("**HDB Singapore**") in relation to the design, construction, completion and development of a 99 years leasehold public housing development under design, build and sell scheme at Yuan Ching Road, Singapore ("**Yuan Ching Project**") and to record their respective rights and obligations in connection with the preparation of the joint tender bid and the execution and performance of the Yuan Ching Project after the acceptance of the bid. The Yuan Ching JVA was entered into between the parties following the acceptance by HDB Singapore of the tender bid jointly prepared and submitted by the parties to HDB Singapore for the Yuan Ching Project. The shareholdings of Hoi Hup Realty, Sunway Developments and S C Wong in the Yuan Ching JV Co are 51%, 30% and 19% respectively.

15. ADDITIONAL INFORMATION (cont'd)

- (iv) Sale of Business Agreement dated 18 January 2011 between our Company and SunCity in respect of the Acquisition.
- (v) Sale of Business Agreement dated 18 January 2011 between our Company and SunH in respect of the Acquisition.
- (vi) Joint Venture Agreement dated 19 January 2011 ("**Tampines JVA**") entered into between Hoi Hup, Sunway Developments and S C Wong for the purpose of forming a joint venture company called Hoi Hup Sunway Tampines Pte Ltd ("**Tampines JV Co**") to enter into agreements with the HDB Singapore in relation to a 99 years leasehold condominium housing development project on Land Parcel Tampines E9 at Tampines Avenue 8, Singapore ("**Tampines Project**") and to record their respective rights and obligations in connection with the preparation of the joint tender bid and the execution and performance of the Tampines Project after the acceptance of the bid. The Tampines JVA was entered into between the parties following the acceptance by HDB Singapore of the tender bid jointly prepared and submitted by the parties to HDB Singapore for the Tampines Project. The shareholdings of Hoi Hup Realty, Sunway Developments and S C Wong in the Tampines JV Co are 51%, 30% and 19% respectively.
- (vii) Trust Deed dated 26 October 2010 entered into between SunH, as the Issuer and CIMB Trustee Berhad, as the Trustee, in relation to the issuance of Commercial Papers ("**CP**") and/or Medium Term Notes ("**MTN**") under a CP/MTN Programme of up to RM500.0 million in nominal value.
- (viii) Equity Joint Venture Contract dated 26 October 2010 entered into between Sunway City (S'pore) Pte. Ltd., our wholly owned subsidiary, and Sino-Singapore Tianjin Eco-City Investment and Development Co., Ltd. to establish a Sino foreign equity joint venture enterprise, namely Tianjin Eco-City Sunway Property Development Co., Ltd., to develop 27.96 hectares (approximately 69 acres) of land located in Tianjin, People's Republic of China, known as "Sino-Singapore Tianjin Eco-City" for the development in phases of residential and commercial projects.
- (ix) Joint Venture Agreement dated 30 September 2010 ("**Yishun JVA**") entered into between Hoi Hup Realty, Sunway Developments and Hoi Hup J.V. Development Pte Ltd ("**Hoi Hup JV**") for the purpose of forming a joint venture company called Hoi Hup Sunway Miltonia Pte Ltd ("**Yishun JV Co**") to enter into agreements with HDB Singapore in relation to a 99 years leasehold condominium housing development project on the Land Parcel Yishun S5b at Miltonia Close, Singapore ("**Yishun Project**") and record their respective rights and obligations in connection with the preparation of the joint tender bid and the execution and performance of the Yishun Project after the acceptance of the bid. The Tampines JVA was entered into between the parties following the acceptance by HDB Singapore of the tender bid jointly prepared and submitted by the parties to HDB Singapore for the Yishun Project. The shareholdings of Hoi Hup Realty, Sunway Developments and Hoi Hup JV in the Yishun JV Co are 60%, 30% and 10% respectively.

15. ADDITIONAL INFORMATION (cont'd)

- (x) Joint Venture Agreement dated 24 September 2010 entered into between SunwayMas, our wholly-owned subsidiary, and Dasa Tourist Complex (Private) Limited ("**Dasa Tourist**") to undertake a mixed development comprising at least 318,000 sq ft of net saleable areas of residential units and 60,000 sq ft of net saleable areas of commercial units in Colombo city in the Democratic Socialist Republic of Sri Lanka ("**Proposed Development**") via a joint venture company ("**Sri Lanka JV Co**"). The shareholdings of SunwayMas and Dasa Tourist in the Sri Lanka JV Co are 65% and 35% respectively. The Proposed Development is located on a plot of prime freehold land in the premium mixed-use zone of Bambalapitiya in District Colombo 4. The estimated gross development value of the Proposed Development is approximately USD80 million (equivalent to approximately RM250 million). The parties have however on 17 June 2011 entered into a Deed of Mutual Termination to mutually terminate the Joint Venture Agreement.
- (xi) 2 Share Sale and Purchase Agreements dated 2 September 2010, entered into between SunCity and 2 minority shareholders of Sunway Lagoon Sdn Bhd, namely Dato' Lim Say Chong and Oh Kim Sun, for the purpose of acquisition of their respective shareholdings in Sunway Lagoon Sdn Bhd which represent a total of 45% equity interest in Sunway Lagoon Sdn Bhd, for a total cash consideration of RM128,571,428.60.
- (xii) Malaysian Placement Agreement dated 24 June 2010 entered into between SunCity, Sunway REIT Management Sdn Bhd ("**REIT Manager**"), Sunway Carnival Sdn Bhd, OSK Trustees Berhad ("**the Trustee**"), RHB Investment Bank, Credit Suisse Securities (Malaysia) Sdn Bhd ("**Credit Suisse Malaysia**"), and the Malaysian placement managers, which collectively are RHB Investment Bank, Credit Suisse Malaysia, CIMB and Maybank Investment Bank Berhad, in respect of the offer and placement of 1,654,969,300 undivided rights or interests in Sunway REIT ("**Units**") offered under the institutional offering to institutional and selected investors in Malaysia.
- (xiii) International Placement Agreement dated 24 June 2010 entered into between SunCity, the REIT Manager, the Trustee, RHB Investment Bank, Credit Suisse (Singapore) Limited ("**Credit Suisse Singapore**"), and the international placement managers, which collectively are RHB Investment Bank, Credit Suisse Singapore, CIMB, the Hongkong and Shanghai Banking Corporation Limited and J. P. Morgan Securities Ltd in respect of the offer and placement of 1,654,969,300 Units offered under the institutional offering to institutional and selected investors outside Malaysia and outside the US in reliance upon Regulation S under the US Securities Act of 1933.
- (xiv) Securities Lending Agreement dated 24 June 2010 entered into between SunCity, RHB Investment Bank and Sunway Carnival Sdn Bhd pursuant to which SunCity shall from time to time upon receipt of a borrowing request from RHB Investment Bank, lend such number of Units as set out in the borrowing request from RHB Investment Bank.
- (xv) The Cornerstone Agreement entered into between SunCity, the REIT Manager, Credit Suisse Singapore and GIC pursuant to the which GIC agreed to acquire an aggregate number of 134,005,615 Sunway REIT units, at the lower of the institutional price and RM0.98 per unit. The REIT Manager, SunCity, RHB Investment Bank, Credit Suisse Singapore and/or one or more of Credit Suisse Malaysia, Maybank Investment Bank Berhad and CIMB have also entered into individual Cornerstone Agreements with the Employees' Provident Fund, Permodalan Nasional Berhad and Great Eastern Life Assurance (Malaysia) Berhad for the acquisition of 242,000,000 Sunway REIT units at a price not exceeding RM0.98 per unit.

15. ADDITIONAL INFORMATION (cont'd)

- (xvi) Underwriting Agreement dated 27 May 2010 entered into between SunCity, the REIT Manager, the Trustee, RHB Investment Bank (as coordinator) and RHB Investment Bank, CIMB and Maybank Investment Bank Berhad (as joint underwriters), to severally but not jointly underwrite the offering of 134,005,600 Units, subject to clawback and reallocation, to the Malaysian public.
- (xvii) Sale and Purchase Agreements all dated 26 May 2010 entered into between the following subsidiaries of SunCity and the Trustee (on behalf of Sunway REIT) for the purpose of disposing their respective interests in the following properties:
- (a) Sunway Pyramid Sdn Bhd in respect of Sunway Pyramid Shopping Mall erected on 5 pieces of land held under (i) PN 17414, Lot No. 62059; (ii) PN 9495, Lot No. 32; (iii) PN 9500, Lot No. 51175; (iv) H.S.(D) 233143, PT No. 891; and (v) H.S.(D) 259957, PT No. 1312, all in the Town of Sunway, District of Petaling, State of Selangor;
 - (b) Sunway Resort Hotel Sdn Bhd in respect of Sunway Resort Hotel & Spa erected on 2 pieces of land held under (i) PN 9492 Lot 35; and (ii) PN 9498 Lot 51173, both in the Town of Sunway, District of Petaling, State of Selangor;
 - (c) Sunway Resort Hotel Sdn Bhd in respect of Pyramid Tower Hotel erected on the land held under PN 17415/M1/1/1, Parcel No. 1, Floor No. 1, Building No. M1 together with accessory parcel Nos. A1 to A547 (inclusive), Lot No. 62060, Town of Sunway, District of Petaling, State of Selangor;
 - (d) Menara Sunway Sdn Bhd in respect of Menara Sunway erected on the land held under PN 17105, Lot No. 61760, Town of Sunway, District of Petaling, State of Selangor;
 - (e) Sunway Carnival Sdn Bhd in respect of Sunway Carnival Shopping Mall erected on 3 pieces of lands held under (i) PN 1816, Lot No. 5497; (ii) PN 1817, Lot No. 5498; and (iii) PN 1818, Lot No. 5499, all in the Mukim of 01, District of Seberang Perai Tengah, State of Pulau Pinang;
 - (f) Sunway Hotel (Seberang Jaya) Sdn Bhd in respect of Sunway Hotel Seberang Jaya erected on the land held under PN 2602, Lot No. 5785, Mukim 01, District of Seberang Perai Tengah, State of Pulau Pinang;
 - (g) Peluang Klasik (M) Sdn Bhd in respect of SunCity Ipoh Hypermarket erected on the land held under PN 258216, Lot No. 331232 (formerly known as H.S.(D) 92972, PT No. 171440), Mukim of Hulu Kinta, District of Kinta, State of Perak; and
 - (h) Sunway Tower 2 Sdn Bhd in respect of Sunway Tower erected on the land held under Geran No. 45110, Lot No. 55 Seksyen 0045, Town and District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur

to Sunway REIT for a total disposal consideration of RM3,729,000,000, satisfied by the issuance of 1,025,143,000 Units and the balance in cash, which is based on the market values of the aforesaid properties as appraised by Knight Frank (Proprietor: Ooi & Zaharin Sdn Bhd), subject to the price adjustment mechanism pursuant to which the total disposal consideration was revised to RM3,457,000,000. The Sale and Purchase Agreements were completed on 8 July 2010;

15. ADDITIONAL INFORMATION (cont'd)

- (xviii) Lease Agreements dated 26 May 2010:
- (a) entered into between the Trustee (on behalf of Sunway REIT), the REIT Manager and Sunway Hotel (Seberang Jaya) Sdn Bhd for a 10-year lease by Sunway Hotel (Seberang Jaya) Sdn Bhd of Sunway Hotel Seberang Jaya from Sunway REIT; and
 - (b) entered into between the Trustee (on behalf of Sunway REIT), the REIT Manager and Sunway Resort Hotel Sdn Bhd for a 10-year lease by Sunway Resort Hotel Sdn Bhd of Sunway Resort Hotel & Spa and Pyramid Tower Hotel from Sunway REIT.
- (xix) Trust Deed dated 20 May 2010 (as amended and supplemented on 10 June 2010) entered into between the REIT Manager and the Trustee for the constitution of Sunway REIT and the roles and responsibilities of the Trustee and the REIT Manager.
- (xx) Supplemental Agreement dated 16 December 2009 entered into between Sunway Lagoon Sdn Bhd, Kuwait Finance House (Malaysia) Berhad, Employees Provident Fund Board and Sunway South Quay Sdn Bhd, a 60% subsidiary company of SunCity, in respect of a Musyarakah Shareholders' Agreement dated 22 November 2005, for the purpose of recording the agreement of the parties to inject additional Musyarakah capital amounting in aggregate to RM48 million in the respective agreed capital proportions of the parties and to on-lend the aggregate proceeds of the subscription of the additional Musyarakah capital by the parties to Sunway Monash-U Residence Sdn Bhd, a wholly-owned subsidiary of Sunway South Quay Sdn Bhd, for the purposes of construction of a hostel.
- (xxi) Sunway Developments had on 7 December 2009 subscribed for 300,000 ordinary shares of SGD1 each, representing 30% of the total issued and paid-up share capital of Hoi Hup Sunway Property Pte Ltd ("**HHSP**"), for a total consideration of SGD300,000 (equivalent to approximately RM732,000.00).
- HHSP had entered into a Sale and Purchase Agreement with Lee Tat Development Pte Ltd on 25 September 2009 to acquire a parcel of freehold land measuring 19,264.70 square metres situated at Lot 1606C MK 28 and Lot 5898K MK 28, Jalan Senang, Singapore for a total consideration of SGD158 million (equivalent to approximately RM385.52 million).
- Together with the execution of the subscription of shares in HHSP, Sunway Developments had on 22 December 2009 entered into a Joint Venture Agreement with Hoi Hup Realty on the setting up of HHSP and to regulate their relationship as shareholders of HHSP. The shareholdings of Sunway Developments and Hoi Hup Realty in HHSP are 30% and 70% respectively.
- (xxii) Supplemental Agreement dated 30 July 2009 (as amended and revised by an Amending Agreement dated 19 August 2010) entered into between Sunway City India Private Limited ("**SCIPL**"), a wholly-owned subsidiary of SunCity, Opus Developers & Builders Private Limited ("**Opus**"), Opus Developers & Builders ("**Firm**"), Sunway Opus International Private Limited ("**Sunway Opus JV Co**") and various individual landowners of all that piece of land located at Survey Nos. 154, 155, 162 & 164 Ameenpur Village, Patancheru Mandal, Medak District, Hyderabad, Andhra Pradesh, India ("**Landowners**"), for the purpose of amending certain clauses contained in (i) a Joint Development Agreement entered into between the Landowners and the Firm on 29 March 2007; and (ii) a Development Agreement cum General Power of Attorney entered into between SCIPL, the Landowners, the Firm, Opus and Sunway Opus JV Co on 16 August 2007.

15. ADDITIONAL INFORMATION (cont'd)

15.6 Public take-overs

During the last financial year ended 31 December 2010 and the subsequent period up to the LPD, there were no:

- (i) public take-over offers by third parties in respect of our securities; and
- (ii) public take-over offers by our Company in respect of other corporations' securities.

15.7 Consents

Our Joint Principal Advisers, the Solicitor and Due Diligence Solicitor for Sunway, the Solicitor and Due Diligence Solicitor for SunCity and SunH, the Company Secretaries, the Share Registrar, the Principal Bankers, the Independent Market Researcher and the Independent Registered Valuers have, before the issue of this Prospectus, given and have not subsequently withdrawn their written consents for the inclusion in this Prospectus of their names in the manner and form in which such names appear in this Prospectus.

Our Auditors and Reporting Accountants have, before the issue of this Prospectus, given and not subsequently withdrawn their written consents for the inclusion in this Prospectus of their names and Reporting Accountants' Letter on our proforma consolidated financial information in the manner and form in which they are contained in this Prospectus.

15.8 Documents available for inspection

Copies of the following documents may be inspected at our registered office during office hours for a period of 12 months from the date of this Prospectus:

- (i) Our Memorandum and Articles;
- (ii) Our material contracts referred to in Section 15.5 of this Prospectus;
- (iii) Our Reporting Accountants' letter on the proforma consolidated financial information as referred to in Section 9.5 of this Prospectus;
- (iv) The Directors' Report as referred to in Section 13 of this Prospectus;
- (v) Our Independent Market Research Report titled "The Construction Industry and Property Market in Malaysia" and Executive Summary of the Independent Market Research Report as referred to in Section 7 of this Prospectus;
- (vi) Our Deed Poll;
- (vii) The cause papers for material litigation referred to in Section 15.4 of this Prospectus;
- (viii) The letters of consent referred to in Section 15.7 of this Prospectus; and
- (ix) The audited financial statements of SunCity and SunH for the last 3 financial years/period ended 30 June 2008, 31 December 2009 and 31 December 2010.

15. ADDITIONAL INFORMATION (cont'd)

15.9 Responsibility statements

Our Directors and Promoters have reviewed and approved this Prospectus and they collectively and individually accept full responsibility for the accuracy and correctness of the information given in this Prospectus and confirm that, after making all reasonable enquiries and, to the best of their knowledge and belief, there are no false or misleading statements or other facts which, if omitted, would make any statement in this Prospectus false or misleading.

CIMB and RHB Investment Bank, as Joint Principal Advisers for the Issuance acknowledge that, based on all available information and to the best of their knowledge and belief, this Prospectus constitutes a full and true disclosure of all material facts on the Issuance.

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APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES

The tables below list down the details of our real estate as at the LPD. The real estate with market values shown are those material real estate held for property development/property investment for which valuations have been carried out in accordance with the SC's Asset Valuation Guidelines. Please also refer to Section 8 of this Prospectus for the respective valuation certificates. In addition, where valuations have been carried out, the valuation surplus or deficit has not been incorporated in the proforma consolidated financial information for the financial year ended 31 December 2010.

Property, plant and equipment

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered Owner	Existing use / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
PN 17415/M1/21/225, Lot 62060 PN 17415/M1/21/226, Lot 62060 Bandar Sunway Daerah Petaling Selangor	1,898 / (1,550)	Sunway Resort Hotel Sdn Bhd (Beneficial owner: SunCity)	Resort Suites (2 units)	6	Leasehold expiring 21.02.2102	1,085	-	-
PN 12457 Lot 38158 PN 12548 Lot 43 Bandar Sunway Daerah Petaling Selangor	4,075 / (38,741)	SunCity (Land) Sunway Lagoon Club Berhad (Building) ⁽¹⁾	Sunway Lagoon Club	16	Leasehold expiring 01.04.2097	41 9748	-	-
PT 1311 HS(D) 259956 (formerly known as PN 9490 Lot 34) PN 9493 Lot 37 PT 15753 HS(D) 98453 Bandar Sunway Daerah Petaling Selangor	58,850 / (728,236)	SunCity (Land) Sunway Lagoon Sdn Bhd (Building)	Sunway Lagoon Theme Park, Amphitheatre, Wavepool & Elephant Walk	17	Leasehold expiring 01.04.2097 & 19.06.2094	389 85,415	-	-
Lot 45 PN 12550 (formerly known as PT 37 HS(D) 118341) Lot 3816 PN 12549 (formerly known as PT 1489 HS(D) 118318) Bandar Sunway Daerah Petaling Selangor	4,496 / (755,940)	SunCity (Beneficial owner: Sunway Medical Centre Berhad) ⁽²⁾	Sunway Medical Centre Sunway Medical Centre	10 2	Leasehold expiring 01.04.2097	12,571 147,612	-	Pledged to HSBC Bank Malaysia Berhad ("HSBC")

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered Owner	Existing use / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
12 strata titles held under PN 11816 Lot 61771 Bandar Sunway Daerah Petaling Selangor	2,980 / (129,809)	SunCity (Beneficial owner: Sunway Residence Sdn Bhd)	Sun U Residence Block C (12 units)	6	Leasehold expiring 01.01.2097	6,500	-	-
PT 199440 HS(D) 134496, Jalan Tambun MK Ulu Kinta Daerah Kinta Perak Darul Ridzuan	39,820	Sunway City (Ipoh) Sdn Bhd ⁽³⁾	LostWorld of Tambun	6	Leasehold expiring 03.08.2103	38,673	-	Pledged to Bank Pembangunan Malaysia ("BPM")
36 strata titles held under PN17415 PT62060 Bandar Sunway Daerah Petaling Selangor	1,898 / (18,463)	Sunway International Vacation Club Berhad	Resort Suites (36 units)	6	Leasehold expiring 21.02.2102	6,167	-	-
PT 302 HS(D)15354 Daerah Port Dickson Negeri Sembilan.	10,000 / (6,456)	Tokoh Maya Sdn Bhd (Beneficial owner: Sunway International Vacation Club Berhad)	Legend Water Chalets (8 units Service suites and 2 units Chalets)	4	Freehold	2,061	-	Pledged to Public Bank Berhad ("PBB")
Geran No 63519, Lot 2220 Section 12 Town of Georgetown North East District, Pulau Pinang	0,631 / (220,097)	Sunway Hotel (Penang) Sdn Bhd	Sunway Hotel Georgetown	17	Freehold	60,007	-	Pledged to syndicated lender (OCBC Bank (Malaysia) Berhad, HSBC ("OCBC"), Malayan Banking Berhad ("MBB") and RHB Bank Berhad ("RHB"))

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered Owner	Existing use / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
PT 370 HS (D) 145185 Pekan Baru Sungai Buloh District of Petaling Selangor Darul Ehsan	(250,745)	Perbadanan Kemajuan Negeri Selangor ("PKNS") (Beneficial Owner: Sunway Damansara Sdn Bhd) ^(c)	Sunway Giza Carpark	1	Leasehold expiring 23.11.2100	4,788	-	-
PT220409 HS (D) 174259 Mukim Hulu Kinta Daerah Kinta, Perak Darul Ridzuan	16.19	Kinta Sunway Resort Sdn Bhd	The Banjaran Hotsprings	1	Leasehold expiring 06.07.2107	73,387	-	Pledged to BPM
No. 1, Street 92, Sangkat Wat, Phnom Penh, Cambodia	0.989 / (125,313)	Sunway Hotel Phnom Penh Ltd	Sunway Hotel Phnom Penh	12	Leasehold expiring 28.04.2066	17,523	-	-
19 Pham Dinh Ho, Hanoi, Vietnam	0.216 / (105,918)	Sunway Hotel Hanoi Liability Limited Company with One Member	Sunway Hotel Hanoi	12	Leasehold 14.09.2027	12,030	-	-
No. 6 & 10, Jalan SR 4/19 Serdang Raya 43300 Sri Kembangan Selangor Darul Ehsan	12,600	Sunway Hydraulic Industries Sdn Bhd	Factory building	25	99 years leasehold expiring 13.10.2086	821	-	-
(H.S.(M) 10559, P.T. 6847, H.S.(M) 10560, P.T. 6846, H.S.(M) 10561, P.T. 6845, Mukim Petaling, Daerah Petaling, Negeri Selangor)								
Geran 52386, Lot 6489 & Geran 52387, Lot 6490, Mukim Kapar Daerah Klang, Negeri Selangor	439,956	Sunway Keramo Sdn Bhd	Factory building	18	Freehold	15,050	-	Pledged to MBB

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered Owner	Existing use / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
H.S.(D) 5492, P.T. No.5602, Pekan Batang Berjuntai, Daerah Kuala Selangor, Negeri Selangor	4,399,560	Sunway Keramo Sdn Bhd	Claymine	-	Freehold	9,656	-	Pledged to United Overseas Bank (Malaysia) Berhad ("UOB")
19 Senoko South Road Singapore 758708	85,282	Sunway Marketing (S) Pte Ltd	Warehouse	17	30+30 years leasehold expiring 30.11.2053	9,050	-	Pledged to Oversea-Chinese Banking Corporation Limited ("OCBC")
11 Gul ST.4 Singapore 629240	23,594	Sunway Marketing (S) Pte Ltd	Warehouse	30	30+30 years leasehold expiring 01.08.2040	6,774	-	Pledged to OCBCL
H.S.(D) 822, Lot 2788, H.S.(D) 830, Lot 2796 & H.S.(D) 831, Lot 2797, Mukim 7, Daerah Seberang Perai Selatan, Negeri Pulau Pinang	257,309	Sunway Paving Solutions Sdn Bhd	Industrial land and building	14	Freehold	5,403	-	-
Geran 227724, Lot 10071, Mukim of Batang Kali, Daerah Ulu Selangor, Negeri Selangor	1,916,640	Sunway Paving Solutions Sdn Bhd	Industrial land and building	12	Freehold	27,158	-	-
H.S.(D) 128842, P.T.D. 8781, Mukim Senai-Kulai, Daerah Johor Bahru, Negeri Johor	283,140	Sun-Block (Senai) Sdn Bhd (Beneficial owner: Sunway Paving Solutions Sdn Bhd) ⁽⁵⁾	Industrial land and building	21	Leasehold 60 years expiring 20.06.2043	7,658	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered Owner	Existing use / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
No. 1 Xu Zhen Industrial Area, Wuhu, Anhui, 241306, China	340,118	Sunway Xin Long (Anhui) Hydraulic Co. Ltd. ⁽⁶⁾	Industrial land and building	4	Land use right 50 years expiring 30.04.2059	7,353	-	Pledged to Standard Chartered Bank (China) Limited ("StanChart")
Xu Zhen Industrial Area, Wuhu, Anhui, 241306, China	79,599	Sunway Daechang Forging (Anhui) Co. Ltd.	Industrial land and building	2	Land use right 25 years expiring 21.02.2025	2,430	-	-
Xin Gang Zone, Bai Jiao Science Technology Industrial Park, Dou Men District, Zhuhai City, Guangdong Province, China	901,649	Sunway Spun Pile (Zhuhai) Co. Ltd. ⁽⁷⁾	Industrial land and building	5	Land use right 50 years expiring 18.04.2056	23,132	-	Pledged to StanChart
Chajiao Industrial Park, Yuanzhou District, Zhongtang Town, Dongguan City, Guangdong Province, China	57,216	Sunway Building Materials (Dongguan) Co. Ltd.	Building (factory, office, hostel)	5	Land use right 20 years expiring 30.06.2025	5,036	-	-
Nui Dinh Quarter, Kim Dinh Ward, Ba Ria Town, Ba Ria Vung Tau Province Vietnam	7,378	Sungei Way Ocean JV Co. Ltd. ⁽⁸⁾	Office container and structures	13	Land use rights leasehold expiring 01.08.2020	236	-	-
Komplek Pergudangan Avian 3 in 1 Blok D-06 Ji. Arengka 11, Pekanbaru - Riau 28292 Indonesia	5,940	PT Sunway Trek Masindo ⁽⁹⁾	Warehouse	5	Leasehold 35 years expiring in 2035	386	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered Owner	Existing use / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
Jalan Kosambi Timur, No. 47 Komplek Pergudangan Sentra Kosambi, Blok H1 No. A Kosambi Timur, Dadap Tangerang 15211 Indonesia	24,070	PT Sunway Trek Masindo ⁽⁶⁾	Warehouse	7	Leasehold 35 years expiring in 2037	649	-	-
Lot 656, Jalan Subang 1, Off Persiaran Subang 47600 Subang Jaya Selangor	26,749	Sunway Enterprise (1988) Sdn Bhd	Workshop cum office	6	Freehold	852	-	-
17C, Bala, Hadong, Hatay Province, Vietnam	43,056	Sunway Hatay Construction & Building Materials JV Co. Ltd. ⁽¹⁸⁾	Batching plant	20	Leasehold 45 years expiring 04.10.2039	29	-	-
Hoa Thach Commune, Xuan Mai, Hatay Province, Vietnam	5,274,316	Sunway Hatay Construction & Building Materials JV Co. Ltd. ⁽¹⁸⁾	Quarry land	-	Leasehold 45 years land use rights expiring 04.10.2039	32	-	-
Nui Dinh Quarter, Kim Dinh Ward, Ba Ria Town, Ba Ria Vung Tau Province Vietnam	4,563,898	Sungei Way Ocean JV Co. Ltd ⁽⁸⁾	Quarry land	-	Leasehold land use rights expiring 01.08.2020	298	-	-
Geran 239575 (formerly known as HSD 28616), Lot 15275 (formerly known as PT14345), Mukim Serendah, District of Ulu Selangor, Negeri Selangor.	2,364	Talam Corporation Berhad (Beneficial Owner: Sunway Quarry Industries Sdn Bhd) ⁽⁵⁾	Single storey terrace house	9	Freehold	80	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered Owner	Existing use / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
Lot 9, Jalan TUDM, Kampung Baru Subang 40150 Shah Alam	91,787	Sunway Dimension Stones Sdn Bhd	Factory cum office	8	Leasehold 60 years expiring 15.01.2063	4,939	-	Pledged to Affin Bank Berhad ("Affin")
(H.S.(D) 182796, P.T. No. 7, Pekan Subang, Daerah Petaling, Negeri Selangor)								
No. 88, Jalan Setia Kasih 1, Ayer Keroh Heights, Melaka H.S.(M) 91/83, P.T. 384, Mukim Bukit Katil, Tempatan Ayer Keroh, Negeri Melaka	1,539	Sunway Quarry Industries (Melaka) Sdn Bhd (formerly known as Ansa Teknik (Melaka) Sdn Bhd)	Single storey terrace house	25	Leasehold 99 years expiring on 22.08.2082	48	-	-
Lot 1979, Jalan Lenggong Kati, 33500 Sauk, Kuala Kangsar, Perak	2,417,897	Sunway Quarry (Kuala Kangsar) Sdn Bhd (formerly known as Kualiti Klasik Sdn Bhd)	Quarry land	-	Freehold	312	-	-
H.S.(D) 12269-12271, P.T. 942-944, H.S.(D) KK 6/74, P.T. 1, Mukim Chegar Galah, Daerah Kuala Kangsar, Perak								
Lembah Beringin Kuala Kubu Bahru 48 (Lot S2/4-135)	1,430	Sunway GD Piling Sdn Bhd	Single storey link house	-	Freehold	98	-	-

Notes:

- 84%-owned subsidiary of SunCity.
- 91%-owned subsidiary of SunCity.
- 65%-owned subsidiary of SunCity.
- 60%-owned subsidiary of SunCity.
- 100%-owned subsidiary of SunH.
- 78%-owned subsidiary of Sunway Global Limited, which in turn is a 77%-owned subsidiary of SunH.

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

7. 80%-owned subsidiary of Sunway Global Limited, which in turn is a 77%-owned subsidiary of SunH.
8. 70%-owned subsidiary of Sunway Holdings (Vietnam) Sdn Bhd, which in turn is a 100%-owned subsidiary of SunH.
9. 95%-owned subsidiary of Sunway Marketing (S) Pte Ltd, which in turn is a 100%-owned subsidiary of SunH.
10. 86%-owned subsidiary of Sunway Holdings (Vietnam) Sdn Bhd, which in turn is a 100%-owned subsidiary of SunH.

Properties for resale:

Location address / Title Particulars	Land area (acre)	Registered owner	Description / Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Where the real estate consist of buildings		
									Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM)
Parcel No. A 06.11, within storey No.06, Kompleks Adorna Diamond, Lot 491 Section 10, Town of Georgetown, North East District, Penang. (Geran 62531 (formerly known as Geran 1853), Lot 862, Seksyen 10, Bandar George Town, Daerah Timor Laut, Negeri Pulau Pinang)	926	Sunway Marketing Sdn Bhd	Light industrial premises	N/A	Freehold	185	-	-	-	-	-
No. 33-1-30, Prangin Mall Jalan Dr. Lim Chwee Leong 10100 Penang (P.N. 2542 (formerly known as H.S.(D) 11594), Lot 398, P.N. 2543 (formerly known as H.S.(D) 11595), Lot 399, Seksyen 17, Bandar George Town, Daerah Timor Laut, Negeri Pulau Pinang)	405	Sunway Marketing Sdn Bhd	Shoplot	14	Leasehold 99 years expiring 09.06.2096	280	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Description / Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Where the real estate consist of buildings		
									Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM)
No. 3-22-1, Desa Bistari (Phase 2), Lintang Pantai Jerjak, 11700 Penang (GM 2498, Lot 9948, Mukim 13, Daerah Timor Laut, Negeri Pulau Pinang)	700	Sunway Marketing Sdn Bhd	Apartment	N/A	Freehold	100	-	-	-	-	-
Unit 6-8-1, Cloud View Tower, Lorong Jintan 3 Taman Supreme Cheras, 56100 Kuala Lumpur (P.N. 1551/M119/32, Lot No. 35895, Mukim Kuala Lumpur, Daerah Wilayah Persekutuan, Wilayah Persekutuan)	1,324	Registered owner: ABS Land & Properties Bhd (Beneficial Owner: Sunway Marketing Sdn Bhd)	Condominium	N/A	Leasehold 99 years expiring on 15.04.2076	230	-	-	-	-	-
No. 15 Jln Beladau 7 Taman Puteri Wangsa Ulu Tiram (Geran 275913 (formerly known as H.S.(D) 240447, Lot 43744, Mukim Tebrau, Daerah Johor Bahru, Negeri Johor)	1,744	Sunway Juasama Sdn Bhd	Double storey shophouse	11	Freehold	220	-	-	-	-	-
P. N. 13248 (formerly known as HS(D) 273869), Lot 67965, Mukim Pulai, Daerah Johor Bahru, Negeri Johor	3,111	Sunway Juasama Sdn Bhd	Double storey terrace house	7	Leasehold 991 years expiring on 03.09.2911	235	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Description / Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Where the real estate consist of buildings		
									Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM)
P.N. 13253 (formerly known as HS(D) 273874), Lot 67970, Mukim Pulai, Daerah Johor, Negeri Johor	1,679	Sunway Juarasama Sdn Bhd	Double storey terrace house	7	Leasehold 991 years expiring on 03.09.2911	190	-	-	-	-	-
P.N. 13242 (formerly known as HS(D) 273889), Lot 67959, Mukim Pulai, Daerah Johor Bahru, Negeri Johor	1,679	Sunway Juarasama Sdn Bhd	Double storey terrace house	7	Leasehold 991 years expiring on 03.09.2911	190	-	-	-	-	-
HS(D) 354504, PTD 116821, Mukim Pulai, Daerah Johor Bahru, Negeri Johor	1,680	Sunway Juarasama Sdn Bhd	Single storey terrace house	7	Leasehold 991 years expiring on 03.09.2911	130	-	-	-	-	-
HS(D) 354505, PTD 116822, Mukim Pulai, Daerah Johor Bahru, Negeri Johor	1,680	Sunway Juarasama Sdn Bhd	Single storey terrace house	7	Leasehold 991 years expiring on 03.09.2911	130	-	-	-	-	-
HS(D) 354506, PTD 116823, Mukim Pulai, Daerah Johor Bahru, Negeri Johor	1,680	Sunway Juarasama Sdn Bhd	Single storey terrace house	7	Leasehold 991 years expiring on 03.09.2911	130	-	-	-	-	-
HS(D) 354534, PTD 116851, Mukim Pulai, Daerah Johor Bahru, Negeri Johor	1,680	Sunway Juarasama Sdn Bhd	Single storey terrace house	7	Leasehold 991 years expiring on 03.09.2911	130	-	-	-	-	-
H.S.(D) 354507, PTD 116824, Mukim Pulai, Daerah Johor Bahru, Negeri Johor	1,680	Sunway Juarasama Sdn Bhd	Single storey terrace house	6	Leasehold 991 years expiring on 03.09.2911	130	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Description / Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Where the real estate consist of buildings		
									Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM)
H.S.(D) 354524, PTD 116841, Mukim Pulau, Daerah Johor Bahru, Negeri Johor	7,411	Sunway Juarasama Sdn Bhd	Single storey terrace house	6	Leasehold 991 years expiring on 03.09.2911	346	-	-	-	-	-
H.S.(D) 354555, PTD 116872, Mukim Pulau, Daerah Johor Bahru, Negeri Johor	4,046	Sunway Juarasama Sdn Bhd	Single storey terrace house	6	Leasehold 991 years expiring on 03.09.2911	305	-	-	-	-	-
H.S.(D) 354508, PTD 116825, Mukim Pulau, Daerah Johor Bahru, Negeri Johor	3,218	Sunway Juarasama Sdn Bhd	Single storey terrace house	6	Leasehold 991 years expiring on 03.09.2911	213	-	-	-	-	-
H.S.(D) 354517, PTD 116834, Mukim Pulau, Daerah Johor Bahru, Negeri Johor	2,520	Sunway Juarasama Sdn Bhd	Single storey terrace house	6	Leasehold 991 years expiring on 03.09.2911	190	-	-	-	-	-
H.S.(D) 354500, PTD 116817, Mukim Pulau, Daerah Johor Bahru, Negeri Johor	2,380	Sunway Juarasama Sdn Bhd	Single storey terrace house	6	Leasehold 991 years expiring on 03.09.2911	172	-	-	-	-	-
H.S.(D) 354556, PTD 116873, Mukim Pulau, Daerah Johor Bahru, Negeri Johor	3,197	Sunway Juarasama Sdn Bhd	Single storey terrace house	6	Leasehold 991 years expiring on 03.09.2911	212	-	-	-	-	-
H.S.(D) 354488, PTD 116805, Mukim Pulau, Daerah Johor Bahru, Negeri Johor	4,545	Sunway Juarasama Sdn Bhd	Single storey terrace house	6	Leasehold 991 years expiring on 03.09.2911	246	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Description / Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Where the real estate consist of buildings		
									Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM)
H.S.(D) 354525, PTD 116842, Mukim Pulai, Daerah Johor Bahru, Negeri Johor	3.460	Sunway Juarasama Sdn Bhd	Single storey terrace house	5	Leasehold 991 years expiring on 03.09.2911	195	-	-	-	-	-
Menara Duta II, B-13A-4 No. 20 Jalan Dutamas Raya, Segambut Dalam 51200 K.L (Geran Mukim 4941/M1-B/15/170, Lot 53286, Mukim Batu, Wilayah Persekutuan, Kuala Lumpur)	1.442	Radin Makmur Sdn Bhd (Beneficial Owner: Sunway Enterprise (1988) Sdn Bhd)	Condominium	10	Freehold	245	-	-	1,442	100	1,000
Menara Duta II, B-11-1 No. 20 Jalan Dutamas Raya, Segambut Dalam 51200 K.L (Geran Mukim 4941/M1-B/12/152, Lot 53286, Mukim Batu, Wilayah Persekutuan, Kuala Lumpur)	1.560	Sunway Enterprise (1988) Sdn Bhd	Condominium	10	Freehold	251	-	-	1,560	100	1,000
B-4-4 Senai Industrial Park Lot PTD 41839 Mukim of Senai-kulai Johor Bahru (H.S.(D) 26913, P.T.D. 41839, Mukim Senai, Daerah Kulajaya, Negeri Johor)	704	Wangsa Idaman Sdn Bhd (Beneficial Owner: Sunway Enterprise (1988) Sdn Bhd)	Medium cost apartment	10	Freehold	50	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Description / Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Where the real estate consist of buildings		
									Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM)
B-4-5 Senai Industrial Park Lot PTD 41839 Mukim of Senai-kulai Johor Bahru (H.S.(D) 26913, P.T.D. 41839, Mukim Senai, Daerah Kulaijaya, Negeri Johor)	704	Wangsa Idaman Sdn Bhd (Beneficial Owner: Sunway Enterprise (1988) Sdn Bhd)	Medium cost apartment	10	Freehold	50	-	-	-	-	-
No. G-11-25, Pangsapuri Vista Lavender, Persiaran Kinrara Seksyen 3, 47100 Puchong, Selangor.	852	Sunway Quarry Industries Sdn Bhd	Apartment	7	99 Years	105	-	-	-	-	-
No. 12, 28 & 31, Jalan Gemilang 3 and No. 32, Jalan Gemilang 4, Taman Bukit Gemilang, 83100 Skudai, Johor (H.S.(D) 354541, P.T.D. 116858, H.S.(D) 354569, P.T.D. 116886, H.S.(D) 354561, P.T.D. 116878, H.S.(D) 354540, P.T.D 116857, Mukim Pulai, Daerah Johor Bahru, Negeri Johor)	11,333	Sunway Leasing Sdn Bhd	Single storey terrace house	7	Leasehold 991 years expiring 03.09.2911	727	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Description / Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Where the real estate consist of buildings		
									Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM)
Unit A-1-2	10,174	Sunway Leasing Sdn Bhd	Office lot	16	Leasehold 99 years expiring 21.10.2092	1,760	-	-	4,654	50	3,900
Unit A-1-3											
Unit A-1-9											
Unit A-1-10											
Unit A-1-11											
Unit B-G-3											
Unit C-G-5											
Unit C-G-6											
No. 58, Sunway Business Park Jin Todak 4 Pusat Bandar Seberang Jaya Perai 13700 Seberang Jaya Penang (P.N. 01821/M1/2/36, P.N. 01821/M1/2/37, P.N. 01821/M1/2/42, P.N. 01821/M1/2/44, P.N. 01821/M1/1/6, P.N. 01821/M1/1/22, P.N. 01821/M1/1/23, P.N. 01821/M1/2/43, Lot 5645, Mukim 1, Daerah Seberang Perai Tengah, Negeri Pulau Pinang)											

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Investment properties	Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Where the real estate consist of buildings		
										Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM'000)
	124 strata titles held under PN 11816 Lot 6177 Bandar Sunway Daerah Petaling Selangor	5.652 / (185,903)	SunCity (Beneficial owner: Sunway Residence Sdn Bhd)	Sun U Residence Block B (124 units)	6	Leasehold expiring 01.01.2097	54,500	55,000 (08.02.2011)	-	(185,903)	100	353
	PT894 HSD(T) 238253 PT907 HSD(T) 238960 Bandar Sunway Daerah Petaling Selangor	11,955 / (762,558)	SunCity (Land) Sunway Lagoon Sdn Bhd (Land)	Monash University Campus	4	Leasehold expiring 02.04.2106 & 15.5.2106	31,039	200,000 (08.02.2011)	Pledged to MBB	(762,558)	100	1,238
	PT28 HS(D) 118332 PT1904 HS(D) 118325 Bandar Sunway Daerah Petaling Selangor	12,433 / (704,577)	Sunway Platinum Success Sdn Bhd (Building) SunCity (Beneficial owner: Sunway Destiny Sdn Bdn (formerly known as Stellar Destiny Sdn Bhd)	SUN U Campus	17	Leasehold expiring 01.04.2097	153,000	153,000 (09.02.2011)	Pledged to syndicated lender (OCBC, HSBC, MBB and RHB)	(704,577)	100	906

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of	
											buildings	Rental income or expected rental income per month (RM'000)
PT 1706 HS(D) 118324 Bandar Sunway Daerah Petaling Selangor	0.499 / (21,000)	SunCity	Medan Selera (Food Court)	15	Leasehold expiring 01.04.2097	4,000	5,500 (17.02.2011)	-	(21,000)	100	45	
PT 1406 HS(D) 118322 Bandar Sunway Daerah Petaling Selangor	0.370 / (6,308)	SunCity	Sunway Selera (Food Court)	16	Leasehold expiring 01.04.2097	2,000	2,300 (17.02.2011)	-	(6,308)	100	18	
PM130, Lot 37563 (formerly known as PT 892 HS(M) 7031 PN 8622-23, Lot 49359- 60 Bandar Sunway Daerah Petaling Selangor	4.330 / (214,200)	SunCity	Sunway Villa	14	Leasehold expiring 11.04.2093 & 01.12.2097	22,100	22,100 (17.02.2011)	-	(214,200)	96	165	
Please refer to Note A.												
PN11814/M1-B/10/183 Lot 61769 (B-10-02) Mukim Damansara, Daerah Petaling Selangor	(2,142)	SunCity	Palmville (1 unit)	14	Leasehold expiring 01.04.2097	650	650 (17.02.2011)	-	(2,142)	100	4	

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	Rental income per month (RM'000)
PN 13010-13019 Lot 52003-62012 Bandar Sunway Daerah Petaling Selangor	0.390 / (44,867)	Sunway Lagoon Sdn Bhd (Beneficial owner: Sunway Townhouse Sdn Bhd)	2 Storey Townhouse (20 units)	5	Leasehold expiring 14.11.2096	3,800	4,200 (17.02.2011)	-	(44,867)	80%	28	
PT 1490 HS(D) 115836 Bandar Sunway Daerah Petaling Selangor	1.537 / (32,464)	SunCity	Office Warehouse	4	Leasehold expiring 28.12.2096	7,172	8,000 (17.02.2011)	-	(32,464)	100	35	
PN 11815/M1-A/9/55 Lot 61770 (A-09-04)	(2,777)	SunCity	Lagoonview (2 units)	11	Leasehold expiring 01.04.2097	840	860 (17.02.2011)	-	(2,777)	100	5	
PN 11815/M1-B/6/160 Lot 61770 (B-06-05) Jalan Kolej Bandar Sunway Daerah Petaling Selangor	(37,082)	Sunway Ambience Sdn Bhd (formerly known as Spring Ambience Sdn Bhd)	Lagoonview (12 units)	11	Leasehold expiring 01.04.2097	11,418	11,780 (17.02.2011)	-	(37,082)	100	61	

Lagoonview
Condominium:
For details on the land
titles, please refer to
Note 1.

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	
Sun-U Residence (formerly known as Monash Condominium); For details on the land titles, please refer to Note 2.			Sun-U Residence (formerly known as Monash Condominium) (15 units)	10								
Lagoonview condo:- For details on the land titles, please refer to Note 3.	(35,951)	Sunway Symphony Sdn Bhd (formerly known as Worldclass Symphony Sdn Bhd) ("Sunway Symphony")	Lagoonview (6 units)	11	Leasehold expiring 01.04.2097	11,260	11,310 (17.02.2011)	-	(35,951)	100	64	
Sun-U Residence (formerly known as Monash Condominium); For details on the land titles, please refer to Note 4.			Sun-U Residence (formerly known as Monash Condominium) (20 units)	10								
PN 6890/M1/5/140 Lot 93 Seksyen 20 Bandar Petaling Jaya Selangor	6.316 / (2,573)	SunCity	Flatted Industrial Factory (1 unit)	14	Leasehold expiring 24.10.2067	400	400	-	(2,573)	0	0	

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	Rental income per month (RM'000)
PT 220479 HS(D) 174449 Jalan Tambun MK Ulu Kinta Daerah Kinta, Perak	0.661 / (21,118)	Sunway City (Ipoh) Sdn Bhd ⁽⁶⁾	Unique Seafood Restaurant	4	Leasehold expiring 16.07.2107	2,725	2,725 (29.12.2010)	-	(21,118)	100	15	
PT 370 HS (D) 145185 Pekan Baru Sungai Buloh District of Petaling Selangor	(196,054)	PKNS. (Beneficial Owner: Sunway Damansara Sdn Bhd) ⁽⁶⁾	Sunway Giza Mall	1	Leasehold expiring 23.11.2100	38,000	38,000 (30.11.2010)	-	(196,054)	97	481	
Sun-U Residence (formerly known as Monash Condominium):- A-13-03A (PN11816/M2/13/71)	(1,472)	SunCity (Beneficial owner: Sallient Century Sdn Bhd)	Sun U Residence (formerly known as Monash Condominium) (1 unit)	10	Leasehold expiring 01.04.2097	510 ⁽⁷⁾	N/A	-	(1,472)	100	2.7	
21 Senoko Drive Singapore 758208	70,611	Sunway Marketing (S) Pte Ltd	Warehouse	29	30 years Leasehold expiring 30.08.2011	-	-	-	70,611	100	40,827	
55 Cairnhill Road #30- 06 Cairnhill Plaza Singapore	2,852	Sunway Marketing (S) Pte Ltd	Apartment	32	Freehold	1,579	-	-	2,852	-	10,768	

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered owner	Existing / Proposed use		Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
			Rental income or expected rental income per month (RM'000)										
Geran Mukim 1, Lot 361, Geran Mukim 2, 1257 and Geran Mukim 3, 1259, Mukim 20, Province Wellesley Central, Penang	397,864	Shahawan (M) Sdn Bhd	Quarry land		-	Freehold	3,665	-	-	330,165	100	38,000	
Wisma SunwayMas PN 21876, Lot 517 Lot 1, Jalan Tengku Ampuan Zabedah C 9/C Section 9, 40100 Shah Alam, Selangor Darul Ehsan	153,587	PKNS (Beneficial owner: SunwayMas Sdn Bhd)	Commercial building		3	Leasehold for 99 years expiring on 29.08.2094	44,600	44,000 (31.12.2010)	-	153,587 and 402 parking bays	97	392,973 (including car park)	

Notes:

- A. SunCity has yet to receive any assessment statements for this property ("Sunway Villa") and as a result, SunCity has not been able to make any payments todate. Following a written correspondence by SunCity to Majlis Perbandaran Subang Jaya ("MPSJ") to seek the status of assessment on Sunway Villa, MPSJ had on 8 July 2009 responded that Sunway Villa had been assessed and that the statement of claim will be issued. However, as of todate, SunCity has yet to receive any statement of claim for the assessment on Sunway Villa. SunCity and/or Sunway undertake to follow up closely with MPSJ on the issuance of the assessment statements of claims in order to make the due payments.
1. Land titles are A-01-04 (PN11815/M1/1/4), A-07-06 (PN11815/M1-A/7/45), A-08-04 (PN11815/M1-A/8/49), A-13-04 (PN11815/M1-A/13/79), A-13-05 (PN11815/M1-A/13/80), B-21-03 (PN11815/M1-B/21/251), B-03-04 (PN11815/M1-B/3/143), A-22-03 (PN11815/M1-A/22/128), A-05-05 (PN11815/M1-A/5/32), A-07-05 (PN11815/M1-A/7/44), B-18-04 (PN11815/M1-B/18/232) and B-10-05 (PN11815/M1-B/10/184).
2. Land titles are A-16-03 (PN11816/M2/16/86), A-11-03 (PN11816/M2/11/60), A-10-01 (PN11816/M2/10/50), A-19-05 (PN11816/M2/19/99), A-18-03A (PN11816/M2/18/95), A-11-06 (PN11816/M2/11/57), A-13-02 (PN11816/M2/13/67), A-20-01 (PN11816/M2/20/103), A-12-06 (PN11816/M2/12/63), A-12-02 (PN11816/M2/12/61), A-05-03A (PN11816/M2/5/23), A-05-05 (PN11816/M2/5/22), A-05-01 (PN11816/M2/5/20), A-13-05 (PN11816/M2/13/70) and A-11-01 (PN11816/M2/11/56).
3. Land titles are B-02-04 (PN11815/M1-B/2/137), B-22-03 (PN11815/M1-B/22/256), B-16-03 (PN11815/M1-B/16/221), B-04-04 (PN11815/M1-B/4/149), A-14-02 (PN11815/M1-A/14/83) and A-15-02 (PN11815/M1-A/15/88).

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

4. Land titles are A-13A-03 (PN11816/M2/14/76), A-13A-3A (PN11816/M2/14/75), A-10-06 (PN11816/M2/10/51), A-17-05 (PN11816/M2/17/89), A-08-06 (PN11816/M2/8/39), A-07-03 (PN11816/M2/7/36), A-15-03 (PN11816/M2/15/81), A-11-02 (PN11816/M2/11/55) (Currently registered under the name of a third party, pending transfer to Sunway Symphony), A-23A-01 (PN11816/M2/24/120) (Currently registered under the name of SunCity, pending transfer to Sunway Symphony), A-23A-02 (PN11816/M2/24/119) (Currently registered under the name of a third party, pending transfer to Sunway Symphony), A-12-03 (PN11816/M2/12/65), A-06-06 (PN11816/M2/6/27), A-15-02 (PN11816/M2/15/77), A-21-02 (PN11816/M2/21/107), A-10-05 (PN11816/M2/10/52) (Currently registered under the name of SunCity, pending transfer to Sunway Symphony), A-12-03A (PN11816/M2/12/65), A-23A-03A (PN11816/M2/24/121), A-10-03 (PN11816/M2/10/54), A-21-03 (PN11816/M2/21/110) (Currently registered under the name of a third party, pending transfer to Sunway Symphony), A-08-01 (PN11816/M2/8/38).
5. 65%-owned subsidiary of SunCity.
6. 60%-owned subsidiary of SunCity.
7. Purchase consideration paid pursuant to the sale and purchase agreement dated 1 October 2010.

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APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Investment properties acquired subsequent to 31 December 2010 and up to the LPD

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Purchase consideration (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM'000)
Sun-U Residence (formerly known as Monash Condominium):- A-06-05 (PN11816/M2/6/28) A-11-05 (PN11816/M2/11/58)	(2,850)	SunCity (Beneficial Owner: Salient Century Sdn Bhd)	Sun U Residence (formerly known as Monash Condominium) (2 units)	10	Leasehold expiring 01.04.2097	480 ⁽¹⁾ 510 ⁽²⁾	-	-	(2,850)	50%	2.7
Level 18, Wisma SunwayMas PN 21876, Lot 517, Lot 1, Jalan Tengku Ampuan Zabedah C 9/C Section 9, 40100 Shah Alam, Selangor Darul Ehsan	16,630	Daksina Harta Sdn Bhd	Commercial building	3	Leasehold for 99 years expiring on 29.08.2094	3,908 ⁽³⁾	-	-	16,630	-	N/A
PTD 64070-64592 HS(D)151079-151601 Mukim Plentong, District of Johor Bahru, Johor	64.6	Sunway City (JB) Sdn Bhd (formerly known as Asli Budimas Sdn Bhd)	Vacant	-	Freehold	134,528 ⁽⁴⁾	-	-	-	-	-
Lot PT 391 & 392 Batu 2½ Jalan Cheras Kuala Lumpur	22.6	Fawanis Sdn Bhd (Beneficial Owner: SunCity)	Mixed development under construction	-	Freehold	N/A ⁽⁵⁾	-	-	-	-	-
								PT 391 pledged to Alliance Bank Malaysia Berhad ("Alliance")			
								PT 392 pledged to Affin			

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre) / (built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Purchase consideration (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM'000)
Lot No. 113, Seksyen 1, Bandar Bukit Mertajam, Daerah Seberang Perai Tengah	8.10	Sunway Bintang Sdn Bhd (formerly known as Prime Delight Sdn Bhd)	Vacant	-	Freehold	10,593 ⁽⁶⁾	-	-	-	-	-
No.12, Lot No. 1094, Mukim 08, Daerah Seberang Perai Tengah, Penang	1.02	Sunway Bintang Sdn Bhd (formerly known as Prime Delight Sdn Bhd)	Vacant	-	Freehold	1,198 ⁽⁷⁾	-	-	-	-	-
Lot No. 67 GM No.4 Lot No. 68 GM No.5 Lot No.69 GM No.6 Lot No. 70 GM No. 7 Lot No.89 GM No. 10 Lot No.279 GM No. 331 Lot No.611 GM No. 291 Lot No.612 GM No. 292 Lot No. 613 GM No. 324 Lot No.614 GM No. 613 Lot No.657 GM No. 306 Lot No.658 GM No. 307 Mukim 1, Tempai Pulau Betong, Daerah Barat Daya, Penang	19.87	Associated Circle Sdn Bhd	Vacant	-	Freehold	8,656 ⁽⁸⁾	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Notes:

1. Purchase consideration paid pursuant to the sale and purchase agreement dated 27 May 2010.
2. Purchase consideration paid pursuant to the sale and purchase agreement dated 14 December 2010.
3. Purchase consideration paid pursuant to the sale and purchase agreement dated 4 November 2010.
4. Purchase consideration paid pursuant to the sale and purchase agreement dated 28 December 2010.
5. SunCity had on 22 February 2011 entered into an Amending Agreement with Fawanis Sdn Bhd to amend the terms and conditions of the Original JV Agreement.
6. Purchase consideration paid pursuant to sale and purchase agreement dated 30 March 2011.
7. Purchase consideration paid pursuant to sale and purchase agreement dated 12 April 2011.
8. Purchase consideration paid pursuant to sale and purchase agreement dated 25 April 2011.

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APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Inventories	Where the real estate consist of buildings											
	Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Rental income or expected rental income per month (RM'000)
	Lot 58694 Tempat Sg Teba Geran Mukim 7323 Mukim Batu Negeri Wilayah Persekutuan	0.030 / (1,259)	SunCity	Casa Kiara Condo	4	Freehold	315	-	-	-	-	-
	PN 11815 Lot 61770 M1-A/21/123 (A-21-02) M1-B/23/258 (B-23-03) M1-B/23/258 (B-23-04) M1-B/23/257 (B-23-05) M1-B/23/257 (B-23-06) Bandar Sunway Daerah Petaling Selangor	5.134 / (14,587)	SunCity	Lagoonview (5 units)	11	Leasehold expiring 01.04.2097	2,289	-	-	14,587 (All units are tenanted)	100	25
	PM 1451 Lot 51207 PT 1384 HS(D) 8437 Bandar Sunway Daerah Petaling Selangor	0.098 / (3,620)	SunCity	Residential (2 units)	16-20	Leasehold expiring 11.03.2095 & 30.10.2093	221	-	-	3,620 (All units are tenanted)	100	2
	PN11814 Lot 61769 M1-C/1/186 (C-01-03) M1-A/1/12 (A-01-01) M1-C/1/185 (C-01-04) Bandar Sunway Daerah Petaling Selangor	6.783 / (4,991)	SunCity	Palmville Condominium (3 units)	14	Leasehold expiring 01.04.2097	644	-	-	4,991 (All units are tenanted)	100	8

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	Rental income per month (RM'000)
PN 11816 PT61771 M2/25/123 (A-25-01) M2/25/124 (A-25-02) Bandar Sunway Daerah Petaling Selangor	0.044 / (8,747)	SunCity	Sun U Residence Block A (2 units)	8	Leasehold expiring 01.01.2097	1,674	-	-	8,747 (All units are tenanted)	100	9	
PT45 HS(D)118349 Mukim Damansara Daerah Petaling Selangor	0.404 / (22,324)	PKNS (Beneficial Owner: SunCity)	Mentari Business Park (25 units)	5	Leasehold expiring 01.04.2097	5,749	-	-	7,086 (Only 8 units are tenanted)	100	11	
44 strata titles held. Land in Seberang Perai Tengah, Pulau Pinang. For details on the land titles, please refer to Note 1.	0.676 / (38,499)	Era Primission Sdn Bhd	Business Park (44 units)	11	Leasehold expiring 01.10.2092	5,358	-	-	19,722 (Only 21 units are tenanted)	100	16	
17 strata titles held. Land in Jalan Tambun MK Ulu Kinta Daerah Kinta, Perak	0.656 / (53,993)	Sunway City (Ipoh) Sdn Bhd (3)	Commercial & Industrial (17 units)	9	Leasehold expiring 27.10.2097	2,664	-	-	2,006 (only 1 unit is tenanted)	100	1	
For details on the land titles, please refer to Note 2.												
PT 2321 HS (M) 2900 PT 2486 HS (M) 3003 PT 2507 HS (M) 3024 Mukim 13, Timur Laut Pulau Pinang	0.435 / (12,159)	Sunway Bukit Gambier Sdn Bhd	Sunway Bukit Gambier (3 units)	1	Freehold	4,928	-	Pledged to Alliance	-	-	-	

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Where the real estate consist of buildings	
										Occupancy (%)	Rental income or expected rental income per month (RM'000)
GRN 12523 Lot 013853S Daerah Kinta, Bandar Ipoh, Perak	0.167 / (16,595)	Area Star Sdn Bhd	Shop Offices (1 unit - corner lot)	4	Freehold	1,654	-	-	-	-	-
PT 369, HS (D) 145184 Mukim Sungai Buloh Daerah Petaling Selangor	2.91 / (126,802)	PKNS (Beneficial Owner: Sunway Damansara Sdn Bhd) ⁽⁴⁾	Carpark structure	2	Leasehold expiring 23.11.2100	9,950	-	-	-	-	-
PT 44758 HS(D) 129465 PT 44875 HS(D) 129582 Mukim Cheras Selangor	0.19 / (8,482)	Sunway City Properties Sdn Bhd	2 storey link house (2 units)	4	Freehold	834	-	-	-	-	-
Lot 25160 No Hakmilik 161578 PT 22382 HS (D) 121783 PT 22395 HS (D) 121796 MK Semenyih Daerah Ulu Langat Selangor	8.857 / (2,043)	Sunway Semenyih Sdn Bhd ⁽⁵⁾	Shop office (1 unit) Low cost flats (4 units)	6	Freehold	808	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Where the real estate consist of buildings	
										Occupancy (%)	Rental income or expected rental income per month (RM'000)
Tower A:	24,275	Atlas Corporation Sdn Bhd	Commercial building	10	Freehold	6,312	-	-	18,776	67	38,212
Suite A-3-4 * (a)		(Beneficial Owner: Sunway Construction Sdn Bhd)									
Suite A-5-6 * (a)											
Suite A-6-6 * (b)											
Suite A-19-1(b) * (a)											
Tower B:											
Suite B-5-5											
Suite B-13-7 (b)											
Suite B-14-3* (b)											
Tower C:											
Suite C-4-4 * (c)											
Suite C-7-3											
Suite C-7-6 * (d)											
Suite C-16-3 * (a)											
Plaza Pantai No 5, Jalan 4/83A, Off Jalan Pantai Baru, 59200 Kuala Lumpur (H.S.(D) 60799, P.T. 2510 & 2511, Mukim Kuala Lumpur, Daerah Kuala Lumpur, Wilayah Persekutuan)											

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	
Kasturi Business Plaza, Balakong (P.N. 9776/M1/B1/1, Lot 476, Seksyen 1, Bandar Cheras, Daerah Ulu Langat, Negeri Selangor)	92,755	Sunway Construction Sdn Bhd	Basement car park	2	Leasehold expiring 27.10.2093	-	-	-	-	-	-	-
Cahaya SPK, Shah Alam 7, 9, 11, 13, 23* ^(e) 25* ^(h) , 27 and 29* ⁽ⁱ⁾	77,822	Bukit Cahaya Country Resorts Sdn Bhd (Beneficial Owner: Sunway Construction Sdn Bhd)	Bungalow lot	4	Leasehold expiring 14.02.2092	2,893	-	Pledged to Bank Utama (Malaysia) Berhad (as reflected on the title)	-	-	-	-
Jalan U9/10 (H.S.(D) 74606, P. T. 543, Mukim Bukit Raja, Daerah Petaling, Negeri Selangor)												
Tmn Teluk Gedung Indah 33, Jalan Sungai Sama Gagah 21, Taman Teluk Gedung Indah, 42000 Pibh. Klang, Selangor. (H.S.(M) 32468, P. T. 65205, Mukim Klang, Daerah Klang, Negeri Selangor)	1,539	Sunway Construction Sdn Bhd	Double storey link house	3	Leasehold expiring 16.01.2100	180	-	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	
Desa Karunmas * (6) 13, Jalan Karunmas 11, Taman Desa Karunmas, 43300 Selangor (H.S.(D)) 59584, P.T. 44330, Mukim Kajang, Daerah Ulu Langat, Negeri Selangor)	1,300	Sunway Construction Sdn Bhd	Two and a half storey terrace house	-	Leasehold for 99 years expiring on 18.10.2099	161	-	-	-	-	-	-
Lukut No. PT 1089, Taman Perindustrian Lukut, 71010 Lukut Port Dickson, Seremban (P.N. 17726, Lot 5781, Mukim Jimah, Daerah Port Dickson, Negeri Sembilan)	2,000	Sunway Construction Sdn Bhd	One and half storey link factory	11	Leasehold 99 years expiring 20.09.2093	1	-	-	-	-	-	-
116820 (No. 32, Jalan Gemilang 5, Taman Bukit Gemilang, 81300 Skudai, Johor)	1,680	Sunway Builders Sdn Bhd	Single storey link house	N/A	Leasehold expiring 03.09.2911	110	-	-	-	-	-	-
H.S.(D) 354503, P.T.(D) 116820, Mukim Pulai, Daerah Johor Bahru, Negeri Johor												

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use		Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Where the real estate consist of buildings	
			Occupancy (%)	Rental income or expected rental income per month (RM'000)								
87888 (No. 15, Jalan Gemilang 12, Taman Bukit Gemilang, 81300 Skudai, Johor) (P.N. 13208, Lot 67899, Mukim Pulai, Daerah Johor Bahru, Negeri Johor)	1,540	Sunway Builders Sdn Bhd	Double storey link house	N/A	Leasehold expiring 03.09.2911	155	-	-	-	-	-	
87894 (No. 1, Jalan Gemilang 12, Taman Bukit Gemilang, 81300 Skudai, Johor) (P.N. 13251, Lot 67968, Mukim Pulai, Daerah Johor Bahru, Negeri Johor)	3,382	Sunway Builders Sdn Bhd	Double storey link house	N/A	Leasehold expiring 03.09.2911	220	-	-	-	-	-	
87899 (No. 7, Jalan Gemilang 11, Taman Bukit Gemilang, 81300 Skudai, Johor) (P.N. 13252, Lot 67969, Mukim Pulai, Daerah Johor Bahru, Negeri Johor)	1,680	Sunway Builders Sdn Bhd	Double storey link house	N/A	Leasehold expiring 03.09.2911	165	-	-	-	-	-	

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Where the real estate consist of buildings	
										Occupancy (%)	Rental income or expected rental income per month (RM'000)
87900 (No. 9, Jalan Gemilang 11, Taman Bukit Gemilang, 81300 Skudai, Johor) (P.N. 13255, Lot 67972, Mukim Pulau, Daerah Johor Bahru, Negeri Johor)	1,680	Sunway Builders Sdn Bhd	Double storey link house	N/A	Leasehold expiring 03.09.2911	165	-	-	-	-	-
87903 (No. 15, Jalan Gemilang 11, Taman Bukit Gemilang, 81300 Skudai, Johor) (P.N. 13202, Lot 67893, Mukim Pulau, Daerah Johor Bahru, Negeri Johor)	1,680	Sunway Builders Sdn Bhd	Double storey link house	N/A	Leasehold expiring 03.09.2911	165	-	-	-	-	-
87904 (No. 19, Jalan Gemilang 11, Taman Bukit Gemilang, 81300 Skudai, Johor) (P.N. 13256, Lot 67973, Mukim Pulau, Daerah Johor Bahru, Negeri Johor)	1,680	Sunway Builders Sdn Bhd	Double storey link house	N/A	Leasehold expiring 03.09.2911	165	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	Rental income per month (RM'000)
87907 (No. 25, Jalan Gemilang 11, Taman Bukit Gemilang, 81300 Skudai, Johor) (P.N. 13218, Lot 67935, Mukim Pulau, Daerah Johor Bahru, Negeri Johor)	1,680	Sunway Builders Sdn Bhd	Double storey link house	N/A	Leasehold expiring 03.09.2911	165	-	-	-	-	-	-
87944 (No. 20, Jalan Gemilang 9, Taman Bukit Gemilang, 81300 Skudai, Johor) (P.N. 13259, Lot 67976, Mukim Pulau, Daerah Johor Bahru, Negeri Johor)	1,680	Sunway Builders Sdn Bhd	Double storey link house	N/A	Leasehold expiring 03.09.2911	165	-	-	-	-	-	-
Subang Square Geran 234503, Lot 62002, Bandar Subang Jaya, Daerah Petaling, Negeri Selangor)	159,114	Majlis Perbandaran Petaling Jaya (Beneficial Owner: Muhibbah Permai Sdn Bhd) ⁽⁷⁾	Office lot / Shopping gallery / Car park	11	Freehold	29,477	33,320 (31.12.2010)	-	159,114	100	-	164,527

For details on the lots, please refer to Note 6.

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	Rental income per month (RM'000)
PN8639/M1/15/135 P.N. 8639/M2/15/270, Lot 5/16 Seksyen 9, Bandar Shah Alam Daerah Petaling, Negeri Selangor Sri Kemuncak Condo - 35-14-01 & 36-14-01	15,158	PKNS (Beneficial Owner: SunwayMas Sdn Bhd)	Residential	3	Leasehold for 99 years expiring on 29.08.2094	2,100	-	-	-	-	-	-
HS(D)9601 PTD 8755 Mukim Serendah, Daerah Ulu Langat, Negeri Selangor No.43 Jalan Jejarum 2, Section BB9 Bandar Bukit Beruntung, 48300 Rawang	2,000	Sunway Juarasama Sdn Bhd (Beneficial Owner: SunwayMas Sdn Bhd)	Commercial	2	Freehold	60	-	-	-	-	-	-
HS(M)2489, PTD 5459 Mukim Renggam, Daerah Kluang, Negeri Johor No. 23 Jalan Berlian 3, Taman Renggam Jaya, 86200 Simpang Renggam Johor	1,540	Sunway Juarasama Sdn Bhd (Beneficial Owner: SunwayMas Sdn Bhd)	Commercial	2	Freehold	90	-	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Occupancy (%)	Where the real estate consist of buildings	
											Rental income or expected rental income per month (RM'000)	
PN 31319, Lot 35027, Mukim Labu, Daerah Seremban, Negeri Sembilan	1,400	Sunway Juarasama Sdn Bhd (Beneficial Owner: SunwayMas Sdn Bhd)	Commercial	2	Leasehold Expiring 09.10.2093	180	-	-	-	-	-	-
No.43 Lorong Mutiara Galla 1/1, Taman Mutiara Galla, Seremban, Negeri Sembilan												
HS(D) 185476, PT 325 & HS(D) 185477, PT 326 Pekan Baru Sg Besi No.30 & 32, Jalan Dagangan SB4/2, Tmn Sungai Besi Indah, 43300 Seri Kembangan	16,601	ABS Land & Properties Bhd (Beneficial Owner: SunwayMas Sdn Bhd)	Commercial	2	Leasehold expiring 28.05.2102	1,800	-	-	-	-	-	-
A-05-05, A05-13, A03-02, A05-09, Apartment Suteramas, Jalan Kwang Tung 43000 Kajang (P.N. 22330/M1/6/89, P.N. 22330/M1/6/85, P.N. 22330/M1/6/93, P.N. 22330/M1/6/82, Lot 46625, Bandar Baru Bangi, Daerah Ulu Langat, Negeri Selangor)	2,600	SunwayMas Sdn Bhd	Residential	N/A	Leasehold expiring 08.06.2104	149	-	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)/(built up area) (sq ft)	Registered owner	Existing / Proposed use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance	Lettable space (sq ft)	Where the real estate consist of buildings	
										Occupancy (%)	Rental income or expected rental income per month (RM'000)
G-60, Jln SM 3, Taman Sunway Batu Caves	1,330	SunwayMas Sdn Bhd	Commercial	N/A	Leasehold expiring 23.12.2102	293	-	-	-	-	-
B3-4-11, Jalan 12, Taman Rawang Perdana 2 48000 Rawang (Geran 97467/M3/5/343, Lot 2350 Seksyen 19, Bandar Rawang, Daerah Gombak, Negeri Selangor)	646	SunwayMas Sdn Bhd	Residential	N/A	Freehold	35	-	-	-	-	-
No.5, Jalan 2/27 Taman Bukit Rawang Jaya 48000 Rawang, Selangor (Lot 17B, TBRJ Bungalow Land)	9,903	SunwayMas Sdn Bhd	Residential	N/A	Freehold	168	-	-	-	-	-
No. 10, Jalan PJS 7/3A, Bandar Sunway 46150 Petaling Jaya	3,606	SunwayMas Sdn Bhd	Commercial	N/A	Leasehold expiring 25.05.2097	1,950	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Notes:

- * Properties sold to third party purchasers pursuant to the sale and purchase agreements signed but the sale is pending completion. Dates of the respective sale and purchase agreements are as follows:

<u>Property</u>	<u>Date of sale and purchase agreement</u>
(a)	28 February 2011
(b)	10 February 2011
(c)	24 January 2011
(d)	12 November 2010
(e)	8 April 2011
(f)	13 April 2011
(g)	2 September 2010
(h)	20 June 2011

- Land titles are PN 01822 M1-2-38, PN 01822 M1-2-39, PN 01822 M1-2-40, PN 01822 M1-3-56, PN 01822 M1-3-55, PN 01822 M1-4-70, PN 01822 M1-5-90, PN 01822 M1-5-88, PN 01822 M1-5-87, PN 01822 M1-5-86, PN 01822 M1-6-108, PN 01822 M1-6-107, PN 01822 M1-6-106, PN 01822 M1-6-104, PN 01822 M1-6-102, PN 01822 M1-6-101, PN 01822 M1-7-124, PN 01822 M1-7-123, PN 01822 M1-7-121, PN 01822 M1-7-120, PN 01822 M1-7-119, PN 01822 M1-7-118, PN 01822 M1-7-117, PN 01822 M1-7-7, PN 01822 M1-1-5, PN 01822 M1-1-4, PN 01822 M1-1-3, PN 01822 M1-2, PN 01822 M1-2-48, PN 01822 M1-2-50, PN 01822 M1-2-52, PN 01822 M1-5-96, PN 01822 M1-5-99, PN 01822 M1-6-111, PN 01822 M1-6-112, PN 01822 M1-6-113, PN 01822 M1-6-114, PN 01822 M1-6-115, PN 01822 M1-7-127, PN 01822 M1-7-128, PN 01822 M1-7-129, PN 01822 M1-7-130, PN 01822 M1-7-131, PN 01822 M1-1-24.
- Land titles are PN232320 Lot 303198, PN232328 Lot 303206, PN232358 Lot 303230, PN232361 Lot 303232, PN232382 Lot 303249, PN232435 Lot 303295, PN232437 Lot 303296, PN232463 Lot 303299, PN232465 Lot 303301, PN232467 Lot 303302, PN232468 Lot 303303, PN232470 Lot 303305, PN232506 Lot 303327, PN232507 Lot 303328, PN232508 Lot 303329, PN232510 Lot 303330, PN258190 Lot 331210.
- 65%-owned subsidiary of SunCity.
- 60%-owned subsidiary of SunCity.
- 100%-owned subsidiary of Sunway Damansara Sdn Bhd which in turn is a 60%-owned subsidiary of SunCity.
- 70%-owned subsidiary of SunCity.
- Lots held are CT-01-08, CT-04-11, CT-05-12, CT-05-13, CT-06-10, CT-06-12, CT-07-02, CT-07-10, CT-07-12, CT-07-13, CT-08-01, CT-08-02, CT-08-03, CT-08-04, CT-08-05, CT-08-09* (sale and purchase agreement dated 15 April 2011), CT-08-10, CT-08-12, CT-09-01, CT-09-05, CT-09-06, CT-09-09, CT-09-10, CT-09-11, CT-10-02, CT-10-03, CT-10-04, SG-10-01, SG-22-01, SG-30-01, W-09-04, W-10-04, W-10-05, W-10-06* (sale and purchase agreement dated 9 February 2011), E-01-04* (sale and purchase agreement dated 29 March 2011), E-02-03 and Basement 1, 2 & 3.
- 80%-owned subsidiary of Sunway Construction Sdn Bhd, which is a 100%-owned subsidiary of SunH.

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Properties under development and land held for development:

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
Lot 17 GRN 12371 Lot 38 GRN 27736 Lot 39 GRN 27733 Lot 41 GRN 4488 Lot 42 GRN 9940 Jalan Ampang, Kuala Lumpur Wilayah Persekutuan	0.942	Sunway Tower 1 Sdn Bhd	Vacant	-	Freehold	29,480	53,000 (07.02.2011)	-
Lot 5781-83 PN 2546-48	2.093	Alliance Parade Sdn Bhd	Car Park	-	Leasehold expiring 21.10.2092	4,082	8,700 (09.02.2011)	-
Lot 5493 PN 1814	3.288	Commercial Parade Sdn Bhd	Car Park	-	-	8,593	13,600 (09.02.2011)	-
Lot 5646 PN 1822 Lot 5647 PN 1823 Lot 5648 PN 1824 Mukim 1, Daerah Seberang Perai Tengah Pulau Pinang	3.480 2.540 2.490	Sunway City (Penang) Sdn Bhd Fame Parade Sdn Bhd Era Primission Sdn Bhd	Sunway Perdana Sunway Perdana Sunway Perdana	- - -	- - -	3,210 5,541 5,424	16,900 (09.02.2011)	-
Land under Sunway City (Ipoh) Sdn Bhd For details on the other land titles, please refer to Note 1.	1,005.05	Sunway City (Ipoh) Sdn Bhd ⁽³⁾	Integrated Development under construction	-	Please refer to Note 1.	20,952	117,360 (10.02.2011)	-
PT 195252-195254 HS (D) 132271-132273 PT 198580 HS (D) 134733 PT 195465 HS (D) 132484					Leasehold expiring 29.06.2103			
Lot 359258 PN 335976 PT 198924 HS (D) 135244 PT 198580 HS(D) 134733					Leasehold expiring 07.09.2103			

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
PT 220273 HS (D) 174265					Leasehold expiring 06.07.2107			
PT 220274-220275 HS (D) 174266-174267								
PT 220319-220334 HS (D) 171523-171538								
PT 220395-220399 HS (D) 171599-171603					Leasehold expiring 17.04.2107			
PT 220403 HS (D) 171632								
PT 220405 HS (D) 171634								
PT 220407 HS (D) 171635								
PT 220408 HS (D) 174258					Leasehold expiring 06.07.2107			
PT 220410 HS (D) 174260								
PT 220411 HS (D) 174261								
PT 220412 HS (D) 174262								
PT 220413 HS (D) 174263								
PT 232838-232868 HS (D) 187094-187124								
PT 232844 HS (D) 187100								
PT 232850 HS (D) 187106								
PT 232858 HS (D) 187114								
PT 232866 HS (D) 187122								
PT 232819-232837 HS (D) 187075-187093					Leasehold expiring 10.12.2108			
PT 232874 HS (D) 187125								
PT 220414-220478 HS(D) 174384-174448					Leasehold expiring 16.07.2107			
PT 220480 HS(D) 174450								
PT 220481-220483 HS(D) 174451-174453								
PT 220479 HS(D) 174449								
PN 232597, Lot 303372								

Mukim Hulu Kinta
Daerah Kinta, Perak

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
Lot No 18336 No Hakmilik 92673 Lot No 7144 No Hakmilik 92621 PT 1696-97 HS (D) 39673-74 PT 4023 HS (D) 28648 PT 22324 HS (D) 121725 MK Semenyih Daerah Ulu Langat Selangor	512.34	Sunway Semenyih Sdn Bhd ⁽⁴⁾	Vacant	-	Freehold	125,149	128,000 (11.02.2011)	-
PN 89791 (HS(D) 262418), Lot 54662 (formally known as PT 12207 HS(D) 262418) PT 371 HS (D) 145186 MK Sungai Buloh Daerah Petaling Selangor	25.54	PKNS (Beneficial Owner: Sunway Damansara Sdn Bhd) ⁽⁵⁾	Sunway Rymba Hills and Sunway Nexis (Under Construction)	-	Leasehold expiring 23.11.2100	21,113	40,000 (07.02.2011) 86,000 (07.02.2011)	-
Lot 6175 GM 2507 Mukim & Daerah Kuala Lumpur Wilayah Persekutuan	3.16	PKNS (Beneficial Owner Sunway Damansara Sdn Bhd) ⁽⁵⁾	Vacant (Taman Duta land)	-	Freehold	28,598	35,500 (08.02.2011)	-
PT 372 HS (D) 145187 MK Sungai Buloh Daerah Petaling Selangor	3.06	PKNS (Beneficial Owner Imbasan Intisari Sdn Bhd) ⁽⁶⁾	Vacant Planned for Business Park 1 (Parcel 7)	-	Leasehold expiring 22.11.2100	8,017	148,000 (07.02.2011)	-
PT 373 HS (D) 145188 MK Sungai Buloh Daerah Petaling Selangor	2.88	PKNS (Beneficial Owner Tidal Elegance Sdn Bhd) ⁽⁶⁾	Vacant Planned for Business Park 2 (Parcel 8)	-	Leasehold expiring 22.11.2100	7,530		
PT 374 HS (D) 145189 MK Sungai Buloh Daerah Petaling Selangor	2.69	PKNS (Beneficial Owner Bisikan Seni Sdn Bhd) ⁽⁶⁾	Vacant Planned for Business Park 3 (Parcel 9)	-	Leasehold expiring 22.11.2100	7,030		

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
PT 376 HS (D) 145190 MK Sungei Buloh Daerah Petaling Selangor	2.49	PKNS (Beneficial Owner Emerald Freight Sdn Bhd) ^(e)	Vacant Planned for Business Park 4 (Parcel 10)	-	Leasehold expiring 22.11.2100	6,532		
PT 376 HS (D) 145191 MK Sungei Buloh Daerah Petaling Selangor	3.03	PKNS (Beneficial Owner Park Symphony Sdn Bhd) ^(e)	Vacant Planned for Business Park 5 (Parcel 11)	-	Leasehold expiring 22.11.2100	7,955		
PT876 HS (D) 231883 MK Sungei Buloh Daerah Petaling Selangor	1.16	PKNS (Beneficial Owner: Winning Excellence Sdn Bhd) ^(e)	Vacant Planned for Petrol Station	-	Leasehold expiring 22.11.2100	828	7,700 (07.02.2011)	-
PT 958 HS(D) 231965 MK Sungei Buloh Daerah Petaling Selangor	0.33	PKNS (Beneficial Owner: Contemporary Factor Sdn Bhd) ^(e)	Vacant Planned for Foodcourt	-	Leasehold expiring 22.11.2100	94	1,700 (07.02.2011)	-
Lot 57450 GRN 51950 in Mukim of Kuala Lumpur	7.7	Sunway D'Mont Kiara Sdn Bhd ^(f)	Residential Development Under Construction	-	Freehold	208,698	258,000 (09.02.2011)	Pledged to PBB
Lot 168333 GM 2535 Mukim 11, Daerah Barat Daya, Pulau Pinang	7.84	Sunway Grand Sdn Bhd	Sunway Merica Residential Development Under Construction	-	Freehold	15,721	25,000 (09.02.2011)	Pledged to PBB
Lot 947 GM No. 251 Lot 736 GM No. 430 Lot 946 GM No. 659 Lot 945 GM No. 250 Mukim 11, Daerah Barat Daya, Pulau Pinang	6.24	Sunway Grand Sdn Bhd	Sunway Aspera Residential Development Under Construction	-	Freehold	9,022	11,000 (10.02.2011)	Pledged to PBB

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
Lot 337 GM No. 545	23.12	Sunway Grand Sdn Bhd	Vacant	-	Freehold	32,647	48,400 (09.02.2011)	Pledged to PBB
Lot 1472 GM No. 892								
Lot 1473 GM No. 893								
Lot 1475 GM No. 895								
Lot 1476 GM No. 896								
Lot 1477 GM No. 897								
Lot 1478 GM No. 898								
Lot 1479 GM No. 367								
Lot 1480 GM No. 899								
Lot 1512 GM No. 707								
Lot 1515 GM No. 710								
Lot 1517 GM No. 711								
Mukim 12, Daerah Barat Daya, Pulau Pinang								
GRN.81528 Lot 62634	88.17	Sunway Lagoon Sdn Bhd (Beneficial Owner: Sunway South Quay Sdn Bhd)	Integrated Development under construction	-	Leasehold expiring 15.07.2104 & 15.05.2106	438,205	637,900 (09.02.2011)	-
GRN.81532 Lot 62639								
GRN.81539 Lot 62656								
GRN.81529 Lot 62635								
GRN.81536 Lot 62649								
GRN. 81530 Lot 62637								
GRN. 81531 Lot 62638								
H.S. (D) 238251 PT892								
GRN.81533 Lot 62640								
H.S. (D) 222682 PT885								
H.S. (D) 222684 PT887								
GRN. 81527 Lot 62631								
GRN.81538 Lot 62654								
GRN.81535 Lot 62646								
GRN. 81537 Lot 62651								
GRN.81541 Lot 62661								
GRN.81540 Lot 62658								
GRN.81542 Lot 62663								
Bandar Sunway, Daerah Petaling, Selangor								

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
GRN. 69599 Lot 30086 GRN. 67367 Lot 30087 Mukim Setapak, Kuala Lumpur	56.473	Sunway Melawati Sdn Bhd	Vacant	-	Freehold	53,568	88,000 (08.12.2011)	Pledged to PBB
PN 81534, Lot 62644 PT 923 HS(D) 238976 PT 895 HS(D) 238254 Bandar Sunway, Daerah Petaling, Selangor	7.690	SunCity Sunway Lagoor Sdn Bhd (Beneficial Owner: Sunway Monash-U Residence Sdn Bhd) ⁽⁸⁾	Properties under construction	-	Leasehold expiring 15.03.2106 & 02.04.2106	137,343	154,000 (08.12.2011)	Pledged to Maybank Islamic Berhad
Lot 57451 GRN 51951 in Mukim of Kuala Lumpur	23.72	Sunway D'Mont Kiara Sdn Bhd ⁽⁷⁾	Residential Development Under Construction	-	Freehold	6,682	-	Pledged to PBB
Lot 41 PN9497 Lot 51172 PN 9501 PT 1408 HS(D) 118321 Bandar Sunway Daerah Petaling Selangor	11.144	SunCity	Vacant	-	Leasehold expiring 01.04.2097	793	-	-
Sunway Pinnacle Lot No. 61759 (formerly known as PT638 HS(D) 174431) Along Jalan PJS 9/1 PJS 9, 46150 Bandar Sunway Selangor	1.796	SunCity (Beneficial Owner: Sunway Pinnacle Sdn Bhd (formerly known as Quest Affinity Sdn Bhd)	Sunway Pinnacle (under construction)	-	Leasehold expiring 01.04.2097	15,426	-	-
PT 33491-33494 HS (D) 103054-103057 MK Sungai Buloh Daerah Petaling Selangor	2.10	PKNS (Beneficial Owner: Sunway Damansara Sdn Bhd) ⁽⁵⁾	Mixed Development under construction	-	Leasehold expiring 13.05.2095	13,768	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
PT 893 HS(D) 238252 PT 896 HS(D) 238255 PT 897 HS(D) 238256 Bandar Sunway Daerah Petaling Selangor	4.716	SunCity	Vacant	-	Leasehold expiring 02.04.2106	559	-	-
Lot 39019 Geran Mukim 300 Lot 39020 Geran Mukim 299 Tempat Sg Penaga Mukim Damansara Daerah Petaling Selangor	1.99	Rich Worldclass Sdn Bhd	Vacant	-	Freehold	9,535	-	-
Lot 1333 HSD 259881 Mukim Damansara Daerah Petaling Selangor	1.777	Sunway Parking Management Sdn Bhd	Vacant	-	Leasehold expiring 14.03.2090	14,158	-	-
PN 11404 – 11417 Lot 17 -31 Bandar Sunway Daerah Petaling Selangor	2.75	Sunway Lagoon Sdn Bhd (Beneficial owner: Frontier Acres Sdn Bhd)	Vacant	-	Leasehold expiring 14.11.2096	7,187	-	-
Lot 1754 Geran No 35332 Seksyen 12 Daerah Timur Laut Pulau Pinang	0.14	Sunway Hotel (Penang) Sdn Bhd	Vacant	-	Freehold	750	-	-
PT 242980 Lot 32978 Mukim Cheras Selangor	1.60	Sunway City Properties Sdn Bhd	Mixed Development under construction	-	Freehold	4,238	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
PTD No.5728 HS(D) 219690 PTD No.5729 HS(D) 219691 PTD No.5717 HS(D) 219683 Mukim Bukit Raja Daerah Petaling Selangor	5.36	Tenaga Pulau Sdn Bhd (Beneficial owner: Sunway Monterez Sdn Bhd) ⁽⁶⁾	Vacant	-	Leasehold expiring 13.12.2091	10,807	-	-
PTD No.5500, HS(D) 219458 PTD No.5428, HS(D) 219385 PTD No. 5324, HS(D) 219281 PTD No. 5263, HS(D) 219220 PTD No. 5690-5716, HS(D) 219656-219682 Mukim Bukit Raja Daerah Petaling Selangor Darul Ehsan	46.13	Tenaga Pulau Sdn Bhd (Beneficial owner: Sunway Monterez Sdn Bhd) ⁽⁶⁾	Residential development 2 storey link house (4 units) and commercial development	-	Leasehold expiring 13.12.2091	3,179	-	-
36 strata title held. Land in Mukim 12 Daerah Barat Daya Pulau Pinang	3.43	Sunway Grand Sdn Bhd	Sunway Prima Commercial Development	-	Freehold	10,254	-	-
Please refer to Note 2.								
Lot 2172 GM No. 1037 MK 9 Daerah Barat Daya Pulau Pinang	0.55	Sunway Tunas Sdn Bhd	Vacant	-	Freehold	433	-	-
Lot 14345 GRN 81977 Mukim 12 Daerah Barat Daya Pulau Pinang	81.600	Sunway City (Penang) Sdn Bhd	Vacant	-	Freehold	40,112	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
GM 382, Lot No. 565 Geran 41265, Lot No. 114 Geran 41266, Lot No. 115 Geran 41271, Lot No. 133 Geran 19199, Lot 90 Geran 19200, Lot 95 Geran 41270, Lot 122 Geran 22315, Lot 138 Geran 49131, Lot 1295 Geran 49132, Lot 1296 Section 1, Bandar Bukit Mertajam Daerah Seberang Perai Tengah Pulau Pinang	6.356 2.062 0.794 2.369 0.802 1.100 1.328 1.167 3.253 0.649	Sunway Bintang Sdn Bhd (formerly known as Prime Delight Sdn Bhd)	Vacant	-	Freehold	18,295	-	-
PN 16643 Lot 917 Pekan Penaga, Daerah Petaling, Negeri Selangor	1.78	Sunway Properties Sdn Bhd	Vacant	-	Leasehold expiring 25.05.2097	289	-	-
Lot 509 GM No. 374 Lot 564 GM No. 381 Lot 1093 GM No. 345 Mukim 8 Bandar Bukit Mertajam Daerah Seberang Perai Tengah Pulau Pinang	1.812 3.581 1.862	Sunway Bintang Sdn Bhd (formerly known as Prime Delight Sdn Bhd)	Vacant	-	Freehold	2,131 ^(a) 4,212 ^(a) 2,189 ^(a)	-	-
HSM 14430, PT118140, Mukim Ulu Kelang, Daerah Gombak, Negeri Selangor	536,224	Sunway Greenview Sdn Bhd	Property development	-	Leasehold 99 years expiring on 01.04.2108	36,686	37,000	Pledged to HSBC

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
PN 7363, Lot 14256, Section 19, Town of Rawang, District of Gombak, Selangor Darul Ehsan	2,573,217	Zafarra Corporation Sdn Bhd (Now known as Sunway Kanching Heights Sdn Bhd)	Future property Development	-	99 years leasehold expiring 19.04.2094	23,657	60,000 (31.12.2010)	-
PN 31942 Lot 21, Section 19, Rawang	4,575,893	Usaha Arahmanz Sdn Bhd (Now known as Sunway Rawang Heights Sdn Bhd)	Future property development	-	99 years leasehold expiring on 16.03.2094 and 16.07.2094	36,263	(for HSD 25423, PN 31942, and PN 7363)	-
H.S.(D) 25423, P.T. 11894, Mukim Rawang, Daerah Gombak, Negeri Selangor								
TCC3 & 4 HSD 102880 PT 59323 Mukim Kajang, Daerah Ulu Langat, Selangor	21,249	PKNS (Beneficial Owner: Sunway Bangi Sdn Bhd)	Property development	-	Leasehold expiring 22 Feb 2104	1,865	-	-
TCC8 HSD 102879 PT 59322 Mukim Kajang, Daerah Ulu Langat, Selangor	9,981	PKNS (Beneficial Owner: Sunway Bangi Sdn Bhd)	Future property development	-	Leasehold expiring 22 Feb 2104	117	-	-
Lot 1238, PM31, Mukim Ulu Kelang, Daerah Gombak, Negeri Selangor	103,673	SunwayMas Sdn Bhd	Future property development	-	Leasehold expiring 28 Oct 2068	5,432	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
Sunway PJ51A HSD 264397 PT5139 & HSD 264398 PT5140, Seksyen 40, Bandar Petaling Jaya, Selangor	106,907	Taipan Focus Sdn Bhd (Beneficial Owner: SunwayMas Sdn Bhd)	Commercial	-	Leasehold expiring 01.07.2109	19,085	41,000 (31.12.2010) (This excludes HSD 264398 PT5140 which are office blocks which are 100% sold, pending vacant possession to purchasers)	Pledged to AmBank (Malaysia) Bernad
HSD56148 PT4901 Bandar Selayang, Daerah Gombak, Negeri Selangor (Sapphire)	136,403	SunwayMas Sdn Bhd	Vacant	-	Leasehold expiring 27.11.2104	2,453	-	-
HSD 24585 PT10886, HSD24586 PT10887HSD 24587 PT10888, HSD24588 PT10889 Mukim of Rawang, District Of Gombak State Of Selangor (Block G)	65,340	SunwayMas Sdn Bhd	Property development	-	Freehold	2,100	-	-
EMR 2160, Lot 1361 & 1362, Mukim of Rawang, District of Gombak, State of Selangor	17,424	SunwayMas Sdn Bhd	Vacant	-	Freehold	88	-	-
HS(D)11222 PT17117 Mukim of Dengkli, District of Sepang, State of Selangor	2,800,995	Fortuna Gembira Enterpris Sdn Bhd (Beneficial Owner: SunwayMas Sdn Bhd)	Vacant	-	Freehold	6,000	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
Lot PT3789, H.S (D) 155806, Mukim Bukit Raja, District of Petaling, Selangor Darul Ehsan (Suria land)	4,356,000	Usahasewa Sdn Bhd (Beneficial Owner: Sunway Construction Sdn Bhd)	Property development	4	Leasehold 99 years expiring on 05.11.2100	44,597	61,600 ⁽¹¹⁾ (31.12.2010)	-
Geran 28698 Lot 1858 Mukim Serendah District Ulu Selangor ("Serendah Land")	4,356,000	SunwayMas Sdn Bhd	Future property development	-	Freehold	11,967	-	-
Lot 1316-GM 815	190,836	Lee Kin Cheung @ Lew Yew Yin, Lee Mlaw Keow (Beneficial Owner: Sunway Termuning Sdn Bhd) ⁽¹³⁾	Property development	-	Freehold	48	42,000 ⁽¹²⁾ (31.12.2010)	-
Lot 1352-Geran 25146	208,761	Kew Kwee Fong @ Hew Kwee Fong, Nyoh Kung @ Leong Nyuh Fong, Leong Ah Yeong (Beneficial Owner: Sunway Termuning Sdn Bhd) ⁽¹³⁾				296	(Valuation was not conducted on Lot 1316 - GM 815, Lot 1402 - GM 475, Lot 1406 - Geran 20685, Lot 1408 - GM 249, Lot 1409 -Geran 27428, Lot 1683 - Geran 52806, as the land is held under a joint venture ("JV") and the titles are registered under the JV partner)	
Lot 1402-GM 475	401,536	Lee Kim Hua @ Lee Kim Hoon, Tan Lian Hok, Tan Lian Hua (Beneficial Owner: Sunway Termuning Sdn Bhd) ⁽¹³⁾				101		
Lot 1406-Geran 20685	470,971	Hew Then Yong (Beneficial Owner: Sunway Termuning Sdn Bhd) ⁽¹³⁾				119		

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Location address / Title Particulars	Land area (acre)	Registered owner	Proposed use / Existing use	Age of building (years)	Tenure	Audited net book value as at 31.12.2010 (RM'000)	Date of valuation / Market value (RM'000)	Encumbrance
Lot 1408-GM 249	217,800	Siow Fatt Yew, Siaw Kwai Leong (Beneficial Owner: Sunway Termuning Sdn Bhd) ⁽¹³⁾				55		
Lot 1409-Geran 27428	438,301	Kon Fah @ Hew Kon Fah, Kong Yew @ Hew Kuan Sing (Beneficial Owner: Sunway Termuning Sdn Bhd) ⁽¹³⁾				131		
Lot 1683-Geran 52806	238,212	Tan Ching Leong (Beneficial Owner: Sunway Termuning Sdn Bhd) ⁽¹³⁾				60		
Lot 1351-Geran 25145 Lot 1355-GM 1078 Lot 1401-GM 583 Lot 1404-GM 1092 Lot 1405-GM 473 Lot 1410-GM 1087 Lot 1412-GM 543 Lot 1413-GM395 Lot 1684-GRN 52807 Mukim Cheras, District Ulu Langat	2,473,467	Sunway Termuning Sdn Bhd ⁽¹³⁾				24,502		
HSD56151 PT 4904 Bandar Selayang, Daerah Gombak, Negeri Selangor	49,658	SunwayMas Sdn Bhd	Vacant	-	Leasehold expiring 27.11.2104	-	-	-
Land Parcel 796 at Wak Hassan Drive / Wak Hassan Place Singapore	33,496	Sunway Land Pte Ltd	Development land/vacant	-	99 Years	35,654	-	Pledged to OCBCL

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)**Notes:****1. For leasehold expiring 27.10.2097**

Land titles are Lot 303521 PN 232874, Lot 303522 PN 232876, Lot 303523 PN 232878, Lot 303524 PN 232880, Lot 303525 PN 232882, Lot 303526 PN 232884, Lot 303527-303529 PN 232886-232888, Lot 303250-303257 PN 232383-232390, Lot 303258-303259 PN 232392-232393, Lot 303260-303262 PN 232395-232397, Lot 303263-303276 PN 232399-232412, Lot 303277-303280 PN 232414-232417, Lot 303281-303284 PN 232419-232422, Lot 303285-303285 PN 232419-232424, Lot 303375-303398 PN 232600-232623, Lot 303399 PN 232695, Lot 303400 PN 232697, Lot 303401-303403 PN 232700-232702, Lot 303404 PN 232690, Lot 303405 PN 232698, Lot 303408-303430 PN 232704-232728, Lot 303431 PN 232731, Lot 303432 PN 232739, Lot 303433 PN 232752, Lot 303434 PN 232754, Lot 303435 PN 232756, Lot 303436-303442 PN 232770-232776, Lot 303443 PN 232778, Lot 303444 PN 232780, Lot 303445 PN 232782, Lot 303446 PN 232784, Lot 303538 PN 232891, Lot 303541 PN 232892, Lot 303543 PN 232893, Lot 329019 PN 232895, Lot 331233 PN 258215, Lot 352411 PN 305669, Lot 352409 PN 305670, Lot 352410 PN 305671, Lot 303448-303450 PN 232818-232820, Lot 303451 PN 232822, Lot 303452-303453 PN 232824-232825, Lot 303454 PN 232827, Lot 303455-303456 PN 232829-232830, Lot 303457 PN 232839, Lot 303458 PN 232841, Lot 303459 PN 232843, Lot 303460-303461 PN 232845-232846, Lot 303462-303464 PN 232848-232850, Lot 303465 PN 232852, Lot 303466 PN 232854, Lot 303467 PN 232856, Lot 303468 PN 232859, Lot 303469 PN 232861, Lot 303470 PN 232863, Lot 303471-303472 PN 232866-232867, Lot 303473 PN 232869, Lot 303520 PN 232871.

2. Land titles are Lot 17112, HS (M) 2780, Lot 17113, HS (M) 2781, Lot 17114, HS (M) 2782, Lot 17115, HS (M) 2783, Lot 17116, HS (M) 2784, Lot 17117, HS (M) 2785, Lot 17118, HS (M) 2786, Lot 17119, HS (M) 2787, Lot 17120, HS (M) 2788, Lot 17121, HS (M) 2789, Lot 17122, HS (M) 2790, Lot 17123, HS (M) 2791, Lot 17124, HS (M) 2792, Lot 17125, HS (M) 2793, Lot 17126, HS (M) 2794, Lot 17127, HS (M) 2795, Lot 17128, HS (M) 2796, Lot 17129, HS (M) 2797, Lot 17130, HS (M) 2798, Lot 17131, HS (M) 2799, Lot 17132, HS (M) 2800, Lot 17133, HS (M) 2801, Lot 17134, HS (M) 2802, Lot 17135, HS (M) 2803, Lot 17136, HS (M) 2804, Lot 17137, HS (M) 2805, Lot 17138, HS (M) 2806, Lot 17139, HS (M) 2807, Lot 17140, HS (M) 2808, Lot 17141, HS (M) 2809, Lot 17142, HS (M) 2810, Lot 17143, HS (M) 2811, Lot 17144, HS (M) 2812, Lot 17145, HS (M) 2813, Lot 17146, HS (M) 2814, Lot 17147, HS (M) 2815.

3. 65%-owned subsidiary of SunCity.

4. 70%-owned subsidiary of SunCity.

5. 60%-owned subsidiary of SunCity.

6. 100%-owned subsidiary of Sunway Damansara Sdn Bhd which in turn is a 60%-owned subsidiary of SunCity.

7. 70%-owned subsidiary of Emerald Tycoon Sdn Bhd, which in turn is a 100%-owned subsidiary of SunCity.

8. 100%-owned subsidiary of Sunway South Quay Sdn Bhd. Sunway South Quay Sdn Bhd is a 60% owned subsidiary of Sunway Lagoon Sdn Bhd, which in turn is a 100%-owned subsidiary of SunCity.

9. Purchase consideration paid pursuant to sale and purchase agreement dated 8 February 2011.

10. Purchase consideration paid pursuant to sale and purchase agreement dated 31 March 2011.

11. Valuation was only conducted on the 439 units (which are still under development) of 782 units. The remaining fully completed units were not valued. The valuation were conducted on land with titles HSD 237223, HSD 237205, HSD 237421 to HSD 237462, HSD 236996 to HSD 267007, HSD 237044 to HSD 237075, HSD 237112 to HSD 237139, HSD 237176 to HSD 237203, HSD 237463 to HSD 237607, HSD 237608 and with Lot No: PT 19155, PT 19137, PT 19353 to PT 19394, PT 18928 to PT 18939, PT 18976 to PT 19007, PT 19044 to PT 19071, PT 19108 to PT 19135, PT 19395 to PT 19539, and PT 19540 to PT 19692.

12. Valuation was only conducted on 10 of 16 parcels of land. Valuation was not conducted on the remaining parcels of land which are held under a JV and the titles are registered under the JV partner.

13. 80%-owned subsidiary of SunwayMas Sdn Bhd, which in turn is a 100%-owned subsidiary of SunH.

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Further details of the development on the abovementioned properties under development and land held for development:

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion as at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
Sunway Pinnacle Lot No. 61759 (formerly known as PT638 HS(D) 174431) Along Jalan PJS 9/1 PJS 9, 46150 Bandar Sunway Selangor	Commercial property	346,200	Construction in progress and expected completion in Dec 2013	N/A (will keep for rental income)	Earthworks, Piling & Sub-Structure: 36%	Shareholder's injection and bank borrowings	Building plan approval: 19.08.2008 Extension for building approval: 18.08.2009 (based on original building floor plans)	Rental income RM25.5 mil per annum	Development Order ("DO") approval: 16.05.2008 (based on original building floor plans)
Sunway Monash-U Residences PN 81534, Lot 62644 HS(D) 238976, PT 923 Bandar Sunway, Selangor	Commercial Property	195,820	Completed in June 2011	N/A (will keep for rental income)	Completed in June 2011	Shareholder's injection and bank borrowings	Building plan approval: 15 Apr 2008	Rental income RM18.5 mil per annum	Master DO approval: 14 Aug 2006 Amended Master DO approval: 9 Jun 2010

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
La Costa GRN.81540 Lot 62658 Bandar Sunway, Selangor	Residential property	289,300	Launched in March 2011 and expected completion in Feb 2014	54,691	Earthwork 100% Piling 70%	Internally generated funds and bank borrowings	Building Plan approval: 17.12.2009 Developer's License ("DL") approval: 19.11.2010	109 sold out of 377 units launched (29%)	Master DO approval: 14.08.2006 Amended Master DO approval: 09.06.2010
A'marine GRN.81542 Lot 62663 Bandar Sunway, Selangor	Residential property	160,594	Construction in progress and expected to completion in March 2013.	53,128	Piling work: 100% Main building work: 10%	Internally generated funds and bank borrowings	Advertisement Permit ("AP") approval: 22.11.2010 Amended building Plan approval: 22.09.2010 DL approval: 04.06.2008 AP approval: 21.12.2010	177 sold out of 242 units launched (73%)	Master DO approval: 14.08.2006 Amended Master DO approval: 09.06.2010

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion as at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
Sunway Cassia Lot 1472 GM No. 892 Lot 1473 GM No. 893 Lot 1476 GM No. 896 Lot 1477 GM No. 897 Lot 1515 GM No. 710 Lot 1517 GM No. 711 Mukim 12, Daerah Barat Daya, Penang	Residential property	165,372	Phase 1 launched on 16 Apr 2011 and expected completion in April 2013 Target to launch phase 2 in third quarter 2011	33,767	Phase 1 Earthwork: 100% Phase 1 MBW : 12%	Internally generated funds and bank borrowings	Phase 1 Building Plan: 14.12.2010 Phase 1 Subdivision Plan: 21.01.2011	-	Phase 1 DO approval: 26.05.2010
Sunway Aspera Lot 947 GM No. 251 Lot 736 GM No. 430 Lot 946 GM No. 659 Lot 945 GM No. 250 Mukim 11, Daerah Barat Daya, Penang	Residential property	37,809	Construction in progress and expected completion in Dec 2011	10,727	Internal & external finishes, Road & drainage works : 80%	Internally generated funds and bank borrowings	Building Plan approval: 29.05.2009 Subdivision approval: 08.09.2009 Phase 1 DL approval: 02.12.2009 Phase 1 AP approval: 11.01.2011 Phase 2 DL approval: 02.12.2009 Phase 2 AP approval: 06.01.2011	2 storey terrace house - 53 sold out off 76 units launched (70%) 3 storey terrace house - 6 units sold out of 9 units launched (67%)	DO approval: 26.02.2009

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion as at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
Sunway Merica Lot 16833 GM 2535 Mukim 11, Daerah Barat Daya, Penang	Residential property	71,351	Phase 1 & 2 Construction in progress and expected completion in Dec 11 & Nov 12 respectively Target to launch 3 storey semi-D - March 2011	17,250	Construction Status by phase Phase 1: 75% Phase 2: 35%	Internally generated funds and bank borrowings	Building Plan Approval (Phase 1 and 2): 12.06.2009 Phase 1 DL approval: 11.11.2009 Phase 1 AP approval: 17.01.2011 Phase 2 DL approval: 12.04.2010 Phase 2 AP approval: 12.04.2010	3 storey terrace house -- 43 units sold out off 86 units launched (50%).	DO approval: 30.03.2009
Sunway Perdana Lot 5646, PN 1822 Lot 5647, PN 1823 Lot 5648, PN 1824 Daerah Seberang Perai Tengah Pulau Pinang	Commercial property	39,089	Construction in progress and expected completion in Jun 2012	15,654	Overall work done: 43%	Internally generated funds and bank borrowings	Building plan approval 15.10.2010	3 storey shop office -- 39 units sold out off 49 units launched (80%)	DO approval: 01.07.2010

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
Sunway Vivaldi Lot 57450 GRN 51950 Lot 57451 GRN 51951 in Mukim of Kuala Lumpur	Residential property	491,086	Construction in progress and expected total completion in Aug 11	82,460	Overall work done: 98%	Internally generated funds and borrowings	Building plan approval: 27.07.2007 DL approval: 18.09.2007 AP approval: 09.10.2007	105 units sold out of 228 units launched (46%).	DO approval: 09.11.2006
Sunway Rymba Hills PN 89791 (HS(D) 262418), Lot 54662 (formally known as PT 12207) MK Sungei Buloh Daerah Petaling Selangor Darul Ehsan	Residential property	163,855	Construction in progress and expected completion in April 2012	74,145	Overall main building works: 46%	Internally generated funds	Building plan approval: 23.10.2008 DL approval: 26.03.2010 AP approval: 19.04.2010	53 units sold out of 80 units launched (66%)	DO approval: 31.10.2008
Sunway Nexis PT 371, HS (D) 145186 MK Sungei Buloh Daerah Petaling Selangor Darul Ehsan	Commercial property	294,067	Commenced in Jan 2011 and expected completion in Dec 2014	173,822	Piling & sub structure works: 28.5%	Internally generated funds	BP submitted on 25.02.2011	Retail: 30 units sold out of 41 units launched (73%) Office: 69 units sold out of 113 units launched (61%)	DO approval: 20.11.2010 (Submitted) Amended DO, pending approval

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion as at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum ⁽¹⁾	Planning consent obtained and conditions attached (if any)
SunMed Nurse Apartment PT 16643 Lot 917 Mukim Damansara Daerah Petaling Selangor	Commercial property	51,455 ⁽¹⁾	Target to commence in Sep 2011 and expected completion in May 2014	NA (will keep for rental income)	-	Shareholder's injection, internally generated funds and bank borrowings	-	Rental income RM3.7mil per annum ⁽¹⁾	DO approval: 23.09.2010
Sunway Melawati GRN. 69599 Lot 30086 GRN. 67367 Lot 30087 Mukim Setapak, Daerah Kuala Lumpur	Residential property	447,397	Target to launch in Sep 2011 and expected to be completed in Aug 2015	112,648	Earthwork 6%	Shareholder's injection, internally generated funds and bank borrowings	BP approval 06.05.2011 Earthwork approval 09.06.2011	-	Master DO approval: 06.07.2010 DO approval: 24.01.2011 BP approval 06.05.2011
Lakeside Villa PT 195252-195254 HS (D) 132271-132273 Mukim Hulu Kinta Daerah Kinta, Perak Darul Ridzuan	Residential property	6,312	Construction in progress and expected completion in Aug 2011 (2 units - Plot 4 and 5), 3 units (Plot 1 to 3 - Build then sell)	3,920	Construction Status by development type: 2 units (Plot 4 and 5) : 80% 3 units (Plot 1 to 3) : 0%	Internally generated funds	Building Plan approval: 06.07.2007 DL approval: 03.06.2009 AP approval: 25.05.2010 Renewal AP approval: 14.04.11	Plot 4 and 5 - 2 unit sold off 2 units launched (100%) Plot 1 to 3 - 3 units (build then sell)	DO approval: 11.08.2003

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
Mont Bleu Townhouse PT 198580 HSD 134733 Mukim Hulu Kinta Daerah Kinta, Perak Darul Ridzuan	Residential property	65,645	Construction in progress and expected completion in Sep 2013	31,011	Reinforced concrete framework in progress for sub phase 1 (21.8%) for phase 2 (20%) Piling works commenced on sub phase 3 and 4	Internally generated funds	Building Plan approval: 29.01.2010 DL approval: 01.03.2010 AP approval: 19.04.2010	57 units sold out of 98 units launched (58%)	DO approval: 10.08.2009
Garden Villa PT 114826 HS (D) 72837 PT 144829 HS (D) 72840 Mukim Hulu Kinta Daerah Kinta, Perak Darul Ridzuan	Residential property	8,543	Construction in progress and expected completion in Oct 2011 (28 units terrace homes) and mid 2012 for 3 units bungalows	1,590	Construction Status by development type: Terrace Homes: 70.4% Back to Back bungalows: 60% Bungalow : 20%	Internally generated funds	Building Plan approval: 23.12.08 DL approval: 24.06.2009 AP approval: 10.06.2010 Renewal AP approval: 08.04.11	Terrace Homes: 27 units sold out of 28 units launched (96%) Back to Back bungalows: 2 units sold out of 2 units launched (100%) Bungalow: 0 units sold out of 1 unit launched (0%)	DO approval: 08.05.2007

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion as at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
Sunway Lost World Hotel PT 232819-232837 HS (D) 187075-187093 Mukim Hulu Kinta Daerah Kinta, Perak Darul Ridzuan	Hotel	32,145	Construction in progress and expected completion in Sep 2011 (Block 2) Block 1 (open 18.04.2011)	N/A – own use for hotel operation	Overall work done: 80%	Shareholder's injection, internally generated funds and bank borrowings	Building Plan approval: 08.10.2010	N/A – Own use for hotel operation	DO approval: 28.10.2009
27 Square PTD No. 5690-5716, HS(D) 219656-219682 Mukim Bukit Raja Daerah Petaling Selangor Darul Ehsan	Commercial property	20,156	Construction in progress and expected completion date would be in Nov 2013	4,820	Overall work completed: 18%	Internally generated funds	Building Plan approval: 14.04.2011	11 units sold out of 27 units launched (41%)	DO approval: 12.03.2002
Sunway South Quay-RC2 GRN.81533 Lot 62640 Bandar Sunway, Selangor	Residential property	329,177 ⁽¹⁾	Target launch Sep 2011 and target completion completed Aug 2014	54,015 ⁽¹⁾	-	Internally generated funds and bank borrowings	Building plan submitted pending Majlis Perbandaran Subang Jaya's approval.	-	Master DO approval: 14.08.2006 Amended Master DO approval: 09.06.2010 DO Approval: 20.12.2010

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
Sunway South Quay-CP3 & CP4 GRN. 81530 Lot 62637 GRN.81531 Lot 62638 Bandar Sunway, Selangor	Commercial property	744,318 ⁽¹⁾	Target to launch in Dec 2011 and expected completion in Nov 2014	299,341 ⁽¹⁾	-	Internally generated funds and bank borrowings	-	-	Master DO approval: 14.08.2006 Amended Master DO approval: 09.06.2010
SP3 HSD 259881, Lot 1333 Mukim Damansara Daerah Petaling Selangor	Commercial property	278,014 ⁽¹⁾	Construction in progress and expected to be completed Dec 2014	N/A (will keep for rental Income)	Substructure work done: 8%	Shareholder's injection, internally generated funds and bank borrowings	Building plan approval on 27.08.2009	Rental Income RM14.5 mil per annum	DO approval: 03.02.2009
Sunway VeloCity-Phase 1A Lot PT 391 & 392 Batu 2½ Jalan Cheras Kuala Lumpur	Mixed development	273,975	Launched in Apr 2011 and expected to be completed in Dec 2014	97,265	Overall work completed: 5%	Shareholder's injection, internally generated funds and bank borrowings	Phase 1A Building plan approval: 29.03.2011	Shops – 9 units sold out of 10 units launched (90%) Office – 76 units sold out of 103 units launched (74%)	Master DO approval: 25.02.2010

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
HSM 14430, PT18140, Mukim Ulu Kelang, Daerah Gombak, Negeri Selangor	Residential	149,354	February 2009 / March 2012	41,045	75%	Term loan, revolving loan and advances from SunwayMas	Building Plan approval (23.10.2008) Developer License (23.02.2009) Advertising Permit (22.02.2011)	72%	DO approval (09.09.2008)
PN 7363, Lot 14256, Section 19, Town of Rawang, District of Gombak, Selangor Darul Ehsan	Future development	-	-	-	-	-	-	-	-
PN 31942, Lot 21, Section 19, H.S.(D) 25423, P.T. 11894, Mukim Rawang, Daerah Gombak, Negeri Selangor	Commercial	TCC3 - 26,438 TCC4 - 42,176	TCC3 November 2008/November 2010	TCC3 - 9,664 TCC4 - 16,285	TCC3 - 100% TCC4 - 25%	Internal funds	TCC3 Building plan approval (29.09.2009)	TCC3 - 94% TCC4 - 54%	TCC3 DO approval (22.07.2009)
TCC3& TCC4 HSD 102880 PT 59323 Mukim Kajang, Daerah Ulu Langat, Selangor	Commercial	TCC3 - 26,438 TCC4 - 42,176	TCC3 November 2008/November 2010	TCC3 - 9,664 TCC4 - 16,285	TCC3 - 100% TCC4 - 25%	Internal funds	TCC3 Building plan approval (29.09.2009)	TCC3 - 94% TCC4 - 54%	TCC3 DO approval (22.07.2009)
			TCC4 October 2010/January 2013				TCC4 Building plan approval still pending for approval		TCC4 DO approval (28.06.2010)

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
TCC8 HSD 102879 PT 59322 Mukim Kajang, Daerah Ulu Langat, Selangor	Commercial (Future development)	39,424	January 2012/December 2013	5,887	-	-	DO and Building Plan still pending for approval	-	-
Lot 1238, PM31, Mukim Ulu Kelang, Daerah Gombak Negeri Selangor	Residential (Future development)	35,841	August 2011/November 2013	9,356	-	-	DO and Building Plan still pending for approval	-	-
Sunway PJ51A HSD 264397 PT5139 & HSD 264398 PT5140, Seksyen 40, Bandar Petaling Jaya, Selangor	Commercial	80,358	August 2007/March 2011	32,331	100%	Term loan and bridging loan	Building Plan Approval (17.05.2007)	70%	DO approval (15.06.2007)
HSD56151, PT4904 Bandar Selayang, Daerah Gombak	Future development	-	-	-	-	-	-	-	-
HSD 24585 PT10886, HSD24586 PT10887HSD 24587 PT10888, HSD24588 PT10889 Mukim of Rawang, District Of Gombak State Of Selangor (Block G)	Future development	-	-	-	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion as at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s)	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
EMR 2160, Lot 1361 & 1362, Mukim of Rawang, District of Gombak, State of Selangor	Future development	-	-	-	-	-	-	-	-
HS(D)11222 PT17117 Mukim of Dengkil, District of Sepang, State of Selangor	Future development	-	-	-	-	-	-	-	-
Geran 28698 Lot 1858 Mukim Serendah, District Ulu Selangor	Future development	-	-	-	-	-	-	-	-
Lot 1316-GM 815 Lot 1352-Geran 25146 Lot 1402-GM 475 Lot 1406-Geran 20685 Lot 1408-GM 249 Lot 1409-Geran 27428 Lot 1683-Geran 52806 Lot 1351-Geran 25145 Lot 1355-GM 1078 Lot 1401-GM 583 Lot 1404-GM 1092 Lot 1405-GM 473 Lot 1410-GM 1087 Lot 1412-GM 543	Future development	-	-	-	-	-	-	-	-

APPENDIX I: BUSINESS LOCATION AND SUMMARY OF LANDED PROPERTIES (cont'd)

Name of project	Type of development	Total development cost (RM'000)	Expected commencement and completion dates of development	Expected profit (RM'000)	Stage or percentage of completion at LPD	Sources of funds to finance the development cost	Relevant approvals obtained (if any) and date(s) obtained	% of sales or no. of units sold to date/ Expected rental income per annum	Planning consent obtained and conditions attached (if any)
HSD56148 PT4901 Bandar Selayang, Daerah Gombak, Negeri Selangor (Sapphire)	Future development	-	-	-	-	-	-	-	-
Land Parcel 796 at Wak Hassan Drive / Wak Hassan Place Singapore	Residential	70,995	December 2011/December 2013	7,100	-	Internal funds	-	-	-

Note:

- The building plan and development plan of these developments are currently under review and they are subject to change, hence, the total development cost and expected profit / rental income will change accordingly.

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APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011

SUNWAY CITY BERHAD (Company No : 87564-X)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011

THE FIGURES HAVE NOT BEEN AUDITED

DISCONTINUED UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2011

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31/03/2011	PRECEDING YEAR CORRESPONDING QUARTER 31/03/2010	CURRENT YEAR TO DATE 31/03/2011	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2010
	RM'000	RM'000	RM'000	RM'000
REVENUE	304,717	283,288	304,717	283,288
OPERATING EXPENSES	(262,177)	(201,885)	(262,177)	(201,885)
OTHER OPERATING INCOME	9,164	10,404	9,164	10,404
PROFIT FROM OPERATIONS	51,704	91,807	51,704	91,807
FINANCE COSTS	(8,386)	(17,105)	(8,386)	(17,105)
SHARE OF PROFIT FROM ASSOCIATES	16,127	85	16,127	85
SHARE OF PROFIT FROM JOINTLY CONTROLLED ENTITIES	6,102	12,468	6,102	12,468
PROFIT BEFORE TAX	65,547	87,255	65,547	87,255
INCOME TAX EXPENSE	16,606	301,403	16,606	301,403
PROFIT FOR THE PERIOD	82,153	388,658	82,153	388,658
ATTRIBUTABLE TO:				
- OWNERS OF THE PARENT	61,178	223,286	61,178	223,286
- NON-CONTROLLING INTERESTS	20,975	165,372	20,975	165,372
	82,153	388,658	82,153	388,658
EARNINGS PER SHARE				
(i) BASIC (sen)	13.02	47.51	13.02	47.51
(ii) DILUTED (sen)	13.02	47.51	13.02	47.51

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

SUNWAY CITY BERHAD (Company No : 87564-X)

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011

THE FIGURES HAVE NOT BEEN AUDITED

DISCONTINUED UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MARCH 2011

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31/03/2011	PRECEDING YEAR CORRESPONDING QUARTER 31/03/2010	CURRENT YEAR TO DATE 31/03/2011	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2010
	RM'000	RM'000	RM'000	RM'000
PROFIT FOR THE PERIOD	82,153	388,658	82,153	388,658
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATION	(2,873)	862	(2,873)	862
OTHER COMPREHENSIVE INCOME FOR THE PERIOD, NET OF INCOME TAX	(2,873)	862	(2,873)	862
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	79,280	389,520	79,280	389,520
ATTRIBUTABLE TO:				
- OWNERS OF THE PARENT	59,383	223,458	59,383	223,458
- NON-CONTROLLING INTERESTS	19,897	166,062	19,897	166,062
	79,280	389,520	79,280	389,520

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

SUNWAY CITY BERHAD (Company No : 87564-X)
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011
 THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2011

	AS AT END OF CURRENT QUARTER 31/03/2011	AS AT PRECEDING FINANCIAL PERIOD END 31/12/2010
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	-	-
Biological assets	-	-
Investment properties	-	-
Land held for property development	-	-
Investment in associates	-	-
Investment in jointly controlled entities	-	-
Other investments	-	-
Goodwill	-	-
Deferred tax assets	-	-
	-	-
Current assets		
Properties development costs	-	-
Inventories	-	-
Receivables, deposits & prepayments	-	-
Deposits, bank & cash balances	-	-
Tax recoverable	-	-
Non-current assets held for sale	-	-
	-	-
Assets of disposal group classified as held for sale	4,579,857	4,564,806
TOTAL ASSETS	4,579,857	4,564,806
EQUITY AND LIABILITIES		
Current liabilities		
Payables, accruals & other current liabilities	-	-
Bank borrowings	-	-
Taxation	-	-
Derivatives	-	-
	-	-
Non-current liabilities		
Long term bank borrowings	-	-
Other long term liabilities	-	-
Deferred taxation	-	-
	-	-
Liabilities of disposal group classified as held for sale	1,656,248	1,710,178
Total liabilities	1,656,248	1,710,178
Equity attributable to Owners of the Parent		
Share capital	470,013	470,012
Warrants	22,995	22,995
Share premium	308,857	308,857
Reserves	1,717,766	1,660,172
Reserve of disposal group classified as held for sale	132,734	134,514
	2,652,365	2,596,550
NON-CONTROLLING INTERESTS	271,244	258,078
Total equity	2,923,609	2,854,628
TOTAL EQUITY AND LIABILITIES	4,579,857	4,564,806
Net Assets Per Share	5.64	5.53

In view of the acceptance of the offer to acquire all the business and undertaking of the Company including all Assets and Liabilities of the Company by Sunway Berhad (formerly known as Alpha Sunrise Sdn Bhd) on 14 December 2010, the Group and the Company has adopted the presentation and disclosure pursuant to FRS 5: Non-current Assets (And Disposal Group) Held for Sale. Further details and explanation on the presentation and disclosure are disclosed in Note A14.

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

SUNWAY CITY BERHAD (Company No : 92564-X)
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011
 THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2011

	ATTRIBUTABLE TO OWNERS OF THE PARENT										TOTAL EQUITY RM'000
	SHARE CAPITAL RM'000	WARRANTS RM'000	SHARE PREMIUM RM'000	SHARE OPTION RESERVE RM'000	NON-DISTRIBUTABLE CAPITAL RESERVE RM'000	EXCHANGE RESERVE RM'000	FAIR VALUE RESERVE RM'000	DISTRIBUTABLE REVENUE RESERVE RM'000	TOTAL RM'000	NON- CONTROLLING INTERESTS RM'000	
PERIOD ENDED 31 MARCH 2010											
At 1 January 2010	469,952	22,995	308,857	3,358	73,960	14,233	26,116	1,295,969	2,155,440	1,007,732	3,163,172
Total comprehensive income	-	-	-	-	-	172	-	223,286	223,458	166,062	389,520
Issue of ordinary shares by subsidiary At 31 March 2010	469,952	22,995	308,857	3,358	73,960	14,405	26,116	1,459,255	2,378,898	1,180,773	3,559,671
PERIOD ENDED 31 MARCH 2011											
At 1 January 2011	470,012	22,995	308,857	3,358	-	-	-	1,456,814	2,462,036	258,078	2,720,114
Total comprehensive income	-	-	-	-	-	(1,795)	-	61,178	59,383	19,897	79,280
Exercise of Employees' Share Option Scheme	1	-	-	-	-	-	-	-	1	-	1
Dilution of equity interest in subsidiaries	-	-	-	-	-	-	-	(4,028)	(4,028)	(1)	(4,029)
Effect of FRs 139	-	-	-	-	-	-	-	444	444	(192)	292
Disposal of a subsidiary	-	-	-	-	-	-	-	-	-	(6,578)	(6,578)
Reserve attributable to discontinued operations and reserve classified as held for sale At 31 MARCH 2011	-	-	-	-	-	1,795	-	-	1,795	-	1,795
	470,013	22,995	308,857	3,358	-	-	-	1,714,408	2,519,631	271,244	2,790,875

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the Interim financial statements.)

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

SUNWAY CITY BERHAD (Company No : 87564-X)
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2011
 THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 MARCH 2011

	FOR THE 3 MONTHS PERIOD ENDED 31/03/2011 RM'000	FOR THE 3 MONTHS PERIOD ENDED 31/03/2010 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from operations	382,739	310,759
Payment to suppliers and contractors	(170,687)	(142,056)
Payment of operating expenses	(215,794)	(90,584)
Interest received	4,320	2,871
Dividend received from associate and jointly controlled entity	19,933	-
Cash generated from operations	20,511	80,990
Taxes paid	(7,078)	(19,503)
Net cash generated from operating activities	13,433	61,487
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant & equipment	1	-
Acquisition of land	(10,678)	-
Acquisition of property, plant & equipment and biological assets	(6,739)	(23,527)
Additional investment in subsidiaries	(10,583)	-
Acquisition and subsequent expenditure of investment properties	(14,409)	-
Investment in associates	(2,375)	-
Repayment from/ (advances to) associates, jointly controlled entity and joint venture partners	130,429	(20,791)
Net cash used in investing activities	85,646	(44,318)
CASH FLOWS FROM FINANCING ACTIVITIES		
Net bank and other borrowings	(22,141)	36,618
Employees' Share Option Scheme	1	-
Advances from/(to) non-controlling interests of subsidiary companies	-	21,604
Interest paid	(5,764)	(21,994)
Redemption of preference share in other investment	10,853	-
Dividend paid to minority shareholders of subsidiaries	-	(7,200)
Net cash used in financing activities	(17,051)	29,028
NET INCREASE IN CASH AND CASH EQUIVALENTS	82,028	46,197
EFFECTS OF EXCHANGE RATE CHANGES	(168)	1,374
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	512,068	430,358
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	593,928	477,929
Cash and cash equivalents at end of financial period comprise the following :		
Deposits, bank & cash balances	595,460	486,176
Bank overdrafts	(1,532)	(8,247)
	593,928	477,929

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

NOTES TO FINANCIAL STATEMENTS :

A1 Accounting Policies and Basis of Preparation

The interim financial report is unaudited and is prepared in accordance with FRS134 "Interim Financial Reporting" and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements, and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2010.

These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial period year 31 December 2010.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements for the financial year ended 31 December 2010 except for the adoption of the following new and revised Financial Reporting Standards ("FRSs"), Issues Committee ("IC") Interpretations and amendments to FRSs and IC Interpretations that are effective for financial statements effective from 1 January 2011, as disclosed below:

FRS 1	First-time Adoption of Financial Reporting Standards
FRS 3	Business Combinations (Revised)
Amendments to FRS 2	Share-based Payment
Amendments to FRS 5	Non-current Assets Held for Sale and Discontinued Operations
Amendments to FRS 127	Consolidated and Separate Financial Statements
Amendments to FRS 138	Intangible Assets
Amendments to IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	Distributions of Non-cash Assets to Owners
Amendments to FRS 132	Classification of Rights Issues
Amendments to FRS 1	Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
Amendments to FRS 1	Additional Exemptions for First-time Adopters
Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
Amendments to FRS 7	Improving Disclosures about Financial Instruments
IC Interpretation 4	Determining whether an Arrangement contains a Lease
IC Interpretation 18	Transfers of Assets from Customers
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
Improvements to FRSs (2010) issued in November 2010	

The adoption of the above pronouncements does not have significant impact to the Group, except as described below:

Revised FRS 3 Business Combinations and Amendments to FRS 127 Consolidated and Separate Financial Statements

The revised FRS 3 introduces a number of changes in the accounting for business combinations. These changes will impact the amount of goodwill recognised, the reported results in the period that an acquisition occurs, and future reported results. The Amendments to FRS 127 require that a change in the ownership interest of a subsidiary (without loss of control) to be accounted for as an equity transaction. Therefore, such transactions will no longer give rise to goodwill, nor will they give rise to a gain or loss. Furthermore, the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. Other consequential amendments have been made to FRS 107 Statement of Cash Flows, FRS 112 Income Taxes, FRS 121 The Effects of Changes in Foreign Exchange Rates, FRS 128 Investments in Associates and FRS 131 Interests in Joint Ventures. The changes from revised FRS 3 and Amendments to FRS 127 will affect future acquisitions or loss of control and transactions with non-controlling interests.

A2 Report of the Auditors

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

A3 Seasonal or Cyclical Factors

The results for the current quarter under review were not materially affected by seasonal or cyclical factors except for the leisure and hospitality segments which normally peaks during major festive seasons and holidays.

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

A4 Unusual Items

There were no material unusual items affecting the amounts reported for the current quarter ended 31 March 2011 except for the following:

Current and preceding year corresponding quarter

	31/03/11 RM'million	31/03/10 RM'million
Profit before tax as reported	65.5	87.3
Reversal of depreciation ¹	(9.1)	0.0
Profit before tax excluding unusual items	56.4	87.3
Profit after tax and non-controlling interests as reported	61.2	223.3
Reversal of depreciation ¹	(9.1)	0.0
Reversal of taxation ²	(17.2)	(181.4)
Profit after tax and non-controlling interests excluding unusual items	34.9	41.9

During the 1st quarter ended 31 March 2011:-

¹ In compliance with FRS 5: Non-current Assets (And Disposal Group) Held for Sale, a total of RM9.1 million (profit before and after tax and non-controlling interests) in depreciation provided during the quarter at the respective entity level was reversed at the Group level.

² The Group reversed RM17.2 million (profit after tax and non-controlling interests) of taxation provided following a successful tax treatment appeal to the Australian Tax Office.

A5 Changes in Estimates

There were no changes in estimates that have a material effect on the amounts reported for the current quarter ended 31 March 2011.

A6 Issuances, Cancellations, Repurchases, Resale and Repayments of Debts and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current quarter ended 31 March 2011 except for the issuance of 1,000 new ordinary shares of RM1.00 each for cash pursuant to the Employees' Share Option Scheme at exercise price of RM1.00 per ordinary share on 19 January 2011.

A7 Dividend Paid

There was no dividend paid during the financial period ended 31 March 2011.

A8 Segmental Reporting

Segmental results for the financial period ended 31 March 2011 are as follows:

	Property Development (Malaysia) RM'000	Property Development (Overseas) RM'000	Property Investment RM'000	Leisure RM'000	Hospitality RM'000	Healthcare RM'000	REIT RM'000	Eliminations RM'000	Consolidated RM'000
BY BUSINESS SEGMENTS									
REVENUE AND EXPENSES									
Revenue									
External sales	159,771	15	18,799	35,249	50,279	35,956	4,648	-	304,717
Inter-segment sales	-	-	931	-	1,205	19	-	(2,155)	-
Total Revenue	159,771	15	19,730	35,249	51,484	35,975	4,648	(2,155)	304,717
Results									
Operating segment results	26,189	(193)	9,595	5,921	3,576	3,346	3,270	-	51,704
Finance costs	(2,970)	46	(1,720)	(545)	(1,873)	(1,328)	4	-	(8,386)
Share of results of associated companies jointly controlled entities	(1)	(9)	131	-	-	-	16,006	-	16,127
Profit before taxation	25,474	3,690	8,006	5,376	1,703	2,018	19,280	-	65,547
Taxation									16,606
Profit for the period									82,153
Attributable to:									
Owners of the parent									61,178
Non-controlling interests									20,975
									82,153

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

A9 Valuation of Property, Plant and Equipment and Investment Properties

The Group adopts the fair value model for its investment properties. There is no significant and indicative change in value of the said investment properties since the last balance sheet date.

A10 Material events

There were no material events subsequent to the current quarter ended 31 March 2011.

A11 Changes in the Composition of the Group

There was no material change in the composition of the Group for the current quarter ended 31 March 2011.

A12 Contingent Liabilities and Assets

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

A13 Capital Commitments

There were no material changes in capital commitments since the last annual balance sheet date.

A14 Discontinued operation and disposal group classified as held for sale

Pursuant to the offer to acquire all of the business and undertaking of the Company including all Assets and Liabilities of the Company by Sunway Berhad (formerly known as Alpha Sunrise Sdn. Bhd.) ("SSB") on 24 November 2010 (the "Offer") and the subsequent decision to accept the Offer by the non-interested Directors of the Company on 14 December 2010, the criteria to be classified as held for sale under FRS 5: Non-current Assets (And Disposal Group) Held for Sale ("FRS 5") is regarded as met. Accordingly, all assets, liabilities and related reserves of the Group and the Company have been classified and presented on the statements of financial position as disposal group held for sale in accordance with FRS 5. The entire results of the Group have been presented on the income statements and statements of comprehensive income as "Discontinued Operations". The above transaction has yet to be completed.

	AS AT END OF CURRENT QUARTER 31/03/2011	AS AT PRECEDING FINANCIAL PERIOD END 31/12/2010
<u>Assets</u>		
Property, plant and equipment	585,456	583,639
Biological assets	435	461
Investment properties	703,698	666,825
Land held for property development	390,630	389,796
Investment in associates	921,432	920,699
Investment in jointly controlled entities	165,319	159,053
Other investments	62	10,936
Goodwill	202,253	202,253
Deferred tax assets	25,410	26,000
Deferred expenditures	3,994	-
Properties development costs	461,719	529,154
Inventories	61,926	63,825
Receivables, deposits & prepayments	433,680	465,407
Deposits, bank & cash balances	595,460	513,159
Tax recoverable	28,383	33,599
Assets of disposal group classified as held for sale	<u>4,579,857</u>	<u>4,564,806</u>
<u>Liabilities</u>		
Bank borrowings	794,489	820,215
Other long term liabilities	193,709	28,465
Deferred taxation	63,380	63,690
Payables, accruals & other current liabilities	565,628	754,966
Taxation	37,876	41,221
Derivatives	1,166	1,621
Liabilities of disposal group classified as held for sale	<u>1,656,248</u>	<u>1,710,178</u>
Net assets of disposal group classified as held for sale	<u>2,923,609</u>	<u>2,854,628</u>

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

A14 Discontinued operation and disposal group classified as held for sale (contd.)

	AS AT END OF CURRENT QUARTER 31/03/2011	AS AT PRECEDING FINANCIAL PERIOD END 31/12/2010
Reserve		
Fair value adjustment reserve	49,967	49,967
Capital reserve	75,180	75,175
Foreign currency translation reserve	7,587	9,372
Reserve of disposal group classified as held for sale	132,734	134,514

B1 Review of Performance

For the quarter

The Group posted a revenue of RM304.7 million for the current quarter as compared to RM283.3 million posted in the corresponding quarter of 2010. The profit before tax of RM56.4 million¹ was lower than the RM87.3 million achieved in the corresponding quarter mainly due to the drop in income from the property investment segment following the completion of the disposal of certain properties to Sunway Real Estate Investment Trust ("Sunway REIT"). However, this was partially mitigated by the share of profits from Sunway REIT and the manager's fees for the management of Sunway REIT.

The property development projects with significant contribution during the quarter were Sunway Damansara with Rymba Hills and Nexis and Sunway South Quay with A'Marine and Bayrocks.

¹ exclude unusual items as stated in Note A4

B2 Material Changes in the Quarterly Results

The current quarter's revenue of RM304.7 million and profit before tax of RM56.4 million¹ was lower than the revenue of RM341.8 million and profit before tax of RM80.4 million² achieved in the immediate preceding quarter mainly due to the lower contributions from the property development segment and the hospitality and leisure segments which traditionally record better performance in the 4th quarter due to the school holiday and festive season.

¹ Refer to Note A4 for details

² excludes unusual items as disclosed in the 4th quarter ended 31 December 2010

B3 Prospects

The Group expects the property development segment to be the main contributor to the Group's result this financial year while the share of profits from the Sunway REIT and the manager's fees for the management of Sunway REIT will provide the Group with a stable income stream.

In this regard, the Group continues to strengthen its local presence by the recent launches of retail and shop offices in Sunway Velocity near Kuala Lumpur city centre and condominiums in Sunway South Quay. On the back of strong unbilled sales of RM1,241 million as at 31 March 2011, the Group plans to launch, amongst others, service apartments in Sunway Velocity and new phases of condominiums and a commercial precinct at Sunway South Quay.

In addition, the Group's property development (overseas) segment is expected to start contributing to the Group's results for this financial year.

Barring unforeseen circumstances, the Board is of the view that the Group will register an improved operational performance for the financial year ending 31 December 2011.

B4 Variance of Actual Profit from Profit Forecast

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

B5 Taxation

The effective tax rate for the current quarter which exclude the reversal of taxation is 18.48%. The lower effective tax rate was mainly due to utilisation of unabsorbed losses and unutilised capital allowances of certain subsidiaries of the Group.

	Current Quarter Ended 31/03/2011 RM'000	Cumulative Year To Date 31/03/2011 RM'000
Current taxation ¹	(16,892)	(16,892)
Deferred taxation	286	286
	(16,606)	(16,606)

¹Reversal of taxation provided in Australia Group as disclosed in Note A4 above.

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

B6 Profits/(Losses) on Sale of Unquoted Investments and/or Properties

There were no sale of investments and/or properties for the current quarter ended 31 March 2011.

B7 Purchase or Disposal of Quoted Securities

There were no purchase or disposal of quoted securities for the current quarter ended 31 March 2011.

B8 Status of Corporate Proposal Announced

There were no new corporate proposals announced except for the following:

Proposed Acquisition of 48% Equity Interest in Sunway Pyramid Sdn Bhd ("SPSB")

On 12 July 2010, the Company entered into a Share Sale Agreement ("SSA") with Reco Pyramid (M) Sdn Bhd ("RPSB") to acquire 48 million ordinary shares of RM1.00 each in SPSB ("SPSB Sale Shares") representing 48% equity interest in SPSB for the SPSB Consideration as per following:

Salient terms and conditions of the SPSB SSA

Completion of the Proposed Acquisition of SPSB will occur on the last business day of the month immediately following the month (or such other date as the Company and RPSB may mutually agree in writing) in which:

- (i) the condition precedent, namely the completion of the Proposed Acquisition of Sunway Leisure Sdn Bhd (formerly known as Mega Capacity Sdn Bhd), is fulfilled; and
- (ii) all the pre-closing events are completed.

The Proposed Acquisition is yet to be completed.

Equity Joint Venture Contract between Sunway City (S'pore) Pte Ltd and Sino-Singapore Tianjin Eco-City Investment and Development Co., Ltd ("SSTEC")

On 26 October 2010, Sunway City (S'pore) Pte Ltd, a wholly owned subsidiary of the Company, entered into a Equity Joint Venture Contract with SSTEC to establish the first Sino foreign equity joint venture enterprise, namely Tianjin Eco-City Sunway Property Development Co., Ltd. ("EJV Company"), to develop 27.96 hectares (69 acres) of land in Sino-Singapore Tianjin Eco-City which forms part of the 40 hectares (98.8 acres) located in Tianjin, People's Republic of China for the development in phases of residential and commercial projects.

The EJV Company obtained its business licence on 17 December 2010. The EJV Company's record had been registered with the Ministry of Commerce of China on 1 April 2011. The setting-up of the EJV Company was completed upon obtaining the approval from the State of Administration of Foreign Exchange of China on 12 April 2011.

Offer to Acquire all the Business and Undertaking including all Assets and Liabilities of the Company ("Offer")

On 24 November 2010, the Company announced that, the Board of Directors of Sunway City Berhad ("SCB"), received a letter from Sunway Berhad (formerly known as Alpha Sunrise Sdn Bhd) ("Sunway"), which sets out Sunway's offer to acquire all of the business and undertaking of SCB including all Assets and Liabilities of SCB as at Completion at an aggregate purchase consideration:

- (i) equivalent to RM5.10 per ordinary share of RM1.00 each in SCB ("SCB Shares") multiplied by the total outstanding SCB Shares (less treasury shares, if any) at a date to be determined later;
- (ii) equivalent to the Black-Scholes valuation based on RM5.10 per SCB Shares and calculated by applying all the relevant variables as at 22 November 2010 for the options issued under SCB's employees' share option scheme ("ESOS options"), multiplied by the total outstanding number of ESOS options issued (for every issue of the ESOS options, batched by their respective conversion prices). The Black-Scholes values for the ESOS options range from RM0.96 to RM4.10 per ESOS option (subject to the respective conversion price of the options); and
- (iii) equivalent to the Black-Scholes valuation based on RM5.10 per SCB Shares and calculated by applying all the relevant variables as at 22 November 2010, being RM1.29 per warrant of SCB ("Warrants"), multiplied by the total outstanding number of Warrants in issue at a date to be determined later.

On 14 December 2010, the Company announced that the non-interested Directors of SCB, after taking into consideration the independent advice of the Independent Adviser, Goldman Sachs (Malaysia) Sdn Bhd, have decided to accept the Offer, subject to, inter alia, the approval of the shareholders and relevant authorities, where required.

On 18 January 2011, the Company entered into a conditional Sale of Business Agreement ("SBA") with Sunway in relation to the proposed disposal of the entire business and undertaking including all the assets and liabilities of the Company to Sunway ("Proposed Disposal"). Pursuant to the Proposed Disposal, the Company will undertake the following:

- (i) the proposed capital repayment by way of a capital reduction exercise pursuant to Section 60(2) and/or Section 64 of the Companies Act, 1965;
- (ii) the proposed termination of the employees' share option scheme of the Company; and
- (iii) the proposed payment to warrant holders of the Company by way of a scheme of arrangement under Section 176 of the Companies Act, 1965.

On 18 March 2011, the Company submitted an application to the Securities Commission ("SC") to seek the SC's approval for the said exercise.

On 18 May 2011, the Company announced that, the SC had via its letter dated 16 May 2011, granted its approval under Section 212(5) of the Capital Markets Services Act 2007 for the exercise subject to terms and conditions contained therein.

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

B8 Status of Corporate Proposal Announced (contd.)

Proposed Acquisition of Freehold Land in Johor

On 28 December 2010, Asli Budimas Sdn Bhd ("ABSB"), a wholly owned subsidiary of the Company, entered into a sale and purchase agreement ("SPA") with Bukit Lenang Development Sdn Bhd ("BLD") to purchase parcels of land measuring in total approximately 2,815,683 square feet for a total consideration of RM134.5 million.

Mode of payment

- (i) RM13.0 million upon execution of SPA
- (ii) RM7.0 million paid to ABSB's solicitors as stakeholder pending fulfillment of conditions precedent;
- (iii) RM32.2 million being redemption sum to Affin Bank Berhad within 90 days from the date the SPA becomes unconditional or such longer period as agreed by the parties, or alternatively to enter into such arrangements as may be acceptable to Affin Bank Berhad;
- (iv) the differential amount between RM60.0 million and all sums paid under items (i) to (iii) above shall be paid to BLD within 120 days from the date the SPA becomes unconditional or such longer period as the parties may agree; and
- (v) an aggregate amount equivalent to 8% of the gross development value to be carried out on the Land provided the amount payable to BLD shall not be less than the minimum amount of RM74.5 million and this shall be paid on a pro-rated basis against the sales value of each unit sold to and paid by the purchasers.

The SPA was completed on 6 May 2011.

Proposed Internal Reorganisation Exercise

On 17 January 2011, the Company entered into the following agreements pursuant to its internal reorganisation exercise:

- (i) the sale by the Company and the acquisition by Bintutara Sdn Bhd, a wholly owned subsidiary of the Company, of all the Company's property development business and undertaking including all assets and liabilities in respect of such property development business ("Property Development Business"); and
- (ii) the sale by the Company and the acquisition by Top Magnitude Sdn Bhd, a wholly owned subsidiary of the Company, of all the Company's property investment business and undertaking including all assets and liabilities in respect of such property investment business ("Property Investment Business").

Salient terms and conditions

The Proposed Internal Reorganisation is conditional upon the following conditions precedent being fulfilled:

- (i) the consent or approval of the relevant creditors/ lenders/ financiers of the Company for the disposal of the Property Development Business and Property Investment Business having been obtained (if applicable);
- (ii) consents from any third parties as may be required in connection with the transfer of the assets and liabilities in respect of the Property Development Business and Property Investment Business in accordance with the provisions of the agreements being obtained; and
- (iii) the approvals of any other authorities or parties deemed necessary by the parties to the agreements having been obtained.

The Proposed Internal Reorganisation is yet to be completed.

B9 Group Borrowings and Debt Securities

The Group borrowings as at 31 March 2011 are as follows:

	Secured RM'000	Unsecured RM'000	Total RM'000
Short term borrowings	404,727	30,000	434,727
Long term borrowings	359,762	-	359,762
	764,489	30,000	794,489

Included in the above are borrowings which are denominated in a foreign currency as follows:

<u>Secured</u>	<u>Current</u>	<u>Non-current</u>
Denominated in US Dollar (USD'000)	625	7,625

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

B10 Derivative Financial Instruments - Swap

The outstanding swap agreements as at 31 March 2011 are as follows:

Type of Derivatives	Contract/ Notional Value RM'000	Derivative Liabilities RM'000
Interest rate swap agreement - 1 year to 3 year	100,000	1,166

With the adoption of FRS 139, derivative financial instruments are recognised accordingly in the financial statements.

An interest rate swap is a derivative in which one party exchanges a stream of interest payments for another party's stream of cash flow. The Group had entered into interest rate swap to exchange of a floating rate loan to a fixed rate loan in order to minimise the exposure from the fluctuation of interest rate.

The fair value of the swap contracts are determined by using the market rates at the end of reporting period and changes in the fair value is recognised in the profit or loss.

B11 Changes in Material Litigation

As at 31 March 2011, there were no material litigations since the last balance sheet date.

B12 Realised and Unrealised Profits

Bursa Malaysia Securities Berhad ("Bursa Malaysia") has, on 25 March 2010 and 20 December 2010, issued directives requiring all listed corporations to disclose the breakdown of unappropriated profits or accumulated losses into realised and unrealised in quarterly reports and annual audited financial statements.

The breakdown of retained profits of the Group as at the reporting date, into realised and unrealised profits are as follows:

	31/03/2011 RM'000	31/12/2010 RM'000
Total retained profit of the Group:-		
Realised	1,523,328	1,473,754
Unrealised	111,406	100,682
Total share of retained profits from associated companies:		
Realised	55,414	43,450
Unrealised	99,839	99,839
Total share of retained profits from Jointly Controlled Entities:		
Realised	125,826	147,479
Unrealised	30	30
Less: Consolidation adjustments	(201,435)	(208,420)
Total Group's retained profits as per consolidated accounts	<u>1,714,408</u>	<u>1,656,814</u>

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

B13 Dividend

No dividend has been proposed by the Board of Directors for the financial period ended 31 March 2011.

APPENDIX II: SUNCITY'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

B14 Earnings per share

The calculation of the earnings per share for the Group is based on profit after taxation and non-controlling interests on the weighted average number of ordinary shares in issue during the period.

	Current Quarter Ended 31/03/2011 RM'000	Cumulative Year To Date 31/03/2011 RM'000
Basic earnings per share		
Profit attributable to members of the Company	61,178	61,178
Weighted Average Number of Ordinary Shares	470,012	470,012
Earnings per share (Basic) (sen)	13.02	13.02
Diluted earnings per share		
Profit attributable to members of the Company	61,178	61,178
Weighted Average Number of Ordinary Shares	470,038	470,038
Earnings per share (Diluted) (sen)	13.02	13.02

B15 Comparative figures

Comparative figures, where applicable, have been modified to conform with the current quarter's presentation.

By Order of the Board

Puan Sri Dalin Seri (Dr) Susan Cheah Seok Cheng

Tan Kim Aun

Lee Suan Choo

Secretaries

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011**

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

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

31-May-2011

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 31-Mar-11 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31-Mar-10 RM'000	3 MONTHS CURRENT PERIOD TO DATE 31-Mar-11 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-Mar-10 RM'000
<u>Discontinued operations</u>				
Revenue	572,484	501,680	572,484	501,680
Expenses excluding finance cost and taxation	(550,447)	(466,347)	(550,447)	(466,347)
Other operating income excluding finance income	11,105	7,545	11,105	7,545
Profit from operations	33,142	42,878	33,142	42,878
Gain on derivatives	3,015	4,588	3,015	4,588
Finance income	1,243	191	1,243	191
Finance cost	(7,453)	(8,004)	(7,453)	(8,004)
Share of results of jointly controlled entities	20,560	9,079	20,560	9,079
Share of results of associates	985	1,625	985	1,625
Profit before taxation	51,492	50,357	51,492	50,357
Taxation	(6,997)	(9,254)	(6,997)	(9,254)
Profit for the financial period	44,495	41,103	44,495	41,103
Attributable to:				
Owners of the parent	43,245	39,893	43,245	39,893
Non-controlling interests	1,250	1,210	1,250	1,210
Profit for the financial period	44,495	41,103	44,495	41,103
Earnings per share attributable to owners of the parent (sen) :				
- basic	7.42	6.92	7.42	6.92
- diluted	6.21	6.54	6.21	6.54

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011 (cont'd)**

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

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

31-May-2011

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD 31-Mar-11 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31-Mar-10 RM'000	3 MONTHS CURRENT YEAR TO DATE 31-Mar-11 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-Mar-10 RM'000
Discontinued operations				
Profit for the financial period	44,495	41,103	44,495	41,103
Other comprehensive income				
Foreign currency translation	(3,917)	(12,383)	(3,917)	(12,383)
Other comprehensive income for the period, net of tax	(3,917)	(12,383)	(3,917)	(12,383)
Total comprehensive income for the period	40,578	28,720	40,578	28,720
Attributable to:				
Owners of the parent	39,618	28,694	39,618	28,694
Non-controlling interests	960	26	960	26
Total comprehensive income for the period	40,578	28,720	40,578	28,720

(The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011 (cont'd)**

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

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

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31-May-2011

	AS AT END OF CURRENT QUARTER 31-Mar-11 <u>RM'000</u>	AS AT PRECEDING FINANCIAL YEAR END 31-Dec-10 <u>RM'000</u>
ASSETS		
Assets of disposal group classified as held for sale	<u>2,534,550</u>	<u>2,481,594</u>
TOTAL ASSETS	<u>2,534,550</u>	<u>2,481,594</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	607,906	606,699
Warrants	3,809	3,809
Treasury shares	(32,146)	(32,146)
Share premium	218,200	218,056
Merger relief reserves	49,615	49,615
Share option reserves	1,397	1,397
Retained earnings	85,508	42,183
Reserve of disposal group classified as held for sale	43,685	47,343
	<u>977,974</u>	<u>936,956</u>
Non-controlling interests	96,747	95,975
Total equity	<u>1,074,721</u>	<u>1,032,931</u>
Liabilities directly associated with disposal group classified as held for sale	<u>1,459,829</u>	<u>1,448,663</u>
Total liabilities	<u>1,459,829</u>	<u>1,448,663</u>
TOTAL EQUITY AND LIABILITIES	<u>2,534,550</u>	<u>2,481,594</u>
Net assets per share attributable to owners of the parent (RM)	1.61	1.54

(The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

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

FAX NO: 03-2026 3870
FAX NO: 03-5639 9507

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

31-May-2011

ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

	Share capital RM'000	Treasury shares RM'000	Warrants RM'000	Share premium RM'000	Reserve of disposal group classified as held for sale RM'000	Revaluation reserve RM'000	Capital reserves RM'000	Statutory reserves RM'000	Merger relief reserves RM'000	Capital redemption reserve RM'000	Foreign currency reserves RM'000	Share option reserves RM'000	Accumulated (losses)/profit RM'000	TOTAL RM'000	Non-controlling interest RM'000	TOTAL EQUITY RM'000
At 1 January 2011	606,699	(32,146)	3,809	219,056	47,343	-	-	-	49,615	-	-	1,397	42,183	936,956	95,975	1,032,931
Profit for the financial period	-	-	-	-	-	-	-	-	-	-	(3,627)	-	43,245	43,245	1,250	44,495
Other comprehensive income	-	-	-	-	-	-	-	-	-	-	(3,627)	-	(290)	(3,917)	-	(3,917)
Total comprehensive income	-	-	-	-	-	-	-	-	-	-	(3,627)	-	43,245	39,618	960	40,578
Dividends attributable to minority shareholders	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(168)	(168)
Issue of shares:																
- exercise of options over ordinary shares	1,207	-	-	144	-	-	-	-	-	-	-	-	-	1,351	-	1,351
Redemption of redeemable preference shares	-	-	-	-	-	-	113	-	-	-	-	-	(113)	-	-	-
Share of depreciation transfer on land, net of tax by an associated company	-	-	-	-	-	(144)	-	-	-	-	-	-	193	49	-	49
Reserve attributable to disposal group classified as held for sale	-	-	-	-	(3,658)	144	(113)	-	-	-	3,627	-	-	-	-	-
At 31 March 2011	607,906	(32,146)	3,809	219,200	43,685	-	-	-	49,615	-	-	1,397	85,508	977,974	96,747	1,074,721
At 1 January 2010	600,808	(32,146)	3,610	217,605	-	-	34,137	-	49,615	50	(3,029)	2,611	(102,601)	770,960	68,228	839,189
Effect of adopting FRS 139	-	-	-	-	-	-	-	-	-	(5,056)	-	-	(5,056)	(5,056)	(355)	(5,411)
At 1 January 2010 (restated)	600,808	(32,146)	3,610	217,605	-	-	34,137	-	49,615	50	(3,029)	2,611	(107,657)	765,904	87,874	853,778
Profit for the financial period	-	-	-	-	-	-	-	-	-	-	-	-	39,893	39,893	1,210	41,103
Other comprehensive income	-	-	-	-	-	-	-	-	-	-	(11,199)	-	(11,199)	(11,199)	(1,184)	(12,383)
Total comprehensive income	-	-	-	-	-	-	-	-	-	-	(11,199)	-	39,893	28,694	26	28,720
Issue of Shares:																
- exercise of options over ordinary shares	586	-	-	1	-	-	-	-	-	-	-	-	-	587	-	587
At 31 March 2010	601,394	(32,146)	3,610	217,606	-	-	34,137	-	49,615	50	(14,228)	2,611	(67,664)	795,185	87,900	883,085

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011 (cont'd)**

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

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

31-May-2011

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	For the 3 months period ended 31-Mar-11 RM'000	For the 3 months period ended 31-Mar-10 RM'000
<u>Discontinued operations</u>		
<u>Operating activities</u>		
Cash from operations	21,979	56,474
Tax paid	(8,653)	(5,210)
Tax refund	185	-
Interest received	432	621
<i>Net cash flow from operating activities</i>	13,943	51,885
<u>Investing activities</u>		
Proceeds from disposal of other investments	-	59
Proceeds from disposal of property, plant and equipment	3,678	1,721
Purchase of property, plant and equipment	(5,366)	(4,913)
Acquisition of land	(21,567)	-
Dividends received from an associate	11,265	-
Investment in jointly controlled entity	(719)	-
Advances to jointly controlled entity	(36,986)	-
<i>Net cash flow from investing activities</i>	(49,695)	(3,133)
<u>Financing activities</u>		
Repayment of hire purchase and lease	(1,124)	(525)
Hire purchase and lease obtained	86	682
Proceeds from issue of shares - exercise of options over ordinary shares	1,351	587
Dividends paid to minority interest	(188)	-
Bank borrowings drawdown	95,776	104,418
Repayment of bank borrowings	(72,743)	(140,459)
Interest received	1,041	737
Interest paid	(6,419)	(8,426)
<i>Net cash flow from financing activities</i>	17,780	(42,986)
Changes in cash and cash equivalents	(17,972)	5,766
Currency translation differences	(3,847)	(4,620)
Cash and cash equivalents at beginning of the period	245,889	183,340
Cash and cash equivalents at end of the period	224,070	184,486

Cash and cash equivalents at the end of the financial period comprise the following:

	As at 31-Mar-11 RM '000	As at 31-Mar-10 RM '000
Deposits, bank and cash balances	237,042	195,925
Bank overdrafts (included within short term borrowings in Note 23)	(12,972)	(15,838)
Total cash and cash equivalents	224,070	180,087
Attributable to disposal group classified as held for sale	(224,070)	4,399

(The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011 (cont'd)**

PRIVATE & CONFIDENTIAL

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

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

31 MAY 2011

1. Basis of Preparation

The interim report is unaudited and is 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 31 December 2010.

These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2010.

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 31 December 2010 except as mentioned in Note 2 below.

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 31 December 2010 except for the adoption of the following new and revised Financial Reporting Standards ("FRSs") and Issues Committee ("IC") Interpretations that are effective for the financial period beginning on 1 January 2011:

FRS 1	First-time Adoption of Financial Reporting Standards
FRS 3	Business Combinations (Revised)
Amendments to FRS 1	Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters
Amendments to FRS 1	Additional Exemptions for First-time Adopters
Amendments to FRS 2	Share-based Payment
Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
Amendments to FRS 5	Non-current Assets Held for Sale and Discontinued Operations
Amendments to FRS 7	Improving Disclosures about Financial Instruments
Amendments to FRS 127	Consolidated and Separate Financial Statements
Amendments to FRS 132	Financial Instruments: Presentation
Amendments to FRS 138	Intangible Assets
Amendments to IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 4	Determining whether an Arrangement contains a Lease
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	Distributions of Non-cash Assets to Owners
IC Interpretation 18	Transfer of Assets from Customers
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
Improvements to FRSs (2010) issued in November 2010	

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011 (cont'd)**

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2. Changes in Accounting Policies (contd.)

The adoption of the above did not have any significant impacts on the interim financial report upon their initial application.

3. Disposal Group Classified as Held for Sale

On 24 November 2010, the Company announced that the Board had received a letter from Sunway Berhad (formerly known as Alpha Sunrise Sdn. Bhd.) ("Sunway"), which sets out Sunway's offer to acquire all of the business and undertaking of the Company as carried on by the Company as at the date hereof, including all Assets and Liabilities of the Company.

On 18 January 2011, the Company announced that it had entered into a conditional Sale of Business Agreement ("SBA") with Sunway in relation to the proposed disposal of the entire business and undertaking including all the assets and liabilities of the Company.

Further details on the proposed disposal is disclosed in Note 22(d).

As at reporting date, the assets and liabilities of the Group have been presented in the statement of financial position as "Assets of disposal group classified as held for sale" and "Liabilities directly associated with disposal group classified as held for sale" and its results are presented on the income statement and statement of comprehensive income under the "Discontinued Operations" header in accordance with FRS 5: Non-current Assets Held for Sale and Discontinued Operations in view of the Company's acceptance of Sunway's offer to acquire all of its business and undertaking, including all assets and liabilities of the Company. The above transaction has yet to be completed as at the date of issue of this report.

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3. Disposal Group Classified as Held for Sale (contd.)Statement of financial position disclosures

The assets and liabilities of the Group classified as held for sale and the related reserves as at reporting date are as follows:

	<u>As at</u> <u>31-Mar-11</u> <u>RM'000</u>	<u>As at</u> <u>31-Dec-10</u> <u>RM'000</u>
<u>Assets</u>		
Property, plant and equipment	384,195	384,178
Investment properties	49,844	49,844
Rock reserves	9,314	9,314
Interest in associates	56,848	67,197
Other investments	1,703	1,711
Interest in jointly controlled entities	421,631	367,546
Land held for property development	120,778	119,084
Goodwill	127,842	127,842
Deferred tax assets	14,423	14,194
Property development costs	87,267	88,572
Inventories	240,023	237,720
Trade and other receivables	751,676	723,799
Derivatives	10,425	12,484
Tax recoverable	21,527	20,967
Cash and bank balances	237,054	257,142
Assets of disposal group classified as held for sale	<u>2,534,550</u>	<u>2,481,594</u>
<u>Liabilities</u>		
Borrowings	621,473	599,320
Deferred tax liabilities	17,479	17,435
Derivatives	257	412
Payables	795,258	805,687
Tax payable	25,362	25,809
Liabilities directly associated with disposal group classified as held for sale	<u>1,459,829</u>	<u>1,448,663</u>
<u>Reserves</u>		
Capital reserves	34,137	34,137
Capital redemption reserve	316	203
Foreign currency reserve	(15,944)	(12,317)
Statutory reserve	618	618
Revaluation reserve	22,357	22,501
Share option reserve	2,201	2,201
	<u>43,685</u>	<u>47,343</u>
Contingent liabilities associated with disposal group classified as held for sale	<u>1,478,199</u>	<u>1,377,321</u>

APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

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4. Qualification of Financial Statements

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

5. Seasonal or Cyclical Factors

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

6. Nature and Amount of Unusual Items

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

7. Nature and Amount of Changes in Estimates

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

8. Issuance and Repayment of Debt and Equity Securities

There was no issuance or repayment of debt and equity securities, share cancellations and resale of treasury shares for the current financial period under review, except for the issuance of 956,500, 94,000, 104,000, and 52,250 new ordinary shares of RM1.00 each pursuant to the Employees' Share Option Scheme at an exercise price of RM1.00, RM1.21, RM1.75 and RM1.88 per ordinary share respectively for cash.

9. Dividend paid

There was no dividend paid during the quarter ended 31 March 2011.

APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD ENDED 31 MARCH 2011 (cont'd)

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10. Segment Reporting

Revenue	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
External revenue	349,918	15,852	133,106	30,531	40,708	610	114	1,645	-	572,484
Inter-segment revenue	-	-	15,072	1,681	363	273	5,027	2,477	(24,893)	-
Total revenue	349,918	15,852	148,178	32,212	41,071	883	5,141	4,122	(24,893)	572,484
Segment results	14,892	50	13,637	2,451	3,752	237	(3,447)	1,570	-	33,142
Gain on derivatives	2,838	-	-	-	-	-	154	23	-	3,015
Finance income	719	159	25	6	161	2	102	69	-	1,243
Finance cost	(1,611)	(390)	(758)	(793)	(406)	-	(3,491)	(4)	-	(7,453)
Share of results of jointly controlled entities	15,385	5,175	-	-	-	-	-	-	-	20,560
Share of results of associates	-	-	-	-	-	-	-	985	-	985
Profit before taxation	32,223	4,994	12,904	1,664	3,507	239	(6,682)	2,643	-	51,492
Taxation	(2,394)	(214)	(2,451)	(613)	(681)	(68)	(246)	(330)	-	(6,997)
Profit for the financial period	29,829	4,780	10,453	1,051	2,826	171	(6,928)	2,313	-	44,495

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
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11. 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.

12. Material Events Subsequent to the End of the Period Under Review

There was no material event subsequent to the period ended 31 March 2011.

13. 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 period to date.

14. Contingent Liabilities

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

	31-Mar-11 RM'000	31-Dec-10 RM'000
Guarantees given to third parties in respect of contracts and trade performance	1,478,199	1,377,321
Attributable to disposal group classified as held for sale (Note 3)	(1,478,199)	(1,377,321)
	<u>-</u>	<u>-</u>

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

15. Review of Performance

The Group achieved revenue of RM572.5 million during the current quarter, 14% higher than the revenue of RM501.7 million recorded in the corresponding quarter in the previous financial period. The higher revenue was mainly contributed by the construction division as well as the overseas trading and manufacturing division.

With the change in classification of all its assets, liabilities and related reserves as held for sale (details in Note 3), the Group ceased the provision for depreciation for all its property, plant and equipment amounting to RM12.8 million, which has been classified as assets held for sale in the current quarter in accordance with FRS 5: Non-current Assets Held for Sale and Discontinued Operations. Despite higher revenue, the core profit before taxation of RM35.5 million (after removing the impact on depreciation of RM12.8 million and the fair value gains arising from the adoption of FRS139 of RM3.2 million) is lower than the core profit before taxation of RM45.4 million recorded in the previous corresponding period. This was mainly contributed by lower margins in some of its construction projects, slower take-up rate of its quarry operations and impact of currency devaluation from some of its overseas operations.

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
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16. Material Changes in the Quarterly Results Compared to the Results of the Immediate Preceding Quarter

The Group recorded revenue and profit before taxation of RM572.5 million and RM51.5 million respectively during the current quarter, compared to revenue of RM514.6 million and profit before taxation of RM40.4 million in the immediate preceding quarter. At the core profit level, the current quarter's results was lower at RM35.5 million as compared to the core profit before taxation of RM37.6 million in the immediate preceding quarter. The lower profit during the quarter was mainly contributed by the lower revenue and profit achieved in the Group's local property development division and slower take-up rate of its quarry operations.

17. Current Year Prospects

The Group's expects sustainable earnings from its construction, property development and trading and manufacturing divisions.

The construction division's total order book stands at RM2.4 billion, of which almost 70% are local projects. The division is expected to ride on the return of large-scale projects under the 10th Malaysia Plan and Economic Transformation Programme, and will continue to contribute significantly to the Group's future earnings.

The property development division has a healthy level of unbilled sales amounting to almost RM500 million, mainly from its Singapore property development venture. The division will remain as a key contributor to the Group's profits in the current year.

The continued expansion by the trading and manufacturing division, both by way of increasing its regional presence as well as by going upstream into the manufacturing of related products, will provide steady income growth to the Group.

18. Variance of Actual Profit from Profit Forecast

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

19. Income Tax

	Individual Quarter 31-Mar-11 RM'000	Cumulative Quarter 31-Mar-11 RM'000
Current taxation	6,648	6,648
Deferred taxation	349	349
Under accruals in respect of prior financial years	-	-
	<u>6,997</u>	<u>6,997</u>

The lower effective tax rate for the current quarter and period as compared to the statutory tax rate is mainly due to certain foreign sourced income not subject to tax.

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

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

21. Quoted Securities

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

22. 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:-

- (a) On 19 January 2010, the Company announced that SunwayMas Sdn. Bhd. ("SunwayMas"), its wholly-owned subsidiary had entered into a Share Sale Agreement and Shareholders Agreement with Templer Forest Resort Sdn. Bhd. ("Templer Forest").

Pursuant to the Share Sale Agreement, SunwayMas shall acquire 60% equity interest, comprising 1,980,000 ordinary shares of RM1.00 each in Spanland Sdn. Bhd. ("Spanland") from Templer Forest for a total purchase consideration of RM13,800,000 ("Proposed Acquisition"). The Shareholders Agreement outlines the joint venture arrangement of SunwayMas and Templer Forest and their mutual rights and obligations as shareholders of Spanland as well as to jointly undertake a property development project on parcels of leasehold land measuring approximately 98.43 acres located at Mukim Rawang, District of Gombak, Selangor.

Upon completion of the Proposed Acquisition, Spanland shall become a 60% owned subsidiary of SunwayMas. The Shareholders Agreement will come into effect on the completion of the Proposed Acquisition.

The Proposed Acquisition is expected to be completed within 21 business days after the fulfillment of all conditions precedent or such other date as may be agreed between the parties.

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22. Status of Corporate Proposals Announced (contd.)

- (b) On 21 September 2010, the Company announced the proposed issuance of up to RM500 million in nominal value of commercial papers and/or medium term notes (collectively referred to as the "Notes") under a commercial paper/medium term notes programme ("CP/MTN Programme").

The Company has mandated RHB Investment Bank Berhad as the Principal Adviser/Lead Arranger for the CP/MTN Programme.

Pursuant to the CP/MTN Programme, the Company may at its election (but shall not be obliged to do so) and prior to any issuance of the Notes nominate each of either OCBC Bank (Malaysia) Berhad and/or RHB Bank Berhad to guarantee up to the maximum amount of RM100 million each of any series of the Notes. The bank guarantees to be issued by OCBC Bank (Malaysia) Berhad and/or RHB Bank Berhad, as the case may be, shall have the tenor of not more than 5 years from the first issue date of the Notes under the CP/MTN Programme.

The proceeds from the CP/MTN Programme shall be utilised to repay existing bank borrowings, to finance future property developments, capital expenditure or investments of the Company and/or any of its subsidiaries, and the balance, if any, for working capital of the Company and/or any of its subsidiaries and to pay all incidental costs in relation to the CP/MTN Programme.

On 26 October 2010, the Company announced that the CP/MTN Programme has been approved by the Securities Commission vide its letter dated 25 October 2010.

On 15 November 2010, the Company has made its first issuance under the CP/MTN Programme. A total of RM85.0 million nominal value medium term notes were issued, all guaranteed by OCBC Bank (Malaysia) Berhad.

- (c) On 24 September 2010, the Company announced that SunwayMas had entered into a JVA with Dasa Tourist Complex (Private) Limited ("Dasa Tourist") to undertake a mixed development comprising at least 318,000 sq ft of net saleable areas of residential units and 60,000 sq ft net saleable areas of commercial units in Colombo city in the Democratic Socialist Republic of Sri Lanka ("Proposed Development") via a joint venture company ("JV Co.") to be incorporated in the Democratic Socialist Republic of Sri Lanka.

SunwayMas and Dasa Tourist have entered into the JVA to undertake the Proposed Development as well as to record their joint venture arrangement and their rights and obligations as shareholders in the JV Co. SunwayMas shall hold 65% and Dasa Tourist shall hold 35% under the proposed shareholding structure of the JV Co.

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22. Status of Corporate Proposals Announced (contd.)

(d) On 24 November 2010, the Company announced that the Board had received a letter from Sunway Berhad (formerly known as Alpha Sunrise Sdn. Bhd.) ("Sunway"), which sets out Sunway's offer to acquire all of the business and undertaking of the Company as carried on by the Company as at the date hereof, including all Assets and Liabilities of the Company as at Completion at an aggregate purchase consideration:

- (i) equivalent to RM2.60 per ordinary share of RM1.00 each in the Company multiplied by the total outstanding shares in the Company (less treasury shares, if any) at a date to be determined later;
- (ii) equivalent to the Black-Scholes valuation based on RM2.60 per ordinary share in the Company and calculated by applying all the relevant variables as at 22 November 2010, for the options issued under the Company's employees' share option scheme ("ESOS options"), multiplied by the total outstanding number of ESOS options issued (for every issue of the ESOS options, batched by their respective conversion prices). The Black-Scholes values for the ESOS options range from RM0.98 to RM1.67 per ESOS option (subject to the respective conversion price of the options); and
- (iii) equivalent to the Black-Scholes valuation based on RM2.60 per ordinary share in the Company and calculated by applying all the relevant variables as at 22 November 2010, being RM1.50 per warrant of the Company ("Warrant"), multiplied by the total outstanding number of Warrants in issue at a date to be determined later.

On 14 December 2010, the Company announced that the non-interested Directors of the Company, after taking into consideration the independent advice of the Independent Advisor, OSK Investment Bank Berhad, have decided to accept Sunway's offer, subject to, inter alia, the approval of the shareholders and relevant authorities, where required.

On 18 January 2011, the Company announced that it had entered into a conditional Sale of Business Agreement ("SBA") with Sunway in relation to the proposed disposal of the entire business and undertaking including all the assets and liabilities of the Company ("Proposed Disposal").

Pursuant to the Proposed Disposal, the Company will also undertake the following:

- (i) proposed capital repayment by way of a capital reduction exercise pursuant to Sections 60(2) and/or 64 of the Companies Act, 1965 ("Proposed Capital Reduction and Repayment");
- (ii) proposed termination of the employees' share option scheme ("ESOS") of the Company ("Proposed ESOS Termination"); and
- (iii) proposed payment to warrant holders of the Company by way of a special resolution as provided by the deed poll ("Proposed Warrant Scheme").

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22. Status of Corporate Proposals Announced (contd.)

(d) On 18 May 2011, the Company announced that the Securities Commission has vide its letter dated 16 May 2011, granted its approval under Section 212(5) of the Capital Markets Services Act 2007 in relation to the Proposed Disposal.

23. Group Borrowings and Debt Securities

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

	<u>Current RM'000</u>	<u>Non-Current RM'000</u>	<u>Total RM'000</u>
<u>Borrowings</u>			
Secured	117,250	101,655	218,905
Unsecured	97,944	304,624	402,568
	215,194	406,279	621,473
Attributable to disposal group classified as held for sale	(215,194)	(406,279)	(621,473)
	-	-	-

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)	992	13,561
Denominated in Trinidad & Tobago Dollar (TTD'000)	8,940	17,880
Denominated in Chinese Renminbi (RMB'000)	86,897	56,024
Denominated in Australian Dollar (AUD'000)	1,879	100
<u>Unsecured</u>		
Denominated in Singapore Dollar (SGD'000)	12,330	-

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24. Financial Instruments

As at 31 March 2011, the Group's outstanding derivatives were as follows:

Type of Derivatives	Notional Value RM'000	Fair Value RM'000	Gains arising from Fair Value Changes for the Period RM'000
Foreign currency forward contracts			
- Less than 1 year	160,247	10,425	
	<u>160,247</u>	<u>10,425</u>	<u>2,861</u>
Interest rate swap contracts			
- Less than 1 year	7,263	(219)	
- 1 year to 3 years	21,789	(40)	
- More than 3 years	1,842	2	
	<u>30,894</u>	<u>(257)</u>	<u>154</u>
Total derivatives		<u>10,168</u>	<u>3,015</u>

Foreign currency forward contracts

The Group entered into foreign currency forward contracts to minimise its exposure to foreign currency risks as a result of transactions denominated in currencies other than its functional currency, arising from normal business activities. These are done in accordance with the Group's foreign currency hedging policy and are executed with credit-worthy financial institutions which are governed by appropriate policies and procedures.

The derivatives arising from the foreign currency forward contracts are stated at fair value, using the prevailing market rates. Derivatives with positive market values are included under current assets and derivatives with negative market values are included under current liabilities. Any changes in fair value of derivatives during the period are taken directly to the income statement.

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24. Financial Instruments (contd.)

Interest rate swap contracts

The Group entered into interest rate swap contracts to manage its interest rate risk arising primarily from interest-bearing borrowings. Borrowings at floating rate expose the Group to fair value interest rates and the hedging contract minimises the fluctuation of cash flow due to changes in the market interest rates. The above interest rate hedging contracts are executed with credit-worthy financial institutions which are governed by appropriate policies and procedures.

The derivatives arising from the interest rate swap contracts are computed using the present value of the difference between the floating rates and fixed rates applied to the principal amounts over the duration of swap expiring subsequent to period end. Any changes in fair value of derivatives during the period are taken directly to the income statement.

25. Material Litigation

- (a) 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 RM27.7 million 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 at the advice of their solicitors, an order to strike out the case has been submitted, followed by a statement of defense on 4 December 2008. The hearing for case management which was fixed on 27 July 2009, was adjourned to 30 September 2009. On the said date, the hearing for case management was fixed on 4 February 2010 and it has been struck out with costs. The employer filed an appeal against the decision on 2 March 2010. The hearing date for the appeal is yet to be fixed by the Court.

SunwayMas's solicitors are of the opinion that the chances of success of the Plaintiffs' claim against SunwayMas are negligible.

The Directors are of the opinion, after taking appropriate legal advice, that no provision for the abovementioned claims is necessary.

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25. Material Litigation (contd.)

- (b) On 4 September 2008, the solicitors of Sunway Construction Sdn Bhd ("SunCon") had been served with a Statement of Claim ("Statement of Claim") by Shristi Infrastructure Development Corporation Ltd ("Claimant"). The Statement of Claim was received by SunCon's office in Malaysia on 8 September 2008.

Pursuant to an agreement signed between SunCon and the National Highway Authority of India for the rehabilitation and upgrading of NH-25 to a four-lane configuration in the state of Uttar Pradesh being a part of the East-West Corridor Project, SunCon had entered into a work order with the Claimant for the upgrading and rehabilitation of the stretch of NH-25 from 143.6 km to 170.0 km, of which the Claimant has provided two bank guarantees ("Bank Guarantees") to SunCon.

The Claimant has failed to carry out its obligations under the work order and SunCon has terminated the work order and cashed the Bank Guarantees. The Claimant had filed an application in the Supreme Court of India for the appointment of an arbitrator to arbitrate upon the disputes between the parties. The Supreme Court had appointed a sole arbitrator and two preliminary sittings have been held to date. The Claimant then filed its Statement of Claim on 4 September 2008.

The Statement of Claim was raised in respect of various claims (including claiming the refund of the amount cashed on the Bank Guarantees) and the total amount claimed is Rs891.5 million (approximately equivalent to RM70 million).

At the hearing on 2 February 2009, the arbitrator recorded SunCon's filing of the Statement of Defence and Counterclaim. In the counterclaim, SunCon is seeking for Rs78,13,94,628.61 (approximately equivalent to RM60 million) for inter alia, additional costs incurred by SunCon to complete the works, recovery of mobilisation advance and interest charges, loss of reputation and loss of profits.

On 5 January 2011, Shristi did not produce its Witness Statement and has been directed to file it by 7 February 2011. The hearing was then adjourned to 11 March 2011 for compliance and finalizing the bundles, etc. The cross examination dates are 28 and 29 March 2011, to be followed on 11 and 12 April 2011. Shristi has to submit a statement of its assets as at 31 December 2010 supported by an affidavit before the next date of the hearing.

On 28 March 2011, the Arbitrator had directed the following:

- (i) Admission or denial by Shristi or SunCon of each other's documents to be completed by 4 April 2011.
- (ii) Further documents to be filed by both parties by 12 April 2011.
- (iii) List of witnesses and Supplemental Affidavit to be filed by Shristi by 12 April 2011 and Shristi's witness to be present on 12 April 2011.

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25. Material Litigation (contd.)

- (b) On the 12 April 2011 hearing, both sides were allowed to file further documents, if any, within the next 3 weeks, as the final submission. The next hearing date was 16 May 2011 for noting compliance of directions and thereafter, cross-examination of their first witness will be on 1 and 2 July 2011.

The Directors are of the opinion, after taking appropriate legal advice, that no provision for the abovementioned claims is necessary.

Except for the abovementioned claims, there was no pending material litigation as at 24 May 2011 being the latest practicable date, which is not earlier than 7 days from the date of this report.

26. Dividend

No dividend has been proposed by the Board of Directors for the financial period ended 31 March 2011.

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011 (cont'd)**

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

PRIVATE & CONFIDENTIAL

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

31 MAY 2011

27. Realised and Unrealised Profits/(Losses)

The breakdown of retained profits of the Group as at reporting date into realised and unrealised profits are as follows:

	As at 31-Mar-11 RM'000	As at 31-Dec-10 RM'000
Total accumulated losses of the Company and its subsidiaries:		
- Realised	(58,542)	(76,368)
- Unrealised	(14,754)	(10,079)
	<hr/>	<hr/>
	(73,296)	(86,447)
Total share of (accumulated losses)/retained profits from associates:		
- Realised	(1,097)	(2,040)
- Unrealised	158	116
Total share of retained profits from jointly controlled entities:		
- Realised	193,009	172,449
- Unrealised	(8,048)	(8,048)
	<hr/>	<hr/>
	110,726	76,030
Less: Consolidation adjustments	(25,218)	(33,847)
Total Group retained profits as per consolidated accounts	<hr/> <hr/>	<hr/> <hr/>
	85,508	42,183

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements as stipulated in the directive of Bursa Malaysia Securities Berhad and should not be applied for any other purposes.

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011 (cont'd)**

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

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FAX NO: 03-5639 9507

31 MAY 2011

28. Earnings Per Share

	Individual Quarter <u>31-Mar-11</u>	Cumulative Quarter <u>31-Mar-11</u>
Net earnings for the period (RM'000)	43,245	43,245
Weighted average number of ordinary share in issue ('000)	582,505	582,505
Basic earnings per share (sen)	7.42	7.42
Net earnings for the period (RM'000)	43,245	43,245
Weighted average number of ordinary share in issue ('000)	696,808	696,808
Diluted earnings per share (sen)	6.21	6.21

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

**APPENDIX III: SUNH'S UNAUDITED QUARTERLY RESULTS FOR THE 3-MONTH PERIOD
ENDED 31 MARCH 2011 (cont'd)**

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

PRIVATE & CONFIDENTIAL

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

31 MAY 2011

29. Commitments

- (a) Capital commitment not provided for in the financial period as at 31 March 2011 is as follows:-

	31-Mar-11	31-Dec-10
	RM'000	RM'000
Amount authorised and contracted for	19,264	11,306
Amount authorised but not contracted for	37,605	46,386
	<u>56,869</u>	<u>57,692</u>

- (b) Operating lease commitment not provided for in the financial period as at 31 March 2011 is as follows:-

	31-Mar-11	31-Dec-10
	RM'000	RM'000
Future minimum lease payments:		
- not later than 1 year	19,485	19,581
- later than 1 year and not later than 5 years	48,211	49,090
- later than 5 years	26,268	31,229
	<u>93,964</u>	<u>99,900</u>
Future minimum sublease receipts:		
- not later than 1 year	166	289
- later than 1 year and not later than 5 years	-	-
	<u>166</u>	<u>289</u>

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

APPENDIX IV: LIST OF DIRECTORSHIPS AND OTHER CORPORATE REPRESENTATION OF LIM SWE GUAN IN BUSINESSES/CORPORATIONS OUTSIDE OUR GROUP

Name of company	Date appointed as director	Date resigned as director	Position held
Reco HomeBuilder (M) Sdn Bhd	03.10.2002	28.09.2006	Corporate representative
Filinvest Land Inc	11.02.2002	09.10.2006	Director
1250 Rene, Inc. (CAD)	30.09.2003	19.10.2006	Director
Rene Building, Inc. (CAD)	30.09.2003	19.10.2006	Director
Reco Apple Private Limited	28.11.2006	13.02.2007	Director
Reco Crystal Private Limited	01.12.2006	13.02.2007	Director
SDL/SW Co-Invest Private Limited	04.10.2005	13.02.2007	Director
SGP/SW E.A Hotel Fund Private Limited	06.07.2005	13.02.2007	Director
Kumar Properties and Real Estate Private Limited	10.05.2006	26.02.2007	Director
Pegasus Properties Private Limited	05.02.2007	15.03.2007	Director
AceStar Properties Private Limited	25.09.2006	25.05.2007	Director
Helios Estate Private Limited	06.12.2005	25.05.2007	Director
Reco Pagoda Pte Ltd	10.05.2002	29.06.2007	Corporate representative
Land And Houses Property Fund	26.03.2001	11.12.2007	Investment committee member
Reco Fitzroy Private Limited	16.07.2003	01.02.2008	Director
Reco Harbour Grand Private Limited	16.07.2002	01.02.2008	Director
Reco Loop Pte Ltd	02.10.1999	01.02.2008	Director
Reco Seaside Private Limited	01.06.2007	01.02.2008	Director
Reco Tropical Pte Ltd	01.06.2007	01.02.2008	Director
CIG Americas Private Limited	01.04.2008	15.04.2008	Director
PT Metropolitan Land	05.12.2005	05.09.2008	Commissioner
Reco Hotels Asset Management Private Limited	22.03.2007	12.02.2009	Corporate representative
GIC Real Estate International Pte. Ltd.	10.08.2006	17.07.2009	Director
Reco Binjai Private Limited	11.04.2008	06.08.2009	Corporate representative
Reco Kemensah Private Limited	17.03.2006	06.08.2009	Corporate representative
Reco Binjai Private Limited	02.08.2006	07.08.2009	Director
Reco Kemensah Private Limited	27.05.2005	07.08.2009	Director
Uptown Viewpoint Sdn Bhd	15.04.2008	07.08.2009	Director
Uptown Viewpoint Sdn Bhd	06.06.2008	07.08.2009	Executive committee member
Venus Capital Corporation Sdn. Bhd.	07.04.2006	07.08.2009	Director
Venus Capital Corporation Sdn. Bhd.	07.04.2006	07.08.2009	Executive committee member
Japan Logistic Properties 1 Private Limited	01.06.2007	11.08.2009	Director

APPENDIX IV: LIST OF DIRECTORSHIPS AND OTHER CORPORATE REPRESENTATION OF LIM SWE GUAN IN BUSINESSES/CORPORATIONS OUTSIDE OUR GROUP (cont'd)

Name of company	Date appointed as director	Date resigned as director	Position held
Alderney Investments Pte Ltd	01.06.2007	01.10.2009	Director
Ausmezz Pty Limited	11.09.2002	01.10.2009	Director
Ingshop Private Limited	01.03.2002	01.10.2009	Director
Reco A Mall Private Limited	01.06.2007	01.10.2009	Director
Reco AAS Private Limited	01.06.2007	01.10.2009	Director
Reco Ace Private Limited	01.06.2007	01.10.2009	Director
Reco Altus Pte Ltd	01.06.2007	01.10.2009	Director
Reco Ambrosia Private Limited (formerly known as Singapore Real Estate Debt Investments Pte Ltd)	10.12.2008	01.10.2009	Director
Reco Astro Pte Ltd	01.06.2007	01.10.2009	Director
Reco Bay Pte Ltd	01.06.2005	01.10.2009	Director
Reco Benefit Private Limited	01.06.2007	01.10.2009	Director
Reco Blue Private Limited	01.06.2007	01.10.2009	Director
Reco Bourke Private Limited	31.10.2006	01.10.2009	Director
Reco Capital Pte Ltd	01.06.2007	01.10.2009	Director
Reco City Pte Ltd	03.01.2001	01.10.2009	Director
Reco Creek Private Limited	01.06.2007	01.10.2009	Director
Reco Crystal Private Limited	01.06.2007	01.10.2009	Director
Reco FHT Private Limited	01.06.2007	01.10.2009	Director
Reco Galaxy Private Limited	03.06.2008	01.10.2009	Director
Reco Heir Private Limited	04.09.2007	01.10.2009	Director
Reco Horizon Private Limited	01.06.2007	01.10.2009	Director
Reco Hotels Asset Management Private Limited	31.10.2006	01.10.2009	Director
Reco Hotels JV Private Limited	31.10.2006	01.10.2009	Director
Reco Indfund Pte Ltd	01.12.2005	01.10.2009	Director
Reco Industrial Private Limited	01.06.2007	01.10.2009	Director
Reco Invest Private Limited	04.09.2007	01.10.2009	Director
Reco Island Private Limited	23.05.2008	01.10.2009	Director
Reco Legend Private Limited	09.10.2008	01.10.2009	Director
Reco Logis Private Limited	01.06.2007	01.10.2009	Director
Reco Manage Private Limited	04.09.2007	01.10.2009	Director
Reco Martin Private Limited	01.04.2002	01.10.2009	Director
Reco MCI Private Limited	14.09.2007	01.10.2009	Director
Reco Meteor Private Limited	01.06.2007	01.10.2009	Director
Reco Metrosite Pte Ltd	10.05.2002	01.10.2009	Corporate representative
Reco Mita Private Limited	04.10.2007	01.10.2009	Director

APPENDIX IV: LIST OF DIRECTORSHIPS AND OTHER CORPORATE REPRESENTATION OF LIM SWE GUAN IN BUSINESSES/CORPORATIONS OUTSIDE OUR GROUP (cont'd)

Name of company	Date appointed as director	Date resigned as director	Position held
Reco Oak Pte Ltd	26.10.1999	01.10.2009	Director
Reco Ocean Private Limited	25.09.2007	01.10.2009	Director
Reco Park Pte Ltd	10.03.1998	01.10.2009	Director
Reco Platinum Pte Ltd	01.06.2007	01.10.2009	Director
Reco Plaza Pte Ltd	31.10.2003	01.10.2009	Corporate representative
Reco Promote Private Limited	04.09.2007	01.10.2009	Director
Reco Properties Pte Ltd	01.06.2007	01.10.2009	Director
Reco Pyramid Pte Ltd	15.09.2008	01.10.2009	Corporate representative
Reco Pymont Aust Pte Ltd	10.03.1998	01.10.2009	Director
Reco Roppongi Residence Private Limited	01.06.2007	01.10.2009	Director
Reco Sapphire Private Limited	01.06.2007	01.10.2009	Director
Reco SCC Private Limited	01.06.2007	01.10.2009	Director
Reco Sendai Tomiya Private Limited	01.06.2007	01.10.2009	Director
Reco SG Advisory Private Limited	01.06.2007	01.10.2009	Director
Reco SG Retail Private Limited	01.06.2007	01.10.2009	Director
Reco Sky Private Limited	22.05.2007	01.10.2009	Director
Reco SST Private Limited	01.06.2007	01.10.2009	Director
Reco Star Pte Ltd	11.12.1998	01.10.2009	Director
Reco Sungei Long Private Limited	10.06.2005	01.10.2009	Corporate representative
Reco Tower Pte Ltd	01.06.2007	01.10.2009	Director
Reco Trust Private Limited	01.06.2007	01.10.2009	Director
Reco Venture Private Limited	02.09.2002	01.10.2009	Director
Reco Westpar Private Limited	14.02.2007	01.10.2009	Director
Ipoh Pty Limited	29.08.2000	15.10.2009	Director
Reco Bathurst Pty Limited	15.04.2005	15.10.2009	Director
Sicard Pty Ltd	14.01.2003	15.10.2009	Director
South Hooke Pty Ltd	09.03.2004	15.10.2009	Director
Reco HomeBuilder (M) Sdn Bhd	02.08.2002	23.10.2009	Director
Reco HomeBuilder (M) Sdn Bhd	28.09.2006	23.10.2009	Corporate representative
Reco Sungei Long (M) Sdn. Bhd.	24.05.2005	23.10.2009	Director
Fabulous Range Sdn. Bhd.	20.07.2005	14.12.2009	Director
Reco Sunshine Private Limited	01.10.2009	18.12.2009	Director
Reco Whitford Private Limited	11.12.2009	18.12.2009	Director
First Avenue Square Pte Ltd	24.07.2000	04.02.2010	Director
RB Land Sdn Bhd	13.08.2004	09.03.2010	Director

APPENDIX IV: LIST OF DIRECTORSHIPS AND OTHER CORPORATE REPRESENTATION OF LIM SWE GUAN IN BUSINESSES/CORPORATIONS OUTSIDE OUR GROUP (cont'd)

Name of company	Date appointed as director	Date resigned as director	Position held
Maxwell Holdings Co., Ltd	14.11.2003	19.04.2010	Director
PT Metropolitan Land	22.12.2008	29.10.2010	Commissioner
Reco 175LS Aust Pte Ltd	10.03.1998	01.12.2010	Director
Reco Acacia Private Limited (formerly known as Reco Gurgaon Private Limited)	27.06.2008	03.01.2011	Director
Reco Berry Private Limited	18.01.2006	03.01.2011	Director
Reco City Square JB Private Limited	09.05.2003	03.01.2011	Director
Reco Fort Private Limited	25.04.2007	03.01.2011	Director
Reco Gateway Private Limited	03.05.2002	03.01.2011	Director
Reco Ghatkopar Private Limited	13.02.2007	03.01.2011	Director
Reco Herrera Pte Ltd	19.05.2000	03.01.2011	Director
Reco HomeBuilder Pte Ltd	23.10.2001	03.01.2011	Director
Reco Invest Private Limited	10.05.2010	03.01.2011	Director
Reco Joy Private Limited	23.05.2008	03.01.2011	Director
Reco Maratha Private Limited	26.10.2004	03.01.2011	Director
Reco Metrosite Pte Ltd	21.05.1999	03.01.2011	Director
Reco Newtown Pte Ltd	28.08.2000	03.01.2011	Director
Reco Pagoda Pte Ltd	28.08.2000	03.01.2011	Director
Reco Peak Pte Ltd	10.12.1998	03.01.2011	Director
Reco Plaza Pte Ltd	25.01.2002	03.01.2011	Director
Reco Poona Private Limited	28.03.2006	03.01.2011	Director
Reco Pyramid Pte Ltd	02.10.1999	03.01.2011	Director
Reco Qila Private Limited	06.12.2006	03.01.2011	Director
Reco Real Private Limited	01.09.2005	03.01.2011	Director
Reco Resort Hotel Private Limited	10.11.2004	03.01.2011	Director
Reco Resorts Pte Ltd	10.01.2005	03.01.2011	Director
Reco Rizal Pine Pte Ltd	19.05.2000	03.01.2011	Director
Reco Shahzan Pte Ltd	03.01.2001	03.01.2011	Director
Reco Summit Pte Ltd	28.08.2000	03.01.2011	Director
Reco Sungei Long Private Limited	23.03.2005	03.01.2011	Director
Reco Thai Park Pte Ltd	28.08.2000	03.01.2011	Director
Reco Vaastu Private Limited	13.02.2007	03.01.2011	Director
Recosia Asset Advisory Pte Ltd	10.10.2000	03.01.2011	Director
Skyvest Pte Ltd	28.08.2000	03.01.2011	Director
Sudirman Prime Investments Pte Ltd	28.08.2000	03.01.2011	Director
Viewline Pte Ltd	28.08.2000	03.01.2011	Director
Reco City Square JB Private Limited	20.05.2004	11.01.2011	Corporate representative

APPENDIX IV: LIST OF DIRECTORSHIPS AND OTHER CORPORATE REPRESENTATION OF LIM SWE GUAN IN BUSINESSES/CORPORATIONS OUTSIDE OUR GROUP (cont'd)

Name of company	Date appointed as director	Date resigned as director	Position held
Reco HomeBuilder Pte Ltd	30.06.2005	11.01.2011	Corporate representative
Reco Peak Pte Ltd	10.05.2002	11.01.2011	Corporate representative
Reco Thai Park Pte Ltd	10.05.2002	11.01.2011	Corporate representative
Skyvest Pte Ltd	10.05.2002	11.01.2011	Corporate representative
Land And Houses Property and Loan Fund - II	25.02.2004	25.01.2011	Investment committee member
Asia Asset Advisory Company Limited	24.11.2003	04.02.2011	Director
L&H Property Company Limited	23.06.2005	04.02.2011	Director
L&H SATHON CO., LTD.	23.08.2005	04.02.2011	Director
Reco Grandhomes Pte Ltd	06.02.2002	11.02.2011	Director
Reco Lumpini Private Limited	22.09.2005	11.02.2011	Director
Reco Premier Pte Ltd	28.08.2000	11.02.2011	Director
Seaprime Investments Pte Ltd	24.07.2000	11.02.2011	Director
GPT Management Holdings Limited	21.04.2009	-	Director
GPT Management Holdings Limited	30.06.2009	-	Audit & risk management committee member
GPT RE Limited	21.04.2009	-	Director
GPT RE Limited	30.06.2009	-	Audit & risk management committee member
Johdaya Karya Sdn. Bhd.	25.04.2005	18.02.2011	Director
Thakral Holdings Group	01.01.2004	18.02.2011	Director
Jacksons Landing Development Pty Ltd	05.03.1998	18.02.2011	Director
Jacksons Landing Estate Management Pty Ltd	16.08.2001	18.02.2011	Director
CREP Y.K.	22.11.2006	02.03.2011	Advisory committee member
Land & Houses Pcl	22.11.1999	02.03.2011	Director
Global Logistic Properties Limited	24.09.2010	-	Alternate director
SunCity	06.03.2002	-	Director