

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

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24-Nov-2009

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD 30-Sep-09 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30-Sep-08 RM'000	15 MONTHS CURRENT PERIOD TO DATE 30-Sep-09 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30-Sep-08 RM'000
Revenue	411,490	N/A	2,088,313	N/A
Expenses excluding finance cost and taxation	(402,125)	N/A	(2,023,491)	N/A
Other operating income excluding interest income	6,977	N/A	45,540	N/A
Profit from operations	16,342	-	110,362	-
Finance income	899	N/A	4,899	N/A
Finance cost	(6,974)	N/A	(50,957)	N/A
Share of results of jointly controlled entities	9,336	N/A	35,948	N/A
Share of results of associates	3,881	N/A	16,990	N/A
Profit before taxation	23,484	-	117,242	-
Taxation	(4,714)	N/A	(24,432)	N/A
Profit for the financial period	18,770	-	92,810	-
Attributable to:				
Equity holders of the Company	18,003	N/A	85,197	N/A
Minority interests	767	N/A	7,613	N/A
Profit for the financial period	18,770	-	92,810	-
Earnings per share attributable to ordinary equity holders of the Company (sen) :				
- basic	3.30	N/A	16.15	N/A
- diluted	3.18	N/A	16.13	N/A

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 30 June 2008)

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

24-Nov-2009

	AS AT END OF CURRENT QUARTER 30-Sep-09	AS AT PRECEDING FINANCIAL YEAR END 30-Jun-08
	<u>RM'000</u>	<u>RM'000</u>
NON-CURRENT ASSETS		
Property, plant and equipment	393,533	328,511
Investment properties	3,876	3,876
Rock reserves	1,759	1,789
Prepaid land lease payments	16,392	16,427
Interest in associates	65,485	49,185
Other investments	1,741	11,080
Interest in jointly controlled entities	118,670	55,253
Loan to jointly controlled entities	92,921	35,308
Receivables	20,528	11,468
Land held for property development	58,902	68,988
Goodwill	134,906	125,991
Deferred tax assets	14,974	14,853
	<u>923,687</u>	<u>722,729</u>
CURRENT ASSETS		
Property development costs	105,198	61,260
Inventories and completed development properties	321,153	292,132
Tax recoverable	23,613	27,863
Receivables	724,223	775,916
Deposits, bank and cash balances	174,127	142,445
	<u>1,348,314</u>	<u>1,299,616</u>
CURRENT LIABILITIES		
Payables	658,612	637,398
Borrowings	296,535	255,849
Current tax liabilities	15,914	13,134
	<u>971,061</u>	<u>906,381</u>
NET CURRENT ASSETS	<u>377,253</u>	<u>393,235</u>
	<u>1,300,940</u>	<u>1,115,964</u>
FINANCED BY :		
Share capital	600,711	547,959
Warrants	3,862	8,777
Treasury shares	(32,145)	(28,742)
Share premium	217,604	195,493
Capital reserves	34,137	34,137
Merger relief reserves	49,615	49,615
Share option reserves	1,476	1,676
Foreign currency reserves	(1,384)	(920)
Accumulated losses	(127,157)	(209,558)
Equity attributable to equity holders of the Company	<u>746,719</u>	<u>598,437</u>
Minority interest	86,043	46,747
Total equity	<u>832,762</u>	<u>645,184</u>
NON-CURRENT LIABILITIES		
Long term borrowings	433,993	455,576
Long term liability	20,000	-
Deferred tax liabilities	14,185	15,204
	<u>468,178</u>	<u>470,780</u>
	<u>1,300,940</u>	<u>1,115,964</u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	1.24	1.09

(The Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 30 June 2008)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

24-Nov-2009

-----ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY-----

	Share capital RM'000	Treasury shares RM'000	Warrants RM'000	Share premium RM'000	Capital reserves RM'000	Merger relief reserves RM'000	Foreign currency reserves RM'000	Share option reserves RM'000	Accumulated losses RM'000	TOTAL RM'000	MINORITY INTEREST RM'000	TOTAL EQUITY RM'000
At 1 July 2008	547,959	(28,742)	8,777	195,493	34,137	49,615	(920)	1,676	(209,558)	598,437	46,747	645,184
Currency translation differences	-	-	-	-	-	-	(464)	-	-	(464)	1,508	1,044
Income recognised directly in equity	-	-	-	-	-	-	(464)	-	-	(464)	1,508	1,044
Profit for the financial period	-	-	-	-	-	-	-	-	85,197	85,197	7,613	92,810
Total recognised income and expense for the financial period	-	-	-	-	-	-	(464)	-	85,197	84,733	9,121	93,854
Additional shares acquired by minority shareholders	-	-	-	-	-	-	-	-	-	-	31,088	31,088
Acquisition of new subsidiaries	-	-	-	-	-	-	-	-	-	-	378	378
Liquidation of a subsidiary held by minority interest	-	-	-	-	-	-	-	-	-	-	(71)	(71)
Dividends attributable to minority shareholders	-	-	-	-	-	-	-	-	-	-	(1,220)	(1,220)
Cancellation of ESOS	-	-	-	-	-	-	(464)	-	85,197	84,733	39,296	124,029
Issue of shares:								(200)	200	-	-	-
- exercise of options over ordinary shares	407	-	-	-	-	-	-	-	-	407	-	407
- exercise of warrants	5	-	-	2	-	-	-	-	-	7	-	7
- private placement	52,340	-	-	22,109	-	-	-	-	-	74,449	-	74,449
Repurchase of shares	-	(3,403)	-	-	-	-	-	-	-	(3,403)	-	(3,403)
Expiration of warrants	-	-	(8,777)	-	-	-	-	-	8,777	-	-	-
Issue of warrants	-	-	3,862	-	-	-	-	-	-	3,862	-	3,862
Dividends for the financial year ended 30 June 2008 (paid)	-	-	-	-	-	-	-	-	(11,773)	(11,773)	-	(11,773)
At 30 September 2009	600,711	(32,145)	3,862	217,604	34,137	49,615	(1,384)	1,476	(127,157)	746,719	86,043	832,762

(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 30 June 2008)

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UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	For the 15 months period ended 30-Sep-09 RM'000	For the 15 months period ended 30-Sep-08 RM'000
<u>Operating activities</u>		
Cash from operations	182,837	N/A
Tax paid	(39,692)	N/A
Tax refund	17,028	N/A
Interest received	2,840	N/A
<i>Net cash flow from operating activities</i>	163,013	-
<u>Investing activities</u>		
Proceeds from disposal of other investments	1,471	N/A
Proceeds from disposal of property, plant and equipment	1,512	N/A
Purchase of property, plant, equipment and prepaid land lease	(91,757)	N/A
Acquisition of new subsidiaries	(13,249)	N/A
Purchase of other investments	(283)	N/A
Dividends received from an associate	2,080	N/A
Investment in jointly controlled entity	(28,608)	N/A
Advances to jointly controlled entity	(54,986)	N/A
<i>Net cash flow from investing activities</i>	(183,820)	-
<u>Financing activities</u>		
Repayment of hire purchase and lease	(2,811)	N/A
Hire purchase and lease obtained	3,805	N/A
Proceeds from issue of preference shares by a subsidiary	20,000	N/A
Proceeds from issue of shares - exercise of options over ordinary shares	407	N/A
- exercise of warrants	7	N/A
- private placement	74,449	N/A
Proceeds from issue of warrants	3,862	N/A
Dividends paid to minority interest	(1,160)	N/A
Dividends paid to shareholders	(11,773)	N/A
Bank borrowings drawdown	608,016	N/A
Repayment of bank borrowings	(609,332)	N/A
Repurchase of shares	(3,403)	N/A
Interest received	5,915	N/A
Interest paid	(51,151)	N/A
<i>Net cash flow from financing activities</i>	36,831	-
Changes in cash and cash equivalents	16,024	-
Currency translation differences	(3,168)	N/A
Cash and cash equivalents at beginning of the period	117,494	N/A
Cash and cash equivalents at end of the period	130,350	-

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

	As at 30-Sep-09 RM '000	As at 30-Sep-08 RM '000
Deposits, bank and cash balances	174,127	N/A
Bank overdrafts (included within short term borrowings in Note 21)	(43,777)	N/A
	130,350	-

(The Unaudited Condensed Cash Flow Statement should be read in conjunction with the Annual Statutory Financial Statements for the financial year ended 30 June 2008)