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

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

28-Feb-2011

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUA CURRENT PERIOD QUARTER 31-Dec-10 <u>RM'000</u>	L QUARTER PRECEDING YEAR CORRESPONDING QUARTER 31-Dec-09 <u>RM'000</u>	CUMULATIN 12 MONTHS CURRENT YEAR TO DATE 31-Dec-10 <u>RM'000</u>	YE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 31-Dec-09 <u>RM'000</u>
Revenue	496,712	N/A	1,996,577	N/A
Expenses excluding finance cost and taxation	(483,670)	N/A	(1,911,285)	N/A
Other operating income excluding finance income	15,075	N/A	59,511	N/A
Profit from operations	28,117	-	144,803	-
Gain on derivatives	2,229	N/A	14,576	N/A
Finance income	5,892	N/A	8,466	N/A
Finance cost	(11,084)	N/A	(35,886)	N/A
Share of results of jointly controlled entities	42,451	N/A	100,423	N/A
Share of results of associates	(30,261)	N/A	(24,411)	N/A
Profit before taxation	37,344	-	207,971	-
Taxation	(10,539)	N/A	(35,459)	N/A
Profit for the financial period	26,805	-	172,512	-
Attributable to:				
Equity holders of the Company	25,609	N/A	162,608	N/A
Minority interests	1,196	N/A	9,904	N/A
Profit for the financial period	26,805	-	172,512	-
Earnings per share attributable to ordinary equity holders of the Company (sen) :				
- basic - diluted	4.41 3.73	N/A N/A	28.14 25.24	N/A N/A

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Statutory Financial Statements for the financial period ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

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

28-Feb-2011

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUA CURRENT PERIOD QUARTER 31-Dec-10 <u>RM'000</u>	L QUARTER PRECEDING YEAR CORRESPONDING QUARTER 31-Dec-09 <u>RM'000</u>	CUMULATIV 12 MONTHS CURRENT YEAR TO DATE 31-Dec-10 <u>RM'000</u>	VE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 31-Dec-09 <u>RM'000</u>
Profit for the financial period	26,805		172,512	-
Other comprehensive income				
Foreign currency translation	(14)	N/A	975	N/A
Share of other comprehensive income of associate	22,645	N/A	22,645	N/A
Other comprehensive income for the period, net of tax	22,631	<u> </u>	23,620	-
Total comprehensive income for the period	49,436	<u> </u>	196,132	-
Attributable to:				
Equity holders of the Company	47,957	N/A	188,088	N/A
Minority interests	1,479	N/A	8,044	N/A
Total comprehensive income for the period	49,436		196,132	-

(The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Statutory Financial Statements for the financial period ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

28-Feb-2011

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS Non-current assets Property, plant and equipment Investment properties Note serves Interest in associates Other investments Interest in planty controlled entities Lace to jointy controlled entities Lace to jointy controlled entities Lace to jointy controlled entities Coardwil Defered tax assets Derivative asse	OF CURRENT QUARTER 31-Dec-10 RM'000 381,266 3,665 9,314 67,198 1,710 223,318 156,007 19,669 83,385 127,842 11,548 - 1,084,922 88,053 286,439 20,609 684,844 255,743 12,484 1,348,172 - 1,348,172 2,433,094 606,699 3,810 (32,146)	FINANCIAI PERIOD ENU 31-Dec-03 (Restated <u>RM'000</u> 402,290 3,665 10,249 69,262 1,692 135,633 91,716 16,843 82,247 128,728 14,611 - 955,936 95,095 304,888 27,179 696,445 204,448 - 1,328,055 21,892 1,349,947 2,306,883 3,810 (32,146
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Property development costs Inventories and completed development properties Tax recoverable Receivables Deposits, bank and cash balances Derivative assets Assets of disposal group classified as held for sale TOTAL ASSETS COTAL ASSETS CUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Statutory reserve Revaluation reserve Revaluation reserves Share option reserves Sh	88,053 226,439 20,609 684,844 255,743 12,484 1,348,172 - 1,348,172 2,433,094 606,699 3,810 (32,146)	95,095 304,888 27,179 696,445 204,448 - 1,328,055 21,892 1,349,947 2,306,883 600,808 3,810
Property development costs Inventories and completed development properties Tax recoverable Receivables Deposits, bank and cash balances Derivative assets Assets of disposal group classified as held for sale TOTAL ASSETS EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Statutory reserve Revaluation reserve Statutory reserves Share option res	286,439 20,609 684,844 255,743 12,484 1,348,172 2,433,094 606,699 3,810 (32,146)	304,888 27,179 696,445 204,448 - 1,328,055 21,892 1,349,947 2,306,883 600,808 3,810
Inventories and completed development properties Tax recoverable Receivables Deposits, bank and cash balances Derivative assets Assets of disposal group classified as held for sale TOTAL ASSETS COUTY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Statutory reserve Revaluation reserve Revaluation reserve Merger relief reserves Share option reserves Share option reserves Capital reserves Share option reserves Sha	286,439 20,609 684,844 255,743 12,484 1,348,172 2,433,094 606,699 3,810 (32,146)	304,888 27,179 696,445 204,448 - 1,328,055 21,892 1,349,947 2,306,883 600,808 3,810
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Receivables Deposits, bank and cash balances Derivative assets Assets of disposal group classified as held for sale TOTAL ASSETS EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Capital reserves Statutory reserve Revaluation reserve Revaluation reserve Share option reserves Sh	684,844 255,743 12,484 1,348,172 - 1,348,172 2,433,094 606,699 3,810 (32,146)	696,445 204,448 - 1,328,055 21,892 1,349,947 2,306,883 600,808 3,810
Deposits, bank and cash balances Derivative assets Assets of disposal group classified as held for sale TOTAL ASSETS COUNTY AND LIABILITIES COUNTY AND LIABILITIES County attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Share premium Capital reserves Statutory reserve Revaluation reserve Revaluation reserve Merger relief reserves Share option reserve	255,743 12,484 1,348,172 - 1,348,172 2,433,094 606,699 3,810 (32,146)	204,448 - 1,328,055 21,892 1,349,947 2,306,883 600,808 3,810
Derivative assets Assets of disposal group classified as held for sale TOTAL ASSETS COUTY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Capital reserves Statutory reserve Revaluation reserve Revaluation reserve Statutory reserves Share option reserves Share option reserves Share option reserves Foreign currency reserves	12,484 1,348,172 1,348,172 2,433,094 606,699 3,810 (32,146)	- 1,328,055 21,892 1,349,947 2,306,883 600,808 3,810
Assets of disposal group classified as held for sale TOTAL ASSETS EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Capital redemption reserve Statutory reserve Revaluation reserve Revaluation reserve Share option reserves	1,348,172 1,348,172 2,433,094 606,699 3,810 (32,146)	1,328,055 21,892 1,349,947 2,306,883 600,808 3,810
COTAL ASSETS	1,348,172 2,433,094 606,699 3,810 (32,146)	21,892 1,349,947 2,306,883 600,808 3,810
TOTAL ASSETS EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Capital reserves Capital redemption reserve Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Share option reserves Foreign currency reserves	2,433,094 606,699 3,810 (32,146)	1,349,947 2,306,883 600,808 3,810
EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Capital redemption reserve Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Share option reserves Foreign currency reserves	606,699 3,810 (32,146)	600,808 3,810
Equity attributable to equity holders of the Company Share capital Warrants Treasury shares Share premium Capital reserves Capital redemption reserve Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Foreign currency reserves	3,810 (32,146)	3,810
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Share capital Warrants Treasury shares Share premium Capital reserves Capital redemption reserve Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Foreign currency reserves	3,810 (32,146)	3,810
Warrants Treasury shares Share premium Capital reserves Capital redemption reserve Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Foreign currency reserves	3,810 (32,146)	3,810
Treasury shares Share premium Capital reserves Capital redemption reserve Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Foreign currency reserves	(32,146)	
Capital reserves Capital redemption reserve Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Foreign currency reserves		
Capital redemption reserve Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Foreign currency reserves	218,055	217,605
Statutory reserve Revaluation reserve Merger relief reserves Share option reserves Foreign currency reserves	34,137	34,137
Revaluation reserve Merger relief reserves Share option reserves Foreign currency reserves	203	50
Merger relief reserves Share option reserves Foreign currency reserves	304	-
Share option reserves Foreign currency reserves	22,501	-
Foreign currency reserves	49,615	49,615
	3,598	2,611
Accumulated profits/(losses)	(194)	(3,029
	41,828	(102,501
	948,410	770,960
Ainority interest	94,789	88,229
Total equity	1,043,199	859,189
Ion-current liabilities		
Borrowings	419,836	411,478
Derivative liabilities	133	-
Deferred tax liabilities	18,009	18,139
	437,978	429,617
Current liabilities Payables	747,285	702,319
Borrowings	179,829	281,472
Current tax liabilities	24,524	15,610
Cumulative redeemable preference shares Derivative liabilities	- 279	15,000
· · · · · ·	951,917	1,014,401
Liabilities directly associated with disposal group		
classified as held for sale		3,676
	951,917	1,018,077
Total liabilities	1,389,895	1,447,694
TOTAL EQUITY AND LIABILITIES	2,433,094	2,306,883
Net assets per share attributable to	2, .00,004	

ordinary equity holders of the Company (RM)

(The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Statutory Financial Statements for the financial period ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)

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

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital <u>RM'000</u>	Treasury shares <u>RM'000</u>	Warrants <u>RM'000</u>	Share premium <u>RM'000</u>	Revaluation reserves <u>RM'000</u>	Capital reserves <u>RM'000</u>	Statutory reserves <u>RM'000</u>	Merger relief reserves <u>RM'000</u>	Capital redemption reserve <u>RM'000</u>	Foreign currency reserves <u>RM'000</u>	Share option reserves <u>RM'000</u>	Accumulated (losses)/profit <u>RM'000</u>	TOTAL <u>RM'000</u>	MINORITY INTEREST <u>RM'000</u>	TOTAL EQUITY <u>RM'000</u>
At 1 January 2010 Effect of adopting FRS 139	600,808	(32,146)	3,810	217,605	-	34,137	-	49,615	50	(3,029)	2,611	(102,501) (5,056)	770,960 (5,056)	88,229 (355)	859,189 (5,411)
At 1 January 2010 (restated)	600,808	(32,146)	3,810	217,605	-	34,137	-	49,615	50	(3,029)	2,611	(107,557)	765,904	87,874	853,778
_															
Profit for the financial period	-	-	-	-	-	-	-	-	-	-	-	162,608	162,608	9,904	172,512
Other comprehensive income	-	-	-	-	22,645	-	-	-	-	2,835	-	-	25,480	(1,860)	23,620
Total comprehensive income	-	-	-	-	22,645	-	-	-	-	2,835	-	162,608	188,088	8,044	196,132
Additional shares acquired by minority shareholders Cancellation of ESOS New ESOS granted Disposal of subsidiaries Dividends attributable to minority shareholders Issue of shares:		- - -	- - -			- - -	- - - -	- - - -	- - -	- - - -	- (25) 1,012 - -	- 25 - - -	- 1,012 - -	1,867 - - (602) (2,394)	1,867 - 1,012 (602) (2,394)
- exercise of options over ordinary shares	5.847		_	437	_								6,284		6,284
- exercise of warrants Redemption of cumulative redeemable	44	-	-	13	-	-	-	-	-	-	-	-	57	-	57
preference shares Share of depreciation transfer on land,	-	-	-	-	-	-	-	-	153	-	-	(153)	-	-	-
net of tax by an associated company	-	-	-	-	(144)	-	-	-	-	-	-	193	49	-	49
Transfer to statutory reserve	-	-	-	-	-	-	304	-	-	-	-	(304)	-	-	-
Dividend paid	-	-	-	-	-		-	-	-	-	-	(12,984)	(12,984)	-	(12,984)
At 31 December 2010	606,699	(32,146)	3,810	218,055	22,501	34,137	304	49,615	203	(194)	3,598	41,828	948,410	94,789	1,043,199

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

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Statutory Financial Statements for the financial period ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.) FAX NO: 03-2026 3670 FAX NO: 03-5639 9507

28-Feb-2011

28-Feb-2011

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	For the 12 months period ended 31-Dec-10 RM'000	For the 12 months period ended 31-Dec-09 RM'000
Operating activities		
Cash from operations	255,446	N/A
Tax paid	(29,194)	N/A
Tax refund	10,763	N/A
Interest received	1,518	N/A
Net cash flow from operating activities	238,533	-
Investing activities		
Proceeds from disposal of subsidiaries	41,486	N/A
Proceeds from disposal of other investments	2,050	N/A
Proceeds from disposal of property, plant and equipment	9,722	N/A
Purchase of property, plant and equipment	(35,602)	N/A
Dividends received from an associate	347	N/A
Advances to jointly controlled entity	(65,054)	N/A
Net cash flow from investing activities	(47,051)	-
Financing activities		
Repayment of hire purchase and lease	(2,595)	N/A
Hire purchase and lease obtained	1,704	N/A
Proceeds from issue of shares - exercise of options over ordinary shares	6,284	N/A
- exercise of warrants	57	N/A
Subscription of shares by minority interest	1,903	N/A
Dividends paid to minority interest	(2,394)	N/A
Dividends paid to shareholders	(12,984)	N/A
Bank borrowings drawdown	714,030	N/A
Repayment of bank borrowings	(784,679)	N/A
Redemption of cumulative redeemable preference shares by a subsidiary	(15,000)	N/A
Interest received	7,002	N/A
Interest paid	(34,225)	N/A
Net cash flow from financing activities	(120,897)	
Changes in cash and cash equivalents	70,585	-
Currency translation differences	(9,819)	N/A
Cash and cash equivalents at beginning of the period	183,340	N/A
Cash and cash equivalents at end of the period	244,106	-
Cook and each assignments at the and of the financial period/year comprise the following:		

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

	As at 31-Dec-10 RM '000	As at 31-Dec-09 RM '000
Deposits, bank and cash balances	255,743	N/A
Bank overdrafts (included within short term borrowings in Note 22)	(11,637)	N/A
Total cash and cash equivalents	244,106	-

(The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Statutory Financial Statements for the financial period ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial statements.)