This presentation may contain certain forward looking statements due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions; interest rate trends; cost of capital and capital availability including availability of financing in the amounts and the terms necessary to support future business; availability of real estate properties; competition from other companies; changes in operating expenses including employee wages, benefits and training, property expenses, government and public policy changes. You are cautioned not to place undue reliance on these forward looking statements which are based on Management’s current view of future events. Past performance is not necessarily indicative of its future performance.
The Merger

24 Nov 2010

- Offer by Sunway Bhd to acquire the assets and liabilities of Sunway Holdings (SunH) and Sunway City (SunC) for:
  - 80% in Sunway Shares (new shares issued at RM2.80 per share)
  - 20% in cash
  - Free warrants (1 warrant : 5 Sunway shares)

SunH
- Offer @ RM2.60/ SunH share
- Offer @ RM1.50 / SunH warrant

SunC
- Offer @ RM5.10/ SunC share
- Offer @ RM1.29 / SunC warrant

Total consideration – approx. RM1.9 bil

A SunH shareholder with 1,000 shares receives:
- Cash RM520
- ≈ 743 Sunway Shares
- ≈ 149 Sunway Warrants

Total consideration – approx. RM2.6 bil

A SunC shareholder with 1,000 shares receives:
- Cash RM1,020
- ≈ 1,457 Sunway Shares
- ≈ 291 Sunway Warrants

16 May 2011

- Securities Commission’s (SC) approval obtained

15 June 2011

- Approval from Shareholders obtained

23 Aug 2011

- Listing of Sunway Berhad
**Corporate and Core Business**

- **Tan Sri Dato Seri Dr Jeffrey Cheah**
  - **47.7%**

- **The Government of Singapore Investment Corporation Pte Ltd**
  - **12.2%**

- **SUNWAY**
  - **36.7%**

- **Integrated Property**
  - Prop Development
  - Prop Investment
  - Hospitality
  - Leisure
  - **Sunway REIT**
    - 30%
    - 10%*

- **Construction**
  - Design & Build
  - Building & Civil
  - Geotechnical
  - M&E Engineering
  - Precast Concrete
  - 30%

- **Investment**
  - Trading & Manufacturing
  - Quarry & Building Materials
  - Healthcare
  - Others
  - 30%

**2011 Estimate**

- **Revenue**
  - 40%

- **PATMI**
  - 30%

- **% Contribution**
  - 30%

*REIT and Other Recurring Income*
Integrated Real Estate Business Model

**Developer**
- Landbank Acquisition
- Design & Masterplan
- Construction & Supply Chain Mgmt

**Operator**
- Construction
- Integrated Property
- Marketing & Sales

**Investor/Manager**
- REIT Management
- REITs

### Leading regional property and construction Group

**Strategy**
- Leverage on integrated development expertise & construction collaboration
- Go international focusing mainly in China & Singapore

**Prop-Con Collaboration**
- Use Virtual Design and Construction (VDC) platform to reduce design faults, construction costs and delays
- New business in Project Management Consultancy (PMC) underpinned by VDC

**Construction**
- Proven turnkey contractor
- Focus on higher margin specialty construction services (eg. geotechnics and M&E services)
Merger Synergies

Efficiency and cost competitiveness
- Prop-Con Using VDC
  - Reduce design faults, construction costs and delays
  - More cost effective design
  - Better monitoring of variation costs

Synergistic Savings
- Bigger Group Procurement — better discounts
- Combined Group Treasury - lower cost
- Streamlined support functions

ONE Culture
ONE Vision
ONE Team

2 property arms under ONE Brand
A Complete Real Estate Conglomerate

Integrated Property
Integrated Property

Multiple Strategic Locations

Remaining Landbank

- Land area: 2,160 acres
- Total GDV: RM 22 bil
- Effective GDV: RM 14 bil (63%)
- Development period: 5-8 years

Based on effective interest

Malaysia
RM 9.8 bil
69%

China
RM 3.2 bil
23%

Singapore
RM 0.4 bil
5%

Others
RM 0.6 bil
3%

Klang Valley
883 acres
RM 11 bil

Johor
64 acres
RM 932 mil

Penang
106 acres
RM 1.2 bil

China
95 acres
RM 5.4 bil

Singapore
10 acres
RM 1.3 bil

Others
1,002 acres
RM 2 bil
Integrated Property

**Multiple Product Offerings**

<table>
<thead>
<tr>
<th>Mid End</th>
<th>High End</th>
<th>Integrated Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunway Merica, Penang</td>
<td>Sunway Montana</td>
<td>Sunway South Quay</td>
</tr>
<tr>
<td>GDV: RM 81 mil</td>
<td>RM 240 mil</td>
<td>GDV: RM 5.2 bil</td>
</tr>
<tr>
<td>Sunway Suria</td>
<td>Sunway Nexis</td>
<td>Sunway VeloCity</td>
</tr>
<tr>
<td>GDV: RM 152 mil</td>
<td>GDV: RM 550 mil</td>
<td>GDV: RM 3.6 bil</td>
</tr>
<tr>
<td>Sunway Aspera</td>
<td>Sunway Eastwood</td>
<td>Sunway City Ipoh</td>
</tr>
<tr>
<td>GDV: RM 50 mil</td>
<td>GDV: RM 359 mil</td>
<td>GDV: RM 1 bil</td>
</tr>
</tbody>
</table>
Integrated Property

Proven record as an integrated township developer

RM 10.6 bil Integrated Resort (IR) City

- Property Development – Mixed Development worth **RM 6.6 bil**
- Property Investment - Total **Gross Floor Area 12.9 mil sf** with total **Net Lettable Area 7.2 mil sf**
  Market Value worth **RM 4 bil**
- Sunway Pyramid Shopping Mall with a total of **30 mil visitors** per year
- Total **1,234 hotel rooms**
- Student population of over **15,000**
- Total **350 hospital beds**
Integrated Property

Key Competitive Strength

The only IR city in Malaysia with 6 key components (Plan, Build, Own, Manage)

Shopping Mall*

Office Building*

Menara Sunway

Residential

BayRocks @ Sunway South Quay

Education Campuses

Sunway University

Monash University Sunway Campus

Medical Centre

Sunway Medical Centre

Theme Park

Sunway Lagoon

Hotels*

Sunway Resort Hotel & Spa

*Sold to Sunway REIT
### Sunway City Ipoh
- **Area:** 1,346 acres
- **GDV:** RM 1 billion
- **P’duct:**
  - Townhouse
  - Bungalows
  - Semi-D
  - Link Houses
  - Commercial Precinct

### Sunway South Quay
- **Area:** 123 acres
- **GDV:** RM 5.2 billion
- **P’duct:**
  - Villas
  - Condominiums
  - Commercial Precinct

### Sunway VeloCity
- **Area:** 23 acres
- **GDV:** RM 3.6 billion
- **P’duct:**
  - Shopping Mall
  - Shop Offices
  - Serviced Apartments
  - Hotel

---

**Integrated Property**

**Replication of Integrated Development Expertise**
Integrated Property

Riding on New MRT Network

**Dataran Sunway**
- Sunway Nexis
  - GDV: RM 500 million
  - Area: 3 acres
- Future Launches
  - GDV: RM 1.5 billion
  - Area: 18 acres

**Cochrane**
- Sunway Velocity
  - GDV: RM 3.6 billion
  - Area: 23 acres

**Other Sunway Projects**

- Shah Alam
- Bandar Sunway
- Sunway South Quay
- PJ @ 51a
- Sunway Melawati
- Sunway SPK Damansara
- Mont Kiara
- Sunway Velocity
- Sunway Cheras
- Sunway South Quay
- Sunway Melawati
- Mont Kiara
- Sunway SPK Damansara
- Shah Alam
- Bandar Sunway
- Sunway South Quay
- PJ @ 51a
To develop a city that will be a “Model for Sustainable Development”. It is a strategic collaboration of the Chinese and Singaporean Consortium.

Sunway’s first property development foray into China. A strategic collaboration with Guanghao Real Estate Group to develop a piece of land in Jiangyin.

**Total SSTEC* Master Development**

- **Total Gross Land Area**: ≈ 30 sq km (7,500 acre)
- **Target Population**: 350,000
- **Estimated no. of Homes**: 110,000

**Sunway & SSTEC JV**

- **Land Area**: Around 98 acres
- **Estimated GDV**: RM 5.3 billion
- **Total No. of units**: More than 5,000 units
- **Development Period**: 5 to 7 years

---

*Sino-Singapore Tianjin Eco City*
Integrated Property – Property Development International

**Singapore – A Rising Star**

Sunway’s first step into Singapore began with a joint venture with the Hoi Hup Group in 2007.

**Hoi Hup Sunway JV Pte Ltd**

- **30%**
- **70%**

### Miltonia Close
- **GDV**: SGD 378m
- **Units**: 410
- **Type**: Low Rise (Private Devt)
- **Unbilled Sales (Jun 11)**: RM 92 million
- **Recent Launch**: Sept 2011

### Arc@Tampines
- **GDV**: SGD 465m
- **Units**: 574
- **Type**: High Rise (Private Devt)

### Yuan Ching Road
- **GDV**: SGD 465m
- **Units**: 684
- **Type**: High Rise (DBSS)
- **Expected Launch**: 2H2011

### Pasir Ris
- **GDV**: SGD 355m
- **Units**: 415
- **Type**: Condo (Private Dept)
- **Recently Acquired**

### Sembawang
- **GDV**: SGD 32.8m
- **Units**: 15
- **Type**: 3 storey terrace
- **Expected Launch**: 2H2011

### Vacanza @ East
- **GDV**: SGD 470m
- **Units**: 473
- **Type**: High Rise (Private Devt)
- **Unbilled Sales (Jun 11)**: RM 241 million
- **FULLY SOLD**

### The Peak @ Toa Payoh
- **GDV**: SGD 680m
Integrated Property – Sunway REIT

Manages Largest REIT in Malaysia with RM 4.3 bil Asset Value

Overall Snapshot

<table>
<thead>
<tr>
<th></th>
<th>Market Cap</th>
<th>RM 3 billion</th>
</tr>
</thead>
<tbody>
<tr>
<td>GFA</td>
<td>10.6 million sf</td>
<td></td>
</tr>
<tr>
<td>NLA</td>
<td>6.9 million sf</td>
<td></td>
</tr>
<tr>
<td>Distribution per unit (FY2011*)</td>
<td>6.7 sen</td>
<td></td>
</tr>
<tr>
<td>Distribution yield (FY2011*)</td>
<td>6.2%</td>
<td></td>
</tr>
<tr>
<td>Gearing</td>
<td>28.2%</td>
<td></td>
</tr>
</tbody>
</table>

*Jul-10 till Jun-11

66% Retail
24% Hospitality
10% Office
A Global Builder
The Construction Business
• Proven turnkey contractor providing holistic services.

• Design-and-build capabilities

• Accorded the Export Excellence Awards (Services) from the Ministry of International Trade and Industry (MITI) in 2011

• Expertise in both building, civil and specialties engineering projects with good performance record

• Top 3 precast concrete producer in Singapore
Construction Business

Construction Order Book – RM1.8 billion as at 30 June 2011

<table>
<thead>
<tr>
<th>Govt Bldg, Putrajaya</th>
<th>SKVE Highway</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Rihan Heights (in progress)**

<table>
<thead>
<tr>
<th>Govt Bldg, Putrajaya</th>
<th>SKVE Highway</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sunway has 60% effective interest in the Rihan Heights – Arzanah Development construction project.

<table>
<thead>
<tr>
<th>Projects Awarded YTD</th>
<th>RM’mil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jalan Tun Razak</td>
<td>23</td>
</tr>
<tr>
<td>BioXcell</td>
<td>74</td>
</tr>
<tr>
<td>Sultan Abdul Aziz Shah Airport, Ipoh</td>
<td>37</td>
</tr>
<tr>
<td>Legoland</td>
<td>258</td>
</tr>
<tr>
<td>UiTM Expansion &amp; KLCC link bridge</td>
<td>219</td>
</tr>
<tr>
<td>LRT KJ extension Line package 2</td>
<td>569</td>
</tr>
<tr>
<td>Iskandar M’sia Studios</td>
<td>309</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,489</strong></td>
</tr>
</tbody>
</table>

Total as at June: RM1.8 billion

- **Local**: RM1,376
- **Foreign**: RM435

**Projects Awarded YTD**

- LRT KJ extension (Aug’11): RM569
- Iskandar M’sia Studios (Oct’11): RM309

**Grand Total**: RM2,689
Key Takeaways

**Leading Property & Construction Group in Malaysia**
- 5th largest property group in Malaysia by market capitalization
- Reputable developer with multiple product offerings
- Successful track record as an integrated township developer with 6 components

**Integrated Real Estate Business Model**

**Positioned for Growth**
- Landbank of 2,160 acres located across multiple strategic locations
- Focused regional strategy, with continued expansion of footprint in China and Singapore

**Resilient Earnings Base**
- Unbilled Sales worth RM 1.7 bil as at 30 June 2011
- Construction order book of RM 1.8 bil as at 30 June 2011
- Recurring income from Sunway REIT and Property Investment Division
Thank You

Contact

Email: irsunwayberhad@sunway.com.my
Website: www.sunway.com