



**IN THE SPOTLIGHT @
BURSA MALAYSIA**

**SUNWAY BERHAD
CORPORATE PRESENTATION**

25th October 2011

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

Total consideration – approx. RM1.9 bil

A SunH shareholder with 1,000 shares receives:

- Cash RM520
- ≈ 743 Sunway Shares
- ≈ 149 Sunway Warrants

SunC

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

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

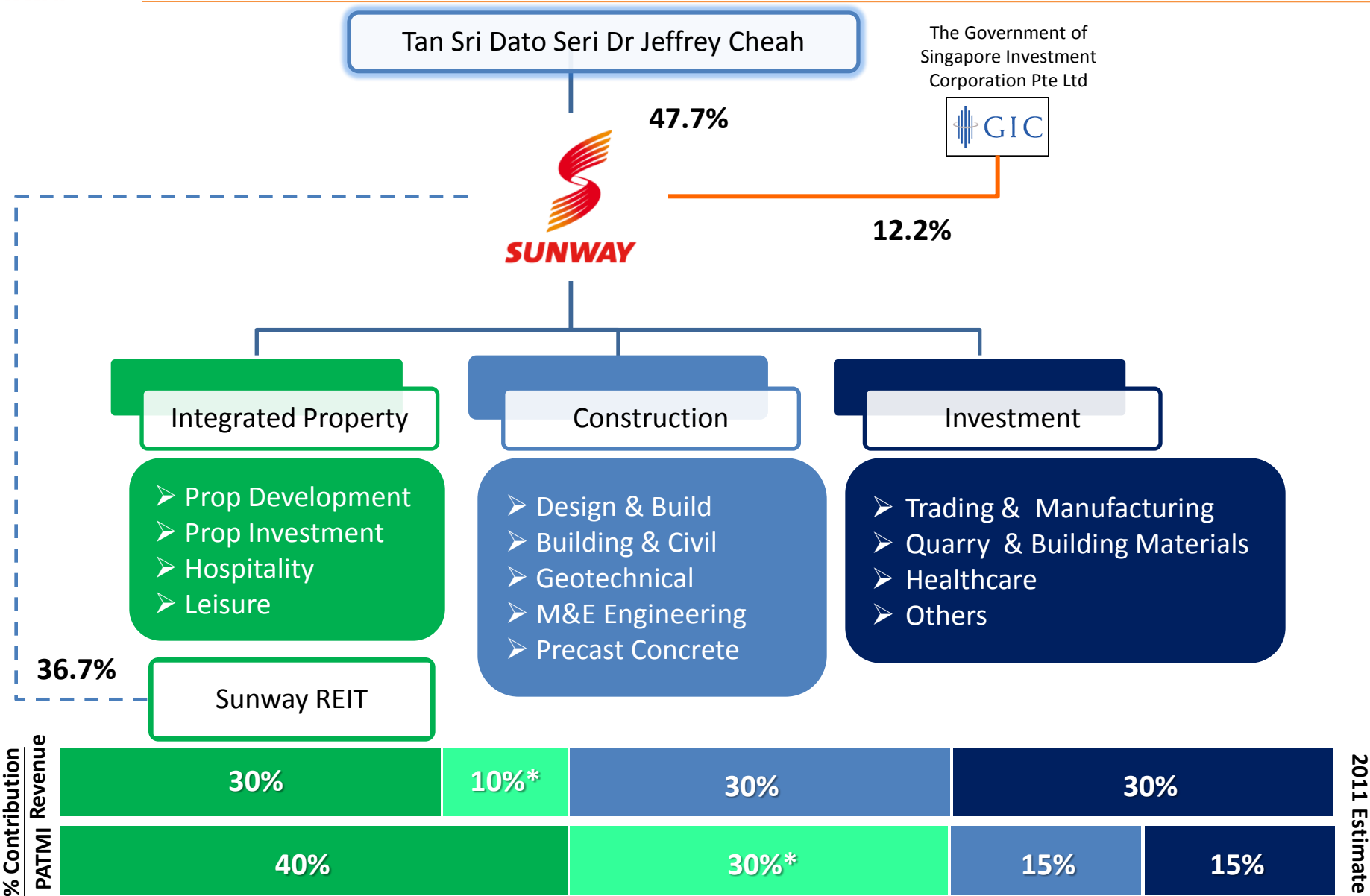
15 June 2011

- ◆ Approval from Shareholders obtained

23 Aug 2011

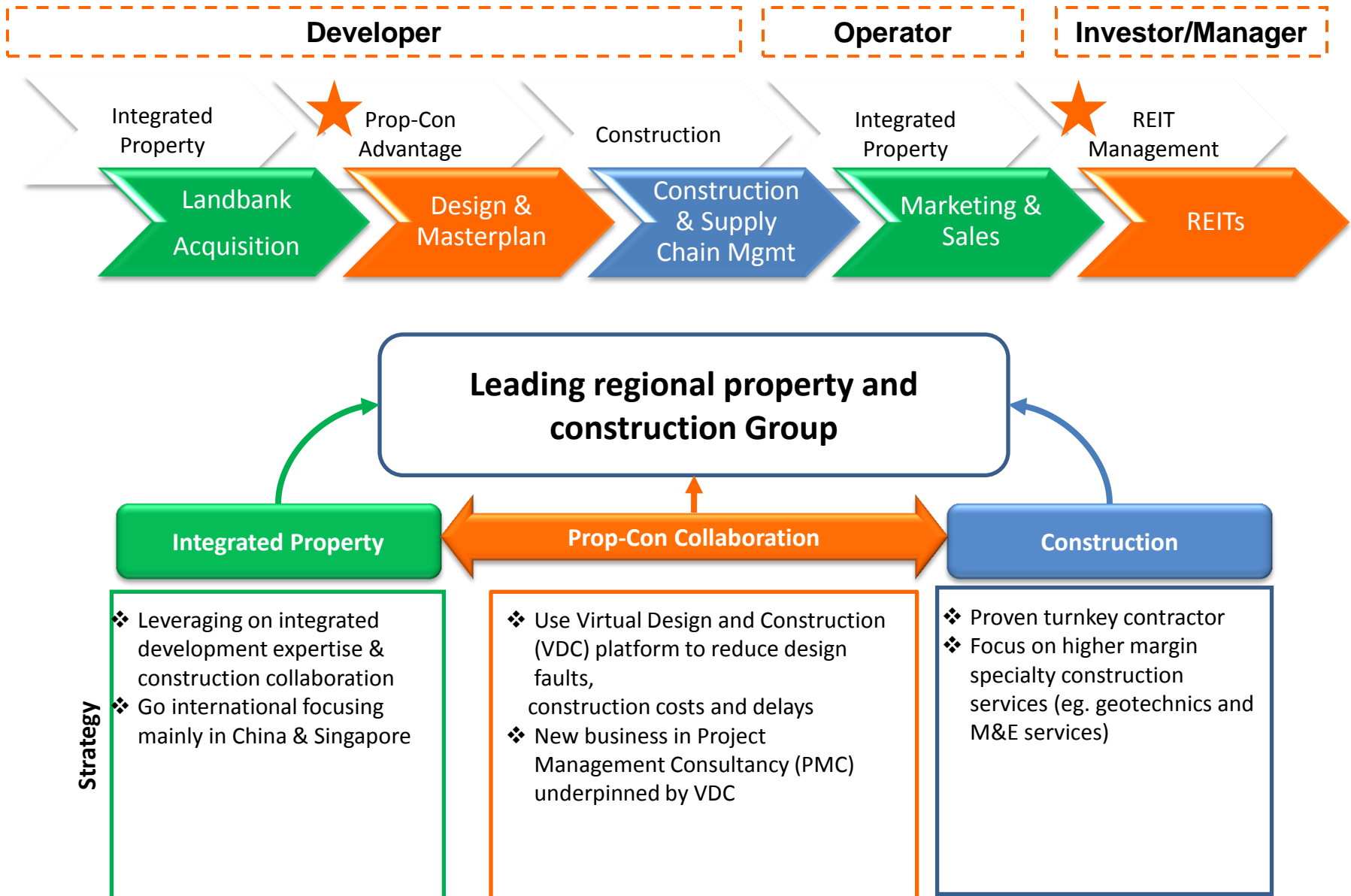
- ◆ Listing of Sunway Berhad

Corporate and Core Business

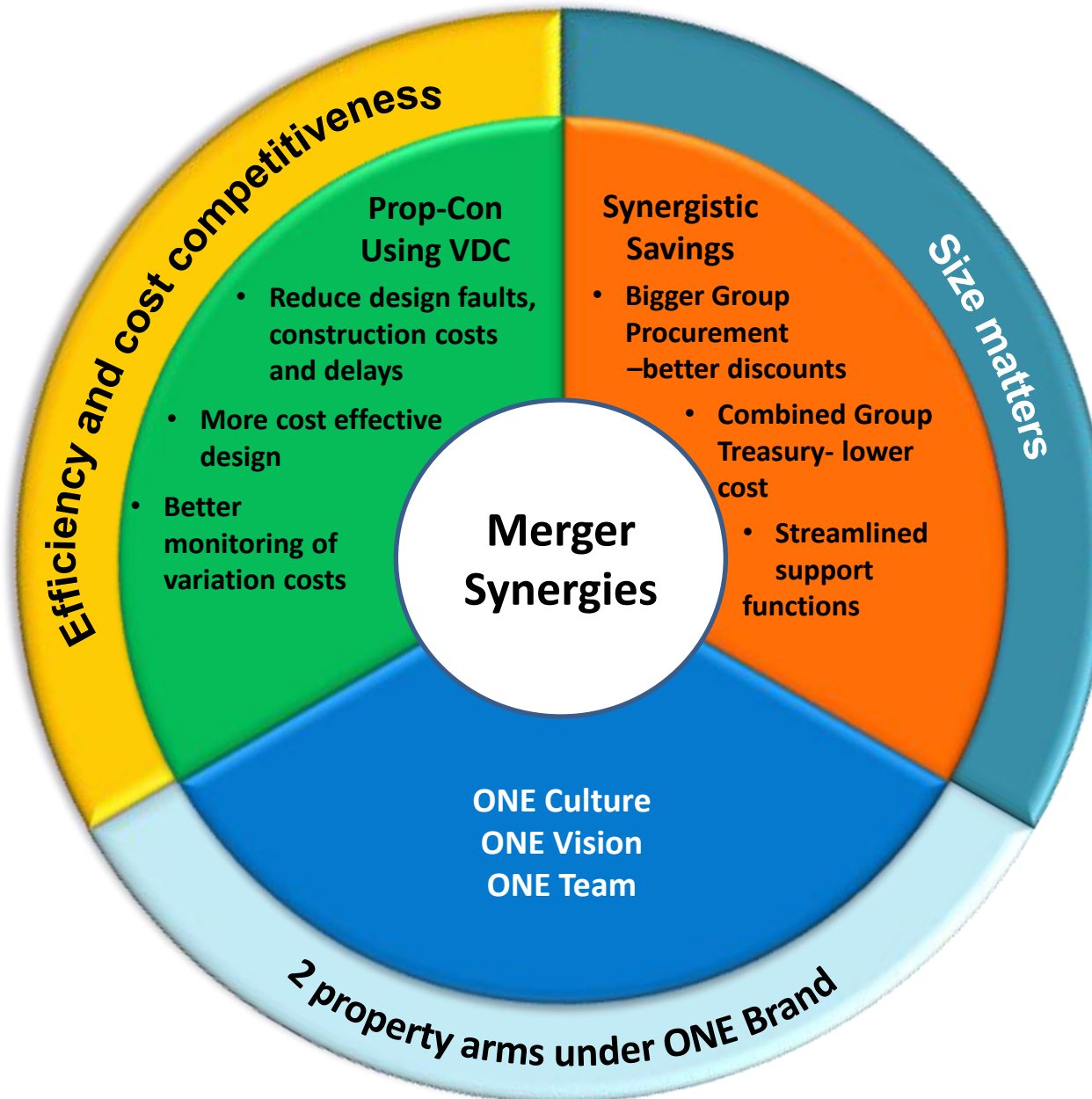


*REIT and Other Recurring Income

Integrated Real Estate Business Model



Merger Synergies



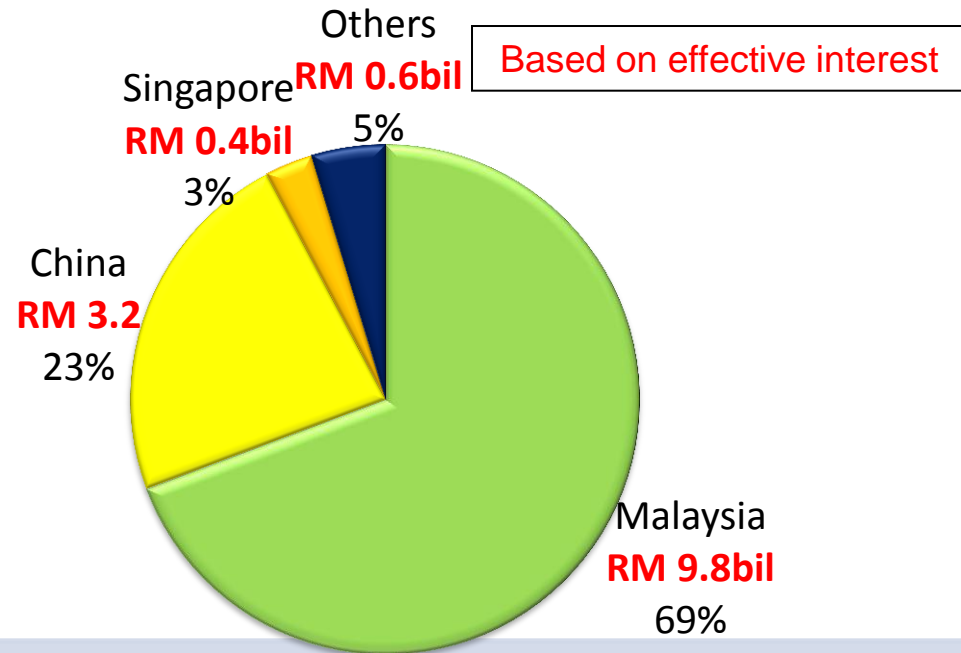


A Complete Real Estate Conglomerate

Integrated Property

Remaining Landbank

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



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

Mid End

Sunway Merica, Penang
GDV : RM 81 mil



Sunway Suria
GDV: RM 152 mil



Sunway Aspera
GDV: RM 50 mil



High End

Sunway Montana
RM 240 mil



Sunway Nexis
GDV: RM 550 mil



Sunway Eastwood
GDV: RM 359 mil



Integrated Development

Sunway South Quay
GDV: RM 5.2 bil



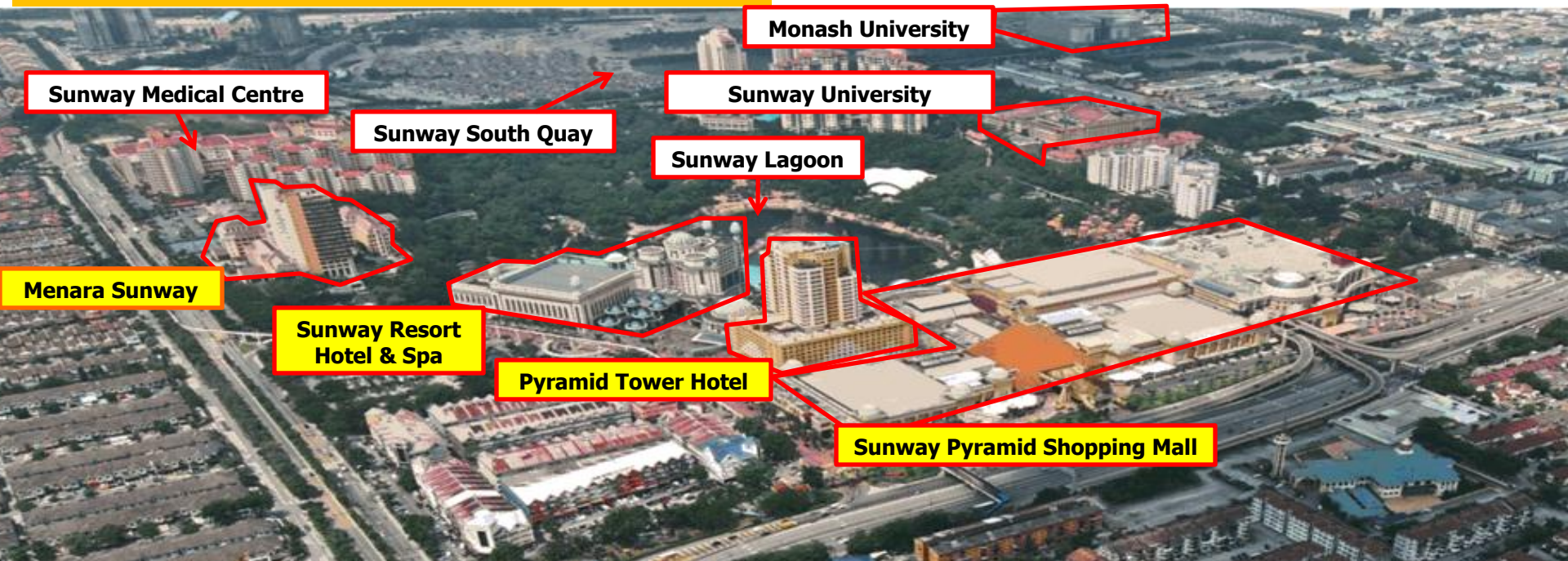
Sunway VeloCity
GDV: RM 3.6 bil



Sunway City Ipoh
GDV: RM 1 bil



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

Shopping Mall*



Sunway Pyramid

Residential



BayRocks @ Sunway
South Quay

Office Building*



Menara Sunway

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

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



Sunway South Quay



Sunway VeloCity



@ Ipoh

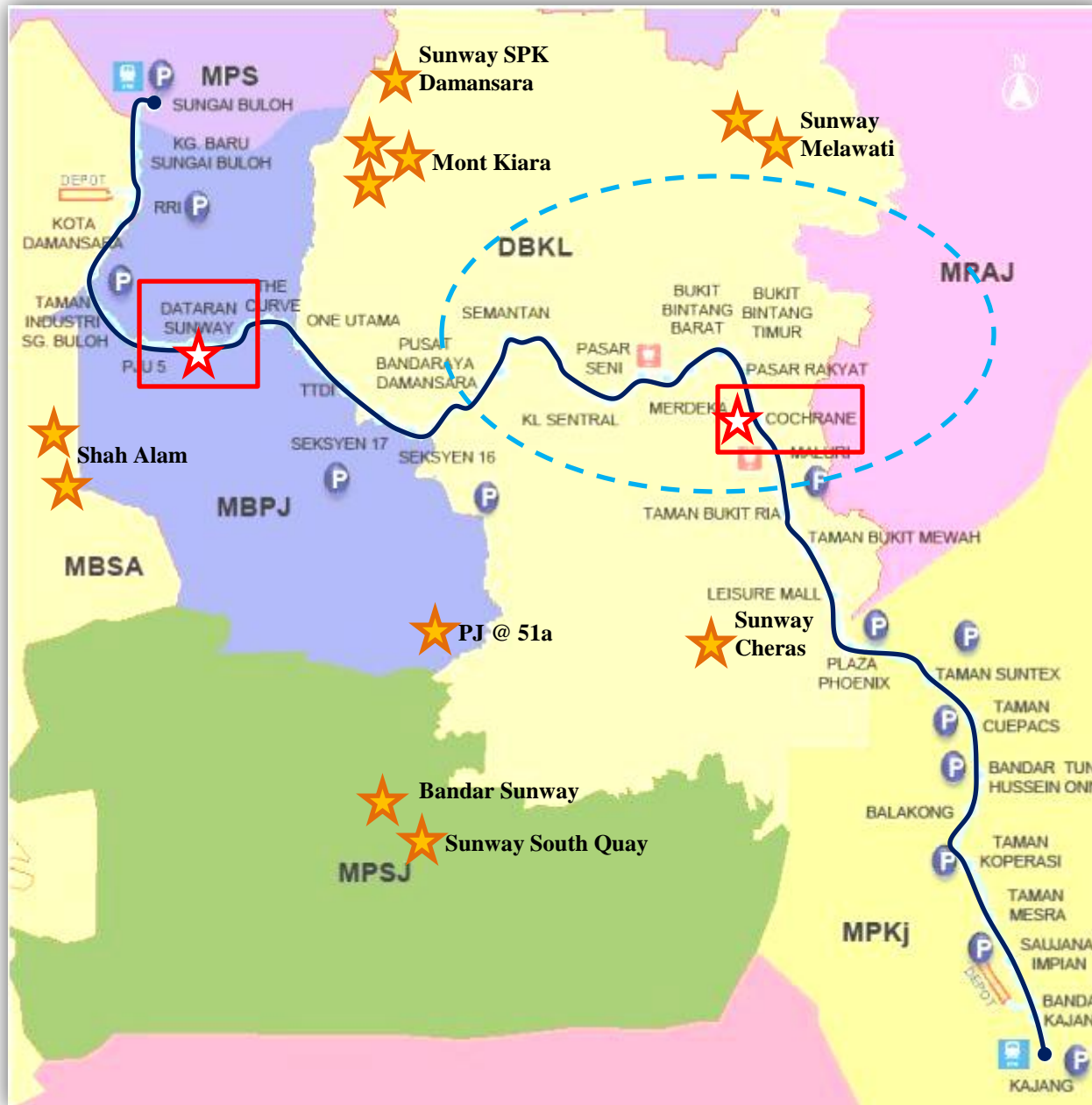
| | |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Area | 1,346 acres |
| GDV | RM 1 billion |
| P'duct | <ul style="list-style-type: none"> • Townhouse • Bungalows • Semi-D • Link Houses • Commercial Precinct |

@ Bandar Sunway

| | |
|--------|-------------------------------------------------------------------------------------------------------------------|
| Area | 123 acres |
| GDV | RM 5.2 billion |
| P'duct | <ul style="list-style-type: none"> • Villas • Condominiums • Commercial Precinct |

@ Kuala Lumpur

| | |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Area | 23 acres |
| GDV | RM 3.6 billion |
| P'duct | <ul style="list-style-type: none"> • Shopping Mall • Shop Offices • Serviced Apartments • Hotel |



★ Dataran Sunway

- Sunway Nexus
GDV: RM 500 million
Area: 3 acres
- Future Launches
GDV: RM 1.5 billion
Area: 18 acres

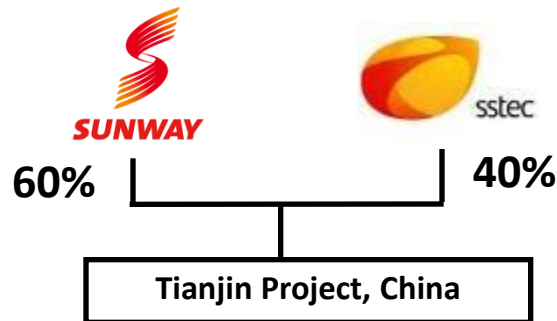
★ Cochrane

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

★ Other Sunway Projects

China – Tianjin & Jiangyin

To develop a city that will be a “Model for Sustainable Development”. It is a strategic collaboration of the Chinese and Singaporean Consortium.



Total SSTE* Master Development

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

Sunway & SSTE* 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 |

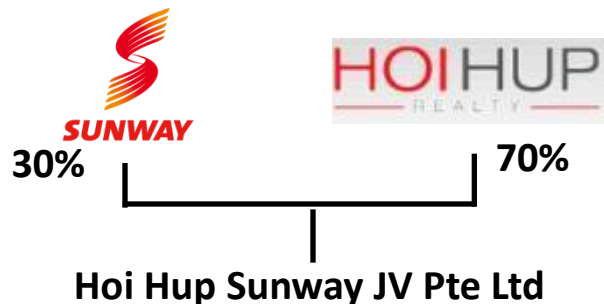
***Sino-Singapore Tianjin Eco City**

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



| | |
|--------------|----------------|
| Launched GDV | RM 403 million |
| Units | 1,171 |
| Type | Condominium |
| Take up | 78% |

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



The Peak @ Toa Payoh

| | |
|-----|----------|
| GDV | SGD 680m |
|-----|----------|



Vacanza @ East

| | |
|-------------------------|--------------------------|
| GDV | SGD 470m |
| Units | 473 |
| Type | High Rise (Private Devt) |
| Unbilled Sales (Jun 11) | RM 241 million |



Miltonia Close

| | |
|-------------------------|-------------------------|
| GDV | SGD 378m |
| Units | 410 |
| Type | Low Rise (Private Devt) |
| Unbilled Sales (Jun 11) | RM 92 million |



Arc@Tampines

| | |
|---------------|------------------------|
| GDV | SGD 465m |
| Units | 574 |
| Type | High Rise (Exec Condo) |
| Recent Launch | Sept 2011 |



Yuan Ching Road

| | |
|-----------------|------------------|
| GDV | SGD 360m |
| Units | 684 |
| Type | High Rise (DBSS) |
| Expected Launch | 2H2011 |



Pasir Ris

| | |
|-------------------|----------------------|
| GDV | SGD 355m |
| Units | 415 |
| Type | Condo (Private Dept) |
| Recently Acquired | |

Wholly owned by Sunway



Sembawang

| | |
|-----------------|------------------|
| GDV | SGD 32.8m |
| Units | 15 |
| Type | 3 storey terrace |
| Expected Launch | 2H2011 |

Sunway Pyramid



Sunway Carnival



**SunCity Ipoh
Hypermarket**



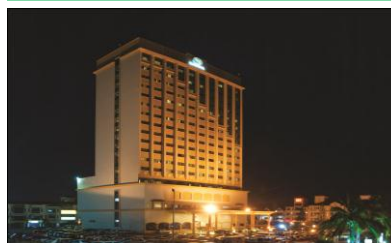
**Sunway Resort Hotel
& Spa**



Pyramid Tower Hotel



**Sunway Hotel
Seberang Jaya**



Menara Sunway



Sunway Tower



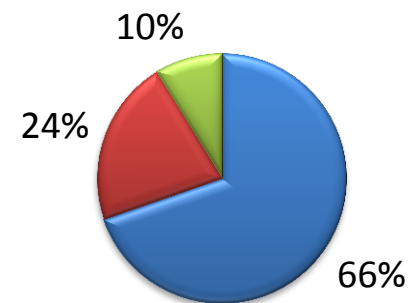
Putra Place



Overall Snapshot

| | |
|---------------------------------------|-----------------|
| Market Cap | RM 3 billion |
| GFA | 10.6 million sf |
| NLA | 6.9 million sf |
| Distribution per unit (FY2011*) | 6.7 sen |
| Distribution yield (FY2011*) | 6.2% |
| Gearing | 28.2% |

*Jul-10 till Jun-11



■ Retail ■ Hospitality ■ Office



A Global Builder

The Construction Business

 KUALA LUMPUR

Firm bedrock of earnings with proven capabilities

- 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

Rihan Heights



Kuala Lumpur – Putrajaya Highway



Govt Bldg, Putrajaya



SKVE Highway



Rihan Heights (in progress)



RM'mil

Local 1,376

Foreign 435

Total as at June 1,811

LRT KJ extension (Aug'11) 569

Iskandar M'sia Studios (Oct'11) 309

Grand Total 2,689

| Projects Awarded YTD | RM'mil |
|--------------------------------------|--------------|
| Jalan Tun Razak | 23 |
| BioXcell | 74 |
| Sultan Abdul Aziz Shah Airport, Ipoh | 37 |
| Legoland | 258 |
| UiTM Expansion & KLCC link bridge | 219 |
| LRT KJ extension Line package 2 | 569 |
| Iskandar Malaysia Studios | 309 |
| Total | 1,489 |

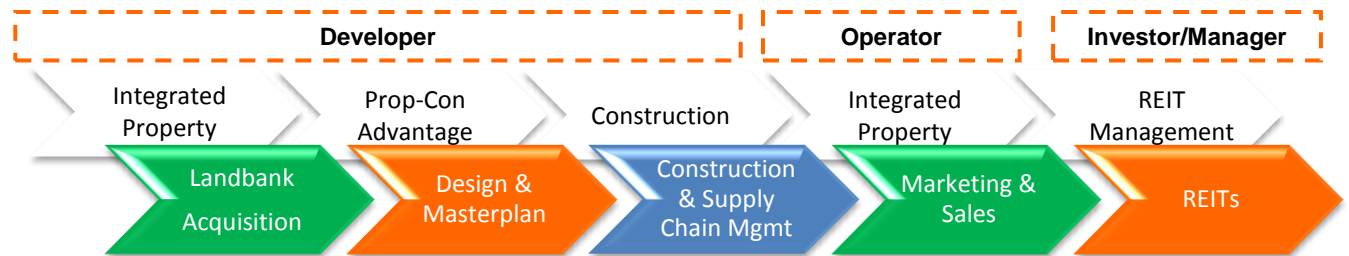
* Sunway has 60% effective interest in the Rihan Heights – Arzanah Development construction project.

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



SUNWAY

Thank You

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