

SUNWAY™

**SUNWAY CONSTRUCTION GROUP BERHAD
SEEKS LISTING ON BURSA MALAYSIA**

ANALYST PACK

19 September 14



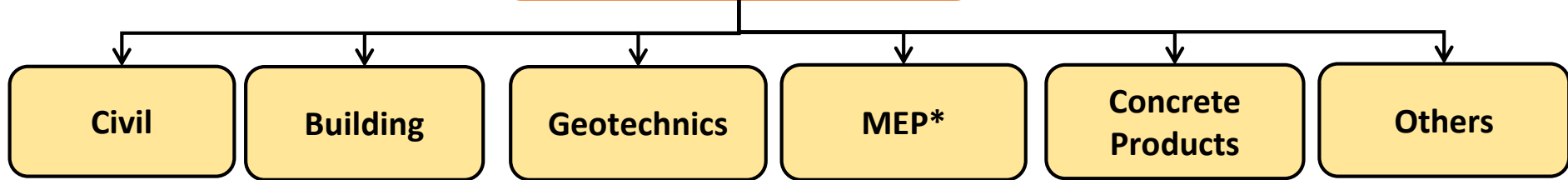
Sunway Construction Group Berhad (“SCG”) **SUNWAY™**

2013 Revenue: RM 1.8 bil

2013 PATMI: Approx. RM 75 mil *(without property business contribution)*

SCG

- ✓ Turnkey Contractor
- ✓ Design & Build Capability
- ✓ 5 Main Supporting Divisions



Construction of Infrastructure projects such as highways, bridges, MRT, LRT & BRT

Construction of Commercial Buildings & High End Residences

Geotechnical & foundation specialist with deep basement & marine piling capability

Design & management, electrical, mechanical, IT & associated engineering services

Manufacturing of precast concrete products mainly in Singapore & Johor

Sunway Machinery provides machinery rental & logistics services

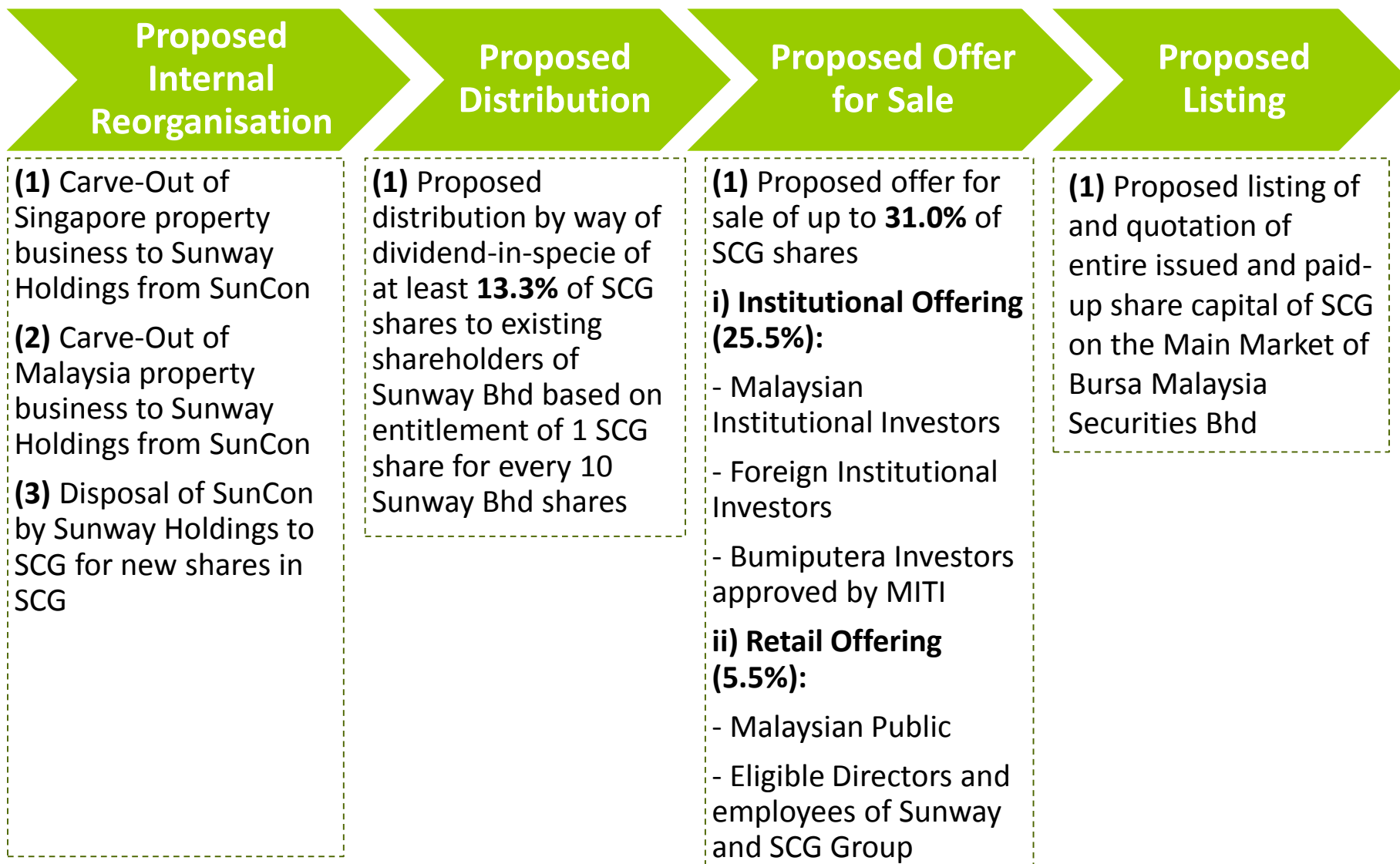
**Mechanical, Electrical and Plumbing*

SALIENT TERMS :

Listing Sought	Proposed Offering and Listing of construction division on the Main Market of Bursa Malaysia Securities Berhad
Offer structure	<ul style="list-style-type: none">• Proposed Distribution-in-Specie of 13.3% of issued and paid up share capital of SCG to existing shareholders of Sunway Bhd. The distribution is on the basis of 1 SCG share for every 10 Sunway Bhd shares held at the entitlement date to be determined later• Proposed Offer for Sale of 31.0% of issued and paid up share capital to Institutional & Retail Investors• Sunway Bhd to retain control of 55.7% of SCG after proposed listing (before over-allotment option)
Over-allotment option	<ul style="list-style-type: none">• There will be an over-allotment option of 4.7% of SCG• Post over-allotment, Sunway to retain at least 51.0% of SCG
Free Float	Approximately 40% of the share capital of SCG
Timing of Listing	2Q 2015

The Key Steps

LISTING PROCESS :



Shareholding Structure

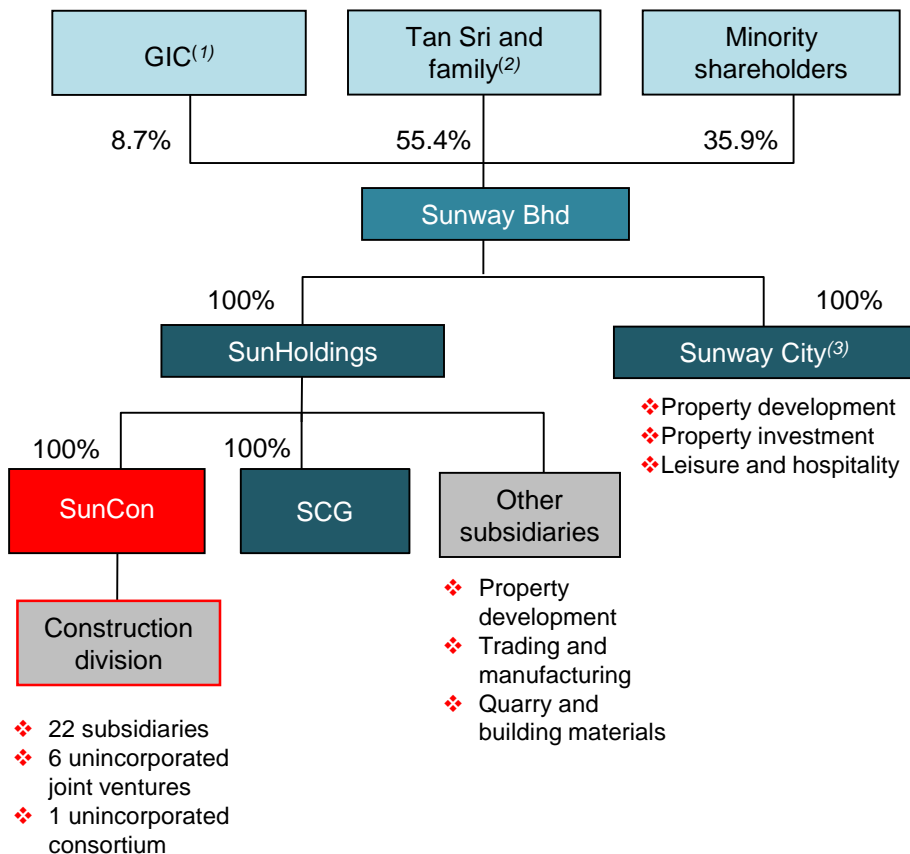
SUMMARY :

Shareholding Structure of Sunway Construction	Before exercise of Over-allotment option	After exercise of Over-allotment option
Sunway Berhad	55.7%	51.0%
Shareholders of Sunway Berhad	13.3%	13.3%
Institutional Investors	25.5%	30.2%
Retail Investors including pink form	5.5%	5.5%
	100.0%	100.0%

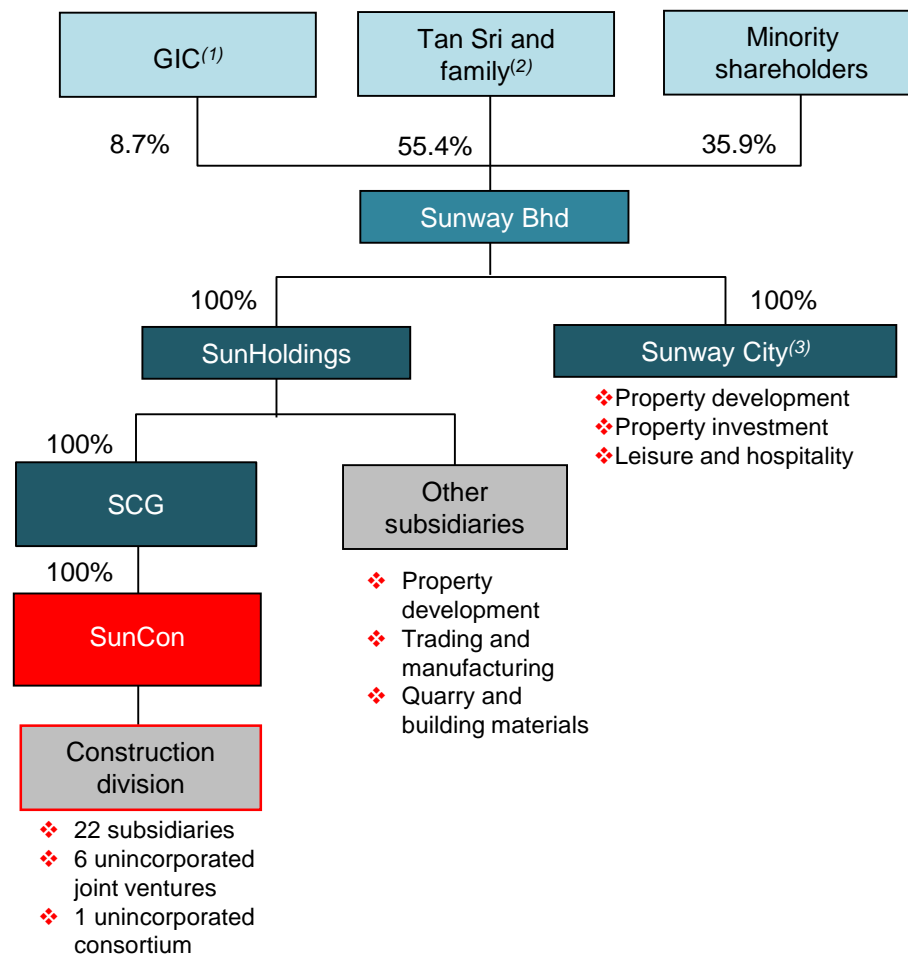
- Size of offering takes into account:
 - 1) Shareholding of Sunway Bhd in SCG post Proposed Listing (i.e. Sunway Bhd will retain control of at least 51% after Proposed Listing)
 - 2) Proceeds to be raised by Sunway Holdings
 - 3) Impact on key financial ratios of Sunway Bhd and SCG
 - 4) Sufficient liquidity following Proposed Listing

Group Structure Pre Listing

#Existing structure of Sunway



After Proposed Internal Reorganisation



Notes:

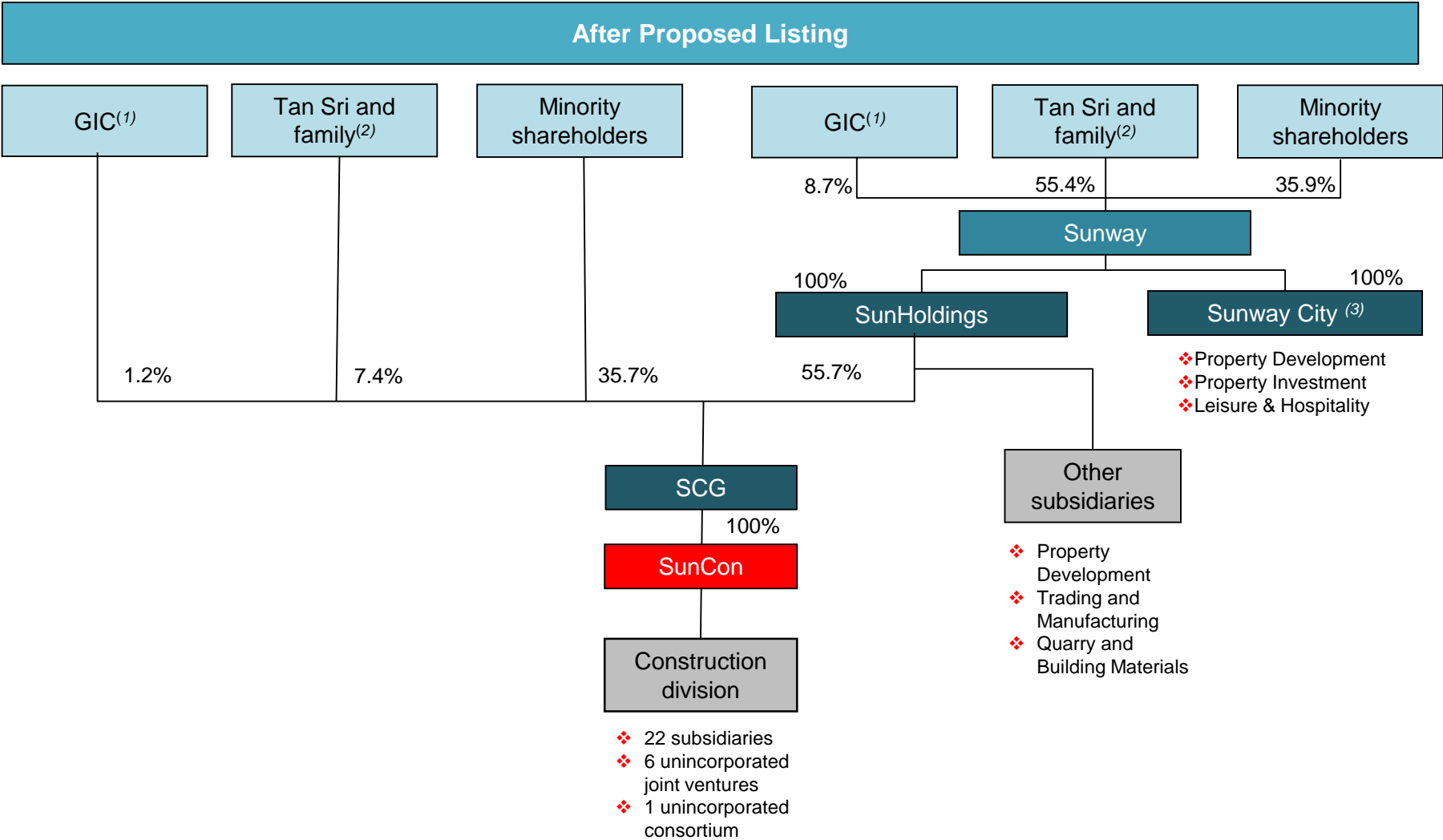
As at 15 Sept 2014

⁽¹⁾ GIC Private Limited ("GIC") for the Government of Singapore

⁽²⁾ Tan Sri Dato' Seri Dr Jeffrey Cheah Fook Ling, AO, his interest in related company vehicles, spouse and children

⁽³⁾ Sunway City Sdn Bhd

Group Structure Post Listing (Before Over-allotment) **SUNWAY™**



Notes:

(1) GIC Private Limited for the Government of Singapore
 (2) Tan Sri Dato' Seri Dr Jeffrey Cheah Fook Ling, AO, his interest in related company vehicles, spouse and children
 (3) Sunway City Sdn Bhd

SUNWAY GROUP

Unlock value of investments	◆ To enable Sunway to unlock the value of its investments in the SCG Group through the offering of SCG shares in the Proposed Offer for Sale following the Proposed Listing and allow for the price discovery for Sunway's remaining stake in SCG Group in the Proposed Listing. This is expected to enhance value for the shareholders of Sunway.
Rewarding shareholders	◆ The shareholders of Sunway will benefit via the Proposed Distribution and a special cash dividend to be announced later. In addition, Sunway's shareholders will have the flexibility to retain or divest their exposure in either the property (Sunway shares) or construction (SCG shares) divisions, as they so deem fit.
Potentially higher valuation	◆ A more focused and streamlined business provides clearer performance evaluation by the investing community.
Business focus and strategies	◆ Separation of businesses will enable both management of Sunway and SCG Group to better focus on growing their respective businesses of property development and construction.
Accelerate growth	◆ To accelerate the growth of the construction division with the Proposed Listing and with its continued equity stake in SCG Group, Sunway will still benefit from the SCG Group's future growth.

SCG Group

Increase visibility of the company

- ◆ To increase the SCG Group's visibility as one of the leading construction companies in Malaysia.

Enhance profile

- ◆ To further enhance the profile of the SCG Group through the Proposed Listing and subsequently widen the reach to market its services and grow its market position.

Better access for fund raising

- ◆ To enable the SCG Group to directly access the equity and debt capital markets for fund raising and provide the SCG Group with the financial flexibility to pursue growth opportunities.

Opportunity for investing public to participate in the future performance of the SCG Group

- ◆ To provide an opportunity for the investing public, including the eligible directors and employees of the SCG Group, to become SCG's shareholders and participate in the future performance of the SCG Group by way of direct equity participation.

UTILISATION OF PROCEEDS :

- ❖ Working capital

- ❖ Defray expenses relating to Proposed Listing

- ❖ Remainder to be distributed to the shareholders of Sunway in the form of a special cash dividend



Timeline and Approval

Milestone	Date
Submission to regulatory authorities	4 th Quarter 2014
EGM	1 st Quarter 2015
Listing Date	2 nd Quarter 2015

Approvals required are from SC, Bursa Securities, MITI and shareholders of Sunway Bhd.



Construction Order Book- RM3.4bil

(as at 31 July 2014)

	Contract Sum RM'mil	O/S Order Book RM'mil
Infrastructure		
MRT Package V4 (Sec 17 to Semantan)	1,173	673
LRT Kelana Jaya Line Extension (Package B)	569	212
BRT Sunway Line	452	260
Johor		
Urban Wellness Centre	283	223
Others		
KLCC NEC	304	236
KLCC Package 2 (Piling & Substructure)	222	166
Others	772	243
Internal		
Sunway Velocity Mall (Substructure)	291	38
Sunway Velocity Phase 2 (Substructure)	179	19
Sunway University New Academic Block	192	86
Sunway Putra Place	258	81
Sunway Pyramid 3	203	167
Sunway Medical Centre Phase 3	178	178
Sunway Geo Retail Shops & Flexi Suites	153	153
Sunway Iskandar - Citrine Service Apartments	200	187
Singapore		
Precast	814	446
	6,243	3,368



MRT Package V4



KLCC NEC



Sunway Pyramid 3

60%

27%

13%

- Aim to maintain order book with replenishment of approximately **RM2.5 billion** for 2014 (including internal orders)
- Secured new orders of RM581 million YTD 2014
- Leverage on existing MRT, LRT & BRT contracts and proven delivery capabilities to secure further MRT contracts



THANK YOU

