



SUNWAY



SUNWAY BERHAD
INVEST MALAYSIA KUALA LUMPUR 2013

14 JUNE 2013

Part 1 : General Introduction to Sunway Berhad **10 minutes**

(By Mr. Chong Chang Choong, Group CFO, Sunway Berhad)

- Sunway Berhad Corporate Profile
- Financials: At a Glance
- Proposed Rights Issue

Part 2 : Introducing Sunway Iskandar **30 minutes**

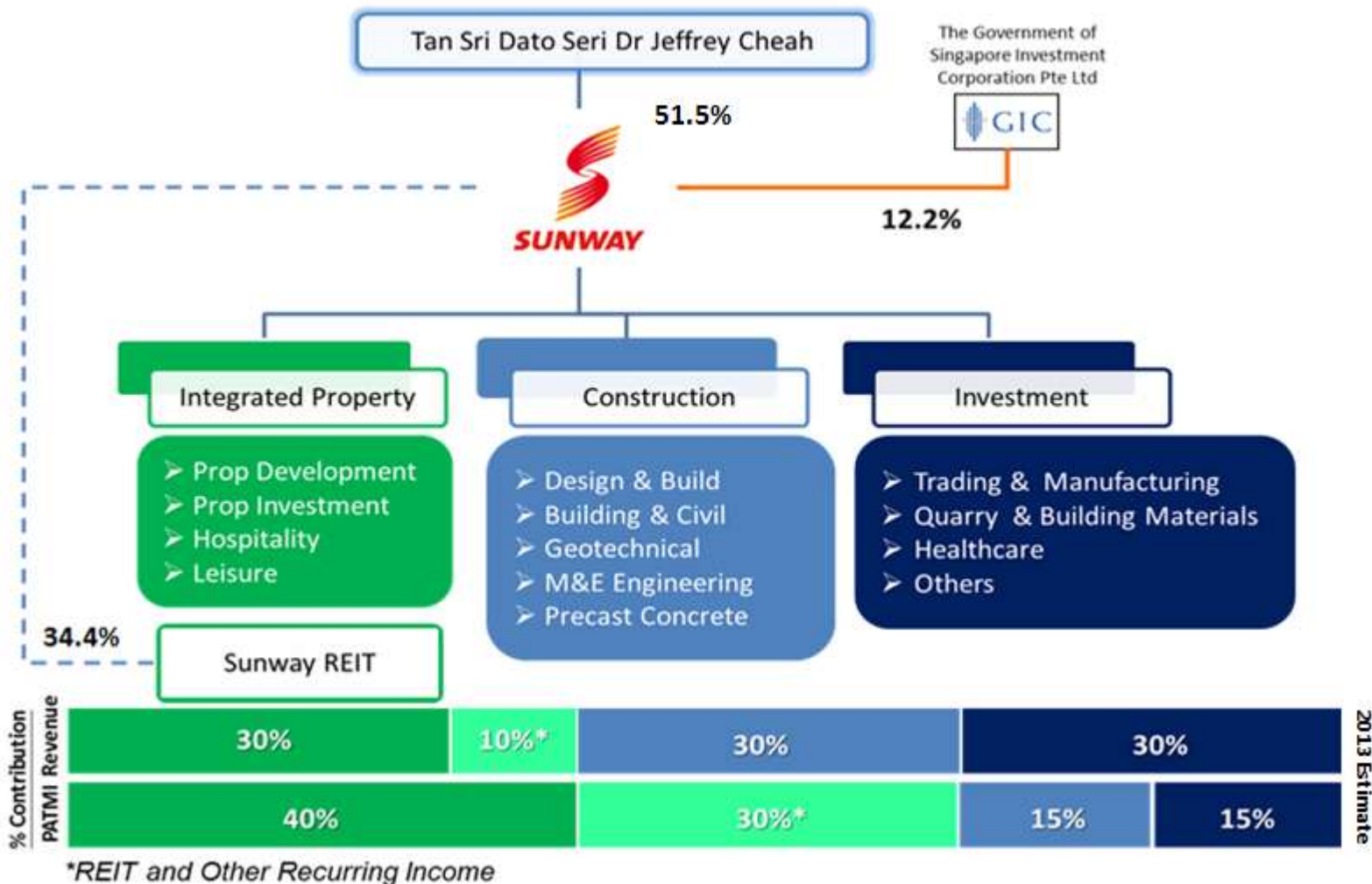
(By Tan Sri Jeffrey Cheah, Executive Chairman, Sunway Berhad)

- Why Medini Living and Pendas?
- Vision and Development Strategy for Sunway Iskandar
- Sunway's Track Record and Development Philosophy

Part 3 : Q&A **10-15 minutes**

Sunway Berhad Corporate Profile

- Sunway Bhd was listed under the property sector of the Main Market of Bursa Malaysia on 23 August 2011 following the merger between Sunway Holdings Bhd and Sunway City Bhd
- The enlarged Sunway Bhd currently has a market capitalization of approximately RM5.0 billion
- Foreign shareholdings as at 31 May 2013 is 21.6% (including GIC)



Financial Performance

	Sunway Berhad				
	31-Dec-10 Audited RM mil	31-Dec-11 Audited ^ RM mil	31-Dec-12 Audited RM mil	31-Mar-12 Unaudited RM mil	31-Mar-13 Unaudited RM mil
Revenue	3,102.1	3,691.7	3,849.2	814.8	1,021.0
EBITDA *	621.8	592.8	705.9	128.6	158.1
PATMI	684.4	387.6	530.6	64.4	90.6
PATMI (Core)*	286.2	327.1	350.7	64.2	90.3
ROE (%)**	8.1%	10.8%	9.8%	8.3%	9.9%

* Excludes gains arising from asset revaluation and deferred tax reversal in relation to assets disposal, but includes one-off merger costs.

** ROE = PATMI*/SHF (Quarterly figures are annualised)

^ Restated due to adjustment arising from Amendment to FRS 112.

Sound Balance Sheet

	Sunway Berhad			
	31-Dec-10	31-Dec-11	31-Dec-12	31-Mar-13
	Audited	Audited ^	Audited	Unaudited
	RM mil	RM mil	RM mil	RM mil
Paid-up share capital	#	1,292.5	1,292.5	1,292.5
Share premium & other reserves	1,865.3	2,916.5	3,476.2	3,542.6
Merger reserve	1,652.6	(1,192.0)	(1,192.0)	(1,192.0)
Shareholders' Funds	3,517.9	3,016.9	3,576.6	3,643.1
Total assets	6,980.5	7,843.6	8,983.5	9,015.1
Net Debt	537.3	1,477.0	1,597.5	1,698.0
Gearing Ratio * (times)	0.15	0.49	0.45	0.47
Net assets per share ** (RM)	2.72#	2.33	2.77	2.82

* Gearing ratio = Net debt / Shareholders' Funds

** Net assets per share = Shareholders' Funds / No of shares

No. of shares as at 31 Dec 2010 is 2 ordinary shares of RM1.00 each. For meaningful analysis, net assets per share for FYE 2010 is based on no. of shares of Sunway Bhd as at listing date, 23 August 2011.

^ Restated due to adjustment arising from Amendment to FRS 112.

Proposed Rights Issue

Rights Shares

- 1 rights share for every 3 existing shares

Issue Price

- RM1.70 per rights share

Underwriting

- No underwriting sought
- Will be on a minimum subscription basis based on TSJC Group undertaking to fully subscribe for their rights

Expected amount to be raised

- Between RM377 million (if only TSJC Group subscribes) to RM732 million (full subscription)

Timeline

- 27 June - EGM approving rights
- 15 July - Books closure date
- 16-23 July - Trading of rights
- 30 July - Closing date for rights application
- Mid August - Allotment and listing of rights shares

Sunway's Finest ...



Sunway Iskandar : An Introduction



... Begins Over a Blank Canvas

ISKANDAR MALAYSIA



- Close proximity to Singapore
- Supported by world-class ports, 2 international airports in Senai and Changi, 2 causeways and a railway link into Singapore.

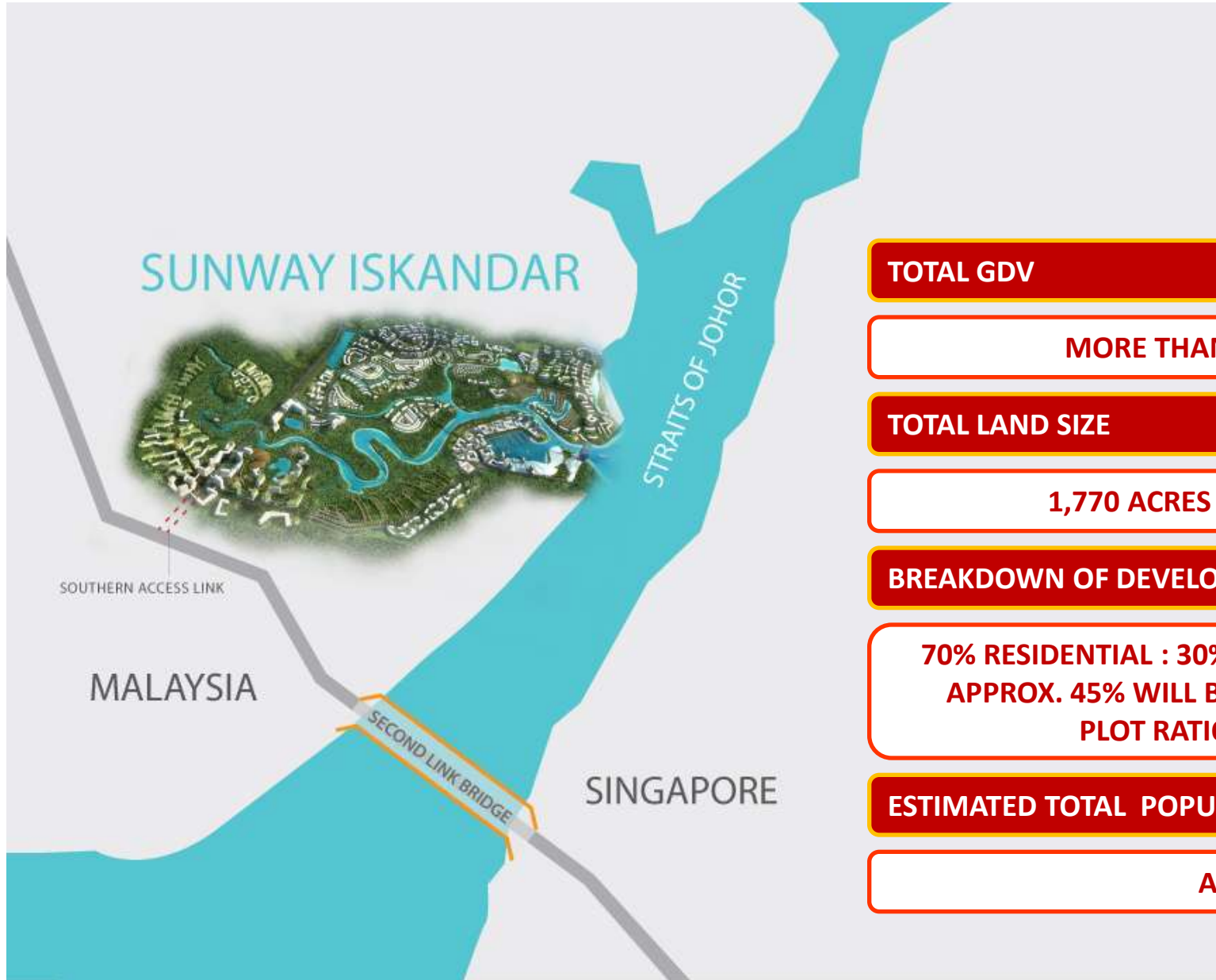


- One of the 5 major development corridors announced by the government between 2006-2008
- The most visible and successful corridor to date.

WHY ARE WE IN ISKANDAR?

- ✓ It has the buy-in of the top political leaders in Malaysia and Singapore with bilateral ties at the highest point in decades and will continue into the future
- ✓ It is the natural hinterland to Singapore where costs are far higher, and within a few hours flight from other major Asian economies like China, Japan, India and Middle East
- ✓ Excellent and still improving accessibility and connectivity to Singapore (HSR, MRT, Ferry)
- ✓ Recently completed catalytic projects that draw big crowds will make Iskandar highly visible and pipeline projects will keep momentum going
- ✓ Sunway's proven track record in building integrated communities within a sustainable environment and amidst safe and secure surroundings

SUNWAY ISKANDAR – OVERVIEW



TOTAL GDV

MORE THAN RM30 BILLION

TOTAL LAND SIZE

1,770 ACRES (717 HECTARES)

BREAKDOWN OF DEVELOPMENT

**70% RESIDENTIAL : 30% COMMERCIAL
APPROX. 45% WILL BE GREEN SPACE
PLOT RATIO OF APPROX. 1**

ESTIMATED TOTAL POPULATION

APPROX. 120,000

WHY IS SUNWAY ISKANDAR AT THIS LOCATION?

- ✓ Close proximity to Singapore (5 minutes to Second Link)
- ✓ The substantial size (approx. 1,800 acres) is an opportunity for Sunway to replicate another award-winning township
- ✓ Low density development (Plot Ratio : 1)
- ✓ Fronting Pendas River and Straits of Johor and surrounded by lush greenery
- ✓ Reputable and strong JV partners who share a common vision
- ✓ Incentives tailored for property developers in Medini:
 - Exemption from corporate tax up to 2020
 - Exemption from Bumiputra quota
 - Exemption from low cost housing requirement (40% elsewhere)
 - Exemption from minimum threshold of RM500,000 in respect of foreign acquisitions

SUNWAY ISKANDAR

Closest to you



"Vision is the art of seeing what to others is impossible. The only way to determine a great future for us, and for generations to come, is to create it".

Tan Sri Dr Jeffrey Cheah, 20
Founder and Chairman of Sunway Group

Recognised as the pioneer of master-planned communities in Malaysia which began when he founded the Sunway Group in 1974. His visionary leadership led to the transformation of the once 800-acre Westland estate to a thriving award-winning integrated township, Sunway Resort City. It was to become Malaysia's first Green Township accredited by the Green Building Index. Following this successful model, other integrated townships were created: Sunway City (now in Petak), which is set amidst 400 million year-old limestone hills; Sunway Velocity; Sunway Damansara; Sunway South Quay; and Sunway Putra Place in the Klang Valley.

Tan Sri Dr Jeffrey Cheah has always been a staunch believer in doing good, a philosophy that is intrinsic to that of the Sunway Group. Named one of Forbes Asia's Heroes of Philanthropy, he created the largest social enterprise in the region with the RM700 million Jeffrey Cheah Foundation that has disbursed more than RM300 million worth of scholarships to date. He is the pioneer of the Safe City initiative which has evolved into Sunway being Malaysia's largest security team, all part of his active support for crime awareness and prevention. His efforts and contributions have also been recognised internationally with the appointment of Officer of the Order of Australia (AO) which is the most prestigious award conferred to a non-citizen. The achievements of Tan Sri Dr Jeffrey Cheah bear testimony to his commitment for nation building within economic and social spheres.



ANOTHER INTEGRATED TOWNSHIP BY SUNWAY AT YOUR DOORSTEP

- ELEGANT INTEGRATED TOWNSHIP TO THE MALAYSIA-SINGAPORE SECOND LINK**
- Located near Singapore
 - Approx. 1,800 acres of land with a total of US\$1.8 billion
 - A low-density development with 300 acres of open spaces (24% utilizing sound resource management)
 - Prime real-estate properties surrounding the Sun Tower Base with a massive atrium
 - Adopting Sunway Resort City's award-winning philosophy of "Smart Living Within the City"
 - Integrating key components of Education, Hospitality, Theme Park, Retail, Residential, Commercial and Recreations
 - A secure, well-managed environment protected by a well-trained security team
 - Located in strategic and potential high capital appreciation
 - Serves as Iskandar Malaysia's only catalyst, Legoland, Puteri Harbour, and Sunway College.



RECOGNISED AS ONE OF THE TOP 1000 COMPANIES
 Having built the integrated township of Sunway Resort City, with 40 million visitors annually, and Sunway City (now with 30 million visitors annually), Sunway has the experience and resources to achieve its vision to introduce the world to its built, own and manage a truly elite urban that secures the sustainability of the communities that we envision. Our comprehensive brand and know-how, because of our continuous presence in the communities we build, and therefore, closer to grow, progress and invest with us.

STRENGTH IN PARTNERSHIP
 Sunway partners Singapore's GIC, Malaysia's National Heritage and Modern Investment Bank (NHMB) to develop progressive communities. It partners top international Asian property players including Singapore's CapitaLand to build the iconic Sunway Singapore Tower City City, a model for sustainable development in China. Sunway also partners with the Singaporean banks of Asean, Singapore's Overseas Chinese Bank, the Malacca Residences and Sunway City in Singapore.

2017 IN CLASS
 Sunway is an award-winning, regional property construction conglomerate. A top three winner of The Edge Top Property Developer Awards for the consecutive years, and winner of the prestigious "2017 The Edge Malaysia, Sunway 2017" as the largest MNC in Malaysia in terms of assets. Sunway Malaysia has vast experience in building iconic and impactful structures such as the Kuala Lumpur Convention Centre, Puteri Harbour and Sunway City in Singapore.

Sunway, Legoland, and Sun Tower is Iskandar and infrastructure such as the elevated Bus Rapid Transit (BRT), Mass Rapid Transit (MRT), Light Rail Transit (LRT) and numerous major highways in the country.



KEY ATTRACTIONS

- A. Only 5 minutes to Singapore when the Southern Link is completed
- B. Low density, eco development
- C. Beauty of the 7km Pendas River
- D. Only sizable plot within Iskandar with a sea front and a river
- E. Creating Iskandar's Golden Triangle anchored by nature inspired activities and world class entertainment, education and medical hubs

5 MINUTES TO SECOND LINK



SOUTHERN LINK – APPROVED ALIGNMENT

- 5 minutes to Singapore with Southern Link of Coastal Highway



CLOSE PROXIMITY TO SINGAPORE



SALES GALLERY FRONTING STRAITS OF JOHOR



VIEW FROM SALES GALLERY

- Site of the upcoming Sales Gallery with vantage view of Second Link, the Pendas river mouth and Straits of Johor



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LOW DENSITY SECURE & EXCLUSIVE LIVING





EXCLUSIVE & PRIVATE LIVING



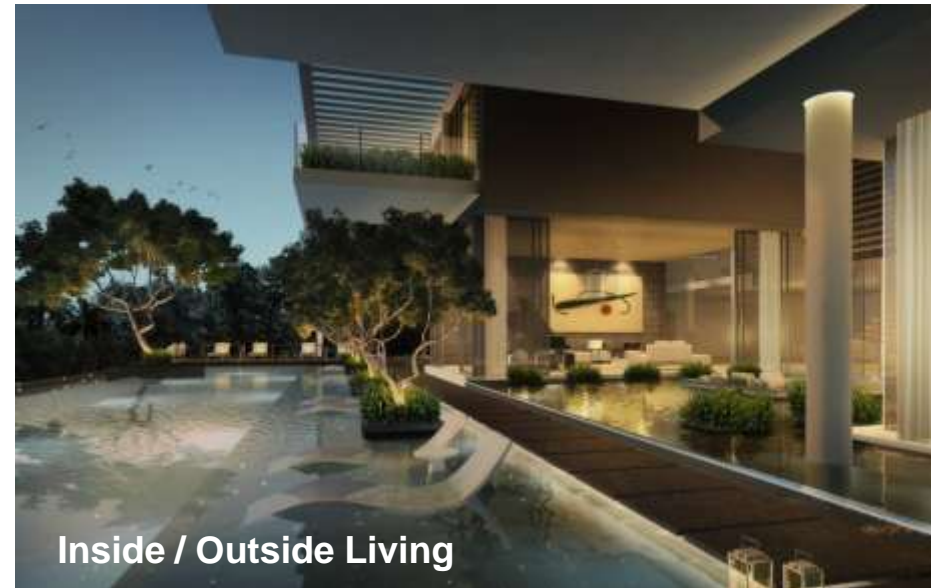
Dream Homes



Beautiful Apartments



Bicycle and Pedestrian Friendly Streets



Inside / Outside Living



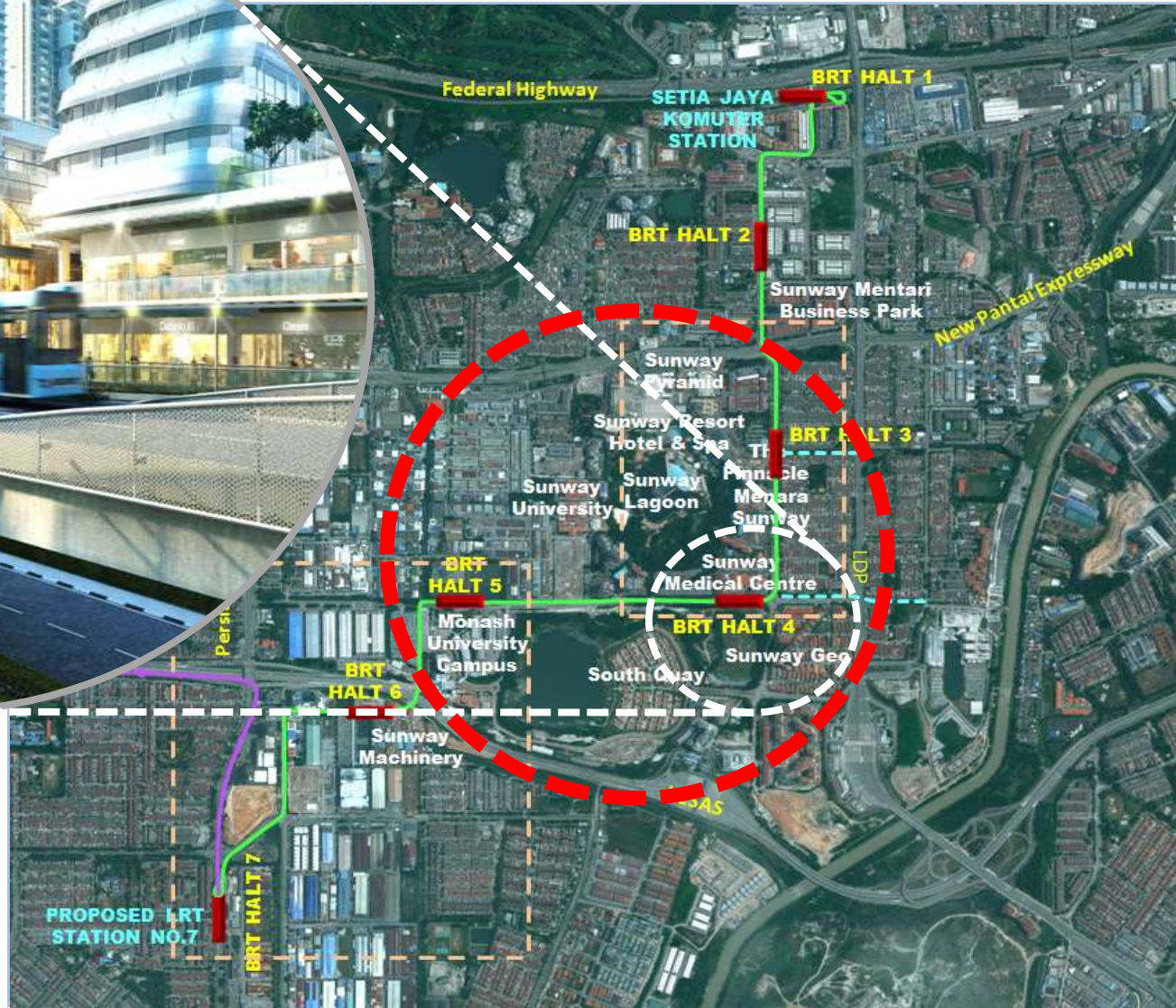
Sunway's development philosophy focuses on accessibility, connectivity and security...

HIGH CONNECTIVITY & ACCESSIBILITY



MALAYSIA'S FIRST ELEVATED BRT – SUNWAY LINE

- Contract Sum: RM453 mil from Prasarana
- Additional contribution by Sunway: RM99 mil



- 7 halts (3 in Sunway Resort City)
- PPP project between Prasarana & Sunway
- Estimated completion in Q1 2015
- Eco-friendly buses

TOWNSHIP SECURITY THROUGH AUXILIARY POLICE & SECURITY PATROLS



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7 KM RIVER FRONT







Sunway's development philosophy integrates and enhances the natural surroundings...



SUNWAY RESORT CITY - TRANQUIL LIVING ON EX-MINING LAND



THE BANJARAN – ASSIMILATING NATURE WITH WELLNESS

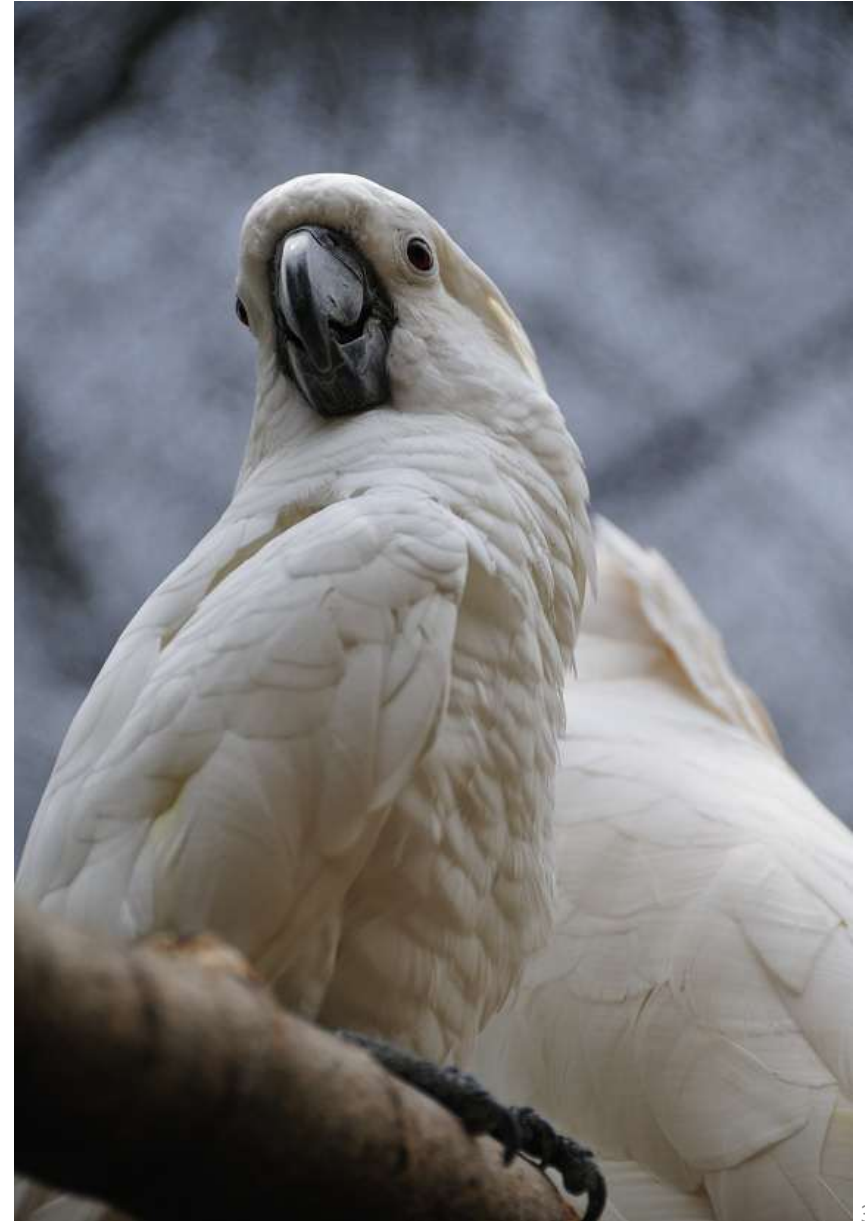


SUNWAY LAGOON - FUN AMONGST THE GREEN



LOST WORLD OF TAMBUN – ADVENTURE AMIDST LIMESTONE CLIFFS





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D

STRAITS OF JOHOR

SEAFRONT RESORT LIVING WITH MAN-MADE LAGOON



SEAFRONT RESORT LIVING WITH MAN-MADE LAGOON



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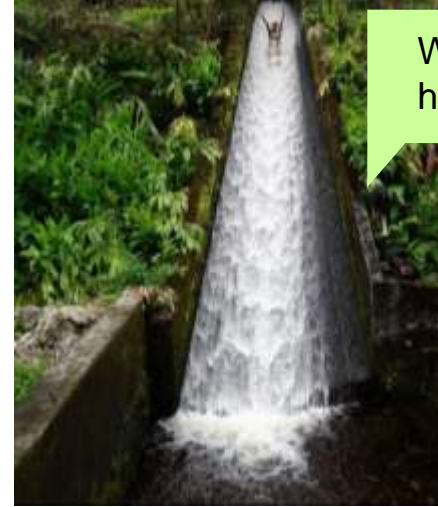
THE GOLDEN TRIANGLE



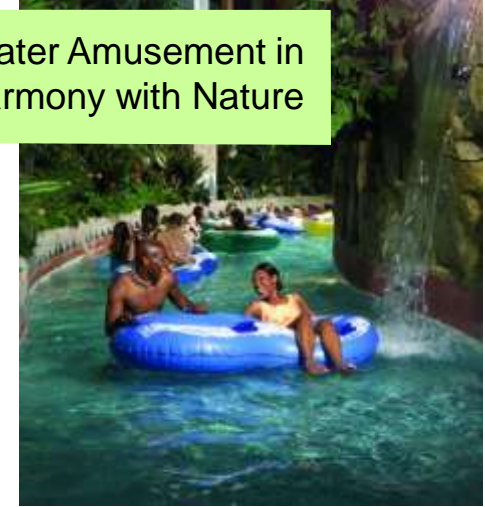
THE GOLDEN TRIANGLE – ECO WATER THEME PARK



Shaded & Sheltered



Water Amusement in harmony with Nature



THE GOLDEN TRIANGLE - GATEWAY RETAIL VILLAGE



*Sunway's track record
- We don't only build
properties, We create
communities...*

BEFORE

Bandar Sunway

A derelict wasteland after tin mining and quarrying activities



AFTER

RM11 bil Sunway Resort City

• Retail • Commercial • Education • Healthcare • Hospitality • Theme Park • Residential •

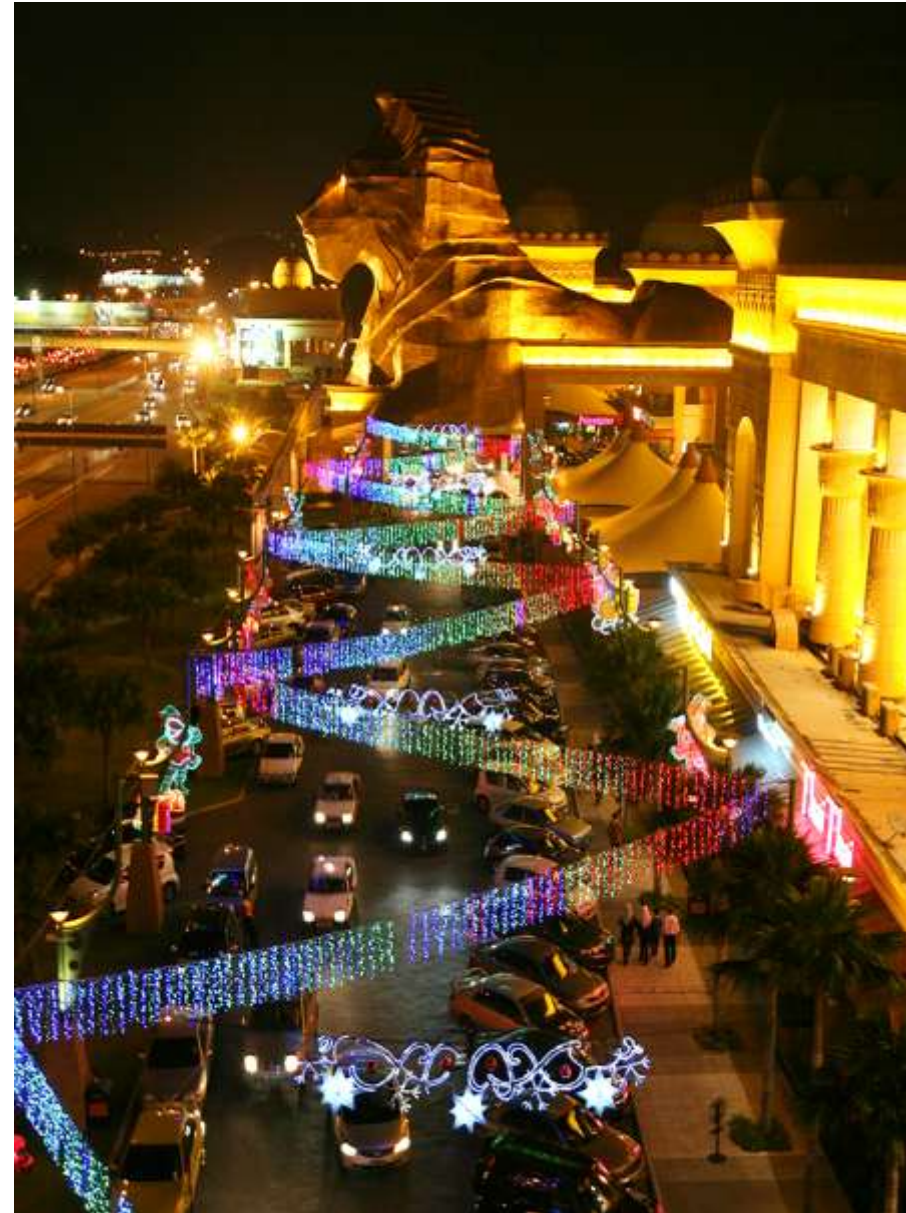


- Malaysia's First GBI Certified Township
- More than 40 million visitations annually

- 13 mil sq ft GFA
- 1,234 Hotel Rooms

- 15,000 students
- 335 hospital beds

CREATING A TOP TOURIST DESTINATION



TRUE COMMUNITY LIVING



Community of Doctors



Community of Residents



Community of Hoteliers



Community of Residents



AN INTERNATIONAL DESTINATION



*Sunway Iskandar's
development precincts and
upcoming launches...*

PROPOSED DEVELOPMENT PRECINCTS



Lakeside Living

Seafront Living

Parkside Living

Gateway to
Sunway Iskandar
- The Golden Triangle

Riverside Living

UPCOMING LAUNCH - PHASE 1 (DECEMBER 2013)

Proposed mixed development comprising residential apartments and boutique offices

GDV = Approximately RM 400-500 mil

Site Area: Approximately 5 Acres

Plot Ratio : 4





UPCOMING LAUNCH – PHASE 1 (JULY 2013)

SUNWAY LENANG HEIGHTS

Land Area	• 88 acres
Tenure	• Freehold
Total GDV	• RM1 billion
First Phase	• Semi-D & Bungalows (GDV: RM200m)
Targeted Launch Date	• July 2013





Sunway Iskandar - Creating New Possibilities



Disclaimer

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.

