

Report Of The Auditors

To The Members Of Sunway Holdings Berhad (Formerly known as Sungei Way Holdings Berhad)
(Company No. 37465 A)

We have audited the accounts set out on pages 21 to 63. These accounts are the responsibility of the Company's Directors. Our responsibility is to express an opinion on these accounts based on our audit.

We conducted our audit in accordance with approved auditing standards in Malaysia. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the accounts are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the accounts. An audit also includes assessing the accounting principles used and significant estimates made by Directors, as well as evaluating the overall accounts presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion:

- (a) the accounts give a true and fair view of the state of affairs of the Group and the Company as at 31 December 1999 and of the results of the Group and the Company and the cash flows of the Group for the year ended on that date in accordance with the applicable approved Accounting Standards in Malaysia, and comply with the Companies Act, 1965; and
- (b) the accounting and other records and the registers required by the Act to be kept by the Company and by the subsidiary companies of which we have acted as auditors have been properly kept in accordance with the provisions of the Act.

The names of the subsidiary companies of which we have not acted as auditors are indicated in Note 9 to the accounts. We have considered the accounts of these subsidiary companies and the auditors' reports thereon.

We are satisfied that the accounts of the subsidiary companies that have been consolidated with the Company's accounts are in form and content appropriate and proper for the purposes of the preparation of the consolidated accounts and we have received satisfactory information and explanations required by us for those purposes.

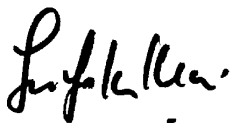
The auditors' reports on the accounts of the subsidiary companies were not subject to any qualification and did not include any comment made under subsection (3) of section 174 of the Act.



PRICEWATERHOUSECOOPERS

(No. AF: 1146)

Public Accountants



LEE YOKE KHAI

(No. 1589/8/01 (J))

Partner of the firm

Kuala Lumpur

26 April 2000

List Of Properties

Held as At 31.12.1999

Location/Address	Description	Tenure	Site/Floor Area	Existing Use	Approximate Age of Building (Years)	Net Book Value as at 31/12/99 RM'000
Lot 2989 Mukim of Dengkil District of Hulu Langat Selangor	Agricultural land	Freehold	26.55 hectares	Vacant	–	261
Lot 6489 & 6490 Mukim of Kapar, Klang Selangor	Industrial land and factory building	Freehold	4.087 hectares	Office and factory	8	11,851
Menara Sungei Way Jalan Lagun Timur Bandar Sunway 46150 Petaling Jaya Selangor	Office tower	99 years leasehold expiring on 1 April 2097	6.24 acres	Office	7	73,501
No 30 Jalan Dagangan SB/42 Taman Sungei Besi Indah 43300 Sri Kembangan, Selangor	4 storey shop office	99 years leasehold expiring in 12 Nov 2088	2,200 sq. ft.	Office shoplot	4	1,026
No 32 Jalan Dagangan SB/42 Taman Sungei Besi Indah 43300 Sri Kembangan Selangor	4 storey shop office	99 years leasehold expiring in 12 Nov 2088	2,200 sq. ft.	Office shoplot	4	1,026
No. 10, Jalan PJS7/3A Bandar Sunway 46150 Petaling Jaya, Selangor	3 storey shop office	99 years leasehold expiring on 25 May 2097	3,750 sq. ft.	Vacant	4	3,167
Lot 25, H.S.(D). 74606, P.T. No 543 Mukim of Bukit Raja Daerah Petaling, Selangor	Bungalow lot	99 years leasehold expiring on 14 Feb 2092	24,273 sq. ft.	Vacant	–	1,032
Lot 16, H.S. (D). 74606, P.T. No 543 Mukim of Bukit Raja Daerah Petaling, Selangor	Bungalow lot	99 years leasehold expiring on 14 Feb 2092	24,784 sq. ft.	Vacant	–	1,053
Lot 15, H.S. (D). 74606, P.T. No 543 Mukim of Bukit Raja Daerah Petaling, Selangor	Bungalow lot	99 years leasehold expiring on 14 Feb 2092	26,700 sq. ft.	Vacant	–	1,135

List Of Properties

Held as At 31.12.1999 (cont'd)

Location/Address	Description	Tenure	Site/Floor Area	Existing Use	Approximate Age of Building (Years)	Net Book Value as at 31/12/99 RM'000
Subang Square Commercial Complex Section SS15 Subang Jaya, Selangor	Commercial car park lot	Freehold	287,635 sq. ft.	Vacant	1	18,039
21 Senoko Drive, Singapore 758208	Industrial building	30 years leasehold expiring on 31 Aug 2011	6,560 sq. metres	Warehouse and office	18	4,571
55 Cairnhill Road (Block 2) Singapore	Residential apartment	Freehold	265 sq. metres	Residential apartment currently being rented out	21	3,369
Palmville Unit 10-02 Block B HS (D) 59436 P.T. No 9311 HS (D) 23565 P.T. No 9313 Mukim of Damansara District of Petaling	Residential condominium	99 years leasehold expiring on 1 Apr 2097	2,147 sq. ft.	Residential condominium currently being rented out	2	655
Sunway Lagoonview A09-02 HS (D) 103073 P.T. No 9314 HS (D) 23565 P.T. No 9313 Mukim of Damansara District of Petaling	Residential condominium	99 years leasehold expiring on 1 Apr 2097	1,390 sq. ft.	Residential condominium currently being rented out	2	385
37A & 37B Jalan 2/70A, Sri Hartamas, Kuala Lumpur	Residential townhouse	Freehold	3,520 sq. ft.	Residential townhouse	14	264
Unit 13-G (Ground/Mezzanine Floor) The Highway Centre Jalan 51/205 46050 Petaling Jaya	2 storey shoplot	99 years leasehold expiring on 24 Oct 2067	1,890 sq. ft.	Shoplot currently being rented out	10	427
Parcel No 1 Storey No 23 Block B Desa Bistari Phase II Lot No 147 Sec. DTL Mukim 13 District of North East Penang	Residential premises	Freehold	700 sq. ft.	Vacant	2	129

List Of Properties

Held as At 31.12.1999 (cont'd)

Location/Address	Description	Tenure	Site/Floor Area	Existing Use	Approximate Age of Building (Years)	Net Book Value as at 31/12/99 RM'000
Lot 1157 Jalan SS13/8 Subang Jaya Industrial Estate 47500 Petaling Jaya	Industrial building	99 years leasehold expiring on 19 Apr 2086	150,737 sq. ft.	Office and warehouse	12	923
Geran 28185, 28186, 28188 and 28189 Mukim & District of Klang State of Selangor	1 1/2 storey Semi-detached factory	Freehold	15,236 sq. ft.	Vacant	2	1,044
3 Jalan 241, Section 51A, Petaling Jaya, Selangor	Semi-detached office and warehouse	99 years leasehold expiring on 9 Aug 2072	59,595 sq.ft.	Office and warehouse currently being rented out	14	8,090
Lot 361, 1257 and 1259 Mukim 20 Province Wellesley Central Penang	Quarry land	Freehold	8 acres	Quarry land currently being rented out	–	3,876
43, Jln Jejarum 2 Section BB9 Bandar Bukit Beruntung 48300 Rawang	Single storey light industrial terrace factory	Freehold	186 sq. metres	Vacant	4	130
Lot 3069 Kemayan City Shopping Mall	Commercial shopping lot	Freehold	312 sq. ft.	Vacant	1	309
PT No. 9215, HS(D) 83402 Mukim of Labu District of Seremban Gala Industrial Park	2 storey shophot	Freehold	1,400 sq. ft.	Vacant	1	230
No. 23 Jln Berlian 3 Taman Rengam Jaya 86200 Simpang Rengam	2 storey shophot	Freehold	1,540 sq. ft.	Vacant	1	198
H.S(D) 166154 PTD No. 90039 Mukim Plentong	Residential condominium	Freehold	175 sq. metres	Vacant	2	350
No. 15 Jln Beladau 7 Taman Puteri Wangsa Ulu Tiram	2 storey shophot	Freehold	1,738 sq. ft.	Vacant	2	325

List Of Properties

Held as At 31.12.1999 (cont'd)

Location/Address	Description	Tenure	Site/Floor Area	Existing Use	Approximate Age of Building (Years)	Net Book Value as at 31/12/99 RM'000
No. 24 Jln Gunung 4 Bandar Seri Alam 81750 Masai Johor	4 storey shoplot	Freehold	1,920 sq. ft.	Vacant	2	754
18 Jalan Kasturi 3 Plaza Kasturi Off Jalan Balakong Batu 11 43200 Cheras Selangor Darul Ehsan	4 storey shoplot	99 years leasehold expiring on 20 Oct 2093	11,827 sq. ft.	Vacant	1	1,400
20 Jalan Kasturi 3 Plaza Kasturi Off Jalan Balakong Batu 11 43200 Cheras Selangor Darul Ehsan	4 storey shoplot	99 years leasehold expiring on 20 Oct 2093	11,827 sq. ft.	Vacant	1	1,400
28 Jalan Kasturi 3 Plaza Kasturi Off Jalan Balakong Batu 11 43200 Cheras Selangor Darul Ehsan	4 storey shoplot	99 years leasehold expiring on 20 Oct 2093	11,165 sq. ft.	Vacant	1	1,256
13 Jalan Kasturi 1 Plaza Kasturi Off Jalan Balakong Batu 11 43200 Cheras Selangor Darul Ehsan	4 storey shoplot	99 years leasehold expiring on 20 Oct 2093	12,836 sq. ft.	Vacant	1	1,578
B4-1-2 Block 4 Evergreen Park Kondo Bandar Sungai Long 43000 Cheras	Residential condominium	Freehold	1,141 sq. ft.	Residential condominium currently being rented out	2	175