

Additional Compliance Information

The information set out below is disclosed in compliance with the Listing Requirements of Bursa Malaysia Securities Berhad:-

1. STATUS OF UTILISATION OF PROCEEDS RAISED FROM CORPORATE PROPOSAL

The Company did not undertake any corporate proposal to raise proceeds during the financial period ended 30 June 2006.

2. SHARE BUY-BACK

The Company has not purchased any of its own shares during the financial period ended 30 June 2006.

3. OPTIONS OVER ORDINARY SHARES, WARRANTS OR CONVERTIBLE SECURITIES EXERCISED

The details on the exercise of options over ordinary shares during the financial period ended 30 June 2006 pursuant to the Company's Employees' Share Option Scheme (ESOS) are disclosed on page 92 of the Annual Report. The Company did not issue any warrants or convertible securities during the financial period.

4. AMERICAN DEPOSITORY RECEIPT (ADR) OR GLOBAL DEPOSITORY RECEIPT (GDR) PROGRAMME

The Company did not sponsor any ADR or GDR programme during the financial period ended 30 June 2006.

5. SANCTIONS AND/OR PENALTIES

There were no public sanctions and/or penalties imposed on the Company and its subsidiaries, Directors or Management by the relevant regulatory bodies during the financial period ended 30 June 2006.

6. NON-AUDIT FEES

The non-audit fees paid/payable to the external auditors of the Company and its subsidiaries for the financial period ended 30 June 2006 amounted to RM247,200.

7. VARIATION IN RESULTS

There was no variance of 10% or more between the audited results for the financial period ended 30 June 2006 and the unaudited results previously announced by the Company. The Company did not release any profit estimate, forecast or projection for the financial period.

8. PROFIT GUARANTEE

There was no profit guarantee given by the Company during the financial period ended 30 June 2006.

9. MATERIAL CONTRACTS INVOLVING DIRECTORS' AND MAJOR SHAREHOLDERS' INTERESTS

The material contracts (not being contracts entered into in the ordinary course of business) entered into by the Company and/or its subsidiaries involving directors' and major shareholders' interests during the financial period ended 30 June 2006 were as follows:-

- (a) Novation Agreement dated 21 February 2005 between SunCity, Sunway Resort Hotel Sdn Bhd (SRH), Reco Resort Hotel Private Limited (Reco) and Reco Resort Hotel (M) Sdn Bhd (RRH) whereby RRH shall assume any and all rights, benefits, liabilities, duties and obligations of Reco under the Subscription Agreement dated 25 November 2004 between SunCity, SRH and Reco, and RRH shall be substituted in place of Reco as if RRH were the original party to the Subscription Agreement instead of Reco.
- (b) Shareholders' Agreement dated 20 April 2005 between SunCity, RRH and SRH to effect their intentions and to regulate their relationship as shareholders in SRH and the conduct of the business and affairs of SRH.

Additional Compliance Information *(cont'd)*

- (c) Sub-Tenancy Agreement dated 27 June 2006 between SunCity, Platinum Success Sdn Bhd (PSSB) and Monash University Sunway Campus Malaysia Sdn Bhd (MUSCM) whereby PSSB sub-lets to MUSCM, the plot of land measuring 11.95 acres located along Jalan PJS 11/26, Bandar Sunway, Selangor Darul Ehsan together with the university buildings and related infrastructure to be constructed thereon, for a term of 3 years at a monthly rental of RM1.125 million.
- (d) Deed of Ratification and Accession dated 30 June 2006 between Sunway Lagoon Sdn Bhd (SLSB), Sunway Pyramid Sdn Bhd (SPSB) and Star Bowl Sdn Bhd (SBSB) whereby SPSB shall become a party to the Joint Venture Agreement dated 28 October 1996 between SLSB and SBSB pursuant to the disposal by SLSB of 800,000 ordinary shares of RM1.00 each and 1,473,000 redeemable non-interest bearing preference shares of RM0.01 each, representing 40% of the issued and paid-up capital of Pyramid Bowl Sdn Bhd [hereinafter referred to as "the Sale Shares"] to SPSB for a total cash consideration of RM2 million. SLSB has ceased to be liable or responsible for performing and observing all the terms, liabilities and obligations in respect of the Sale Shares and under the Joint Venture Agreement, and SPSB shall be entitled to exercise all the rights, privileges and benefits of SLSB in respect of the Sale Shares.

Relationship of Related Parties for items (a) and (b) above

- (i) SRH is a 52% owned subsidiary of SunCity.
- (ii) RRH which is a Major Shareholder of SRH, is a wholly-owned subsidiary of Reco, which in turn is a wholly-owned subsidiary of Recosia Pte Ltd. Recosia Pte Ltd is wholly-owned by Government of Singapore Investment Corporation (Realty) Pte Ltd (GICR). GICR and Government of Singapore Investment Corporation Pte Ltd (GIC) are both controlled by the Minister for Finance, Inc of the Government of Singapore. GIC is a Major Shareholder of SunCity.
- (iii) Lim Swe Guan is a person connected with GIC by virtue of being a nominee director who represents GIC's interest in SunCity.

Relationship of Related Parties for item (c) above

- (i) PSSB is a wholly-owned subsidiary of SunCity.
- (ii) Tan Sri Dato' Seri (Dr) Cheah Fook Ling and Datuk Razman M Hashim are Directors of MUSCM and they have deemed interests in MUSCM.

Relationship of Related Parties for item (d) above

- (i) SLSB and SPSB are 51% and 52% owned subsidiaries of SunCity respectively.
- (ii) Reco Pyramid (M) Sdn Bhd which is a Major Shareholder of SPSB, is an investment holding company under the management of GIC Real Estate Pte Ltd, which is a wholly-owned subsidiary of GIC. GIC is a Major Shareholder of SunCity.
- (iii) Lim Swe Guan is a person connected with GIC by virtue of being a nominee director who represents GIC's interest in SunCity.

10. REVALUATION POLICY ON LANDED PROPERTIES

The Company has not adopted a policy of regular revaluation of its landed properties.

11. STATEMENT BY AUDIT COMMITTEE IN RELATION TO THE ALLOCATION OF OPTIONS OVER ORDINARY SHARES PURSUANT TO THE ESOS

There was no new allocation of options over ordinary shares pursuant to the Company's ESOS during the financial period ended 30 June 2006.