

Five-Year Financial Highlights

	*Period ended 30.06.06 RM '000	Year ended 31.12.04 RM '000	Year ended 31.12.03 RM '000	Year ended 31.12.02 RM '000	Year ended 31.12.01 RM '000
OPERATING RESULTS					
Revenue	1,574,400	992,481	728,640	659,428	587,519
Profit before taxation	421,118	169,157	107,134	156,544	34,860
Taxation	(92,873)	(42,638)	(35,440)	(27,244)	(22,392)
Profit after taxation	328,245	126,519	71,694	129,300	12,468
Minority interests	(161,523)	(59,613)	(46,214)	(10,860)	(6,186)
Net profit for the period/year	166,722	66,906	25,480	118,440	6,282
KEY BALANCE SHEET DATA					
Property, plant & equipment	648,510	481,554	484,187	398,580	932,703
Investment properties	372,764	320,159	318,584	309,517	374,528
Land held for property development	367,495	357,324	345,812	354,410	364,525
Investments in associates	12,993	12,502	1,597	35,460	11,779
Investment in jointly controlled entity	40,822	13,540	10,836	-	-
Other non-current investments	466,203	466,203	466,203	392,840	-
Goodwill on consolidation and deferred tax assets	39,703	26,033	19,875	36,263	12,429
Current assets	1,053,753	1,031,501	650,490	556,774	438,478
Total Assets	3,002,243	2,708,816	2,297,584	2,083,844	2,134,442
Current liabilities	645,527	682,138	499,887	420,290	437,431
Long term borrowings	556,563	631,760	460,502	338,436	549,454
Other long term liabilities	393,896	217,644	284,913	336,891	180,321
Deferred tax liabilities	21,625	4,488	34	5	21,476
Total Liabilities	1,617,611	1,536,030	1,245,336	1,095,622	1,188,682
Total Net Assets	1,384,632	1,172,786	1,052,248	988,222	945,760
Minority interests	404,570	333,833	289,390	253,213	342,153
Shareholders' equity	980,062	838,953	762,858	735,009	603,607

FINANCIAL RATIOS

Earnings per share	(sen)	40.30	16.47	6.25	32.72	(0.25)
Net tangible assets per share	(RM)	2.33	2.01	1.87	1.77	1.43
Gross dividend per share	(%)	7.50	5.00	1.00	1.50	-

* The Group changed its financial year end from 31 December to 30 June. Accordingly, the financial statements cover an 18-month period.



Sunway Pyramid Shopping Mall

Sunway Lagoon Theme Park

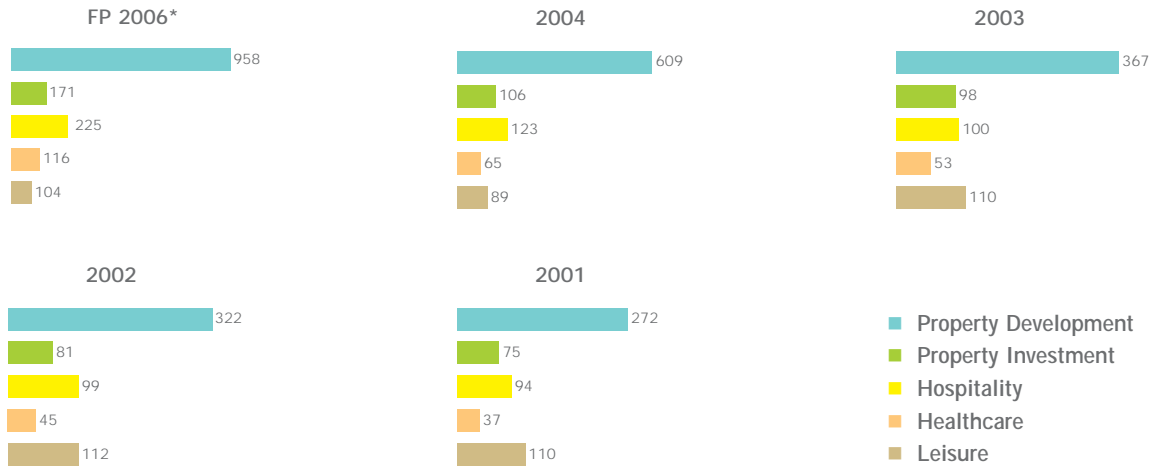
The grandeur of Kiara Hills

The Villas set in lush landscape gardens

Segmental Performance

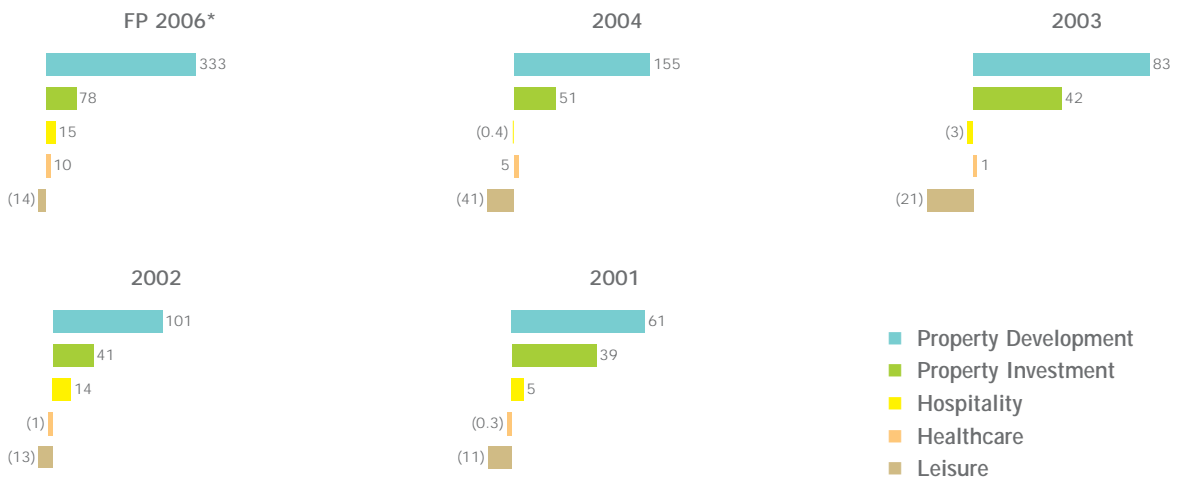
Revenue (RM mil)

Total Revenue FP 2006* = RM1,574

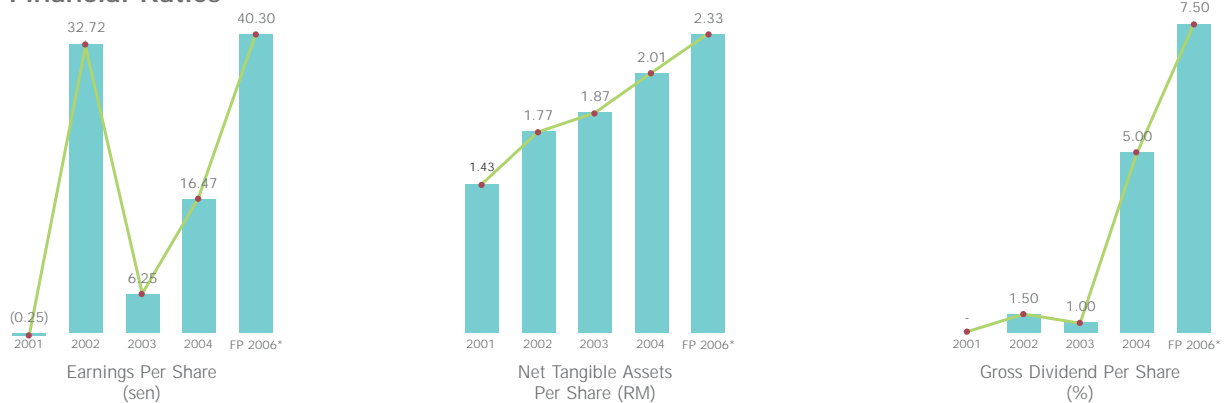


Profit from Operations (RM mil)

Total Profit FP 2006* = RM422



Financial Ratios



*18 months ended 30 June 2006