

Bringing Your Dreams To Life



Proposed high-end apartment building at Sri Hartamas, Kuala Lumpur

Property Development

Property development is the core business of SunCity and the key contributor to earnings. Among SunCity's prominent developments are Sunway Damansara, Kiara Hills, Sunway SPK Damansara and Sunway Cheras in the Klang Valley and Sunway Mutiara and Sunway Bukit Gambier in Penang. These developments portray SunCity's signature lifestyle living concepts and focuses on providing customers value through strategic location, innovative layout and design and quality products.

Moving forward, SunCity is confident that its development and investment strategies will propel the Group to new levels of earnings. SunCity has expanded and deepened its presence in Malaysia's growth cities whilst maintaining its reputation as a developer of quality homes.



"We are here to create competitive edge by managing customers' value in the increasingly challenging market"

*Ho Hon Sang
Chief Operating Officer
Property Development*

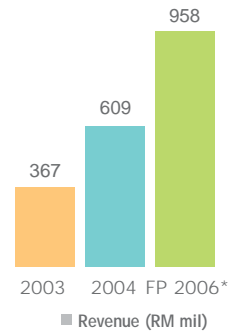
Kiara Hills is an exclusive residential enclave, hosting 88 luxurious bungalows and 34 courtyard villas, known as the "Beverly Hills of Kuala Lumpur".



Sunway South Quay is SunCity's next iconic development. This 133-acre project is a lakeside development, creating top-notch lifestyle living.



Sunway SPK Damansara offers uniquely modern tropical design homes boasting 2 spacious master bedrooms.



*18 months ended 30 June 2006

2006 Milestone:

- Property development achieved sales exceeding RM1 billion supported by RM854 million launches during the financial period, despite the challenging market.
- Kiara Hills - This masterpiece development on the last piece of elevated land in Mont Kiara, Kuala Lumpur achieved a high 70% take up despite its premium pricing. Its prime location and the modern tropical design emphasising luxury space, grandeur and lifestyle make it highly attractive to owners and expatriates.
- Sunway Damansara - A 400-acre integrated mixed development with good accessibility and amenities. Dataran Sunway has achieved 94% take up rate with completed units enjoying 30% to 50% capital appreciation. Other exciting projects are the 3-storey ParkVille Garden Townhouses that feature a 40 feet wide back garden and Laman Impian Garden Villas project, a gated townhouse community.
- Sunway SPK Damansara - A truly family-friendly development with a uniquely modern tropical design, proved to be popular with urbanites with upgraded families. It has achieved a whopping sale of 99% of the total 608 units of 2 and 2 1/2 storey terrace homes.
- SunCity's overseas developments are well spread to different countries. In Cambodia, the pioneering joint venture development in Phnom Penh, Sunway Toul Kok City has achieved 70% take up on launches. In Australia, SunCity entered into a 50:50 joint venture with Australand to develop its last remaining parcel of land in Wonderland Business Park into an industrial development.

Future Plans:

- Sunway South Quay in Bandar Sunway will be launched by early 2007, starting with the high-end residential precinct. The first phase will consist of luxury lakeside bungalows and condominiums.
- Plans are afoot to extend SunCity's global reach. To date, SunCity has been responding positively to the invitation from India and China to engage in joint ventures. In view of the company's future expansion, it will continue to seek and form strategic alliances with potential business partners.