

| Sunland Group

2007



Overview

Corporate Structure

Development Portfolio

Annuity Portfolio

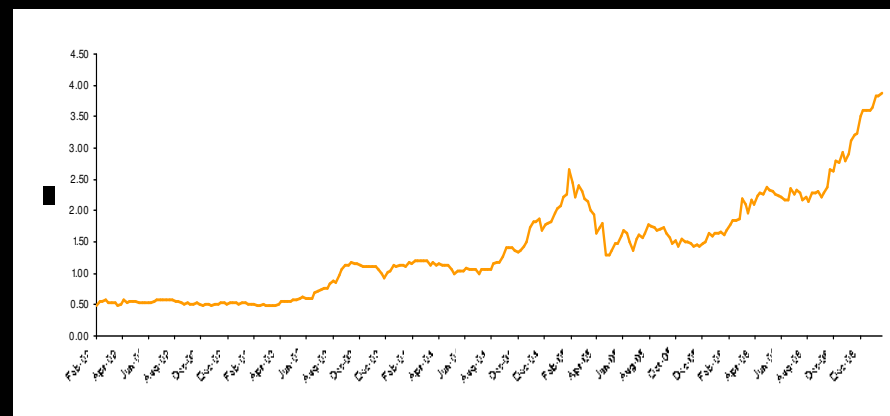
Sunland International

Peer Group Analysis

Conclusion

Corporate Structure

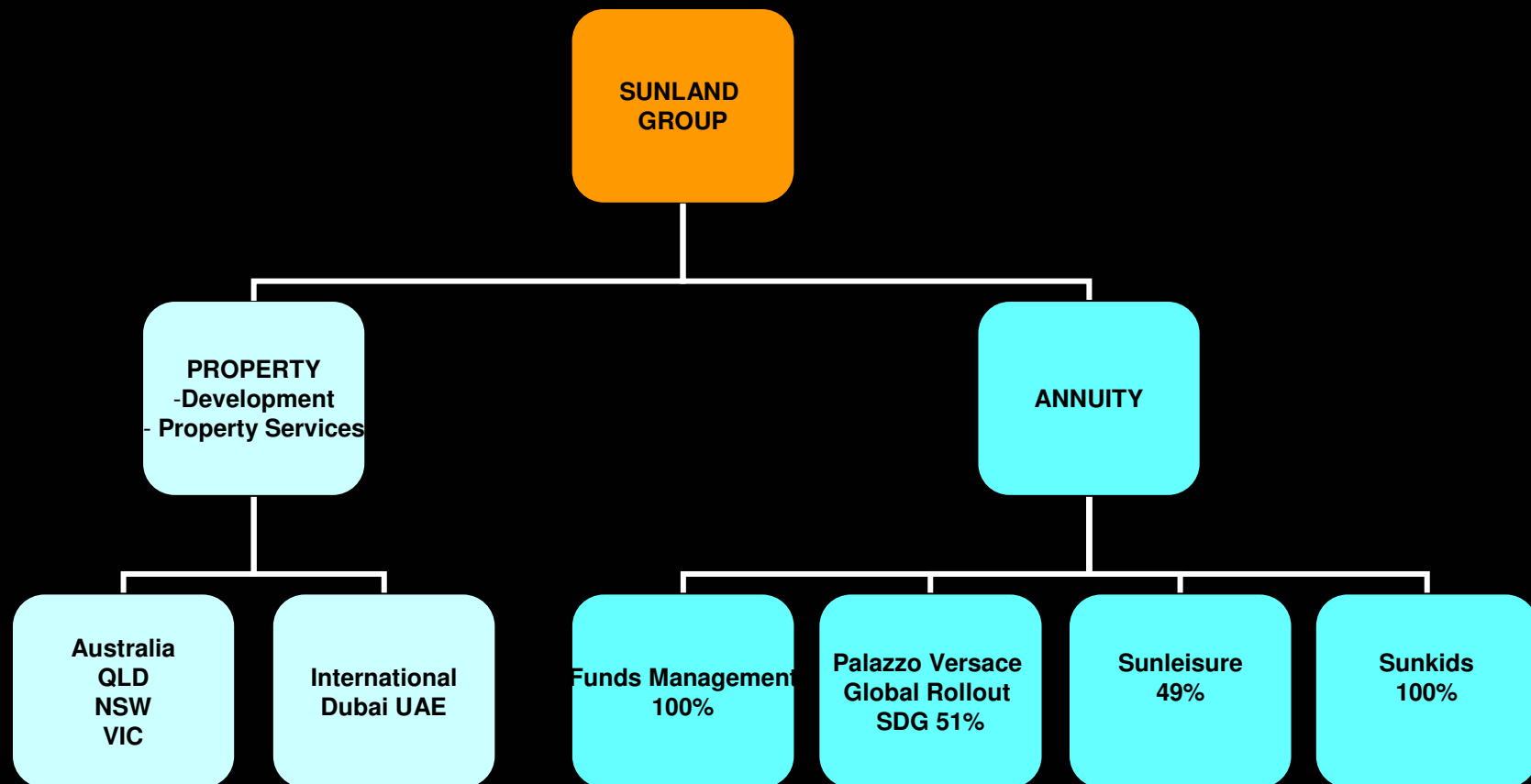
Company: Sunland Group Limited
ASX Code: SDG
Share Price (as at 1/02/07): A\$3.87
Number of Share on Issue: 290.7m
Market Capitalisation: A\$1.1bn
Indicies: S&P / ASX 200



Name	Position	Name of Holding	% held
Abedian Family	Executive Directors	Havannah Pty Ltd	17.70%
		Pacific Development Corporation Pty Ltd	
		Sahba Abedian	
James Packer	Non-executive Director	Cavalane Venture Pty Ltd	12.90%
John Leaver	Non-executive Director	Continental Venture Capital	11.12%

Overview

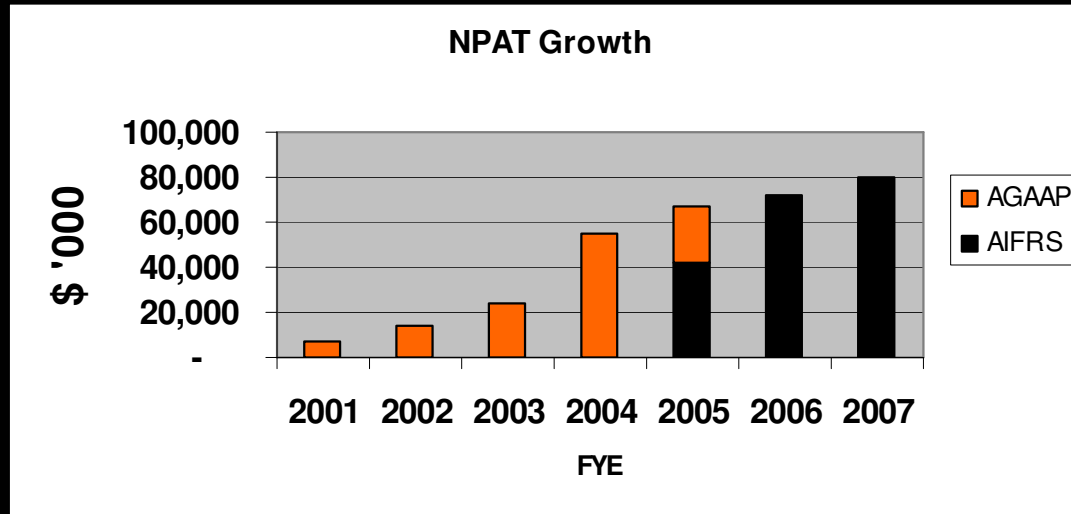
- Integrated property group with operations in Australia and UAE
- Portfolio currently valued at A\$5.2bn
- Increase in future earnings from international operations & organic growth within Australia



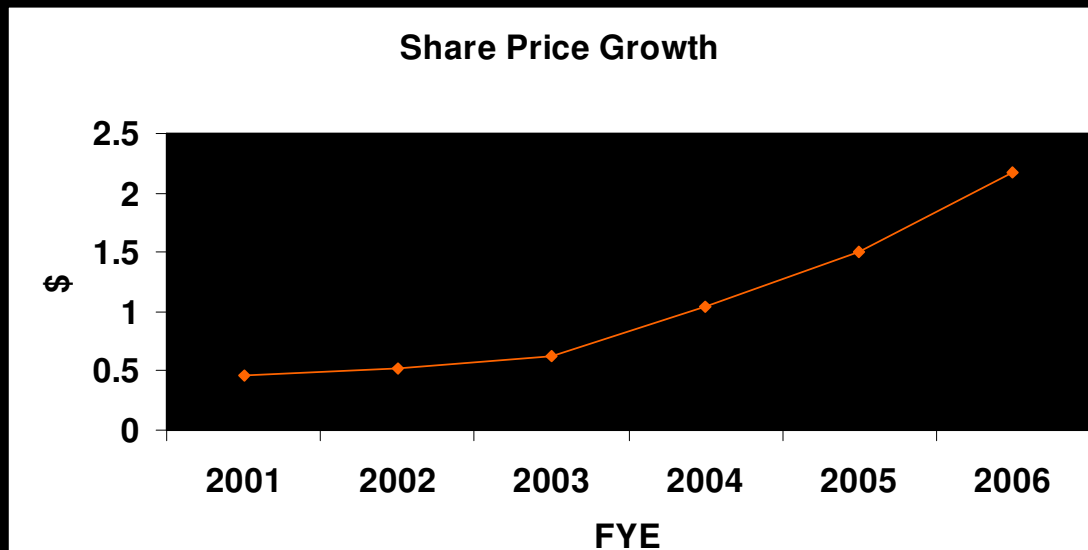
Operational Highlights

- **CPH substantial shareholder** and appointment of Mr James Packer as Non-executive Director
- **International Expansion** – Dubai office operational
- **Establishment of Sunland Funds Management** – launch of first diversified land fund
- **Exclusive licensing agreement** with House of Versace for Global Rollout of 15 resorts & villas under the luxury brand of Palazzo Versace
- **Completion & recognition** of major high-rise residential projects - Q1 & YVE

Financial Highlights



Actual average 5-year NPAT compound growth 66% pa



Financial Highlights

	2005*	2006	%
NPAT	30.7	72.3	+ 132
Revenue	199.9	488.7	+ 144
EPS	13.5cps	28.9cps	+ 114
ROE	13.03%	25.6%	+ 96
DPS	10.0cps	12.5cps	+ 25

* AIFRS restated

Financial Projections

2007

NPAT

\$80m

EPS

27.5cps

ROE

25%

DPS

13.5cps

Capital Management Strategies

Capital Allocation

- Recycle equity through Funds Management activities
- Allocation of equity to shorter term projects to maximize equity turnover
- Utilization of debt with higher leverage for specific long term projects
- Equity raising to finance long term growth opportunities

Gearing & Leverage

- Multi-Storey activities historically had gearing (debt to equity) at 2.5 x
- Current gearing trending towards 50%
- Re-financed facilities to provide maximum flexibility for national and international projects
- Average cost of debt funds reduced to 1.25 margin over BBSY

Capital Management Strategies

Balance Sheet Growth

	2001	2006	% Change
NTA	\$0.36	\$1.11	+ 208
Total Assets	\$214.6m	\$783.6m	+ 265
Return on Assets	9%	17%	+ 88
Cash on Hand	\$3.1m	\$55.5m	+ 1690
Gearing (Net Debt/Equity)	1.86 x	1.56 x	-16

Key Milestones

1983	Sunland Homes established with development of luxury housing, highrise and land sub division.
1995	Sunland Group listed on ASX with a share price of 50 cents (32.5m shares were issued).
1996	Developed Legends Hotel - its first hotel, a four star, 403 room hotel in Surfers Paradise.
1997	Signed Heads of Agreement with Gianni Versace SpA for the design of the 205 room hotel and 72 condominiums – the world's first branded hotel.
1999	Palazzo Versace began construction.
2000	Palazzo Versace Hotel and condominiums completed in August and hotel operations commence.
2000	Melbourne office opens.
2001	Brisbane office opens.
2002	Commenced construction on Q1 – the world's tallest residential tower.
Feb 2003	Sahba Abedian appointed joint Managing Director.
Feb 2004	Sydney office opens.
Mar 2004	Enters S&P/ASX 300 index.
Apr 2004	Rights issue raises A\$45m.
Jun 2004	Introduced Dividend Reinvestment Plan.
Oct 2004	The childcare division, Sunkids is launched.
Nov 2004	Announced the sale of all its management rights and 50% share of Q1 Observation Deck for A\$85m into Sunleisure, an unlisted entity.
Dec 2004	Announced international expansion into Dubai via a joint venture with Emirates Investment Group and sale of 49% of Palazzo Versace Gold Coast (settles August).

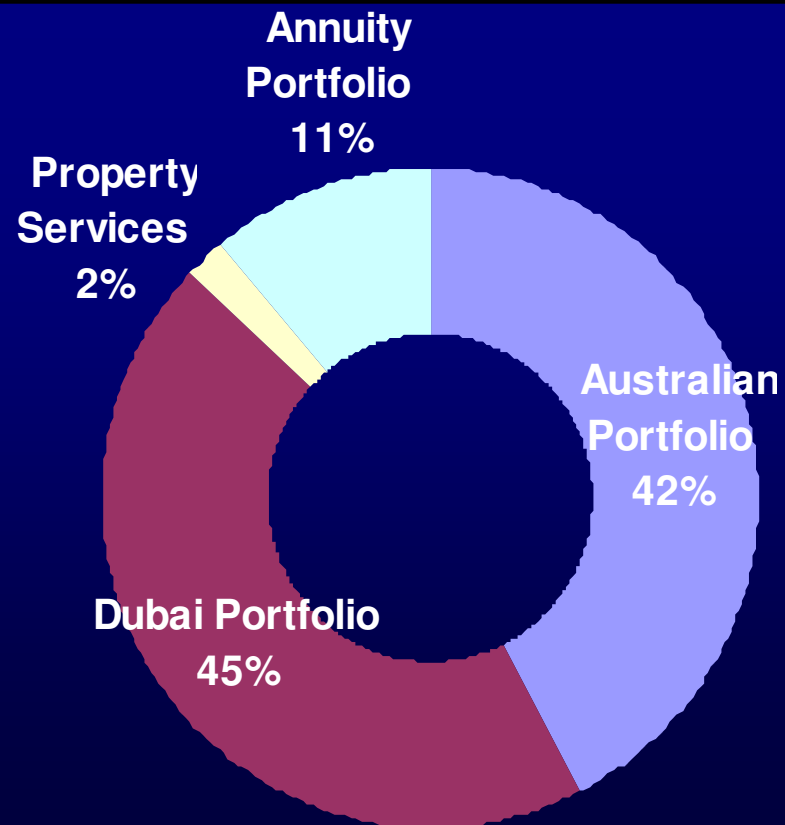
Key Milestones cont

Aug 2005	Q1 completed.
Oct 2005	<p>Announces the first tranche of settlements on Q1 which enabled the JV to retire its total construction and development debt of A\$307m to its banking syndicate comprising NAB, Westpac, ANZ, OCBC Bank and James Fielding Funds Management. Q1 Resort and Spa opens.</p> <p>Terry Jackman appointed Independent Chairman replacing John Leaver who becomes non-executive Director. Soheil Abedian retires as joint Managing Director to focus on international growth and establishment of offices in UAE. Sahba Abedian becomes sole Managing Director.</p>
Nov 2005	Sunleisure enters into an unconditional contract to acquire the Circle on Cavill retail precinct for A\$103.2m.
Dec 2005	Q1 Observation Deck opens.
Mar 2006	<p>The Board appoints Ron Eames as an independent non-executive Director.</p> <p>Consolidated Press Holdings (CPH) announces its proposal to take a major stake in the company via a placement of 37.5m shares at A\$1.87. CPH will also be issued options which if exercised would increase its shareholding to up around 19.9%. Upon completion of the offer, Mr James Packer was appointed to the board as a non-executive Director.</p>
May 2006	<p>Announces its international division, Emirates Sunland Group, has executed a JV agreement with Arabtec, the largest construction group in the United Arab Emirates. The agreement is for the construction of D1 and Palazzo Versace Dubai.</p> <p>Emirates Sunland Group announces it has signed an agreement to project manage an A\$4bn master-planned community in Umm Al Quwain.</p>
Jul 2006	The CPH placement approved at an EGM.
Aug 2006	Announces the launch of the unlisted Sunland Diversified Land Fund, via its subsidiary Sunland Fund Management.
Nov 2006	Sunland enters into exclusive licensing agreement with House of Versace for the rollout of 15 further hotel and villas

Sunland Development Portfolio

Total portfolio - \$5.2 billion

Portfolio Breakdown by Sector



Sunland Development Portfolio

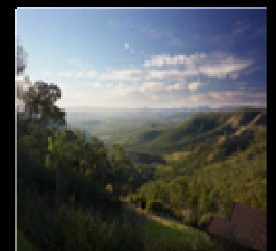
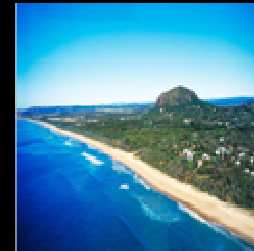
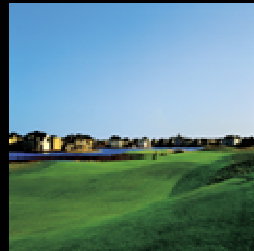
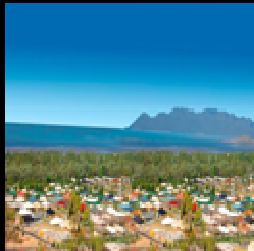
Total portfolio - \$5.2 billion

Australian Portfolio	7,059 products	\$ 2.2bn
- Urban development	5,512 lots	\$ 1.1bn
- Residential Housing	790 dwellings	\$ 340m
- Multi-Storey	757 apartments	\$ 691m
- Commercial / Industrial	2 projects	\$ 70m
Dubai Portfolio		\$ 2.3bn
- 4 Multi-Storey / Mixed Use		\$ 2.3bn
Property Services		\$100m
- Architectural Design		
- Construction Management		
- Project Management		
Annuity Portfolio		\$579m
❖ Funds Management	1 Fund	\$ 39m
❖ Palazzo Versace		
❖ Gold Coast	205 rooms	\$ 85m
❖ Dubai (opening 2009)	215 rooms	\$143m
❖ Sunkids	47 centres	\$106m
❖ Sunleisure	2,140 keys / 13,200sqm	\$206m

Australian Portfolio

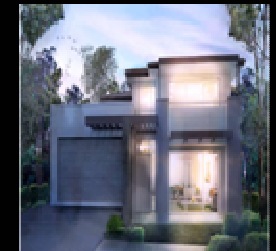
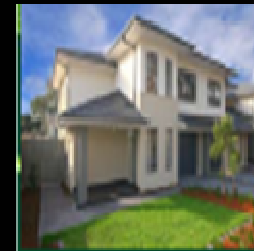
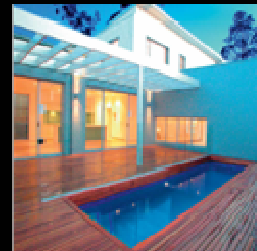
Urban Development

Active	10 projects	485 allotments	\$ 92m
Pipeline	5 projects	5,027 allotments	\$997m
TOTAL	15 projects	5,512 allotments	\$1.1bn



Residential Housing

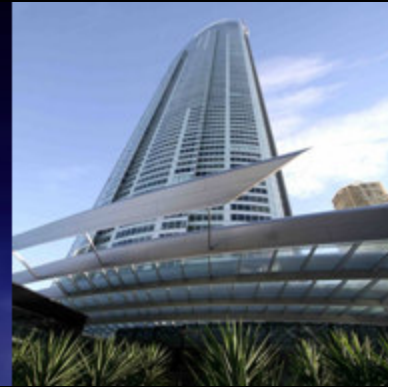
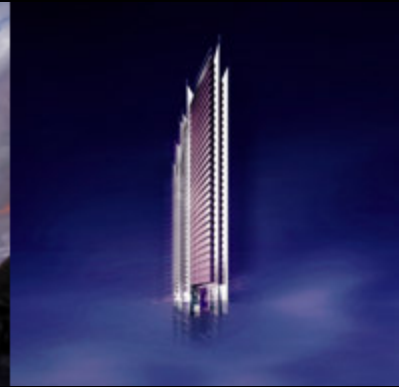
Active	7 projects	178 dwellings	\$ 98m
Pipeline	5 projects	612 dwellings	\$242m
TOTAL	12 projects	790 dwellings	\$340m



Australian Portfolio

Multi-Storey

Active	6 projects	751 apartments	\$644m
Pipeline	1 project	6 apartments	\$ 47m
TOTAL	7 projects	757 apartments	\$691m



Commercial / Industrial

Active	1 project	Brisbane	\$58m
Pipeline	1 project	Townsville	\$12m
TOTAL	2 projects		\$70m

Annuity Portfolio

Sunleisure & Sunkids

Funds Management

Palazzo Versace Global Rollout

Sunleisure & Sunkids

Sunland has sold its strategic interest in both Sunleisure Group and Sunkids to MFS subject to shareholders approval.

TOURISM

2,140 keys

Commenced operations in QLD late 2004, currently **14 operational** centres and **8 under construction**

Hotels 2 hotels 717 keys

MLR 5 serviced apartments 1,423 keys

LOCATIONS	CENTRES	CHILDREN
35	47	3,092

QLD	27	NSW	1	VIC	20
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LEISURE

Q1 Observation Deck

RETAIL

Circle on Cavill

-9,200sqm retail, 3,300sqm commercial

Sunland Diversified Land Fund

First Fund launched 14 August 2006

19.9 million units at \$1.00 each

2.6 years, closed Fund

Forecast IRR 20% over Investment Term (anticipated < 30%)

The focus of Sunland's growth for funds management

Anticipated launch of second fund within 9 months expected to have international focus

Palazzo Versace – Global Rollout

Exclusive licensing agreement with House of Versace for Global Rollout of 15 resorts, under luxury brand Palazzo Versace

GOLD COAST, AUST

- **Opened Sept 2000**
- **205 rooms, 72 condominiums**
- **No. 1 market share in 5 star**



Sunland International

1. Emirates Sunland Group (ESG) – Sunland Group Ltd 50% interest

- Emirates Sunland Group (ESG) is a Joint Venture between Emirates Investment Group and Sunland Group Limited to pursue international property development opportunities
- ESG's head office is based in Dubai, UAE

2. Sunland International – Sunland Group Ltd 100% interest

Dubai Portfolio

Emirates Sunland Group

Capital Structure

- **Emirates Investment Group** **50%**
- **Sunland Group Limited** **50%**

Board of Directors

His Excellency Sheikh Tariq Al Quassimi	Emirates	Chairman
Soheil Abedian	Sunland	MD
Reza Jaffar	Emirates	Director
Brian Woodside	Emirates	Director
David Brown	Sunland	Director
John Tatler	Sunland	Director

Milestones 2006 - Dubai

- Established Office (**31 staff** – 16 families relocated)
- Joint venture executed with **Arabtec for construction of D1 / PV**
- Joint venture executed with **Sunleisure Aust for tourism operations (100% owned by MFS)**
- Joint venture executed with **Habib family to develop Business Bay (20 story tower)** – ESG $\frac{2}{3}$ owner
- Purchased **3.5ha parcel of waterfront land in Palm Jebel Ali** for 3 mixed use towers – SDG 100% owner
- Launch of **White Bay** (ESG project manager)
- Launch of D1 and Palazzo Versace

Dubai Portfolio

PROJECT VALUE

\$AUD

Palazzo Versace (50%)

\$857m

D1 (50%)

\$565m

Business Bay (33%)

\$125m

Waterfront Jebel Ali (100%)

\$860m

White Bay UAQ

\$4.0bn

TOTAL TO SDG

\$6.4bn

Project Status

	LAUNCH	CONSTRUCTION	COMPLETION
Palazzo Versace (50%)	Dec 06	Jan 07	June 2009
D1 (50%)	Dec 06	Jan 07	March 2010
Business Bay (33%)	Apr 07	Sep 07	March 2009
Waterfront Jebel Ali (100%)	Jul 07	Jan 08	July 2010
White Bay UAQ* (50%)	Dec 06	Jul 07	July 2012

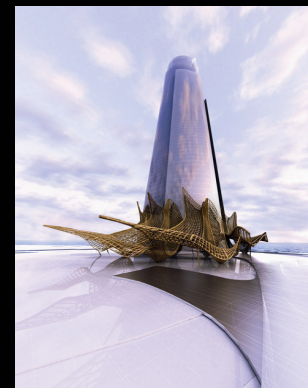
EMIRATES SUNLAND PROJECT LOCATIONS



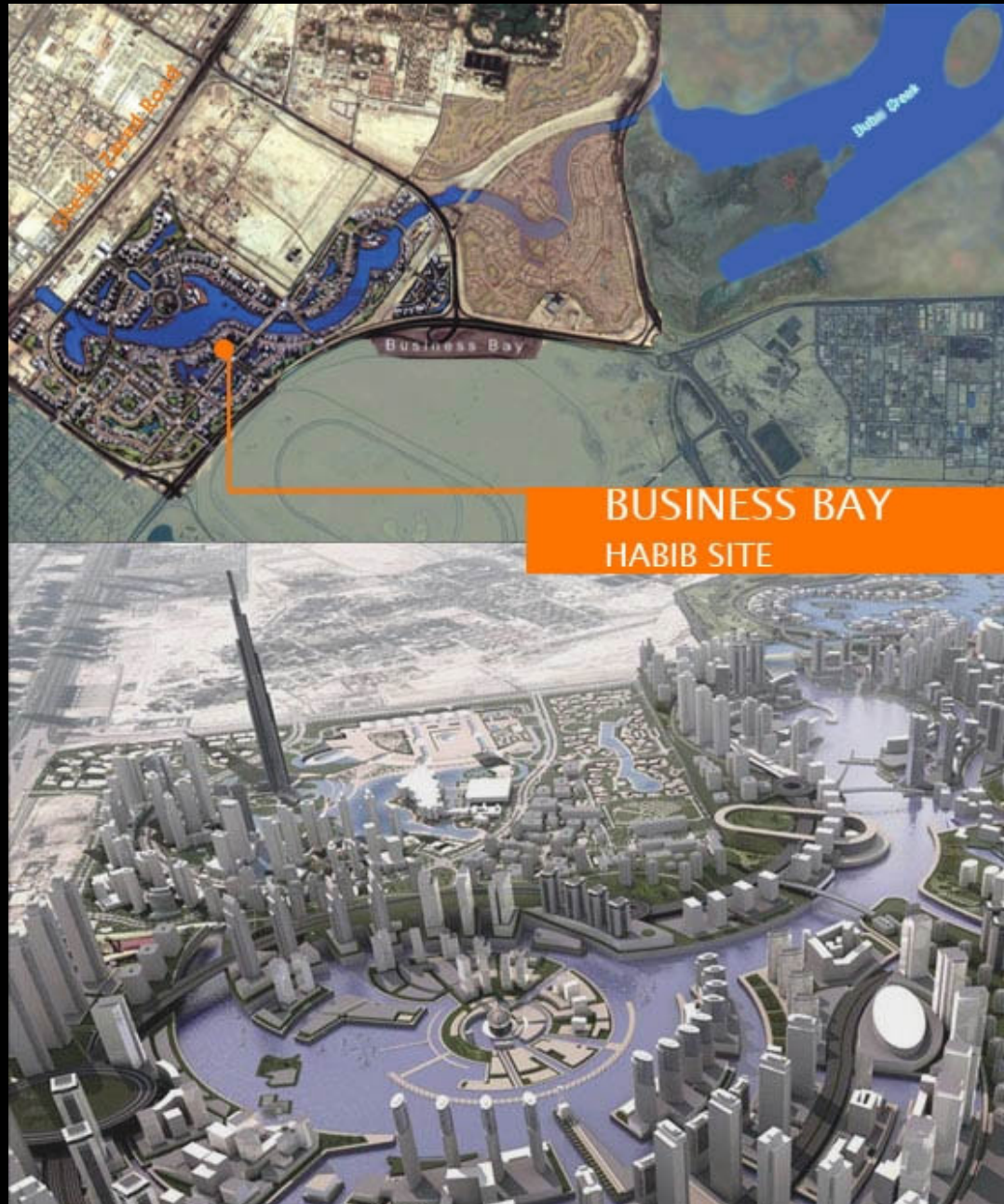
DUBAI PORTFOLIO



PALAZZO VERSACE
DUBAI



BUSINESS BAY SITE - LOCATION



MADINAT AL ARAB (WATERFRONT)



PROJECT MANAGEMENT

WHITE BAY – UMM AL QUWAIN



Peer Group Comparison

Property Developers & Contractors	Code	Share price	Market Cap (\$m)	PE FY07F	PE FY08F	Dividend yield FY07F	Dividend yield FY08F
Large companies:							
Australand*	ALZ	\$2.13	1,859	13.3	12.4	7.8	7.9
Leightons	LEI	\$24.85	4,128	19.5	16.9	3.3	3.8
Mirvac*	MGR	\$5.81	5,648	18.2	17.5	5.5	5.7
Lend Lease	LLC	\$19.19	5,422	19.5	17.7	3.6	3.9
Stockland*	SGP	\$8.60	7,791	19.6	18.6	5.0	5.3
Average				18.0	16.6	5.0	5.3
Small/medium companies:							
FKP Property Group	FKP	\$6.87	1,500	10.6	9.8	4.7	5.1
Watpac	WTP	\$4.14	400	15.2	12.4	3.6	4.4
Average				12.9	11.1	4.2	4.8
Sunland Group	SDG	\$4.02	1,169	13.0	12.9	3.5	3.9

Source: ABN AMRO Morgans, ABN AMRO forecasts, Iress

*consensus data

Prices as at 6 February 2006

Conclusion

- **Celebrating 25 years of successful growth – 5 year ROE 22.5%**
- **A professional management team of 25 years**
- **Continued international expansion – initially UAE focus**
- **Global rollout of Palazzo Versace – 15 resorts**
- **Strong domestic property portfolio with established market position**
- **Continued growth in annuity income through property development funds**