



Seri Maya



## Analysis of Share/Warrant/ICPS Holdings



# ANALYSIS OF SHARE/WARRANT/ICPS HOLDINGS

as at 1 April 2003

Class of shares	: Ordinary shares of RM0.50 each
Voting rights	: One vote per shareholder on a show of hands or one vote per ordinary share on a poll

## Distribution of Shareholdings

No. of holders	Holdings	Total Holdings	%
2,593	Less than 1,000	1,278,929	0.11
20,959	1,000 to 10,000	77,637,799	6.78
4,728	10,001 to 100,000	109,698,706	9.59
313	100,001 to less than 5% of issued shares	524,224,694	45.82
4	5% and above of issued shares	431,307,909	37.70
28,597	Total	1,144,148,037	100.00

## Thirty Largest Shareholders

(without aggregating securities from different securities accounts belonging to the same person)

Name	No. of Shares	%
1. Gold IS Berhad	161,353,534	14.10
2. Amanah Raya Nominees (Tempatan) Sdn Bhd - Skim Amanah Saham Bumiputera	121,500,000	10.62
3. Citicorp Nominees (Tempatan) Sdn Bhd - Pledged securities account for Gold IS Berhad	77,454,375	6.77
4. UOBM Nominees (Tempatan) Sdn Bhd - UOB Labuan for Gold IS Berhad	71,000,000	6.21
5. Employees Provident Fund Board	50,894,625	4.45
6. Permodalan Nasional Berhad	42,571,998	3.72
7. IJM Corporation Berhad	37,102,500	3.24
8. Malaysia Nominees (Tempatan) Sendirian Berhad - Great Eastern Life Assurance (Malaysia) Berhad	33,047,500	2.89
9. Multistock Sdn Bhd	27,000,000	2.36
10. UOBM Nominees (Asing) Sdn Bhd - United Overseas Bank Nominees (H.K.) Limited for HK 28 Limited	20,520,455	1.79
11. HSBC Nominees (Asing) Sdn Bhd - HRBS SG for Kenderlay Ltd	20,365,500	1.78
12. Insas Plaza Sdn Bhd	18,894,250	1.65
13. Montego Assets Limited	17,500,000	1.53
14. Wah Seong (Malaya) Trading Co. Sdn Bhd	17,093,433	1.49
15. Tan Chin Nam Sdn Bhd	15,822,469	1.38
16. Tan Kim Yeow Sdn Bhd	14,962,604	1.31
17. Tan Chin Nam Sdn Bhd	11,400,000	1.00
18. M & A Nominee (Asing) Sdn Bhd - Dawnfield Pte Ltd	9,750,000	0.85
19. Mayban Nominees (Asing) Sdn Bhd - DBS Bank for Timbarra Services Limited	7,663,750	0.67
20. Wah Seong Enterprises Sdn Bhd	6,665,642	0.58
21. BBL Nominees (Tempatan) Sdn Bhd - Pledged securities account for Dato' Tan Chin Nam	6,355,813	0.56
22. M & A Nominee (Asing) Sdn Bhd - Pedigree Limited	6,171,500	0.54
23. M & A Nominee (Asing) Sdn Bhd - Montego Assets Limited	6,132,750	0.54

# ANALYSIS OF SHARE/WARRANT/ICPS HOLDINGS (CONT'D)

as at 1 April 2003

## Thirty Largest Shareholders (cont'd)

(without aggregating securities from different securities accounts belonging to the same person)

Name	No. of Shares	%
24. M & A Nominee (Asing) Sdn Bhd - M&A Investments Pte Ltd	5,000,000	0.44
25. Tentang Emas Sdn Bhd	4,759,750	0.42
26. Pertubuhan Keselamatan Sosial	4,521,873	0.40
27. Scanstell Sdn Bhd	4,056,000	0.35
28. Ke-zan Nominees (Asing) Sdn Bhd - Kim Eng Ong Asia Securities Pte Ltd for Bioyield Trading Limited	3,910,000	0.34
29. Malaysia Nominees (Tempatan) Sdn Bhd - Great Eastern Life Assurance (Malaysia) Berhad	3,528,000	0.31
30. M & A Nominee (Asing) Sdn Bhd - M&A Investments International Ltd	3,500,000	0.31

## Substantial Shareholders (as per the Register of Substantial Shareholders)

Name	Direct	Number of Shares Held		
		%	Indirect	%
1. Gold IS Berhad	309,807,909	27.08	27,000,000	2.36
2. Amanah Raya Nominees (Tempatan) Sdn Bhd - Skim Amanah Saham Bumiputera	121,500,000	10.62	-	-
3. Insas Berhad	-	-	62,759,500	5.49
4. Dato' Tan Chin Nam	8,158,313	0.71	451,721,765	39.48
5. Robert Tan Chung Meng	1,401,893	0.12	433,331,400	37.87
6. Pauline Tan Suat Ming	177,603	0.02	393,230,775	34.37
7. Tony Tan Choon Keat	-	-	393,230,775	34.37
8. Tan Chin Nam Sdn Bhd	31,300,844	2.74	380,320,296	33.24
9. Tan Kim Yeow Sdn Bhd	15,449,604	1.35	377,781,171	33.02
10. Wah Seong (Malaya) Trading Co. Sdn Bhd	23,961,058	2.09	352,303,238	30.79

Class of shares	: Irredeemable Convertible Preference Shares 2002/2007 ('ICPS') of RM1.00 each
Voting rights	: One vote per ICPS holder on a show of hands or one vote per ICPS on a poll in respect of meeting of ICPS holders

## Distribution of ICPS Holdings

No. of Holders	Holdings	Total Holdings	%
2,296	Less than 1,000	1,145,590	0.64
2,909	1,000 to 10,000	6,539,746	3.67
229	10,001 to 100,000	6,894,039	3.86
77	100,001 to less than 5% of issued ICPS	57,867,784	32.43
7	5% and above of issued ICPS	105,997,677	59.40
5,518	Total	178,444,836	100.00

# ANALYSIS OF SHARE/WARRANT/ICPS HOLDINGS (CONT'D)

as at 1 April 2003

## Thirty Largest ICPS Holders

(without aggregating securities from different securities accounts belonging to the same person)

Name	No. of ICPS	%
1. Permodalan Nasional Berhad	20,964,500	11.75
2. UOBM Nominees (Asing) Sdn Bhd - <i>United Overseas Bank Nominees (H.K.) Limited for HK 28 Limited</i>	20,520,455	11.50
3. Gold IS Berhad	18,128,421	10.16
4. Wah Seong (Malaya) Trading Co. Sdn Bhd	12,893,228	7.23
5. Tan Kim Yeow Sdn Bhd	12,207,104	6.84
6. Tan Chin Nam Sdn Bhd	11,400,000	6.39
7. Tan Chin Nam Sdn Bhd	9,883,969	5.54
8. HSBC Nominees (Asing) Sdn Bhd - <i>HRBS SG for Kenderlay Ltd</i>	6,262,000	3.51
9. SLW Sdn Bhd	5,104,000	2.86
10. Mayban Nominees (Asing) Sdn Bhd - <i>DBS Bank for Timbarra Services Limited</i>	3,008,500	1.69
11. Wah Seong Enterprises Sdn Bhd	2,823,535	1.58
12. AMMB Nominees (Tempatan) Sdn Bhd - <i>Pledged securities account for Wah Seong (Malaya) Trading Co. Sdn Bhd</i>	2,750,000	1.54
13. BBL Nominees (Tempatan) Sdn Bhd - <i>Pledged securities account for Dato' Tan Chin Nam</i>	2,735,188	1.53
14. Mayban Nominees (Tempatan) Sdn Bhd - <i>Pledged securities account for Tan Chin Nam Sdn Bhd</i>	2,500,000	1.40
15. Employees Provident Fund Board	2,355,500	1.32
16. Malaysian National Reinsurance Berhad	1,632,000	0.91
17. Dato' Tan Chin Nam	1,231,500	0.69
18. Tentang Emas Sdn Bhd	1,223,500	0.69
19. Scanstell Sdn Bhd	1,164,000	0.65
20. BBL Nominees (Tempatan) Sdn Bhd - <i>Pledged securities account for Tan Chin Nam Sdn Bhd</i>	1,150,000	0.64
21. Ke-zan Nominees (Asing) Sdn Bhd - <i>Kim Eng Ong Asia Securities Pte Ltd for S P I Pte Ltd</i>	1,000,500	0.56
22. BBL Nominees (Tempatan) Sdn Bhd - <i>Pledged securities account for Wah Seong (Malaya) Trading Co. Sdn Bhd</i>	1,000,000	0.56
23. Dasar Mutiara (M) Sdn Bhd	965,793	0.54
24. Wah Seong Enterprises Sdn Bhd	951,500	0.53
25. Mayban Nominees (Tempatan) Sdn Bhd - <i>Pledged securities account for Wah Seong (Malaya) Trading Co. Sdn Bhd</i>	900,000	0.50
26. Tan Boon Lee	774,328	0.43
27. Teo Siew Lai	773,000	0.43
28. HSBC Nominees (Asing) Sdn Bhd - <i>Meespierson SG for ACECOM Solutions Corporation</i>	762,500	0.43
29. Tan Lei Cheng	752,953	0.42
30. Teo Kwee Hock	724,000	0.41

# ANALYSIS OF SHARE/WARRANT/ICPS HOLDINGS (CONT'D)

as at 1 April 2003

Type of Securities	: Warrants 1999/2004 ('Warrants')
Voting rights	: One vote per warrant holder on a show of hands or one vote per warrant on a poll in respect of meeting of warrant holders

## Distribution of Warrant Holdings

No. of holders	Holdings	Total Holdings	%
652	Less than 1,000	349,992	0.20
6,976	1,000 to 10,000	23,545,782	13.24
1,497	10,001 to 100,000	39,888,558	22.43
99	100,001 to less than 5% of issued warrants	58,534,889	32.91
2	5% and above of issued warrants	55,518,000	31.22
9,226	Total	177,837,221	100.00

## Thirty Largest Warrant Holders

(without aggregating securities from different securities accounts belonging to the same person)

Name	No. of Warrants	%
1. Gold IS Berhad	35,058,000	19.71
2. Citicorp Nominees (Tempatan) Sdn Bhd - Pledged securities account for Gold IS Berhad	20,460,000	11.50
3. Multistock Sdn Bhd	7,897,500	4.44
4. IJM Corporation Berhad	7,420,500	4.17
5. Wah Seong (Malaya) Trading Co. Sdn Bhd	3,612,205	2.03
6. HSBC Nominees (Asing) Sdn Bhd - HRBS SG for Kenderlay Ltd	3,543,000	1.99
7. Tan Chin Nam Sdn Bhd	3,351,000	1.88
8. Mayban Nominees (Asing) Sdn Bhd - DBS Bank for Timbarra Services Limited	3,097,750	1.74
9. Dato' Tan Chin Nam	1,924,125	1.08
10. Tan Kim Yeow Sdn Bhd	1,169,000	0.99
11. TCL Nominees (Asing) Sdn Bhd - OCBC Securities (Hong Kong) Ltd for Rize Consultants Ltd	1,600,000	0.90
12. Employees Provident Fund Board	1,371,625	0.77
13. Citicorp Nominees (Tempatan) Sdn Bhd - Pledged securities account for Susy Ding	1,326,000	0.75
14. Chan Boon Hwee	1,281,000	0.72
15. SLW Sdn Bhd	1,180,936	0.66
16. Mayban Nominees (Tempatan) Sdn Bhd - Pledged securities account for Yeap Gek @ Yeap Poh Chim	817,000	0.46
17. Wah Seong Enterprises Sdn Bhd	512,281	0.43
18. Tentang Emas Sdn Bhd	707,250	0.40
19. Scanstell Sdn Bhd	579,000	0.33
20. Pertubuhan Keselamatan Sosial	544,374	0.31
21. Chen Chong Peng	472,000	0.27
22. Eng Nominees (Asing) Sdn Bhd - OCBC Securities Private Limited for Hexacon Construction Pte Ltd	467,625	0.26
23. Malaysia Nominees (Tempatan) Sendirian Berhad - Malaysian Trustees Berhad for Alliance Vision Fund	450,000	0.25
24. Hong Leong Finance Berhad - Pledged securities account for Soin Chee Hong	450,000	0.25

# ANALYSIS OF SHARE/WARRANT/ICPS HOLDINGS (CONT'D)

as at 1 April 2003

## Thirty Largest Warrant Holders (cont'd)

(without aggregating securities from different securities accounts belonging to the same person)

Name	No. of Warrants	%
25. Mayban Nominees (Tempatan) Sdn Bhd - Pledged securities account for Sow Cheng Kow	438,000	0.25
26. Tang Kee Hiong	400,000	0.22
27. Lim Chooi Ing	327,000	0.18
28. See Yuen Hing	307,500	0.17
29. Richard Teh Lip Heong	306,750	0.17
30. TKY Investment Pte Ltd	303,375	0.17



Sierramas West



## List of Properties

# LIST OF PROPERTIES

as at 31 December 2002

Location	Tenure	Year Lease Expiring	Age of Building (Years)	Titled Hectareage	Description/ Existing use	Date of Acquisition/ Revaluation	Net Book Value RM'000
<b>Commercial Properties</b>							
No. 6 Jalan Kampar 50400 Kuala Lumpur	Freehold	-	19	1.99	25-storey office building known as Plaza Permata	1984	37,576
P.T. 1 Sec 44 Kuala Lumpur	Leasehold	2073	-	0.30	Land for future development	7-3-2000	7,632
Mid Valley City Lingkar Syed Putra Kuala Lumpur	-	-	3	-	629-room Business Class Hotel known as Cititel Mid Valley	3-3-2000	56,421
Mid Valley City Lingkar Syed Putra Kuala Lumpur	-	-	3	1.97	17-levels office building known as Menara IGB	17-12-1999	44,585
Lot Nos. 3577 to 3580, 3588, 3590, 3592, 3593, 3599 to 3604, 3726, 3727, 3740, 3594, 3741, 3744 to 3748, 3760, 3761, 3939, 3731, 3566, 354 & 355 Mukim Lumut, Pangkor Island	Freehold	-	17	45.14	250-room hotel known as Pan Pacific Resort Pangkor	1-11-2001	91,426
Lot Nos. 34, 19, 21, 23 & 25, 3978, 24, 25, 26, 2377, 37 & 38 Kuala Lumpur	Freehold	-	-	3.19	Part of land currently under development for Mid Valley City		
Lot Nos. 40 & 302 Kuala Lumpur	Leasehold	2085	-	15.53	Part of land currently under development for Mid Valley City		
Lot No. 200 Kuala Lumpur	Leasehold	2024	-	0.30	Part of land currently under development for Mid Valley City		
Lot Nos. PT10, PT9, PT20, PT 46, PT45, PT43, PT44 Kuala Lumpur	Leasehold	2099	-	0.85	Part of land currently under development for Mid Valley City		
A. The above 19.87 hectares of land in Mid Valley City is being developed into the following :							
				Gross built-up Area (sf)			
i) Development rights for 5 office towers with built up area of (1.11m sf)				1,106,498			
ii) Parcel 2 vacant commercial land for future development (5.05m sf)				5,052,501			
iii) Parcel 3 vacant commercial land for future development (1.68m sf)				1,685,714		288,926,646	
iv) Parcel 4 vacant land for residential development (1.37 sf)				1,374,993			
B. Mid Valley Megamall				5,422,606		608,970,203	
C. Unsold Signature Office				2,024		343,425	
						<u>898,239,274</u>	



# LIST OF PROPERTIES (CONT'D)

as at 31 December 2002

Location	Lease Tenure	Year Building Expiring	Age of Titled (Years)	Description/ Hectareage	Date of Acquisition/ Existing use	Net Book Value Revaluation	RM'000
<b>Commercial Properties</b>							
Micasa Hotel Apartments 386 Jalan Tun Razak Kuala Lumpur	Freehold	-	13	1.39	245-room hotel apartments	31-1-2002	100,000
Menara Tan & Tan 207 Jalan Tun Razak Kuala Lumpur	Freehold	-	9	0.45	Office building of 350,000 sq ft lettable area	31-1-2002	97,496
Stanford Hotel Jalan Tuanku Abdul Rahman Kuala Lumpur	Freehold	-	9	0.11	145-room 3-star hotel with 4-level shopping podium of 41,338 sq ft lettable area	31-1-2002	33,000
MiCasa Hotel Apartment 17 Kaba Aye Pagoda Road Yangon	30 years leasehold	2026	3	0.78	143-units 6-storey hotel apartment, with hotel facilities and offices	31-1-2002	38,087
<b>Residential Properties</b>							
PN 1765 Lot 123 Sec 44 Kuala Lumpur	Leasehold	2074	-	0.40	Land for future development	29-4-1991	18,710
CT 10823 Lot 15 Sec 88A Kuala Lumpur	Freehold	-	-	0.19	Land for future development	31-10-1994	3,817
CT 10824 Lot 16 Sec 88A Kuala Lumpur	Freehold	-	-	0.19	Land for future development	16-1-1989	2,573
HS(D) 98836 Lot 4815 Mukim & District of Kuala Lumpur (formerly known as Lot 45845)	Freehold	-	-	1.42	Land currently under development into 132 units of luxury condominiums	14-12-1989	30,816
CT 16118 Lot No. 40 Sec 88A Kuala Lumpur	Freehold	-	-	0.15	Land for future development	18-5-1989	879
PT 290 Mukim Morib, Selangor	Leasehold	2094	-	8.09	Land for future development	21-10-1993	1,471
Lot Nos. 1529, 1743 & 3484 Mukim Rawang, Selangor	Freehold	-	-	25.54	Land for future development	1-11-1991	1,491
6 Jalan Stonor Kuala Lumpur	Freehold	-	43	0.58	Bungalow	31-1-2002	9,139
3 Lorong Stonor Kuala Lumpur	Freehold	-	33	0.32	Bungalow	31-1-2002	4,055

# LIST OF PROPERTIES (CONT'D)

as at 31 December 2002

Location	Tenure	Year Lease Expiring	Age of Building (Years)	Titled Hectareage	Description/ Existing use	Date of Acquisition/ Revaluation	Net Book Value RM'000
<b>Residential Properties</b>							
15 & 17 Jalan Damai Kuala Lumpur	Freehold	-	-	1.28	Land for future development	31-1-2002	2,396
31 & 33 Jalan Damai Kuala Lumpur	Freehold	-	33	0.22	Bungalows	31-1-2002	4,373
1 Lorong Damai Kiri 13 Kuala Lumpur	Freehold	-	33	0.21	Bungalow	31-1-2002	1,485
Lots 760, 4006 & 4104 Mukim of Kuala Lumpur Wilayah Persekutuan (KennyVale)	Freehold	-	-	1.80	Land for future development	31-1-2002	19,996
Lots 7190 & 7191 Mukim of Petaling Selangor (Bukit Belimbing)	Freehold	-	-	6.78	Residential development	31-1-2002	16,843
PT 2866 Mukim of Damansara Selangor (Shah Alam)	Freehold	-	-	7.58	Land for future development	31-1-2002	6,266
20, 20A, 20B & 20C Jalan Ampang Hilir Kuala Lumpur	Freehold	-	18	0.41	Linked houses	31-1-2002	9,232
85 Jalan Ampang Hilir Kuala Lumpur	Freehold	-	23	0.22	Bungalow	31-1-2002	4,330
Lots 1054, 689 and part of lots 429 and 1059 and 4068, Mukim Hulu Klang, Daerah Gombak, Selangor	Freehold	-	-	6.56	Residential development	31-1-2002	52,915
PT 61 Mukim of Tanah Rata Cameron Highlands	Leasehold	2074	-	0.81	Land for future development	31-1-2002	505
PT 899K Mukim of Chendering District of Kuala Terengganu	Freehold	-	-	4.23	Beach frontage land for future development	31-1-2002	4,212
Lot 704 Mukim Si Rusa District of Port Dickson	Freehold	-	-	1.62	Beach frontage land for future development	31-1-2002	1,013
Lot 1025 Mukim Si Rusa District of Port Dickson	Freehold	-	-	1.03	Beach frontage land for future development	31-1-2002	915
Lots 378 & 1611 Mukim Ulu Klang District of Gombak	Freehold	-	-	10.46	Land for development	31-1-2002	38,660

# LIST OF PROPERTIES (CONT'D)

as at 31 December 2002

Location	Tenure	Year Lease Expiring	Age of Building (Years)	Titled Hectareage	Date of Description/ Existing use	Net Book Acquisition/ Revaluation	Value RM'000
<b>Residential Properties</b>							
PT 1865 Mukim Ampang Daerah Wilayah Persekutuan	Leasehold	2085	-	1.49	Land for development	31-1-2002	39,050
Lot 15256 Mukim of Labu District of Seremban Negeri Sembilan (Joint Venture with Koperasi Peneroka - Peneroka Rancangan Felcra Sendayan Labu Berhad)	Freehold	-	-	344.0	Approved mixed development for residential and commercial use	31-1-2002	131,385
<b>Apartments</b>							
Desa Kudalari 3 Lorong Kuda Kuala Lumpur	Freehold	-	22	-	6 condominium units	31-1-2002	1,211
Seri Bulan Port Dickson	Freehold	-	7	-	2 apartment units	31-1-2002	303
Desa U-Thant 14 Jalan Taman U-Thant Kuala Lumpur	Freehold	-	13	-	16 condominium units	31-1-2002	12,915
A208 First Floor Tanjung Biru Condominium Port Dickson, Port Dickson	Freehold	-	21	0.01	1 apartment unit	31-1-2002	375
<b>Agricultural Properties</b>							
Bentong Hills Mukim of Tras District of Raub, Pahang	Freehold	-	-	266.43	Approved mixed development for orchard and commercial use	31-1-2002	4,578
Lot 365 Mukim of Pasir Panjang District of Port Dickson	Freehold	-	-	3.58	Land for future development	31-1-2002	920
Lots L.O. 1218-60, 153, 154, 1217-60, 156-160 Mukim of Tras District of Raub, Pahang	Freehold	-	-	32.78	Land for future development	31-1-2002	1,252



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Sierramas West



# Five-Year Group Financial Highlights



# FIVE-YEAR GROUP FINANCIAL HIGHLIGHTS

		1998	1999	2000	2001	2002
TURNOVER	RM '000	77,217	131,068	312,505	199,880	405,689
PROFIT BEFORE TAXATION	RM '000	16,510	32,309	45,951	61,926	114,493
EARNINGS FOR THE YEAR	RM '000	5,890	25,919	21,562	50,474	78,810
ISSUED SHARE CAPITAL (RM0.50)	RM '000	237,117	296,397	296,977	296,995	572,074
SHAREHOLDERS' FUNDS *1	RM '000	1,082,848	1,229,281	1,245,624	1,280,176	1,940,178
TOTAL ASSETS	RM '000	1,965,540	2,244,467	2,072,933	2,101,911	3,246,181
EARNINGS PER ORDINARY SHARE *2	sen	0.7	2.9	2.2	5.2	7.2
NET TANGIBLE ASSET PER ORDINARY SHARE	RM	2.3	2.1	2.1	2.1	1.7
GROSS DIVIDENDS PER ORDINARY SHARE	sen	1.0	1.0	2.5	2.5	1.5
DIVIDEND RATE	%	2.0	2.0	5.0	5.0	3.0

\*1 Comparative shareholders' funds have been restated to comply with the requirements of MASB 19 as disclosed in note 33 to the financial statements.

\*2 Based on weighted average number of shares in issue during the year. Comparative figures have been restated to take into account the effect of bonus issue as disclosed in note 11 to the financial statements.