

SUNCOR FINANCIAL HIGHLIGHTS (dollars in thousands)

year ended December 31,	2002	2001	2000	1999	1998	1997
OPERATING REVENUES	\$ 236,388	\$ 168,908	\$ 158,365	\$ 130,169	\$ 124,188	\$ 116,473
NET INCOME	18,854	3,337	11,538	6,064	44,719 (a)	5,334
DIVIDENDS DECLARED TO PARENT	-	-	-	20,000	30,000	38,000

December 31,	2002	2001	2000	1999	1998	1997
ASSETS						
Land and improvements	\$ 268,368	\$ 266,480	\$ 222,850	\$ 228,045	\$ 220,434	\$ 251,109
Investment in and advances to real estate partnership	(2,787)	(6,069)	8,510	7,940	9,546	11,662
Investment in real estate joint ventures	22,119	41,280	38,010	37,390	42,836	46,670
Commercial properties	121,559	110,155	97,104	61,668	52,044	49,588
Home inventory	38,247	33,729	33,954	29,803	20,994	16,744
Deferred tax asset	14,946	25,091	26,980	33,257	37,200	-
Notes receivable - other	6,824	4,795	4,384	9,571	8,605	6,478
Cash and other assets	49,506	26,455	24,545	29,567	15,378	14,534
Total assets	\$ 518,782	\$ 501,916	\$ 456,337	\$ 437,241	\$ 407,037	\$ 396,785
LIABILITIES AND EQUITY						
Long-term debt	\$ 147,035	\$ 148,627	\$ 123,378	\$ 102,739	\$ 84,088	\$ 90,713
Other liabilities	60,338	47,396	30,403	23,486	17,997	15,840
Stockholder's equity	311,409	305,893	302,556	311,016	304,952	290,232
Total liabilities and equity	\$ 518,782	\$ 501,916	\$ 456,337	\$ 437,241	\$ 407,037	\$ 396,785

(a) Includes \$37.2 million from recognition of a deferred tax asset related to net operating losses and book/tax basis differences. SunCor is recognizing these benefits in subsequent periods pursuant to an inter-company tax allocation agreement. On a consolidated basis, the Parent Company had already recognized the income tax benefits; therefore, there was no impact on consolidated net income in 1998.

SUNCOR MAJOR PROPERTY LOCATIONS**METROPOLITAN PHOENIX AREA****PALM VALLEY**

8,000-acre master-planned, golf course community west of Phoenix

VILLAGE OF LITCHFIELD PARK

330-acre master-planned community west of Phoenix

SCOTTSDALE MOUNTAIN

1,400-acre master-planned community northeast of Phoenix

SUNRIDGE CANYON

950-acre master-planned, golf course community northeast of Phoenix

MARKETPLACE/AUTOPLEX

420-acre mixed-use commercial and industrial development southeast of Phoenix

HIDDEN HILLS

420-acre master-planned community northeast of Phoenix (joint venture with landowner)

TALAVI

140-acre commercial and industrial park northwest of Phoenix

HAYDEN FERRY LAKESIDE

18-acre mixed-use commercial and residential development east of Phoenix (joint venture)

PRESCOTT VALLEY AREA**STONERIDGE**

1,850-acre master-planned community with an 18-hole championship golf course

SEDONA AREA**SEDONA GOLF RESORT**

300-acre residential golf community

SANTA FE AREA**RANCHO VIEJO**

11,000-acre master-planned community
2,500-acre first phase

ST. GEORGE AREA**CORAL CANYON**

2,300-acre master-planned community with an 18-hole championship golf course

