

**SUNCOR****FINANCIAL HIGHLIGHTS** (dollars in thousands)

Year Ended December 31,	2005	2004	2003	2002	2001	2000
<b>OPERATING REVENUES</b>	<b>\$ 338,031</b>	\$ 350,315	\$ 361,604	\$ 201,081	\$ 168,908	\$ 158,365
<b>NET INCOME</b>	<b>55,557</b>	44,728	56,124	18,854	3,337	11,538
<b>CASH DISTRIBUTIONS TO PARENT</b>	<b>50,000</b>	85,000	108,000	13,300	-	20,000
<b>December 31,</b>	<b>2005</b>	2004	2003	2002	2001	2000
<b>ASSETS</b>						
Cash and cash equivalents	\$ 13,843	\$ 23,045	\$ 25,885	\$ 25,094	\$ 9,176	\$ 5,149
Accounts and notes receivable	6,577	7,189	16,987	14,055	10,568	5,418
Home inventory	53,409	32,010	34,174	38,247	33,729	33,954
Land and improvements	317,550	270,529	246,855	302,625	317,878	274,999
Property and equipment, net	74,080	110,678	107,595	131,165	116,178	104,517
Other assets	21,948	20,253	7,729	22,521	30,574	37,869
<b>TOTAL ASSETS</b>	<b>\$ 487,407</b>	\$ 463,704	\$ 439,225	\$ 533,707	\$ 518,103	\$ 461,906
<b>LIABILITIES AND EQUITY</b>						
Accounts payable and other liabilities	\$ 58,776	\$ 82,156	\$ 60,639	\$ 38,089	\$ 47,397	\$ 30,343
Short-term borrowings	15,673	71,030	86,081	160,338	-	-
Long-term debt	129,306	15,974	17,853	8,946	148,626	123,378
Deferred profit	14,931	31,661	-	-	-	-
Total liabilities	218,686	200,821	164,573	207,373	196,023	153,721
Minority interest	43,904	43,624	15,119	14,925	16,187	5,629
Stockholder's equity	224,817	219,259	259,533	311,409	305,893	302,556
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 487,407</b>	\$ 463,704	\$ 439,225	\$ 533,707	\$ 518,103	\$ 461,906

**BUSINESS SUMMARY AS OF DECEMBER 31, 2005**

SunCor develops residential, commercial and industrial real estate projects in the western United States, with primary emphasis on master-planned communities.

**SUNCOR MAJOR PROPERTY LOCATIONS** (for periods presented)

	LOCATION	YEAR ACQUIRED	ORIGINAL ACREAGE	12/31/2005 ACREAGE
<b>MASTER-PLANNED COMMUNITIES</b>				
Palm Valley	Phoenix, Arizona	1987	11,300	3,150
Tatum Ranch	Phoenix, Arizona	1987	1,400	-
Scottsdale Mountain	Scottsdale, Arizona	1991	1,400	-
SunRidge Canyon	Scottsdale, Arizona	1994	950	-
Sedona Golf Resort	Sedona, Arizona	1995	300	-
Rancho Viejo Phase 1 (a)	Santa Fe, New Mexico	1996	2,500	1,520
Hidden Hills	Scottsdale, Arizona	1997	419	-
Coral Canyon (a)	St. George, Utah	1998	2,500	720
StoneRidge (a)	Prescott, Arizona	2001	1,840	1,127
Avimor (a)	Boise, Idaho	2003	12,500	12,500
Prescott Lakes (a)	Prescott, Arizona	2004	175	175
<b>COMMERCIAL PROPERTIES</b>				
Tempe MarketPlace/Autoplex	Phoenix, Arizona	1987	420	-
Talavi	Phoenix, Arizona	1987	140	7
Centrepont	Phoenix, Arizona	1989	80	3
Black Canyon Commerce Park	Phoenix, Arizona	1998	16	-
Hayden Ferry Lakeside Office & Condos	Phoenix, Arizona	2000	17	15
Rio West Business Park	Phoenix, Arizona	2004	25	25
Riverside Distribution Center	Phoenix, Arizona	2004	28	28

(a) Venture with landowner

