



SUNSURIA BERHAD

Registration No.: 196801000641 (8235 - K)

INTERIM FINANCIAL STATEMENTS

FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022

SUNSURIA BERHAD

(Registration No.: 196801000641 (8235 - K))

INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME

	Note	Individual Quarter		Year To Date	
		Current Year 30/9/2022 RM'000 (Unaudited)	Preceding Year 30/9/2021 RM'000 (Unaudited)	Current Year 30/9/2022 RM'000 (Unaudited)	Preceding Year 30/9/2021 RM'000 (Audited)
Revenue		99,869	95,576	402,202	268,678
Cost of sales		(64,041)	(70,509)	(284,016)	(183,215)
Gross profit		35,828	25,067	118,186	85,463
Investment Income		152	967	4,913	5,128
Other income		1,767	2,135	5,161	19,164
		37,747	28,169	128,260	109,755
Administrative and other expenses		(20,842)	(14,335)	(71,770)	(54,391)
Finance costs		(5,940)	(553)	(20,563)	(17,319)
Share of results in associates		(45)	(44)	(97)	(42)
Profit before taxation		10,920	13,237	35,830	38,003
Income tax expense	B5	(9,538)	(4,392)	(15,600)	(14,988)
Profit after taxation		1,382	8,845	20,230	23,015
Other comprehensive loss					
Items that may be reclassified subsequently to profit or loss:					
Loss on foreign currency translation		(885)	-	(885)	-
Other comprehensive loss, net of tax		(885)	-	(885)	-
Total comprehensive (loss)/income		497	8,845	19,345	23,015
Profit/(Loss) after taxation attributable to:					
Owners of the Company		3,154	7,365	17,635	21,379
Non-controlling interests		(1,772)	1,480	2,595	1,636
		1,382	8,845	20,230	23,015
Total comprehensive income/(loss) attributable to:					
Owners of the Company		2,267	7,365	16,748	21,379
Non-controlling interests		(1,770)	1,480	2,597	1,636
		497	8,845	19,345	23,015
Basic earnings per share attributable to Owners of the Company (sen) :	B9	0.35	0.82	1.97	2.39

The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 September 2021 and the accompanying explanatory notes attached to the interim financial statements.

SUNSURIA BERHAD

(Registration No.: 196801000641 (8235 - K))

INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As At 30/9/2022 RM'000 (Unaudited)	As At 30/9/2021 RM'000 (Audited)
ASSETS		
Non-Current Assets		
Investment in associates	465	562
Other investment	159	159
Property, plant and equipment	24,298	26,843
Investment properties	240,057	215,395
Goodwill	14,737	14,737
Inventories - land held for property development	641,054	681,662
Deferred tax assets	12,385	15,959
Right-of-use assets	3,027	3,891
	<u>936,182</u>	<u>959,208</u>
Current Assets		
Inventories - completed units and others	83,256	139,396
Inventories - property development costs	410,075	308,750
Biological assets	12	14
Contract assets	185,306	189,414
Contract costs	36,489	22,222
Trade receivables	65,751	54,811
Other receivables, deposits and prepayments	59,568	30,315
Lease receivables	-	32
Amount owing by related parties	1,680	1,633
Amount owing by an associate	6,364	6,069
Current tax assets	17,769	13,729
Short-term investments	21,128	109,181
Fixed deposits with licensed banks	28,251	26,880
Cash and bank balances	260,520	122,715
	<u>1,176,169</u>	<u>1,025,161</u>
TOTAL ASSETS	<u><u>2,112,351</u></u>	<u><u>1,984,369</u></u>
EQUITY AND LIABILITIES		
Equity		
Ordinary share capital	640,288	640,288
Reserves	408,223	389,898
Equity attributable to owners of the Company	<u>1,048,511</u>	<u>1,030,186</u>
Non-controlling interests	16,840	15,820
TOTAL EQUITY	<u><u>1,065,351</u></u>	<u><u>1,046,006</u></u>

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(Registration No.: 196801000641 (8235 - K))

INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As At 30/9/2022 RM'000 (Unaudited)	As At 30/9/2021 RM'000 (Audited)
<u>EQUITY AND LIABILITIES (CONTINUED)</u>		
Non-Current Liabilities		
Deferred tax liabilities	92,927	96,667
Long-term borrowings	475,551	484,844
Lease liabilities	2,290	3,428
	<u>570,768</u>	<u>584,939</u>
Current Liabilities		
Trade payables	70,951	53,461
Other payables, deposits received and accruals	150,072	115,077
Contract liabilities	61,215	24,946
Amount owing to related parties	81,225	81,680
Amount owing to associate	93,055	30,920
Short-term borrowings	16,329	45,193
Lease liabilities	1,346	1,135
Current tax liabilities	2,039	1,012
	<u>476,232</u>	<u>353,424</u>
TOTAL LIABILITIES	1,047,000	938,363
TOTAL EQUITY AND LIABILITIES	<u>2,112,351</u>	<u>1,984,369</u>
Net assets per share attributable to Owners of the Company (RM)	<u>1.17</u>	<u>1.15</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 September 2021 and the accompanying explanatory notes attached to the interim financial statements.



SUNBURIA BERHAD

(Registration No.: 196801000641 (8235 - K))

INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Non-distributable				Distributable			
	Ordinary Share Capital	Warrant Reserve	Capital Reserve	Exchange Translation Reserve	Retained profits	Attributable to Owners of the Company	Non-controlling Interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 October 2021	640,288	-	815	-	389,083	1,030,186	15,820	1,046,006
Profit after taxation	-	-	-	-	17,635	17,635	2,595	20,230
Other comprehensive (loss)/income, net of income tax	-	-	-	(887)	-	(887)	2	(885)
Total comprehensive (loss)/income	-	-	-	(887)	17,635	16,748	2,597	19,345
Adjustment from changes in non-controlling interest	-	-	-	-	1,577	1,577	(1,577)	-
Balance as at 30 September 2022 (unaudited)	640,288	-	815	(887)	408,295	1,048,511	16,840	1,065,351
Balance as at 1 October 2020	640,288	-	815	-	387,563	1,028,666	7,335	1,036,001
Profit after taxation/Total comprehensive income	-	-	-	-	21,379	21,379	1,636	23,015
Issuance of shares by subsidiary to non-controlling	-	-	-	-	-	-	4	4
Acquisition of a subsidiary	-	-	-	-	-	-	4,952	4,952
Dividends paid to equity holders of the Company	-	-	-	-	(17,918)	(17,918)	-	(17,918)
Dividends paid by subsidiaries to non-controlling interests	-	-	-	-	-	-	(48)	(48)
Adjustment from changes in non-controlling interest	-	-	-	-	(1,941)	(1,941)	1,941	-
Balance as at 30 September 2021	640,288	-	815	-	389,083	1,030,186	15,820	1,046,006

The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 30 September 2021 and the accompanying explanatory notes attached to the interim financial statements.

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(Registration No.: 196801000641 (8235 - K))

INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	12 months ended	
	30/9/2022	30/9/2021
	RM'000	RM'000
	(Unaudited)	(Unaudited)
Cash Flows From/(For) Operating Activities		
Profit before taxation	35,830	38,003
Adjustments for:		
Depreciation of:		
- property, plant and equipment	5,173	5,406
- investment properties	382	473
- right-of-use assets	1,414	1,275
Impairment loss on:		
- property, plant and equipment	300	577
- investment properties	11	373
- right-of-use assets	332	259
- investment in associates	-	2
Allowance for impairment losses on:		
- other receivables	60	-
Inventories write down to net realisable value:		
- land held for property development	-	4,563
- completed units	3	476
Gain on disposal of:		
- property, plant and equipment	(406)	(116)
- investment properties	-	(6,797)
- assets classified as held for sale	-	(900)
Gain on derecognition of lease liabilities	(43)	(1,256)
Reversal of inventories write down to net realisable value :		
- land held for property development	-	(559)
Property, plant and equipment written-offs/Adjustments	-	4
Gain on recognition of lease receivables	-	(107)
Waiver of debts	(80)	(5,028)
Finance costs	20,563	17,319
Investment income	(4,913)	(5,128)
Fair value loss on:		
- other investment	-	25
- biological assets	2	97
Share of results in associates	97	42
Short-term lease expenses	1,503	1,206
Low value asset lease expenses	41	4
Operating profit before working capital changes	60,269	50,213
Changes in working capital:		
Decrease/(Increase) in inventories - completed units and others	59,739	(76,030)
Decrease in inventories - land held for property development	-	29,293
(Increase)/Decrease in inventories - property development costs	(102,519)	96,648
(Increase)/Decrease in trade and other receivables	(40,221)	1,940
Increase in trade and other payables	52,485	3,410
Decrease/(Increase) in contract assets	4,108	(72,160)
Increase in contract costs	(14,267)	(4,933)
Increase/(Decrease) in contract liabilities	36,269	(1,953)
Increase/(Decrease) in amount owing to related party	2,151	(72,347)
(Increase)/Decrease in amount owing by related party	(47)	130
Increase in amount owing by associate	(295)	(1,799)
Increase in amount owing to associate	62,135	28,762
Cash from operations	119,807	(18,826)
Finance costs paid	(29,028)	(27,698)
Real property gains tax paid	-	(697)
Income tax refunded	53	2,775
Income tax paid	(18,832)	(23,837)
Short term lease paid	(1,503)	(1,206)
Low value asset lease paid	(41)	(4)
Net cash from/(for) operating activities	70,456	(69,493)

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INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	12 months ended	
	30/9/2022 RM'000 (Unaudited)	30/9/2021 RM'000 (Unaudited)
Cash Flows From/(For) Investing Activities		
Net cash inflow from acquisition of a subsidiary	-	1,610
Expenditure incurred on land held for property development	44,562	(11,397)
(Placement)/Withdrawal of deposits pledged with licensed banks	(1,372)	5,717
Investment income received	4,913	5,128
Investment in associates	-	(30)
Acquisition of:		
- property, plant and equipment	(2,936)	(1,436)
- investment properties	(24,478)	(28,657)
Net sale proceeds from disposal of:		
- property, plant and equipment	414	158
- investment properties	-	9,419
- assets classified as held for sale	-	3,913
Net cash from/(for) investing activities	<u>21,103</u>	<u>(15,575)</u>
Cash Flows From/(For) Financing Activities		
Proceeds from issuance of ordinary shares to non-controlling interest in subsidiary	-	4
Drawdown of loans and borrowings	60,058	48,121
Repayment of loans and borrowings	(98,968)	(59,561)
Repayment of hire purchase obligations	(247)	(209)
Proceeds from issuance of Sukuk Wakalah	-	115,000
Payments for the principal portion of lease liabilities	(1,766)	(2,826)
Transaction costs related to loan and borrowings	-	(780)
Dividends paid	-	(17,918)
Dividend paid to non-controlling interests	-	(48)
Net cash (for)/from financing activities	<u>(40,923)</u>	<u>81,783</u>
Net change in cash & cash equivalents	50,636	(3,285)
Effects on exchange rate changes on cash and cash equivalents	(885)	-
Cash & cash equivalents at the beginning of the financial period	232,138	235,423
Cash & cash equivalents at the end of the financial period	<u>281,889</u>	<u>232,138</u>

Cash and cash equivalents at the end of the financial year comprise the following:

	12 months ended	
	30/9/2022 RM'000 (Unaudited)	30/9/2021 RM'000 (Unaudited)
Short-term investment	21,128	109,181
Fixed deposits with licensed banks	28,251	26,880
Cash and bank balances	260,520	122,715
	<u>309,899</u>	<u>258,776</u>
Less: Deposit pledged to licensed banks	(28,010)	(26,638)
Total Cash and cash equivalents for the year	<u>281,889</u>	<u>232,138</u>

Notes :

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 September 2021 and the accompanying explanatory notes attached to the interim financial statements.



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INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022

PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134

A1. Basis of Preparation

The unaudited interim financial report has been prepared in accordance with the reporting requirements as set out in the Malaysian Financial Reporting Standards (“MFRS”) No. 134 - Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 30 September 2021 which were prepared under the Malaysian Financial Reporting Standards. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 September 2021.

A2. Changes in Accounting Policies

The accounting policies and presentation adopted for this interim report are consistent with those adopted for the audited financials for the financial year ended 30 September 2021, except for the adoption of the following new MFRSs, Amendments to MFRSs and Issues Committee Interpretations (“IC Interpretations”) issued by Malaysia Accounting Standards Board (MASB) that are relevant to its operations and effective for annual financial periods beginning on or after 1 October 2021 as follows:

Amendments to MFRS 9, MFRS 139,	Interest Rate Benchmark Reform - Phase 2
Amendments to MFRS 16	Covid-19 Related Rent Concessions beyond 30 June 2021

The adoption of these MFRSs, amendments to MFRSs and IC Interpretation did not result in significant changes to the accounting policies of the Group and has no significant effect on the financial performance or position of the Group.

Standards and Amendments and IC Interpretations in issue but not yet effective

At the date of authorisation for issue of these financial statements, the new MFRSs, Amendments to MFRSs and IC Interpretations which were in issue but not yet effective and not early adopted by the Group are as listed below:

MFRS 17/Amendments to MFRS 17	Insurance contracts ²
Amendments to MFRSs	Annual Improvements to MFRSs Standards 2018-2020 ¹
Amendments to MFRS 3	Reference to the Conceptual Framework ¹
Amendments to MFRS 4	Extension of the Temporary Exemption from Applying MFRS 9 ²
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current ²
Amendments to MFRS 101	Disclosure on Accounting Policies ²
Amendments to MFRS 108	Definition of Accounting Estimates ²
Amendments to MFRS 112	Transactions ²
Amendments to MFRS 116	Property, Plant and Equipment - Proceeds before Intended Use ¹
Amendments to MFRS 137	Onerous Contracts - Cost of Fulfilling a Contract ¹



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INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD
("MFRS") 134**

A2. Changes in Accounting Policies (continued)

- 1 Effective for annual periods beginning on or after 1 January 2022, with earlier application permitted.
- 2 Effective for annual periods beginning on or after 1 January 2023, with earlier application permitted.
- 3 Effective date deferred to a date to be determined and announced.

The abovementioned new MFRSs, Amendments to MFRSs and IC Interpretations will be adopted in the annual financial statements of the Group when they become effective and the Directors anticipate that the adoption of these new MFRSs, Amendments to MFRS and IC Interpretations will have no material impact on the financial statements of the Group in the period of initial application.

A3. Auditors' Report for the Financial Year Ended 30 September 2021

The auditors' report on the financial statements for the financial year ended 30 September 2021 was not subject to any qualification.

A4. Seasonality or Cyclicity Factors

The Group's operations during the financial period under review were not materially affected by any seasonal or cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items that affected the assets, liabilities, equity, net income or cash flows of the Group for the current quarter under review.

A6. Material Changes in Estimates of Amounts

There were no changes in estimates that have had any material effect on the results for the current quarter and current financial year under review.

A7. Debts and Equity Securities

There were no issuance, cancellation, repurchase, resale or repayment of debt and equity securities during the current quarter under review.

A8. Dividends Paid and Distributed

The Company did not pay any dividend for the quarter under review.

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INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022

PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134

A9. Segmental Information

Segmental information of the Group's business segments are based on the internal reporting structure presented by the management of the Company. The Group's business segments include property development, construction, investment holding and others.

The information by geographical location is not presented as the Group operates principally within Malaysia.

Business Segment Analysis (RM'000)	Quarter ended 30 September 2022				Year-to-date ended 30 September 2022			
	Property Development	Construction	Investment Holding and Others	Total	Property Development	Construction	Investment Holding and Others	Total
Revenue								
External revenue	99,596	195	78	99,869	399,748	551	1,903	402,202
Inter-segment revenue	1,242	39,963	6,769	47,974	3,253	156,455	26,137	185,845
	100,838	40,158	6,847	147,843	403,001	157,006	28,040	588,047
Consolidation adjustments				(47,974)				(185,845)
Consolidated Revenue				99,869				402,202
Results from Operation	28,866	(6)	(10,330)	18,530	93,704	(239)	(30,006)	63,459
- Depreciation	(1,132)	(62)	(431)	(1,625)	(4,836)	(238)	(1,895)	(6,969)
- Finance Cost	(4,183)	(12)	(1,745)	(5,940)	(13,616)	(47)	(6,900)	(20,563)
	23,551	(80)	(12,506)	10,965	75,252	(524)	(38,801)	35,927
Inter-segment management fee	(7,147)	(27)	7,174	-	(25,522)	(112)	25,634	-
	16,404	(107)	(5,332)	10,965	49,730	(636)	(13,167)	35,927
Share of results in associates				(45)				(97)
Consolidated Profit Before Taxation				10,920				35,830

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INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022

PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134

A9. Segmental Information (continued)

Business Segment Analysis (RM'000)	Quarter ended 30 September 2021				Year-to-date ended 30 September 2021			
	Property Development	Construction	Investment Holding and Others	Total	Property Development	Construction	Investment Holding and Others	Total
Revenue								
External revenue	95,370	(770)	976	95,576	263,465	2,886	2,327	268,678
Inter-segment revenue	3,358	20,555	13,649	37,562	3,358	121,010	81,151	205,519
	98,728	19,785	14,625	133,138	266,823	123,896	83,478	474,197
Consolidation adjustments				(37,562)				(205,519)
Consolidated Revenue				95,576				268,678
Results from								
Operation	15,919	(1,182)	1,073	15,810	79,158	(1,254)	(15,386)	62,518
- Depreciation	(1,371)	(57)	(548)	(1,976)	(4,924)	(221)	(2,009)	(7,154)
- Finance Cost	(575)	-	22	(553)	(11,574)	-	(5,745)	(17,319)
	13,973	(1,239)	547	13,281	62,660	(1,475)	(23,140)	38,045
Inter-segment management fee	(6,890)	(28)	6,918	-	(25,624)	(113)	25,737	-
	7,083	(1,267)	7,465	13,281	37,036	(1,588)	2,597	38,045
Share of results in associates				(44)				(42)
Consolidated Profit Before Taxation				13,237				38,003

A10. Material Events Subsequent to the End of the Financial Period

There was no material event subsequent to the end of the current quarter and up to the date of this report that has not been reflected in the interim financial statements.

A11. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter under review.

A12. Changes in Contingent Liabilities or Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last audited financial position as at 30 September 2021.



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INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

B1. Review of Performance

	3 months ended			12 months ended		
	30/9/2022 RM'000	30/9/2021 RM'000	Changes (%)	30/9/2022 RM'000	30/9/2021 RM'000	Changes (%)
Revenue	99,869	95,576	4%	402,202	268,678	50%
Gross profit	35,828	25,067	43%	118,186	85,463	38%
Profit before taxation	10,920	13,237	(18%)	35,830	38,003	(6%)

The Group's revenue for the current year's fourth reporting quarter is RM99.87 million as compared to the revenue of RM95.58 million in the previous year's corresponding quarter, representing an increase of RM4.29 million or 4% in revenue. The current quarter's revenue is mainly contributed by the sales from Sunsuria Forum (Phase 2), an integrated residential and commercial development at Setia Alam; Tangerine Suites at Sunsuria City township, and Bangsar Hill Park (Block A, D and E).

Profit before taxation for the current year's fourth reporting quarter is RM10.92 million as compared to the profit before taxation of RM13.24 million in the previous year's corresponding quarter, representing a decrease of RM2.32 million or 18% in profit before taxation, due to higher finance cost charged out as expense when new project launched in current year. Property segment contributed RM16.40 million to the Group's profit before taxation, however partially offset by initial expenses incurred for Healthcare and Education division in current quarter.

Year on year, the Group ended the year with revenue of RM402.20 million and profit before taxation of RM35.83 million. The higher revenue was mainly contributed by Monet Garden at Sunsuria City township as well as from the Group's on-going projects; Sunsuria Forum (Phase 2), an integrated residential and commercial development at Setia Alam; Tangerine Suites at Sunsuria City township, and Bangsar Hill Park (Block A, D and E). Nonetheless, the Group's profit before taxation decreased to RM35.83 million in FY2022 as compared to RM38.00 million in FY2021. The decrease in profit before taxation is mainly due to lower gross profit margin arising from escalation of raw material, higher labour costs affected by Movement Control Orders ("MCO") shut down during the year of 2020 and 2021 and initial expenses incurred for Healthcare and Education division.

B2. Variation of Results against the Preceding Quarter

	Current Quarter 30/9/2022 RM'000	Immediate Preceding Quarter 30/6/2022 RM'000	Changes (%)
Revenue	99,869	122,492	(18%)
Gross profit	35,828	27,141	32%
Profit before taxation	10,920	4,858	125%

On quarter to quarter comparison, the Group's current quarter revenue decreased from RM122.49 million to RM99.87 million and gross profit increased from RM27.14 million to RM35.83 million. The decrease in revenue is mainly due to immediate preceding quarter recorded higher sales from completed project i.e. Monet Garden at Sunsuria City township. Therefore, despite lower revenue reported, the profit before tax increased due to additional profit recognised from the finalisation of accounts of completed project.



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INTERIM FINANCIAL STATEMENTS FOR THE FOURTH QUARTER ENDED 30 SEPTEMBER 2022

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

B3. Prospects

On the backdrop of normalising economic activities and reopened international borders, the property development industry is recording a gradual improvement in consumer sentiment. Accordingly, Sunsuria is seeing strong sales momentum with a registered cumulative sale of RM850.95 million in FY2022 as compared to the cumulative sales of RM384.77 million recorded in FY2021.

The Group has recently introduced Seni Residences, a hilltop development comprising 131 landed homes with 2 and 2 ½ storey layouts. Located next to Concord College International School, the launch in November 2022 has been positive with high market acceptance. Leveraging Sunsuria's previous acquisition of strategic land banks, the Group is planning to develop an industrial project in Puncak Alam, Selangor. Together with Sunsuria's newly launched Bangsar Hill Park project and other on-going projects of Sunsuria Forum 2 at Setia Alam and Tangerine Suites at Sunsuria City township, the launches have achieved positive market interest. As at 4Q FY2022, the Group's unbilled sales stood at RM946.66 million, which will support earnings visibility for the coming financial years.

Looking ahead, the Group remains cognisant despite the operating environment challenges such as upward inflationary pressure and rising interest rates. In ensuring Sunsuria's competitiveness, the Group optimises the timing of its upcoming property launches to strategically manage its costs and cashflow requirements.

Leveraging on Sunsuria's unbilled sales with encouraging revenue visibility, prudent operations, and strategic business expansions, the Group strives to remain resilient in maintaining a healthy financial performance under the current business landscape.

B4. Variance from Profit Forecast and Profit Guarantee

Not applicable as there were no profit forecast and profit guarantee published.



SUNSURIA BERHAD

(Registration No.: 196801000641 (8235 - K))

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B5. Income tax expense

The breakdown of the Malaysian income tax charge is as follows:

	Individual quarter		Year To Date	
	30/9/2022	30/9/2021	30/9/2022	30/9/2021
	RM'000	RM'000	RM'000	RM'000
Current Taxation	4,309	3,052	15,766	16,245
Deferred Taxation	5,229	1,340	(166)	(1,257)
	9,538	4,392	15,600	14,988

The effective tax rate of the Group for current financial year were higher than the statutory tax rate of 24% mainly due to certain expenses that are not deductible for tax purposes.

B6. Corporate Proposals

There were no other corporate proposals announced by the Company that have not been completed as at 22 November 2022 (being the latest practicable date), which is not earlier than 7 days from the date of issuance of these Interim Financial Statements.

B7. Group Borrowings

The breakdown of the Malaysian income tax charge is as follows:

	As at 30/9/2022 RM'000	As at 30/9/2021 RM'000
Secured short term borrowings	16,255	45,193
Secured long term borrowings	360,809	370,284
Unsecured Sukuk Wakalah	114,715	114,560
Total	491,779	530,037

The Group's borrowings as at 30 September 2022 were denominated in Ringgit Malaysia. There were no borrowings in foreign currency during the financial period under review.

B8. Material Litigation

There was no material litigation against the Group as at the reporting date.



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B9. Earnings per share (EPS)

The basic EPS has been calculated by dividing the Group's net profit attributable to the ordinary equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

	Individual quarter		Year To Date	
	30/9/2022	30/9/2021	30/9/2022	30/9/2021
	RM'000	RM'000	RM'000	RM'000
Net profit attributable to owners of the Company (RM'000)	3,154	7,365	17,635	21,379
Weighted average number of ordinary shares in issues ('000)	895,917	895,917	895,917	895,917
Basic EPS (sen)	<u>0.35</u>	<u>0.82</u>	<u>1.97</u>	<u>2.39</u>

The diluted earnings per share of the Group is equal to the basic earnings per share as the Group does not have any dilutive ordinary shares in issue.

B10. Notes to the Statement of Comprehensive Income

Description	Current quarter	Year to date
	30/9/2022	30/9/2022
	RM'000	RM'000
Profit for the period is arrived at after crediting/(charging) :		
- Interest income	152	4,913
- Interest expense	(5,940)	(20,563)
- Depreciation and amortisation	(1,625)	(6,969)
Impairment loss on:		
- property, plant and equipment	(275)	(300)
- investment properties	(11)	(11)
- right-of-use assets	(293)	(332)
Allowance for impairment loss on:		
- other receivables	-	(60)
- completed units	173	(3)
Gain on disposal of property, plant and equipment	301	406
Gain on derecognition of lease liabilities	(457)	43
Waiver of debts	-	80

BY ORDER OF THE BOARD

Company Secretary
28 November 2022