



HUNZA PROPERTIES BERHAD
Company No: 461624 - X
(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND FINANCIAL QUARTER ENDED 31 DECEMBER 2011

	Page No.
Condensed Consolidated Statement of Comprehensive Income	1
Condensed Consolidated Statement of Financial Position	2
Condensed Consolidated Statement Of Changes In Equity	3
Condensed Consolidated Statement of Cash Flows	4
Explanatory Notes to the Interim Financial Statements as required by FRS134	5-8
Additional Information Required by the Listing Requirements of Bursa Malaysia Securities Berhad	9-16

Condensed Consolidated Statement of Comprehensive Income

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter Ended	Preceding Year Corresponding Quarter Ended	Current Year Period to date Ended	Preceding Year Corresponding Period to date Ended
		31.12.2011 RM'000	31.12.2010 RM'000 (restated)	31.12.2011 RM'000	31.12.2010 RM'000 (restated)
Revenue		38,093	63,718	71,415	128,244
Cost of sales		(24,201)	(46,625)	(43,146)	(90,270)
Gross profit		13,892	17,093	28,269	37,974
Other income		136	179	259	341
Operating expenses		(4,551)	(4,104)	(8,958)	(8,323)
Net gain/(loss) arising from disposal/impairment on financial assets		-	-	4	(623)
Gain on revaluation of investment properties	A11	-	-	-	22,719
Result from operating activities		9,477	13,168	19,574	52,088
Finance income		453	127	934	378
Finance costs		(264)	(53)	(551)	(273)
Net finance income		189	74	383	105
Profit before taxation		9,666	13,242	19,957	52,193
Taxation	B5	(2,547)	(3,273)	(5,158)	(7,587)
Profit for the period		7,119	9,969	14,799	44,606
Other comprehensive income, net of tax					
(Loss)/Gain on Available-for-sale financial assets		150	68	(206)	287
Total comprehensive income for the period		7,269	10,037	14,593	44,893
Profit attributable to:					
Owners of the company		6,927	10,022	14,403	44,716
Non-controlling interest		192	(53)	396	(110)
Profit for the period		7,119	9,969	14,799	44,606
Total comprehensive income attributable to:					
Owners of the company		7,077	10,090	14,197	44,783
Non-controlling interest		192	(53)	396	(110)
Total comprehensive income for the period		7,269	10,037	14,593	44,893
Basic earnings per ordinary share (sen)	B12	3.78	5.32	7.78	23.73
Diluted earnings per ordinary share (sen)	B12	3.65	5.29	7.51	23.07

Certain figures have been restated to conform to the audited financial statements for financial year ended 30 June 2011

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements.

HUNZA PROPERTIES BERHAD
[Company No. 461624-X]

Condensed Consolidated Statement of Financial Position

	Note	As at Current Period Ended 31.12.2011 RM'000	As at Preceding Financial Year Ended 30.06.2011 RM'000 (restated)
Assets			
Property, plant and equipment	A10	13,617	11,211
Investment properties	A11	336,234	229,474
Land held for property development		162,782	117,161
Available-For-Sales investments		2,628	2,637
Long-term receivables	B7	12,126	12,098
Deferred tax assets		3,655	3,655
Total Non-Current Assets		<u>531,042</u>	<u>376,236</u>
Inventories		88,750	116,255
Property development costs		7,477	-
Trade receivables		32,610	70,755
Accrued billings		26,217	18,298
Other receivables and prepaid expenses		4,936	19,090
Current tax assets		3,151	2,437
Deposits with licensed banks	B14	61,017	29,127
Cash and bank balances	B14	13,168	33,512
Total Current Assets		<u>237,326</u>	<u>289,474</u>
TOTAL ASSETS		<u><u>768,368</u></u>	<u><u>665,710</u></u>
EQUITY			
Share capital		187,430	187,430
Reserves		285,233	281,299
Less: Treasury shares, at cost		(17,170)	(10,025)
Total Equity Attributable to Owners of the Company		<u>455,493</u>	<u>458,704</u>
Non-controlling Interests		<u>24,337</u>	<u>23,941</u>
TOTAL EQUITY		<u>479,830</u>	<u>482,645</u>
Liabilities			
Long term borrowings	B8	175,165	78,028
Deferred tax liabilities		2,105	2,105
Total Non-Current Liabilities		<u>177,270</u>	<u>80,133</u>
Trade payables		13,219	18,228
Other payables and accrued expenses		73,896	80,090
Borrowings	B8	20,404	1,826
Current tax liabilities		3,749	2,788
Total Current Liabilities		<u>111,268</u>	<u>102,932</u>
TOTAL LIABILITIES		<u>288,538</u>	<u>183,065</u>
TOTAL EQUITY AND LIABILITIES		<u><u>768,368</u></u>	<u><u>665,710</u></u>
Net Assets Attributable to Equity Owners of the Company Per Share (RM)		2.43	2.44

Certain figures have been restated to conform to the audited financial statements for financial year ended 30 June 2011

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HUNZA PROPERTIES BERHAD

[Company No. 461624-X]

Condensed Consolidated Statement of Changes in Equity

	Attributable to shareholders of the Company							Non-controlling Interest	Total Equity	
	Non-Distributable				Distributable					
	Share Capital RM'000	Treasury Shares RM'000	AFS Reserve RM'000	Revaluation Reserves RM'000	Warrant Reserves RM'000	Share Premium RM'000	Retained Earnings RM'000	Total RM'000	RM'000	RM'000
At 1 July 2010	187,385	(8,688)	-	994	11,357	31,546	188,593	411,187	24,267	435,454
Gain on Available-For-Sale financial assets	-	-	287	-	-	-	-	287	-	287
Total other comprehensive income for the period	-	-	287	-	-	-	-	287	-	287
Profit for the period	-	-	-	-	-	-	44,716	44,716	(110)	44,606
Total comprehensive income for the period	-	-	287	-	-	-	44,716	45,003	(110)	44,893
Treasury shares acquired	-	(1,033)	-	-	-	-	-	(1,033)	-	(1,033)
Issue of ordinary shares pursuant to the exercise of warrants	28	-	-	-	-	3	-	31	-	31
Final dividend of RM0.056 per share paid to shareholders	-	-	-	-	-	-	(10,542)	(10,542)	-	(10,542)
At 31 December 2010	187,413	(9,721)	287	994	11,357	31,549	222,767	444,646	24,157	468,803
At 1 July 2011	187,430	(10,025)	360	740	11,357	31,556	237,286	458,704	23,941	482,645
Loss on Available-For-Sale financial assets	-	-	(206)	-	-	-	-	(206)	-	(206)
Total other comprehensive income for the period	-	-	(206)	-	-	-	-	(206)	-	(206)
Profit for the period	-	-	-	-	-	-	14,403	14,403	396	14,799
Total comprehensive income for the period	-	-	(206)	-	-	-	14,403	14,197	396	14,593
Treasury shares acquired	-	(7,145)	-	-	-	-	-	(7,145)	-	(7,145)
Final dividend of RM0.056 per share paid to shareholders	-	-	-	-	-	-	(10,263)	(10,263)	-	(10,263)
At 31 December 2011	187,430	(17,170)	154	740	11,357	31,556	241,426	455,493	24,337	479,830

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2011 and the accompanying explanatory notes attached to the interim financial statements.

HUNZA PROPERTIES BERHAD

[Company No. 461624-X]

Condensed Consolidated Statement of Cash Flows

	Note	6 Months Ended	
		31.12.2011 RM'000	31.12.2010 RM'000
Cash flows from operating activities			
Profit before taxation		19,957	52,193
Adjustment for non-cash flow items:			
Depreciation		1,273	484
Property, plant and equipment written off		14	22
(Gain)/Loss arising from disposal/impairment on financial assets		(4)	623
Fair value gain on investment property		-	(22,719)
Gain on disposal property, plant and equipment		(34)	(6)
Gross dividend income from other investments		(21)	(71)
Net interest income		(455)	(105)
		<u>20,730</u>	<u>30,421</u>
Operating profit before working capital changes			
Changes in Working Capital			
Net change in inventories, receivables, accrued billings, prepaid expenses		68,335	2,318
Net change in payables and accruals		(16,764)	1,903
Changes in property development costs		(7,470)	15,350
		<u>64,831</u>	<u>49,992</u>
Cash from operating activities		<u>64,831</u>	<u>49,992</u>
Tax paid		(4,911)	(5,731)
		<u>59,920</u>	<u>44,261</u>
Net Cash from operating activities			
Cash flows from investing activities			
Increase in development cost of investment properties		(104,068)	(25,888)
Proceeds from disposal of investment		17	5,080
Proceeds from disposal of property, plant and equipment		104	55
Dividends received from other investments		21	71
Payments for investment in quoted investments		(211)	(320)
Payments for purchase of property, plant and equipment		(213)	(913)
Interest received		1,006	378
Additions to land held for property development		(45,621)	(756)
Increase in long term receivables		(27)	(586)
		<u>(148,992)</u>	<u>(22,879)</u>
Net cash used in investing activities			
Cash flows from financing activities			
Interest paid		(3,250)	(1,358)
Dividend paid to equity holders of the parent		(4,701)	-
Drawdown/(Repayment) of long term borrowings		98,152	(35,196)
Payments for shares buy-back		(7,145)	(1,033)
Proceeds from issue of shares pursuant to the exercise of warrants		-	31
Increase/(Decrease) in short term borrowings		12,887	(7,915)
Decrease in short term deposit placed as security		59	191
		<u>96,002</u>	<u>(45,280)</u>
Net cash from/(used in) financing activities			
Net increase/(decrease) in cash and cash equivalents for the period		6,930	(23,898)
Cash and cash equivalent at 1 July		60,122	63,933
		<u>67,052</u>	<u>40,035</u>
Cash and cash equivalents as at 31 December	B14	<u>67,052</u>	<u>40,035</u>

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