



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

QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND FINANCIAL QUARTER ENDED 31 DECEMBER 2012

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Condensed Consolidated Statement of Comprehensive Income

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter Ended 31.12.2012 RM'000	Preceding Year Corresponding Quarter Ended 31.12.2011 RM'000 (restated)	Current Year Period to date Ended 31.12.2012 RM'000	Preceding Year Corresponding Period to date Ended 31.12.2011 RM'000 (restated)
Revenue		30,717	26,768	57,733	54,060
Cost of sales		(17,730)	(13,322)	(28,814)	(26,237)
Gross profit		12,987	13,446	28,919	27,823
Other income		77	89	183	212
Finance income		430	500	882	981
Operating expenses		(5,205)	(4,105)	(10,940)	(8,512)
Net gain arising from disposal on financial assets		-	-	56	4
Result from operating activities		8,289	9,930	19,100	20,508
Finance costs		(667)	(264)	(1,377)	(551)
Profit before taxation		7,622	9,666	17,723	19,957
Taxation	B5	(778)	(2,547)	(4,085)	(5,158)
Profit for the period		6,844	7,119	13,638	14,799
Other comprehensive income, net of tax					
Loss on Available-for-sale financial assets		12	150	(19)	(206)
Total comprehensive income for the period		6,856	7,269	13,619	14,593
Profit attributable to:					
Owners of the company		5,649	6,927	11,655	14,403
Non-controlling interest		1,195	192	1,983	396
Profit for the period		6,844	7,119	13,638	14,799
Total comprehensive income attributable to:					
Owners of the company		5,661	7,077	11,636	14,197
Non-controlling interest		1,195	192	1,983	396
Total comprehensive income for the period		6,856	7,269	13,619	14,593
Basic earnings per ordinary share (sen)	B12	3.11	3.78	6.43	7.78
Diluted earnings per ordinary share (sen)	B12	2.99	3.62	6.10	7.45

Certain figures have been restated to conform to the audited financial statements for financial year ended 30 June 2012 and current presentation.

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2012 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 31.12.2012 RM'000	As at Preceding Financial Year Ended 30.06.2012 RM'000 (restated)
Assets			
Property, plant and equipment	A10	10,613	11,995
Investment properties	A11	555,738	489,217
Land held for property development		153,881	155,138
Available-For-Sales investments		827	1,129
Long-term receivables	B7	12,308	12,246
Deferred tax assets		5,634	3,627
Total Non-Current Assets		<u>739,001</u>	<u>673,352</u>
Inventories		47,155	61,537
Property development costs		21,092	19,726
Trade receivables		31,368	36,736
Accrued billings		9,735	10,653
Other receivables and prepaid expenses		3,105	2,816
Current tax assets		2,882	2,831
Deposits with licensed banks	B14	58,619	72,288
Cash and bank balances	B14	18,571	20,177
Total Current Assets		<u>192,527</u>	<u>226,764</u>
TOTAL ASSETS		<u><u>931,528</u></u>	<u><u>900,116</u></u>
Equity			
Share capital		187,476	187,430
Reserves		376,484	374,998
Less: Treasury shares, at cost		(20,280)	(20,113)
Total Equity Attributable to Owners of the Company		<u>543,680</u>	<u>542,315</u>
Non-controlling Interests		<u>22,392</u>	<u>20,409</u>
TOTAL EQUITY		<u>566,072</u>	<u>562,724</u>
Liabilities			
Long term borrowings	B8	215,724	205,054
Deferred tax liabilities		2,228	2,298
Total Non-Current Liabilities		<u>217,952</u>	<u>207,352</u>
Trade payables		12,195	12,962
Other payables and accrued expenses		38,825	49,667
Other payables - IP contractors		35,170	36,462
Borrowings	B8	45,461	28,587
Dividend payable	A8	10,154	-
Current tax liabilities		5,699	2,362
Total Current Liabilities		<u>147,504</u>	<u>130,040</u>
TOTAL LIABILITIES		<u>365,456</u>	<u>337,392</u>
TOTAL EQUITY AND LIABILITIES		<u><u>931,528</u></u>	<u><u>900,116</u></u>
Net Assets Attributable to Equity Owners of the Company Per Share (RM)		3.00	2.99

Certain figures have been restated to conform to the audited financial statements for financial year ended 30 June 2012

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements.

HUNZA PROPERTIES BERHAD

[Company No. 461624-X]

Condensed Consolidated Statement of Changes in Equity

	← Attributable to shareholders of the Company →							Non-controlling Interest RM'000	Total Equity RM'000	
	← 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
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 (loss) for the period	-	-	(206)	-	-	-	-	(206)	-	(206)
Profit for the period	-	-	-	-	-	-	14,403	14,403	396	14,799
Total comprehensive (loss)/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 payable to shareholders	-	-	-	-	-	-	-	-	-	-
Total distributions to owners of the Company	-	(7,145)	-	-	-	-	-	(10,263)	-	(10,263)
Total transactions with owners of the Company	-	(7,145)	-	-	-	-	-	(17,408)	-	(17,408)
At 31 December 2011	187,430	(17,170)	154	740	11,357	31,556	251,689	455,493	24,337	479,830
At 1 July 2012	* 187,430	(20,113)	48	807	11,357	31,556	331,230	542,315	20,409	562,724
(Loss) on Available-For-Sale financial assets	-	-	(19)	-	-	-	-	(19)	-	(19)
Total other comprehensive (loss) for the period	-	-	(19)	-	-	-	-	(19)	-	(19)
Profit for the period	-	-	-	-	-	-	11,655	11,655	1,983	13,638
Total comprehensive (loss)/income for the period	-	-	(19)	-	-	-	11,655	11,636	1,983	13,619
Treasury shares acquired	-	(167)	-	-	-	-	-	(167)	-	(167)
Issue of ordinary shares pursuant to the exercise of warrants	46	-	-	-	-	4	-	50	-	50
Final dividend of RM0.056 per share payable to shareholders	-	-	-	-	-	-	(10,154)	(10,154)	-	(10,154)
Total distributions to owners of the Company	46	(167)	-	-	-	4	(10,154)	(10,271)	-	(10,271)
Total transactions with owners of the Company	46	(167)	-	-	-	4	(10,154)	(10,271)	-	(10,271)
At 31 December 2012	187,476	(20,280)	29	807	11,357	31,560	332,731	543,680	22,392	566,072

* The paid up share capital of the Company is 194,419,000 of RM1 each. This RM187,430,000 is derived at after allocation of value to warrant reserve of RM6,989,000 arising from the rights issue exercise in 2010.

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2012 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	
		31.12.2012	31.12.2011
		RM'000	RM'000
Cash flows from operating activities			
Profit before taxation		17,723	19,957
Adjustments for non-cash flow items:			
Depreciation		1,435	1,273
Property, plant and equipment written off		3	14
Gain arising from disposal on financial assets		(56)	(4)
Gain on disposal property, plant and equipment		(3)	(34)
Gross dividend income from other investments		(12)	(21)
Net interest expense/(income)		491	(455)
Operating profit before working capital changes		19,581	20,730
Changes in Working Capital			
Changes in land held for property development		1,257	(45,621)
Net change in inventories, receivables, accrued billings, prepaid expenses		20,378	68,335
Net change in payables and accruals		(10,488)	(16,705)
Changes in property development costs		(1,147)	(7,470)
Cash from operating activities		29,581	19,269
Tax paid		(2,876)	(4,911)
Net Cash from operating activities		26,705	14,358
Cash flows from investing activities			
Increase in development cost of investment properties		(61,598)	(104,068)
Proceeds from disposal of investment		339	17
Proceeds from disposal of property, plant and equipment		11	104
Dividends received from other investments		12	21
Payments for investment in quoted investments		-	(211)
Payments for purchase of property, plant and equipment		(64)	(213)
Interest received		886	1,006
Increase in long term receivables		(62)	(27)
Net cash used in investing activities		(60,476)	(103,371)
Cash flows from financing activities			
Interest paid		(6,519)	(3,250)
Dividend paid to equity holders of the parent		-	(4,701)
Drawdown of long term borrowings		10,670	98,152
Payments for shares buy-back		(167)	(7,145)
Proceeds from issue of shares pursuant to the exercise of warrants		50	-
Increase in short term borrowings		6,674	12,887
Net cash from financing activities		10,708	95,943
Net (decrease)/increase in cash and cash equivalents for the year		(23,063)	6,930
Cash and cash equivalent at 1 July		89,936	60,122
Cash and cash equivalents as at 30 September	B14	66,873	67,052

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements.