



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

QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE FOURTH FINANCIAL QUARTER ENDED 30 JUNE 2014

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Condensed Consolidated Statement of Comprehensive Income

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter Ended 30.06.2014 RM'000	Preceding Year Corresponding Quarter Ended 30.06.2013 RM'000	Current Year Period to date Ended 30.06.2014 RM'000	Preceding Year Corresponding Period to date Ended 30.06.2013 RM'000
Revenue		30,852	32,811	132,851	112,106
Cost of sales		(16,458)	(15,463)	(75,994)	(56,164)
Gross profit		14,394	17,348	56,857	55,942
Other income		111	73	834	338
Finance income		181	326	802	1,554
Operating expenses		(4,752)	(5,847)	(26,811)	(22,460)
Net gain arising from disposal on financial assets		121	(4)	344	52
Gain on revaluation of investment properties	A11	41,737	146,137	48,440	146,137
Result from operating activities		51,792	158,033	80,466	181,563
Finance costs		(2,905)	(2,631)	(12,159)	(4,666)
Profit before taxation		48,887	155,402	68,307	176,897
Taxation	B5	(15,394)	2,092	(21,329)	(3,389)
Profit for the period		33,493	157,494	46,978	173,508
Other comprehensive income, net of tax					
Gain / (Loss) on Available-for-sale financial assets		(204)	89	(252)	114
Total comprehensive income for the period		33,289	157,583	46,726	173,622
Profit attributable to:					
Owners of the company		30,907	152,849	39,920	166,034
Non-controlling interest		2,586	4,645	7,058	7,474
Profit for the period		33,493	157,494	46,978	173,508
Total comprehensive income attributable to:					
Owners of the company		30,703	152,938	39,668	166,148
Non-controlling interest		2,586	4,645	7,058	7,474
Total comprehensive income for the period		33,289	157,583	46,726	173,622
Basic earnings per ordinary share (sen)	B12	13.47	84.25	18.46	91.57
Diluted earnings per ordinary share (sen)	B12	13.21	76.03	18.12	85.23

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements.

HUNZA PROPERTIES BERHAD

[Company No. 461624-X]

Condensed Consolidated Statement of Financial Position

		As at Current Period Ended 30.06.2014 RM'000	As at Preceding Financial Year Ended 30.06.2013 RM'000
	Note		
Assets			
Property, plant and equipment	A10	13,137	10,564
Investment properties	A11	862,804	804,914
Land held for property development		145,963	144,712
Available-For-Sales investments		2,021	941
Deferred tax assets		12,560	12,191
Total Non-Current Assets		1,036,485	973,322
Inventories		48,918	38,042
Property development costs		68,748	39,039
Trade receivables		30,231	38,134
Accrued billings		1,407	8,495
Other receivables and prepaid expenses	B7	27,785	15,667
Current tax assets		1,905	1,751
Deposits with licensed banks	B14	10,357	13,224
Cash and bank balances	B14	28,963	12,899
Total Current Assets		218,314	167,251
TOTAL ASSETS		1,254,799	1,140,573
Equity			
Share capital		244,832	187,931
Reserves		559,914	531,042
Less: Treasury shares, at cost		(28,787)	(20,340)
Total Equity Attributable to Owners of the Company		775,959	698,633
Non-controlling Interests		34,102	27,379
TOTAL EQUITY		810,061	726,012
Liabilities			
Long term borrowings	B8	309,988	245,231
Other Payables		11,804	9,979
Other Payables - IP contractors		6,454	7,175
Deferred tax liabilities		14,141	2,275
Total Non-Current Liabilities		342,387	264,660
Trade payables		21,101	13,884
Other payables and accrued expenses		34,759	47,627
Other payables - IP contractors		427	11,946
Progress billing		764	5,365
Borrowings	B8	42,821	68,277
Dividend payable		-	504
Current tax liabilities		2,479	2,298
Total Current Liabilities		102,351	149,901
TOTAL LIABILITIES		444,738	414,561
TOTAL EQUITY AND LIABILITIES		1,254,799	1,140,573
Net Assets Attributable to Equity Owners of the Company Per Share (RM)		3.39	3.84

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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 2012	187,430	(20,113)	48	807	11,357	31,556	331,230	542,315	20,409	562,724
Transfer of revaluation surplus on properties	-	-	-	(27)	-	-	27	-	-	-
Fair value gain on Available-For-Sale financial assets	-	-	114	-	-	-	-	114	-	114
Total other comprehensive income for the period	-	-	114	(27)	-	-	27	114	-	114
Profit for the period	-	-	-	-	-	-	166,034	166,034	7,474	173,508
Total comprehensive income for the period	-	-	114	(27)	-	-	166,061	166,148	7,474	173,622
Treasury shares acquired	-	(227)	-	-	-	-	-	(227)	-	(227)
Issue of ordinary shares										
pursuant to the exercise of warrants	501	-	-	-	-	50	-	551	-	551
Final dividend of RM0.056 per share paid to shareholders	-	-	-	-	-	-	(10,154)	(10,154)	-	(10,154)
Total transactions to owners of the Company	501	(227)	-	-	-	50	(10,154)	(9,830)	-	(9,830)
Dividend payable by subsidiary to non-controlling shareholders	-	-	-	-	-	-	-	-	(504)	(504)
At 30 June 2013	187,931	(20,340)	162	780	11,357	31,606	487,137	698,633	27,379	726,012
At 1 July 2013	187,931	(20,340)	162	780	11,357	31,606	487,137	698,633	27,379	726,012
Transfer of revaluation surplus on properties	-	-	-	(127)	-	-	127	-	-	-
Fair value loss on Available-For-Sale financial assets	-	-	(252)	-	-	-	-	(252)	-	(252)
Total other comprehensive income for the period	-	-	(252)	(127)	-	-	127	(252)	-	(252)
Profit for the period	-	-	-	-	-	-	39,920	39,920	7,058	46,978
Total comprehensive income for the period	-	-	(252)	(127)	-	-	40,047	39,668	7,058	46,726
Treasury shares acquired	-	(16,361)	-	-	-	-	-	(16,361)	-	(16,361)
Issue of ordinary shares										
pursuant to Private Placement	18,100	-	-	-	-	14,480	-	32,580	-	32,580
pursuant to exercise of warrants	31,812	-	-	-	-	3,181	-	34,993	-	34,993
Reversal of value out from warrant reserve	6,989	-	-	-	(8,241)	1,252	-	-	-	-
Expenses for Private Placement	-	-	-	-	-	(368)	-	(368)	-	(368)
Dividend paid to shareholders										
Special Share Dividend	-	7,914	-	-	-	(7,914)	-	-	-	-
Final dividend of RM0.056 per share paid to shareholders	-	-	-	-	-	-	(13,103)	(13,103)	-	(13,103)
Changes in ownership interests in a subsidiary	-	-	-	-	-	-	(83)	(83)	(335)	(418)
Total transactions to owners of the Company	56,901	(8,447)	-	-	(8,241)	10,631	(13,186)	37,658	(335)	37,323
At 30 June 2014	244,832	(28,787)	(90)	653	3,116	42,237	513,998	775,959	34,102	810,061

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2013 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	12 Months Ended	
		30.06.2014	30.06.2013
		RM'000	RM'000
Cash flows from operating activities			
Profit before taxation		68,307	176,897
Adjustments for non-cash flow items:			
Depreciation		1,045	1,987
Property, plant and equipment written off		32	7
Gain arising from disposal/impairment on financial assets		(344)	(52)
Provision of bad debts		594	46
Fair value gain on investment property		(48,440)	(146,137)
Gain on disposal property, plant and equipment		(237)	(11)
Gross dividend income from other investments		(29)	(21)
Net interest expense		11,357	3,103
		<u>32,285</u>	<u>35,819</u>
Operating profit before working capital changes			
Changes in Working Capital			
Net change in inventories, receivables, accrued billings, prepaid expenses		(2,322)	28,699
Net change in payables and accruals		(16,066)	(5,238)
Changes in land held for property development		8,093	-
Changes in property development costs		(2,389)	(6,001)
		<u>19,601</u>	<u>53,279</u>
Cash generated from operating activities			
Tax paid		(9,805)	(10,960)
		<u>9,796</u>	<u>42,319</u>
Net cash generated from operating activities			
Cash flows used in investing activities			
Increase in development cost of investment properties		(48,217)	(157,000)
Increase in investment in subsidiary		(418)	-
Increase in land held for property development		(2,370)	-
Proceeds from disposal of investment		818	354
Proceeds from disposal of property, plant and equipment		735	30
Dividends received from other investments		29	21
Payments for investment in quoted investments		(1,806)	-
Payments for purchase of property, plant and equipment		(5,716)	(582)
Interest received		802	1,563
Interest in long term receivables		-	(66)
		<u>(56,143)</u>	<u>(155,680)</u>
Net cash used in investing activities			
Cash flows from financing activities			
Interest paid		(16,993)	(20,104)
Dividend paid to equity holders of the parent		(13,103)	(10,658)
Dividend paid to minority shareholder of subsidiary		(504)	-
Drawdown of term loans		40,007	90,072
Payments for shares buy-back		(16,361)	(227)
Proceeds from issue of shares pursuant to the exercise of warrants		34,993	551
Proceeds from Private Placement		32,212	-
Decrease in short term borrowings		(2,701)	(10,205)
Withdrawal of pledged deposits		8	-
		<u>57,558</u>	<u>49,429</u>
Net cash from financing activities			
Net increase/(decrease) in cash and cash equivalents for the year		11,211	(63,932)
Cash and cash equivalent at 1 July		26,004	89,936
		<u>37,215</u>	<u>26,004</u>
Cash and cash equivalents as at 30 June	B14	<u>37,215</u>	<u>26,004</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements.