



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

**QUARTERLY REPORT ON CONSOLIDATED RESULTS**  
**FOR THE FIRST FINANCIAL QUARTER ENDED 31 DECEMBER 2014**

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Condensed Consolidated Statement of Comprehensive Income

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter Ended 31.12.2014 RM'000	Preceding Year Corresponding Quarter Ended 31.12.2013 RM'000 (restated)	Current Year Period to date Ended 31.12.2014 RM'000	Preceding Year Corresponding Period to date Ended 31.12.2013 RM'000 (restated)
Revenue		38,415	32,995	91,418	64,306
Cost of sales		(21,489)	(18,552)	(53,877)	(36,620)
<b>Gross profit</b>		16,926	14,443	37,541	27,686
Other income		112	259	638	359
Finance income		349	202	681	413
Operating expenses		(4,992)	(6,421)	(8,755)	(12,172)
Gain on revaluation of investment properties	A11	-	6,703	-	6,703
<b>Result from operating activities</b>		12,395	15,186	30,105	22,989
Finance costs		(4,760)	(3,065)	(8,427)	(6,205)
<b>Profit before taxation</b>		7,635	12,121	21,678	16,784
Taxation	B5	(1,745)	(3,441)	(5,130)	(5,514)
<b>Profit for the period</b>		5,890	8,680	16,548	11,270
<b>Other comprehensive income, net of tax</b>					
(Loss) / Gain on Available-for-sale financial assets		(335)	30	(270)	91
<b>Total comprehensive income for the period</b>		5,555	8,710	16,278	11,361
<b>Profit attributable to:</b>					
Owners of the company		3,872	7,404	11,500	8,842
Non-controlling interest		2,018	1,276	5,048	2,428
<b>Profit for the period</b>		5,890	8,680	16,548	11,270
<b>Total comprehensive income attributable to:</b>					
Owners of the company		3,537	7,434	11,230	8,933
Non-controlling interest		2,018	1,276	5,048	2,428
<b>Total comprehensive income for the period</b>		5,555	8,710	16,278	11,361
Basic earnings per ordinary share (sen)	B12	1.70	3.54	5.12	4.41
Diluted earnings per ordinary share (sen)	B12	1.69	3.47	5.05	4.34

Certain figures have been restated to conform to the audited financial statements for financial year ended 30 June 2014.

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2014 and the accompanying explanatory notes attached to the interim financial statements.

**HUNZA PROPERTIES BERHAD**

[Company No. 461624-X]

**Condensed Consolidated Statement of Financial Position**

		<b>As at Current Period Ended 31.12.2014 RM'000</b>	<b>As at Preceding Financial Year Ended 30.06.2014 RM'000 (restated)</b>
<b>Assets</b>			
Property, plant and equipment	A10	12,066	13,137
Investment properties	A11	888,243	864,105
Land held for property development		151,362	145,963
Available-For-Sales investments		2,014	2,021
Deferred tax assets		12,713	12,650
<b>Total Non-Current Assets</b>		<u>1,066,398</u>	<u>1,037,876</u>
Inventories		39,861	48,917
Property development costs		60,403	67,446
Trade receivables		28,520	32,344
Accrued billings		9,635	1,441
Other receivables and prepaid expenses	B7	32,281	25,273
Current tax assets		2,282	1,942
Deposits with licensed banks	B14	39,446	10,394
Cash and bank balances	B14	53,585	36,272
<b>Total Current Assets</b>		<u>266,013</u>	<u>224,029</u>
<b>TOTAL ASSETS</b>		<u>1,332,411</u>	<u>1,261,905</u>
<b>Equity</b>			
Share capital		245,035	244,832
Reserves		571,294	560,044
Less: Treasury shares, at cost		(44,985)	(28,787)
<b>Total Equity Attributable to Owners of the Company</b>		<u>771,344</u>	<u>776,089</u>
<b>Non-controlling Interests</b>		39,150	34,102
<b>TOTAL EQUITY</b>		<u>810,494</u>	<u>810,191</u>
<b>Liabilities</b>			
Long term borrowings	B8	415,118	296,268
Other Payables		12,452	11,804
Deferred tax liabilities		14,141	14,137
<b>Total Non-Current Liabilities</b>		<u>441,711</u>	<u>322,209</u>
Trade payables		15,564	20,681
Other payables and accrued expenses		35,438	34,735
Other payables - IP contractors		6,676	6,881
Progress billing		-	764
Borrowings	B8	16,293	63,965
Current tax liabilities		6,235	2,479
<b>Total Current Liabilities</b>		<u>80,206</u>	<u>129,505</u>
<b>TOTAL LIABILITIES</b>		<u>521,917</u>	<u>451,714</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>1,332,411</u>	<u>1,261,905</u>
<b>Net Assets Attributable to Equity Owners of the Company Per Share (RM)</b>		3.50	3.39

Certain figures have been restated to conform to the audited financial statements for financial year ended 30 June 2014.

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2014 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	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	
<b>At 1 July 2013</b>	<b>187,931</b>	<b>(20,340)</b>	<b>162</b>	<b>780</b>	<b>11,357</b>	<b>31,606</b>	<b>487,137</b>	<b>698,633</b>	<b>27,379</b>	<b>726,012</b>
Transfer of revaluation surplus on properties	-	-	-	(97)	-	-	97	-	-	-
Fair value gain on Available-For-Sale financial assets	-	-	91	-	-	-	-	91	-	91
Total other comprehensive income for the period	-	-	91	(97)	-	-	97	91	-	91
Profit for the period	-	-	-	-	-	-	8,843	8,843	2,428	11,271
Total comprehensive income for the period	-	-	91	(97)	-	-	8,940	8,934	2,428	11,362
Treasury shares acquired	-	(4,940)	-	-	-	-	-	(4,940)	-	(4,940)
Issue of ordinary shares										
pursuant to Private Placement	18,100	-	-	-	-	14,480	-	32,580	-	32,580
pursuant to the exercise of warrants	31,149	-	-	-	-	3,115	-	34,264	-	34,264
Reversal of value out from warrant reserve	6,989	-	-	-	(8,241)	1,252	-	-	-	-
Expenses incurred for private placement, written off against share premium	-	-	-	-	-	(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)
Total transactions to owners of the Company	56,238	2,974	-	-	(8,241)	10,565	(13,103)	48,433	-	48,433
<b>At 31 December 2013</b>	<b>244,169</b>	<b>(17,366)</b>	<b>253</b>	<b>683</b>	<b>3,116</b>	<b>42,171</b>	<b>482,974</b>	<b>756,000</b>	<b>29,807</b>	<b>785,807</b>
<b>At 1 July 2014</b>	<b>244,832</b>	<b>(28,787)</b>	<b>(90)</b>	<b>653</b>	<b>3,116</b>	<b>42,237</b>	<b>514,128</b>	<b>776,089</b>	<b>34,102</b>	<b>810,191</b>
Transfer of revaluation surplus on properties	-	-	-	(59)	-	-	59	-	-	-
Fair value gain/(loss) on Available-For-Sale financial assets	-	-	(270)	-	-	-	-	(270)	-	(270)
Total other comprehensive income for the period	-	-	(270)	(59)	-	-	59	(270)	-	(270)
Profit for the period	-	-	-	-	-	-	11,500	11,500	5,048	16,548
Total comprehensive income for the period	-	-	(270)	(59)	-	-	11,559	11,230	5,048	16,278
Treasury shares acquired	-	(16,198)	-	-	-	-	-	(16,198)	-	(16,198)
Issue of ordinary shares										
pursuant to exercise of warrants	203	-	-	-	-	20	-	223	-	223
Total transactions to owners of the Company	203	(16,198)	-	-	-	20	-	(15,975)	-	(15,975)
<b>At 31 December 2014</b>	<b>245,035</b>	<b>(44,985)</b>	<b>(360)</b>	<b>594</b>	<b>3,116</b>	<b>42,257</b>	<b>525,687</b>	<b>771,344</b>	<b>39,150</b>	<b>810,494</b>

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2014 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	
		31.12.2014 RM'000	31.12.2013 RM'000
<b>Cash flows from operating activities</b>			
Profit before taxation		21,678	16,784
Adjustments for non-cash flow items:			
Depreciation		1,149	1,232
Property, plant and equipment written off		5	17
Fair value gain on investment property		-	(6,703)
Gain on disposal property, plant and equipment		(142)	(175)
Gross dividend income from other investments		-	(12)
Net interest expense		7,746	5,792
<b>Operating profit before working capital changes</b>		<b>30,436</b>	<b>16,935</b>
Changes in Working Capital			
Net change in inventories, receivables, accrued billings, prepaid expenses		(24,653)	4,457
Net change in payables and accruals		17,597	(8,956)
Changes in land held for property development		(3,781)	(2,148)
Changes in property development costs		7,080	(12,195)
<b>Cash generated from / (used in) operating activities</b>		<b>26,679</b>	<b>(1,907)</b>
Tax paid		(1,774)	(3,398)
<b>Net cash generated from / (used in) operating activities</b>		<b>24,905</b>	<b>(5,305)</b>
<b>Cash flows from investing activities</b>			
Increase in development cost of investment properties		(23,152)	(9,166)
Proceeds from disposal of property, plant and equipment		430	661
Dividends received from other investments		-	13
Payments for investment in quoted investments		(263)	-
Payments for purchase of property, plant and equipment		(371)	(3,746)
Interest received		681	413
<b>Net cash used in investing activities</b>		<b>(22,675)</b>	<b>(11,825)</b>
<b>Cash flows from financing activities</b>			
Interest paid		(11,068)	(7,246)
Dividend paid to minority shareholder of subsidiary		-	(504)
Drawdown/(repayment) of term loans		118,850	(592)
Payments for shares buy-back		(16,198)	(4,937)
Proceeds from issue of shares pursuant to the exercise of warrants		223	34,264
Proceeds from Private Placement		-	32,212
Decrease in short term borrowings		(38,331)	(15,076)
Addition of pledged deposits		(3)	6
<b>Net cash from financing activities</b>		<b>53,473</b>	<b>38,127</b>
Net increase in cash and cash equivalents for the year		55,703	20,997
Cash and cash equivalent at 1 July		37,156	26,004
<b>Cash and cash equivalents as at 30 June</b>	B14	<b>92,859</b>	<b>47,001</b>

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