



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

**QUARTERLY REPORT ON CONSOLIDATED RESULTS**  
**FOR THE SECOND FINANCIAL QUARTER ENDED 31 DECEMBER 2015**

	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	5-9
Additional Information Required by the Listing Requirements of Bursa Malaysia Securities Berhad	10-17

**HUNZA PROPERTIES BERHAD**

[Company No. 461624-X]

**Condensed Consolidated Statement of Comprehensive Income**

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter Ended 31.12.2015 RM'000	Preceding Year Corresponding Quarter Ended 31.12.2014 RM'000	Current Year Period to date Ended 31.12.2015 RM'000	Preceding Year Corresponding Period to date Ended 31.12.2014 RM'000
Revenue		40,749	38,415	72,548	91,418
Cost of sales		(22,203)	(21,489)	(38,150)	(53,877)
<b>Gross profit</b>		18,546	16,926	34,398	37,541
Other income		63	112	129	638
Finance income		471	349	926	681
Operating expenses		(6,631)	(4,992)	(10,987)	(8,755)
<b>Result from operating activities</b>		12,449	12,395	24,466	30,105
Finance costs		(4,652)	(4,760)	(9,234)	(8,427)
<b>Profit before taxation</b>		7,797	7,635	15,232	21,678
Taxation	B5	(2,293)	(1,745)	(3,719)	(5,130)
<b>Profit for the period</b>		5,504	5,890	11,513	16,548
<b>Other comprehensive income, net of tax</b> (Loss) / Gain on Available-for-sale financial assets		194	(335)	60	(270)
<b>Total comprehensive income for the period</b>		5,698	5,555	11,573	16,278
<b>Profit attributable to:</b>					
Owners of the company		3,896	3,872	8,337	11,500
Non-controlling interest		1,608	2,018	3,176	5,048
<b>Profit for the period</b>		5,504	5,890	11,513	16,548
<b>Total comprehensive income attributable to:</b>					
Owners of the company		4,090	3,537	8,397	11,230
Non-controlling interest		1,608	2,018	3,176	5,048
<b>Total comprehensive income for the period</b>		5,698	5,555	11,573	16,278
Basic earnings per ordinary share (sen)	B11	1.73	1.70	3.70	5.12

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2015 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 31.12.2015 RM'000</b>	<b>As at Preceding Financial Year Ended 30.06.2015 RM'000</b>
	<b>Note</b>		
<b>Assets</b>			
Property, plant and equipment	A10	11,259	11,792
Investment properties	A11	920,224	906,198
Land held for property development		149,610	147,651
Available-For-Sales investments		2,324	1,981
Deferred tax assets		11,483	11,470
<b>Total Non-Current Assets</b>		<u>1,094,900</u>	<u>1,079,092</u>
Inventories		30,426	35,644
Property development costs		164,057	124,896
Trade receivables		29,803	26,159
Accrued billings		14,313	25,711
Other receivables and prepaid expenses		11,429	8,823
Current tax assets		2,151	1,462
Deposits with licensed banks	B13	36,395	56,328
Cash and bank balances	B13	33,832	36,100
<b>Total Current Assets</b>		<u>322,406</u>	<u>315,123</u>
<b>TOTAL ASSETS</b>		<u>1,417,306</u>	<u>1,394,215</u>
<b>Equity</b>			
Share capital		249,585	249,585
Reserves		589,819	581,422
Less: Treasury shares, at cost		(44,986)	(44,986)
<b>Total Equity Attributable to Owners of the Company</b>		<u>794,418</u>	<u>786,021</u>
<b>Non-controlling Interests</b>		<u>50,204</u>	<u>45,660</u>
<b>TOTAL EQUITY</b>		<u>844,622</u>	<u>831,681</u>
<b>Liabilities</b>			
Long term borrowings	B7	446,450	424,165
Other payables		13,970	14,043
Deferred tax liabilities		14,648	14,635
<b>Total Non-Current Liabilities</b>		<u>475,068</u>	<u>452,843</u>
Trade payables		21,894	25,637
Other payables and accrued expenses		56,754	52,834
Borrowings	B7	18,968	26,726
Current tax liabilities		-	4,494
<b>Total Current Liabilities</b>		<u>97,616</u>	<u>109,691</u>
<b>TOTAL LIABILITIES</b>		<u>572,684</u>	<u>562,534</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>1,417,306</u>	<u>1,394,215</u>
<b>Net Assets Attributable to Equity Owners of the Company Per Share (RM)</b>		3.53	3.49

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2015 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 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 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 the 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>
<b>At 1 July 2015</b>	<b>249,585</b>	<b>(44,986)</b>	<b>(424)</b>	<b>531</b>	<b>-</b>	<b>45,828</b>	<b>535,487</b>	<b>786,021</b>	<b>45,660</b>	<b>831,681</b>
Fair value gain on Available-For-Sale financial assets	-	-	60	-	-	-	-	60	-	60
Total other comprehensive income for the period	-	-	60	-	-	-	-	60	-	60
Profit for the period	-	-	-	-	-	-	8,337	8,337	3,176	11,513
Total comprehensive income for the period	-	-	60	-	-	-	8,337	8,397	3,176	11,573
Issue of ordinary shares pursuant to the rights issue (Note A13)	-	-	-	-	-	-	-	-	1,368	1,368
Total transactions to owners of the Company	-	-	-	-	-	-	-	-	1,368	1,368
<b>At 31 December 2015</b>	<b>249,585</b>	<b>(44,986)</b>	<b>(364)</b>	<b>531</b>	<b>-</b>	<b>45,828</b>	<b>543,824</b>	<b>794,418</b>	<b>50,204</b>	<b>844,622</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 2015 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	<b>6 Months Ended</b>	
		<b>31.12.2015</b>	<b>31.12.2014</b>
		<b>RM'000</b>	<b>RM'000</b>
<b>Cash flows from operating activities</b>			
Profit before taxation		15,232	21,678
Adjustments for non-cash flow items:			
Depreciation		1,227	1,149
Property, plant and equipment written off		2	5
Gain on disposal property, plant and equipment		-	(142)
Net interest expense		8,308	7,746
		<u>24,769</u>	<u>30,436</u>
<b>Operating profit before working capital changes</b>			
Changes in Working Capital			
Net change in inventories, receivables, accrued billings, prepaid expenses		10,366	(24,653)
Net change in payables and accruals		105	17,597
Changes in land held for property development		(945)	(3,781)
Changes in property development costs		(38,732)	7,080
		<u>(4,437)</u>	<u>26,679</u>
<b>Cash generated from / (used in) operating activities</b>			
Tax paid		<u>(8,903)</u>	<u>(1,774)</u>
		<u>(13,340)</u>	<u>24,905</u>
<b>Net cash generated from / (used in) operating activities</b>			
<b>Cash flows from investing activities</b>			
Increase in development cost of investment properties		(13,117)	(23,152)
Proceeds from disposal of property, plant and equipment		-	430
Payments for investment in quoted investments		(283)	(263)
Payments for purchase of property, plant and equipment		(696)	(371)
Interest received		926	681
		<u>(13,170)</u>	<u>(22,675)</u>
<b>Net cash used in investing activities</b>			
<b>Cash flows from financing activities</b>			
Interest paid		(11,586)	(11,068)
Drawdown of term loans		16,910	118,850
Payments for shares buy-back		-	(16,198)
Proceeds from issue of shares pursuant to the exercise of warrants		-	223
Proceeds from issue of shares pursuant to the right issue	A13	1,368	-
Decrease in short term borrowings		(2,383)	(38,331)
Addition of pledged deposits		-	(3)
		<u>4,309</u>	<u>53,473</u>
<b>Net cash from financing activities</b>			
Net increase/(decrease) in cash and cash equivalents for the year		(22,201)	55,703
Cash and cash equivalent at 1 July		<u>92,312</u>	<u>37,156</u>
<b>Cash and cash equivalents as at 31 December</b>	B13	<u><u>70,111</u></u>	<u><u>92,859</u></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 2015 and the accompanying explanatory notes attached to the interim financial statements.