



SUNRISE
Building Dreams, Creating Value

SUNRISE BERHAD (Co. No. 7685-V)

(Incorporated in Malaysia)

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2007**

The Board of Directors of Sunrise Berhad is pleased to announce the following unaudited condensed consolidated results for the second quarter and financial period ended 31 December 2007.

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS

	<u>Note</u>	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		Current Yr Quarter	Preceding Yr Corresponding Quarter	Current Yr To Date	Preceding Yr Corresponding Yr To Date
		<u>31.12.2007</u>	<u>31.12.2006</u>	<u>31.12.2007</u>	<u>31.12.2006</u>
		RM'000	RM'000	RM'000	RM'000
Revenue		140,068	118,344	360,692	221,407
Cost of sales		(92,513)	(74,032)	(218,810)	(139,905)
Gross profit		47,555	44,312	141,882	81,502
Other operating income		5,403	2,524	10,478	8,373
Administrative expenses		(4,693)	(1,870)	(6,222)	(4,047)
Other operating expenses		(17,008)	(8,471)	(27,978)	(15,326)
Finance costs		(1,502)	(2,803)	(2,599)	(6,118)
Share of results of associated companies		-	(263)	(217)	(266)
Share of results of a jointly controlled entity		83	(430)	83	(430)
Profit before tax		29,838	32,999	115,427	63,688
Taxation	B5	(10,462)	(9,413)	(20,908)	(19,886)
Net profit for the period		19,376	23,586	94,519	43,802
Attributable to:					
Equity holders of the Company		19,376	23,926	94,541	44,812
Minority interests		-	(340)	(22)	(1,010)
Net profit for the period		19,376	23,586	94,519	43,802
		sen	sen	sen	sen
Earnings per share attributable to the equity holders of the Company:	B13				
- basic		4.46	5.42	21.93	10.55
- diluted		4.44	5.41	21.78	10.54

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2007 and the accompanying explanatory notes attached to the interim financial statements.



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UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

<u>Note</u>	<u>As at 31.12.2007 RM'000</u>	<u>As at 30.6.2007 RM'000</u>
ASSETS		
Non-current assets		
Property, plant and equipment	180,090	156,752
Investment properties	9,019	9,082
Land held for development	622,476	461,397
Interests in associated companies	2,808	2,889
Interest in a jointly controlled entity	86,245	86,160
Deferred tax assets	3,937	3,937
Total non-current assets	<u>904,575</u>	<u>720,217</u>
Current assets		
Development properties	185,501	204,639
Inventories	16,798	16,316
Receivables	131,548	132,453
Tax recoverable	10,958	6,338
Other investments	1,715	2,379
Cash and bank balances	92,978	88,110
	<u>439,498</u>	<u>450,235</u>
Non-current assets classified as held for sale	-	38,856
Total current assets	<u>439,498</u>	<u>489,091</u>
TOTAL ASSETS	<u>1,344,073</u>	<u>1,209,308</u>
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital		
Ordinary shares of RM1 each	448,077	446,982
Share premium	13,234	12,491
Treasury shares, at cost	A7(ii) (28,183)	(28,183)
Other reserves	7,257	7,077
Retained profits	253,237	170,956
Equity attributable to equity holders of the Company	<u>693,622</u>	<u>609,323</u>
Minority interests	926	1,048
Total equity	<u>694,548</u>	<u>610,371</u>



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UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET (cont'd)

	<u>Note</u>	As at <u>31.12.2007</u> RM'000	As at <u>30.6.2007</u> RM'000
EQUITY AND LIABILITIES (cont'd)			
Non-current liabilities			
Borrowings	B9	187,182	187,833
Long term liabilities		<u>114,268</u>	<u>114,268</u>
Total non-current liabilities		<u>301,450</u>	<u>302,101</u>
Current liabilities			
Payables		216,616	211,356
Provisions		25,160	20,408
Borrowings		99,967	57,922
Tax liabilities		<u>6,332</u>	<u>7,150</u>
Total current liabilities		<u>348,075</u>	<u>296,836</u>
Total liabilities		<u>649,525</u>	<u>598,937</u>
TOTAL EQUITY AND LIABILITIES		<u>1,344,073</u>	<u>1,209,308</u>
Net assets per share attributable to ordinary equity holders of the Company (RM)		1.61	1.42

The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2007 and the accompanying explanatory notes attached to the interim financial statements.



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**QUARTERLY REPORT ON CONSOLIDATED RESULTS
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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Group	← Attributable to equity holders of the Company						→		Minority interests RM'000	Total equity RM'000
	Non-distributable						Distributable			
	Share capital RM'000	Treasury shares RM'000	Revaluation reserve RM'000	Share premium RM'000	Exchange reserve RM'000	Other reserves RM'000	Retained profits RM'000	Total RM'000		
At 1 July 2006										
As previously stated	424,519	(28,183)	2,664	1,318	2,108	-	104,443	506,869	1,528	508,397
- effects of adopting FRS 2	-	-	-	-	-	1,079	(1,079)	-	-	-
As restated	424,519	(28,183)	2,664	1,318	2,108	1,079	103,364	506,869	1,528	508,397
Translation adjustment for the financial period	-	-	-	-	1,143	-	-	1,143	-	1,143
Net income recognised directly in equity	424,519	(28,183)	2,664	1,318	3,251	1,079	103,364	508,012	1,528	509,540
Net profit for the financial period	-	-	-	-	-	-	44,812	44,812	(1,010)	43,802
Total recognised income and expense for the financial period	424,519	(28,183)	2,664	1,318	3,251	1,079	148,176	552,824	518	553,342
Dividend for the financial year ended 30 June 2006	-	-	-	-	-	-	(17,617)	(17,617)	-	(17,617)
Issue of shares pursuant to ESOS	2,552	-	-	1,225	-	-	-	3,777	-	3,777
Share-based payment	-	-	-	-	-	748	-	748	-	748
At 31 December 2006	427,071	(28,183)	2,664	2,543	3,251	1,827	130,559	539,732	518	540,250



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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Cont'd)

Group	← Attributable to equity holders of the Company →							Minority interests	Total equity	
	Non-distributable						Distributable			
	Share capital	Treasury shares	Revaluation reserve	Share premium	Exchange reserve	Other reserves	Retained profits			Total
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
At 1 July 2007	446,982	(28,183)	2,664	12,491	2,985	1,428	170,956	609,323	1,048	610,371
Translation adjustment for the financial period	-	-	-	-	(1,757)	-	-	(1,757)	-	(1,757)
Acquisition of shares in a subsidiary company	-	-	-	-	-	-	-	-	(100)	(100)
Net income recognised directly in equity	446,982	(28,183)	2,664	12,491	1,228	1,428	170,956	607,566	948	608,514
Net profit for the financial period	-	-	-	-	-	-	94,541	94,541	(22)	94,519
Total recognised income and expense for the financial period	446,982	(28,183)	2,664	12,491	1,228	1,428	265,497	702,107	926	703,033
Issue of shares pursuant to ESOS	1,095	-	-	743	-	-	-	1,838	-	1,838
Final dividend for financial year ended 30 June 2007	-	-	-	-	-	-	(12,260)	(12,260)	-	(12,260)
Share-based payment	-	-	-	-	-	1,937	-	1,937	-	1,937
At 31 December 2007	448,077	(28,183)	2,664	13,234	1,228	3,365	253,237	693,622	926	694,548

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2007 and the accompanying explanatory notes attached to the interim financial statements.



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**QUARTERLY REPORT ON CONSOLIDATED RESULTS
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UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	Financial period ended	
	<u>31.12.2007</u>	<u>31.12.2006</u>
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	115,427	63,688
Adjustments for non-cash items:		
Non-cash items	3,009	3,205
Non-operating items	(1,111)	5,038
Operating profit before working capital changes	117,325	71,931
Changes in working capital:		
Net change in current assets	(187,424)	(55,443)
Net change in current liabilities	(9,021)	(17,322)
Net cash used in operating activities	(79,120)	(834)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(23,148)	(22,684)
Proceeds from disposal of investments	90,000	-
Net cash from/(used in) investing activities	66,852	(22,684)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issue of shares	1,838	3,777
Purchase of shares in subsidiary company	(90)	-
Repayment of loans	(4,137)	(28,505)
Dividends paid	(20,090)	(17,617)
Increase in deposits in sinking fund account	(15,522)	-
Drawdown of loans	44,200	100,000
Net cash from financing activities	6,199	57,655
Effects of exchange rate changes	(3,891)	1,602
Net (decrease)/increase in cash and cash equivalents	(9,960)	35,739
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	<u>83,870</u>	<u>23,638</u>
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	<u>73,910</u>	<u>59,377</u>

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2007 and the accompanying explanatory notes attached to the interim financial statements.



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QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2007

PART A - EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134, PARAGRAPH 16

A1. Basis of Preparation and Changes in Accounting Policies

This interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards ("FRS") No. 134 : Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 30 June 2007. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2007.

A2. Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited annual financial statements for the financial year ended 30 June 2007 except for the adoption of the following new/revised Financial Reporting Standards (FRS) effective for financial year beginning 1 July 2007:

FRS 117: Leases

Amendment to FRS 121: The Effects of Changes in Foreign Exchange Rates - Net Investment in a Foreign Operation

The adoption of above FRS and Amendment does not have significant financial impact on the Group.

As at the date of this report, the Group has not applied FRS 139 Financial Instruments: Recognition and Measurement as the effective date is yet to be determined by Malaysian Accounting Standards Board. This new standard establishes principles for recognising and measuring financial assets, financial liabilities and some contracts to buy and sell non-financial items. The Group will apply this standard when it becomes effective.

A3. Audit Report of Preceding Annual Financial Statements

The audit report of the Group's most recent annual audited financial statements for the financial year ended 30 June 2007 was not qualified.

A4. Seasonal or Cyclical Factors

The business operations of the Group were not significantly affected by any seasonal and cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group during the financial period under review.



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PART A - EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134, PARAGRAPH 16

A6. Changes in Estimates

The Group has not submitted any financial forecast or projections to any authority body in prior financial years. As such there were no changes in estimates of amounts reported in prior financial years that have a material effect in the current quarter.

A7. Debt and Equity Securities

There were no issuances and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares except for:

(i) Issuance of shares

During the financial period ended 31 December 2007, the issued and paid-up share capital of the Company was increased from 446,982,167 ordinary shares of RM1.00 each to 448,077,367 ordinary shares by the issuance of 1,095,200 ordinary shares of RM1.00 each pursuant to the exercise of options granted under the Company's Employees' Share Option Scheme at exercise prices ranging from RM1.19 to RM2.99 per ordinary share. The total cash proceeds arising from the exercise of options under the ESOS amount to RM1,838,128; and

(ii) Share buy-back and distribution of treasury shares

On 25 October 2007, the shareholders of the Company renewed their approval for the Company to buy-back its own shares. There was no share bought back during the financial period ended 31 December 2007. During the previous financial year, the Company purchased 17,252,000 of its issued share capital from the open market. The average price paid for the shares was RM1.63 per ordinary share. The total consideration paid for the share buy-back including transaction costs, was RM28,183,026 and was financed by internally generated funds. As at 31 December 2007, the cumulative total number of shares bought was 17,252,000 shares which are being held as treasury shares in accordance with the requirement of Section 67A of the Companies Act, 1965. None of the treasury shares held were resold or cancelled during the financial period ended 31 December 2007.

On 11 January 2008, the Company announced that a total of 17,232,973 treasury shares were distributed to the entitled shareholders at the ratio of 1 treasury share for every 25 existing ordinary shares of RM1 each held.

A8. Dividend Paid

The amount of dividends paid during the financial period and up to the date of this report were as follows:

- (i) Third interim dividend of 2.5 sen per share, less 27% tax on 429,060,767 ordinary shares amounting to net dividend of RM7,830,359 or 1.825 sen per share, in respect of financial year ended 30 June 2007, was paid on 3 July 2007, to shareholders whose names appear on the Records of Depositors on 8 June 2007; and
- (ii) Final dividend of 3.9 sen per share less 27% tax on 430,612,367 ordinary shares amounting to net dividend of RM12,259,528 or 2.847 sen per share, in respect of financial year ended 30 June 2007, paid on 12 December 2007, to shareholders whose names appear on the Records of Depositors on 16 November 2007.



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PART A - EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134, PARAGRAPH 16

A9. Segmental Reporting

Primary Segment Analysis (Business Segments)	Property development		Property investment		Others		Consol adjustments		Consolidated	
	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Financial period ended 31 December										
Revenue										
External revenue	355,849	211,949	3,045	5,462	1,798	3,996	-	-	360,692	221,407
Inter-segment revenue	112,156	96,099	827	964	627	442	(113,610)	(97,505)	-	-
Total revenue	468,005	308,048	3,872	6,426	2,425	4,438	(113,610)	(97,505)	360,692	221,407
Results										
Segment profits (external)	159,334	61,692	1,432	4,227	148	1,091	(46,464)	2,412	114,450	69,422
Interest income									3,710	1,080
Profit from operations									118,160	70,502
Finance costs									(2,599)	(6,118)
Share of results of associated companies									(217)	(266)
Share of results of a jointly controlled entity									83	(430)
Profit before taxation									115,427	63,688
Taxation									(20,908)	(19,886)
Profit after taxation									94,519	43,802
Minority interests									22	1,010
Profit attributable to shareholders of the Company									94,541	44,812
As at 31 December										
Segment assets	1,073,828	910,077	174,037	150,099	7,155	3,197	-	-	1,255,020	1,063,373
Interests in associated companies and a jointly controlled entity	89,053	-	-	-	-	-	-	-	89,053	-
Unallocated assets									-	-
Total assets									1,344,073	1,063,373
Segment liabilities	(627,323)	(504,718)	(21,588)	(17,040)	(614)	(1,365)	-	-	(649,525)	(523,123)
Unallocated liabilities									-	-
Total liabilities									(649,525)	(523,123)
Other Information										
Capital expenditure	462	3,148	22,594	19,473	92	63	-	-	23,148	22,684
Depreciation	946	737	72	705	30	42	-	-	1,048	1,484
Non cash expenses other than depreciation	-	-	-	-	-	-	-	-	-	-

Intersegment revenue mainly comprise construction works performed by a wholly-owned subsidiary company.



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PART A - EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134, PARAGRAPH 16

A9. **Segmental Reporting (Cont'd)**

**Secondary Segment Analysis
(Geographical Segments)**

	Revenue Period ended <u>31.12.2007</u> RM'000	Total assets As at <u>31.12.2007</u> RM'000	Capital expenditure Period ended <u>31.12.2007</u> RM'000
Malaysia	360,692	1,198,751	23,148
Canada	-	125,451	-
Australia	-	17,525	-
Others	-	2,346	-
	360,692	1,344,073	23,148

	Revenue Period ended <u>31.12.2006</u> RM'000	Total assets As at <u>31.12.2006</u> RM'000	Capital expenditure Period ended <u>31.12.2006</u> RM'000
Malaysia	221,407	1,042,984	22,684
Canada	-	-	-
Australia	-	17,108	-
United Kingdom	-	3,281	-
	221,407	1,063,373	22,684

A10. **Valuations of Property, Plant and Equipment**

The valuation of the freehold land has been brought forward from the annual audited financial statements for the financial year ended 30 June 2007.

A11. **Material Events Subsequent to the End of Interim Period**

There were no material events subsequent to the end of the current financial period ended 31 December 2007 up to the date of this report that have not been reflected in the interim financial statements.

A12. **Changes in the Composition of the Group**

- (i) On 23 August 2007, Sunrise Berhad ("Company" or "Sunrise") announced that it has acquired one common share of US\$1, representing the entire issued and paid-up share capital of Sunrise International Development Ltd. ("Sunrise International Development") for a cash consideration of US\$1 only.

Sunrise International Development is an exempted company limited by shares incorporated under The Companies Law of The Cayman Islands (as amended) on 3 August 2007, with an authorised share capital of US\$50,000 comprising 50,000 common shares with a nominal or par value of US\$1 each. The principal business activity of Sunrise International Development is investment holding and it has yet to commence business.



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A12. Changes in the Composition of the Group (Cont'd)

- (ii) On 28 August 2007, Sunrise announced that Sunrise International Development has subscribed for 500 shares with a par value of EUR25 each (equivalent to RM119.15 each) in Sunrise Holdings S.ar.l. ("Sunrise Holdings"), representing the entire issued and paid-up share capital of Sunrise Holdings for a cash consideration of EUR12,500 only, equivalent to RM59,575. As a result, Sunrise Holdings has become a wholly owned subsidiary company of Sunrise International Development. Sunrise Holdings is a private limited liability company incorporated on 28 August 2007 in the Grand Duchy of Luxembourg. Sunrise Holdings' corporate capital is fixed at 500 shares with a par value of EUR25 each, all subscribed and fully paid-up. The principal business activity of Sunrise Holdings is the acquisition of participations, in Luxembourg or abroad, in any companies or enterprises in any form whatsoever and the management of such participations.

- (iii) On 29 August 2007, the Company announced that Sunrise Holdings has acquired one Common share with a nominal or par value of CAD1, representing the entire issued and paid-up share structure of Phileo Development Corp. ("Phileo Development") for a cash consideration of CAD1 only. Phileo Development is a limited liability company incorporated on 7 August 2007 under the British Columbia Business Corporations Act S.B.C. 2002 c.57 with an authorised share structure of CAD20,000,100 comprising 100 Common shares with a nominal or par value of CAD1 each and 20,000,000 Preferred shares with a nominal or par value of CAD1 each. The principal business activity of Phileo Development will be the acquisition and development of real estate in British Columbia, Canada and the sale and/or lease of strata units of the development. Phileo Development has yet to commence business.

- (iv) On 13 September 2007, Sunrise Berhad ("Sunrise") announced that its wholly owned subsidiary company, Sunrise Oscar Sdn Bhd has acquired Linear Ice Solutions Sdn Bhd's 20% equity interest in Sunrise Linear DCS Sdn Bhd (formerly known as Sunrise Summit Sdn Bhd)("Sunrise Linear DCS"), equivalent to 100,000 ordinary shares of RM1 each for a total consideration of RM90,000. With the acquisition of these shares, Sunrise Linear DCS (formerly 80% owned by Sunrise) will now be a wholly owned subsidiary company of Sunrise.

- (v) On 6 December 2007, Sunrise Berhad ("Company") announced that it has completed the proposed acquisition of 100% equity interest in Summer Lodge Sdn Bhd. The Company has entered into a share sale agreement to acquire 2 ordinary shares of RM1.00 each, of Summer Lodge on 8 June 2007.

A13. Contingent Liabilities - Unsecured

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM8,178,000 (2006:RM2,699,000).



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PART B - EXPLANATORY NOTES IN COMPLIANCE WITH BURSA MALAYSIA REQUIREMENT UNDER PART A OF APPENDIX 9B

B1. Review of Performance of the Company and its Principal Subsidiaries

The Group recorded a turnover of RM360.7 million and pre-tax profit of RM115.4 million for the financial period ended 31 December 2007. This represents a 63% increase in turnover and 81% increase in pre-tax profit as compared to the previous period's results.

On-going commercial developments such as Solaris Mont'Kiara and Solaris Dutamas and residential developments such as Banyan, Meridin and 10 Mont'Kiara contribute favourably to the Group's profitability during the quarter. Phase 2 of Solaris Mont'Kiara comprising office suites and 2 floors of retail units sitting on 4 levels of a 1,700-bay carpark was recently handed over to the purchasers. The construction progress of the other on-going projects is on schedule.

B2. Variation of Results Against Preceding Quarter

The Group registered a pre-tax profit of RM29.8 million for the current quarter, a decrease of RM55.8 million or 65% compared to the 1st quarter ended 30 September 2007. The decrease is mainly due to gain recognised on sale of retail units and car park lots in Plaza Mont'Kiara that was completed in the 1st quarter.

B3. Prospects for the Remaining Period up to 30 June 2008

The Board is confident of the Company's prospects in the coming financial year with its already substantial and locked-in unbilled sales to date. The sales turnover and unbilled sales are likely to increase further with more upcoming launches in the pipeline.

The Group's sales during the half year is RM190 million and its unbilled sales is RM1.2 billion as at 31 December 2007. The signing of Sales & Purchase Agreements for 11 Mont'Kiara, a 338-unit luxurious condominium development has just commenced recently. Phase 2 of the Residence, an exclusive bungalow development is scheduled for launch in the second half of this financial year. The profits from these future billings together with other forthcoming new launches will be recognised substantially over the next two financial years.

B4. Explanatory Notes for Variance of Actual Profit from Forecast Profit/Profit Guarantee

There were no profit forecast/profit guarantee issued by the Group.



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**PART B - EXPLANATORY NOTES IN COMPLIANCE WITH BURSA MALAYSIA
REQUIREMENT UNDER PART A OF APPENDIX 9B**

B5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current	Preceding Yr	Current	Preceding Yr
	Yr Quarter	Corresponding Quarter	Yr To Date	Corresponding Yr To Date
	<u>31.12.2007</u>	<u>31.12.2006</u>	<u>31.12.2007</u>	<u>31.12.2006</u>
	RM'000	RM'000	RM'000	RM'000
In respect of current period				
- Malaysian tax	10,420	9,413	20,866	19,886
- Foreign tax	-	-	-	-
- Deferred tax	-	-	-	-
In respect of prior years	42	-	42	-
	<u>10,462</u>	<u>9,413</u>	<u>20,908</u>	<u>19,886</u>

The Group's effective tax rate for the financial period-to-date was lower than the statutory tax rate mainly due to the tax exemption on capital gain arising from disposal of property as disclosed in Note B6.

B6. Disposal of Unquoted Investments and/or Properties

On 8 June 2007, the Company announced that it has entered into a conditional sale and purchase agreement with Mayban Trustees Berhad ("Purchaser") acting for and on behalf of Quill Capita Trust, to sell to the Purchaser the retail units and car park lots located within Plaza Mont'Kiara for a sale price of RM90 million ("Proposed Disposal").

The Proposed Disposal was completed on 3 September 2007. The sale has realised a net gain of RM46.6 million to the Group.

B7. Quoted Securities

(a) There were no material dealings in quoted securities for the financial period ended 31 December 2007.

(b) Investments in quoted securities as at the end of the reporting period:

	As at <u>31.12.2007</u> RM'000
(i) At cost	6
(ii) At carrying value/book value; and	6
(iii) At market value	<u>9</u>



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B8. Corporate Proposals

On 28 September 2007, the Company announced that it has converted the Islamic Commercial Papers ("ICP") Programme to Islamic Medium Term Notes ("IMTN") Programme of up to an aggregate nominal value of RM150.0 million under the Islamic principle of Murabahah. There was no ICP issued under the ICP Programme.

On 29 November 2007, the Company announced that it is proposing to increase the limit of the IMTN from the present limit of RM150.0 million in nominal value to RM400.0 million in nominal value ("Proposed Increase"). The Proposed Increase was approved by the Securities Commission on 18 December 2007 and it is conditional upon the approval of the existing holders of the outstanding IMTN being obtained.

B9. Group Borrowings and Debt Securities

Total Group borrowings are as follows:-

	As at <u>31.12.2007</u> RM'000	As at <u>30.6.2007</u> RM'000
<u>Long Term Borrowings</u>		
Secured:		
Islamic Debt Facilities		
- Murabahah Notes		
Issuance Facility (MUNIF)	49,000	49,000
Term loans	36,000	38,047
Bank overdraft	2,182	786
Unsecured:		
Islamic Medium Term Notes (IMTN)	<u>100,000</u>	<u>100,000</u>
	<u>187,182</u>	<u>187,833</u>
<u>Short Term Borrowings</u>		
Secured:		
Islamic Debt Facilities		
- Al Bai'Bithaman Ajil Notes		
Issuance Facility (BBA NIF)	30,000	30,000
- Murabahah Notes		
Issuance Facility (MUNIF)	15,000	15,000
Commercial bills	10,767	10,832
Unsecured:		
Revolving credits	44,200	-
Bank overdrafts	-	2,090
	<u>99,967</u>	<u>57,922</u>

Borrowings denominated in foreign currency

	As at <u>31.12.2007</u>		As at <u>30.6.2007</u>	
	AUD'000	RM'000	AUD'000	RM'000
		(equivalent)		(equivalent)
Commercial bills	<u>3,700</u>	<u>10,767</u>	<u>3,700</u>	<u>10,832</u>



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B10. Off Balance Sheet Financial Instruments

There were no off balance sheet arrangements entered into nor were there any off balance sheet financial instruments issued as at the date of this report.

B11. Material Litigation

There has been no material litigation and claim against the Group at the date of this report.

B12. Proposed Dividend

In light of the distribution of treasury shares to shareholders as share dividend at a ratio of 1 treasury share for every 25 existing ordinary shares of RM1 each held, which was completed on 11 January 2008, the Board of Directors of Sunrise Berhad has decided that no further dividend will be declared/ proposed for the financial year ending 30 June 2008.

B13. Earnings Per Share

(a) Basic earnings per share

		6 months ended	
		<u>31.12.2007</u>	<u>31.12.2006</u>
Profit attributable to equity holders of the Company	(RM'000)	94,541	44,812
Weighted average number of ordinary shares	('000)	431,033	424,583
Basic earnings per share	(sen)	21.93	10.55

(b) Diluted earnings per share

Profit attributable to equity holders of the Company	(RM'000)	94,541	44,812
Weighted average number of ordinary shares for the purpose of basic earnings per share	('000)	431,033	424,583
Effects of share options	('000)	<u>3,081</u>	<u>660</u>
Weighted average number of ordinary shares for the purpose of diluted earnings per share	('000)	<u>434,114</u>	<u>425,243</u>
Diluted earnings per share	(sen)	21.78	10.54



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B14. Authorised for issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 24 January 2008.

BY ORDER OF THE BOARD

DATO' YAM KONG CHOY

MANAGING DIRECTOR

Kuala Lumpur

24 January 2008