



SUNRISE BERHAD (Co. No. 7685-V)
(Incorporated in Malaysia)

QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2009

The Board of Directors of Sunrise Berhad is pleased to announce the following unaudited condensed consolidated results for the third quarter and financial period ended 31 March 2009.

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>31.3.2009</u> RM'000	<u>31.3.2008</u> RM'000	<u>31.3.2009</u> RM'000	<u>31.3.2008</u> RM'000
Revenue		165,222	156,964	566,575	427,656
Cost of sales		<u>(109,295)</u>	<u>(108,035)</u>	<u>(386,758)</u>	<u>(283,489)</u>
Gross profit		55,927	48,929	179,817	144,167
Other operating income		7,129	10,005	35,714	67,127
Administrative expenses		(4,196)	(13,086)	(13,128)	(19,308)
Other operating expenses		(15,072)	(14,104)	(47,393)	(42,082)
Finance costs		(796)	(1,596)	(2,414)	(4,195)
Share of results of associated companies		(5)	(8)	(9)	(225)
Share of results of a jointly controlled entity		(278)	38	(447)	121
Profit before tax		42,709	30,178	152,140	145,605
Taxation	B5	<u>(12,173)</u>	<u>(10,715)</u>	<u>(39,023)</u>	<u>(31,623)</u>
Net profit for the financial period		<u>30,536</u>	<u>19,463</u>	<u>113,117</u>	<u>113,982</u>
Attributable to:					
Equity holders of the Company		30,566	20,636	113,048	115,177
Minority interests		<u>(30)</u>	<u>(1,173)</u>	<u>69</u>	<u>(1,195)</u>
Net profit for the financial period		<u>30,536</u>	<u>19,463</u>	<u>113,117</u>	<u>113,982</u>
		sen	sen	sen	sen
Earnings per share attributable to the equity holders of the Company:	B13				
- basic		6.13	3.79	23.18	25.72
- diluted		6.13	3.79	23.18	25.57

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2008 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 BALANCE SHEET

<u>Note</u>	As at <u>31.3.2009</u> RM'000	As at <u>30.6.2008</u> RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	222,654	215,421
Investment properties	44,463	8,956
Land held for development	897,652	860,401
Interests in associated companies	3,461	2,854
Interest in a jointly controlled entity	85,732	86,138
Deferred tax assets	6,471	6,271
Total non-current assets	<u>1,260,433</u>	<u>1,180,041</u>
Current assets		
Development properties	182,961	192,373
Inventories	27,806	27,609
Receivables	162,316	149,778
Tax recoverable	16,016	19,835
Other investments	1,196	5,280
Cash and bank balances	121,413	68,909
Total current assets	<u>511,708</u>	<u>463,784</u>
TOTAL ASSETS	<u><u>1,772,141</u></u>	<u><u>1,643,825</u></u>
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital		
Ordinary shares of RM1 each	495,390	450,215
Share premium	19,105	1,119
Treasury shares, at cost	(31)	(31)
Other reserves	(14,683)	3,501
Retained profits	424,106	303,824
Equity attributable to equity holders of the Company	<u>923,887</u>	<u>758,628</u>
Minority interests	886	817
Total equity	<u><u>924,773</u></u>	<u><u>759,445</u></u>



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UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET (cont'd)

	<u>Note</u>	As at <u>31.3.2009</u> RM'000	As at <u>30.6.2008</u> RM'000
EQUITY AND LIABILITIES (cont'd)			
Non-current liabilities			
Borrowings	B9	367,359	364,911
Long term liabilities		<u>69,505</u>	<u>130,698</u>
Total non-current liabilities		<u>436,864</u>	<u>495,609</u>
Current liabilities			
Payables		260,391	235,981
Provisions		43,559	46,424
Borrowings	B9	100,778	97,198
Tax liabilities		<u>5,776</u>	<u>9,168</u>
Total current liabilities		<u>410,504</u>	<u>388,771</u>
Total liabilities		<u>847,368</u>	<u>884,380</u>
TOTAL EQUITY AND LIABILITIES		<u>1,772,141</u>	<u>1,643,825</u>
Net tangible assets per share attributable to ordinary equity holders of the Company (RM)		1.87	1.69

The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2008 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	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	-	-	-	-	(11,339)	-	-	(11,339)	-	(11,339)
Acquisition of shares in a subsidiary company	-	-	-	-	-	-	-	-	(100)	(100)
Net income recognised directly in equity	446,982	(28,183)	2,664	12,491	(8,354)	1,428	170,956	597,984	948	598,932
Net profit for the financial period	-	-	-	-	-	-	115,177	115,177	(1,195)	113,982
Total recognised income and expense for the financial period	446,982	(28,183)	2,664	12,491	(8,354)	1,428	286,133	713,161	(247)	712,914
Issue of shares pursuant to ESOS	1,297	-	-	845	-	-	-	2,142	-	2,142
Final dividend for financial year ended 30 June 2007	-	-	-	-	-	-	(12,260)	(12,260)	-	(12,260)
Share dividend	-	28,152	-	(13,234)	-	-	(14,918)	-	-	-
Share-based payment	-	-	-	-	-	4,397	-	4,397	-	4,397
At 31 March 2008	448,279	(31)	2,664	102	(8,354)	5,825	258,955	707,440	(247)	707,193



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**QUARTERLY REPORT ON CONSOLIDATED RESULTS
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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 2008	450,215	(31)	2,664	1,119	(5,018)	5,855	303,824	758,628	817	759,445
Translation adjustment for the financial period	-	-	-	-	(12,329)	-	-	(12,329)	-	(12,329)
Net income recognised directly in equity	450,215	(31)	2,664	1,119	(17,347)	5,855	303,824	746,299	817	747,116
Net profit for the financial period	-	-	-	-	-	-	113,048	113,048	69	113,117
Total recognised income and expense for the financial period	450,215	(31)	2,664	1,119	(17,347)	5,855	416,872	859,347	886	860,233
Issue of shares:										
Pursuant to ESOS	350	-	-	92	-	-	-	442	-	442
Pursuant to private placement	44,825	-	-	17,930	-	-	-	62,755	-	62,755
Share issue expenses	-	-	-	(36)	-	-	-	(36)	-	(36)
Share-based payment	-	-	-	-	-	1,379	-	1,379	-	1,379
Transfer of share-based payment to retained profits	-	-	-	-	-	(7,234)	7,234	-	-	-
At 31 March 2009	495,390	(31)	2,664	19,105	(17,347)	-	424,106	923,887	886	924,773

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 2008 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>31.3.2009</u>	<u>31.3.2008</u>
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit after taxation	113,117	113,982
Adjustments for non-cash items:		
Non-cash items	1,648	1,941
Non-operating items	(14,565)	(47,148)
Operating profit before working capital changes	100,200	68,775
Changes in working capital:		
Net change in current assets	(1,911)	(33,061)
Net change in current liabilities	(8,175)	(7,357)
Net cash generated from operating activities	90,114	28,357
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(68,263)	(37,255)
Acquisition of shares from minority shareholders	-	(100)
Proceeds from disposal of assets	46,748	90,000
Development expenditure incurred on land held for development	(37,251)	(151,963)
Net cash used in investing activities	(58,766)	(99,318)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issue of shares	63,161	2,142
Repayment of loans	(39,614)	(2,047)
Drawdown of loans	41,000	57,000
Dividends paid	-	(12,260)
Decrease/(increase) in deposits in sinking fund account	3,771	(30,951)
(Decrease)/increase in long term liabilities	(35,998)	25,195
Net cash generated from financing activities	32,320	39,079
Effects of exchange rate changes	(12,035)	(10,431)
Net increase/(decrease) in cash and cash equivalents	51,633	(42,313)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	54,625	83,870
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	106,258	41,557

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2008 and the accompanying explanatory notes attached to the interim financial statements.



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**QUARTERLY REPORT ON CONSOLIDATED RESULTS
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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 2008. 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 2008.

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 2008.

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 2008 was not qualified.

A4. Seasonal or Cyclical Factors

The prevailing economic conditions has not significantly affected the Group's financial accounting performance due to its substantial outstanding unbilled sales.

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.

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.



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

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:

Issuance of shares

During the financial period ended 31 March 2009, the issued and paid-up share capital of the Company was increased from 450,215,467 ordinary shares of RM1.00 each to 495,390,467 ordinary shares by:

- (i) the issuance of 350,000 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 RM1.46 per ordinary share; and
- (ii) a private placement of 44,825,000 new ordinary shares of RM1.00 each at an issue price of RM1.40.

A8. Dividend Paid

There was no dividend paid for the current quarter.



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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	
	2009	2008	2009	2008	2009	2008	2009	2008	2009	2008
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Financial period ended 31 March										
Revenue										
External revenue	555,169	420,459	2,407	1,993	8,999	5,204	-	-	566,575	427,656
Inter-segment revenue	369,837	211,277	689	1,244	34	785	(370,560)	(213,306)	-	-
Total revenue	925,006	631,736	3,096	3,237	9,033	5,989	(370,560)	(213,306)	566,575	427,656
Results										
Segment profits (external)	159,116	187,845	19,792	19,873	1,212	(47)	(27,179)	(62,561)	152,941	145,110
Interest income									2,069	4,794
Profit from operations									155,010	149,904
Finance costs									(2,414)	(4,195)
Share of results of associated companies									(9)	(225)
Share of results of a jointly controlled entity									(447)	121
Profit before taxation									152,140	145,605
Taxation									(39,023)	(31,623)
Profit after taxation									113,117	113,982
Minority interests									(69)	1,195
Profit attributable to shareholders of the Company									113,048	115,177
As at 31 March										
Segment assets	1,404,505	1,100,472	227,623	196,184	50,818	10,701	-	-	1,682,946	1,307,357
Interests in associated companies and a jointly controlled entity	89,195	89,106	-	-	-	-	-	-	89,195	89,106
Unallocated assets									-	-
Total assets									1,772,141	1,396,463
Segment liabilities	(843,186)	(670,738)	(1,204)	(16,416)	(2,978)	(2,116)	-	-	(847,368)	(689,270)
Unallocated liabilities									-	-
Total liabilities									(847,368)	(689,270)
Other information										
Capital expenditure	794	612	47,633	36,552	19,836	91	-	-	68,263	37,255
Depreciation	1,864	1,415	941	488	43	47	-	-	2,848	1,950
Non cash expenses other than depreciation	2,200	4,397	28	-	151	-	-	-	2,379	4,397

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 31.3.2009 RM'000	Total assets As at 31.3.2009 RM'000	Capital expenditure Period ended 31.3.2009 RM'000
Malaysia	566,575	1,649,477	68,263
Canada	-	108,254	-
Australia	-	8,736	-
Others	-	5,674	-
	566,575	1,772,141	68,263

	Revenue Period ended 31.3.2008 RM'000	Total assets As at 31.3.2008 RM'000	Capital expenditure Period ended 31.3.2008 RM'000
Malaysia	427,656	1,253,675	37,255
Canada	-	116,662	-
Australia	-	17,336	-
Others	-	8,790	-
	427,656	1,396,463	37,255

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 2008.

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 March 2009 up to the date of this report that have not been reflected in the interim financial statements.



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

A12. Changes in the Composition of the Group

- (i) On 3 July 2008, the Company announced the proposed members' voluntary winding up of its associated company, CEO Network Sdn Bhd;
- (ii) On 1 August 2008, the Company announced the proposed dissolution of its foreign associated companies, Milequay Ltd and Milequay Management Services Ltd and the completion of the proposed dissolution of its foreign subsidiary company, Sunrise Project Services Ltd. The dissolution of the foreign associated companies was completed on 20 January 2009;
- (iii) On 25 February 2009, the Company acquired two ordinary shares of RM1 each in Saga Centennial Sdn Bhd ("Saga") for a cash consideration of RM2 only. The acquisition resulted in Saga becoming a wholly owned subsidiary of the Company; and
- (iv) On 11 March 2009, the Company announced that the creditors' voluntary winding up of its foreign subsidiary, Broadfields II Pty Ltd., has been completed.

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 RM13,482,000 (2008:RM7,798,000).



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QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2009

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 RM 566.6 million and pre-tax profit of RM152.1 million for the 9 months ended 31 March 2009, compared to a turnover of RM427.7 million and pre-tax profit of RM145.6 million in the preceding year's corresponding period.

Main contributors to the group's financial performance for the quarter were its ongoing commercial and residential developments, namely Solaris Dutamas, Mont'Kiara Meridin, 10 Mont'Kiara and 11 Mont'Kiara. These projects have contributed positively to the Group's performance during the quarter. Save for Mont'Kiara Meridin which was completed and handed over in February 2009, the construction progress of the remaining projects is on schedule.

B2. Variation of Results Against Preceding Quarter

The Group registered a pre-tax profit of RM42.7 million for the current quarter, a decrease of RM23.9 million or 36% compared to the 2nd quarter ended 31 December 2008. This is due to sales of office space in Plaza Mont'Kiara recognised in the previous quarter.

B3. Prospects for the Remaining Period up to 30 June 2009

The near term outlook for the property sector in general is challenging in the face of the prevailing global economic uncertainties. Nevertheless, the Board is confident of the Company's prospects in the current financial year given its substantial locked-in unbilled sales of RM970 million as at 31 March 2009. The profits from these future billings will be recognised substantially over the current and the following financial year.

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 Yr Quarter	Preceding Yr Corresponding Quarter	Current Yr To Date	Preceding Yr Corresponding Yr To Date
	<u>31.3.2009</u>	<u>31.3.2008</u>	<u>31.3.2009</u>	<u>31.3.2008</u>
	RM'000	RM'000	RM'000	RM'000
In respect of current period				
- Malaysian tax	12,007	10,513	39,013	31,379
- Foreign tax	-	-	-	-
- Deferred tax	-	-	(200)	-
In respect of prior years	166	202	210	244
	<u>12,173</u>	<u>10,715</u>	<u>39,023</u>	<u>31,623</u>

The Group's effective tax rate for the current quarter and financial period to date was higher than the statutory tax rate mainly due to non-availability of group relief for losses incurred by certain subsidiary companies.

B6. Disposal of Unquoted Investments and/or Properties

There were no material disposal of unquoted investment and/or properties outside the ordinary course of the Group's business for the current quarter and financial period to date.

B7. Quoted Securities

(a) There were no material dealings in quoted securities for the financial period ended 31 March 2009.

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

	<u>As at 31.3.2009 RM'000</u>
(i) At cost	6
(ii) At carrying value/book value; and	6
(iii) At market value	<u>4</u>



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**QUARTERLY REPORT ON CONSOLIDATED RESULTS
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**PART B - EXPLANATORY NOTES IN COMPLIANCE WITH BURSA MALAYSIA
REQUIREMENT UNDER PART A OF APPENDIX 9B**

B8. Corporate Proposals

There were no corporate proposals announced from the date of the last quarter report to the date of this announcement.

B9. Group Borrowings and Debt Securities

Total Group borrowings are as follows:-

	As at 31.3.2009 RM'000	As at 30.6.2008 RM'000
<u>Long Term Borrowings</u>		
Secured:		
Term loans	157,600	157,600
Bank overdraft	9,759	7,311
Unsecured:		
Islamic Medium Term Notes (IMTN)	200,000	200,000
	367,359	364,911
<u>Short Term Borrowings</u>		
Secured:		
Islamic Debt Facilities		
- Murabahah Notes		
Issuance Facility (MUNIF)	6,000	34,000
Commercial bills	-	11,614
Unsecured:		
Revolving credits	90,000	49,000
Bank overdrafts	4,778	2,584
	100,778	97,198

Borrowings denominated in foreign currency

	As at 31.3.2009		As at 30.6.2008	
	AUD'000	RM'000	AUD'000	RM'000
		(equivalent)		(equivalent)
Commercial bills	-	-	3,700	11,614



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

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

No dividend has been proposed or declared for the current quarter ended 31 March 2009.

B13. Earnings Per Share

(a) Basic earnings per share

		31.3.2009	9 months ended	31.3.2008
Profit attributable to equity holders of the Company	(RM'000)	113,048		115,177
Weighted average number of ordinary shares	('000)	487,706		447,820
Basic earnings per share	(sen)	23.18		25.72

(b) Diluted earnings per share

Profit attributable to equity holders of the Company	(RM'000)	113,048		115,177
Weighted average number of ordinary shares for the purpose of basic earnings per share	('000)	487,706		447,820
Effects of share options	('000)	-		2,605
Weighted average number of ordinary shares for the purpose of diluted earnings per share	('000)	487,706		450,425
Diluted earnings per share	(sen)	23.18		25.57

The Employees Share Option Scheme has expired on 5 February 2009.



Building Dreams, Creating Value

SUNRISE BERHAD (Co. No. 7685-V)

(Incorporated in Malaysia)

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2009**

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

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 7 May 2009.

BY ORDER OF THE BOARD

TONG KOOI ONG
EXECUTIVE CHAIRMAN
Kuala Lumpur
7 May 2009