



SUNRISE
Building Dreams, Creating Value

SUNRISE BERHAD (Co. No. 7685-V)

(Incorporated in Malaysia)

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2009**

The Board of Directors of Sunrise Berhad is pleased to announce the following unaudited condensed consolidated results for the first quarter and financial period ended 30 September 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>30.9.2009</u> RM'000	<u>30.9.2008</u> RM'000	<u>30.9.2009</u> RM'000	<u>30.9.2008</u> RM'000
Revenue		190,261	198,205	190,261	198,205
Cost of sales		(123,241)	(137,560)	(123,241)	(137,560)
Gross profit		67,020	60,645	67,020	60,645
Other operating income		4,038	3,975	4,038	3,975
Administrative expenses		(5,466)	(5,801)	(5,466)	(5,801)
Other operating expenses		(14,106)	(14,877)	(14,106)	(14,877)
Finance costs		(1,343)	(982)	(1,343)	(982)
Share of results of associated companies		(4)	(4)	(4)	(4)
Share of results of a jointly controlled entity		105	(169)	105	(169)
Profit before tax		50,244	42,787	50,244	42,787
Taxation	B5	(12,983)	(12,695)	(12,983)	(12,695)
Net profit for the financial period		37,261	30,092	37,261	30,092
Attributable to:					
Equity holders of the Company		37,269	30,158	37,269	30,158
Minority interests		(8)	(66)	(8)	(66)
Net profit for the financial period		37,261	30,092	37,261	30,092
		sen	sen	sen	sen
Earnings per share attributable to the equity holders of the Company:	B13				
- basic		7.52	6.37	7.52	6.37
- diluted		7.52	6.37	7.52	6.37

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2009 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>30.9.2009</u> RM'000	As at <u>30.6.2009</u> RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	295,015	281,662
Investment properties	44,190	44,327
Land held for development	751,611	921,812
Interests in associated companies	3,452	3,456
Interest in a jointly controlled entity	85,509	85,404
Deferred tax assets	14,585	14,598
Total non-current assets	<u>1,194,362</u>	<u>1,351,259</u>
Current assets		
Development properties	279,519	103,148
Inventories	60,772	83,593
Receivables	198,216	222,103
Tax recoverable	24,688	19,789
Other investments	1,272	1,337
Cash and bank balances	55,612	47,878
Total current assets	<u>620,079</u>	<u>477,848</u>
TOTAL ASSETS	<u><u>1,814,441</u></u>	<u><u>1,829,107</u></u>
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital		
Ordinary shares of RM1 each	495,390	495,390
Share premium	19,105	19,105
Treasury shares, at cost	(31)	(31)
Other reserves	(902)	(7,251)
Retained profits	504,524	467,255
Equity attributable to equity holders of the Company	<u>1,018,086</u>	974,468
Minority interests	960	968
Total equity	<u><u>1,019,046</u></u>	<u><u>975,436</u></u>



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UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET (cont'd)

	<u>Note</u>	As at <u>30.9.2009</u> RM'000	As at <u>30.6.2009</u> RM'000
EQUITY AND LIABILITIES (cont'd)			
Non-current liabilities			
Borrowings	B9	332,104	193,426
Long term liabilities		<u>66,368</u>	<u>65,868</u>
Total non-current liabilities		<u>398,472</u>	<u>259,294</u>
Current liabilities			
Payables		169,181	226,215
Provisions		63,114	65,740
Borrowings	B9	162,304	300,117
Tax liabilities		<u>2,324</u>	<u>2,305</u>
Total current liabilities		<u>396,923</u>	<u>594,377</u>
Total liabilities		<u>795,395</u>	<u>853,671</u>
TOTAL EQUITY AND LIABILITIES		<u>1,814,441</u>	<u>1,829,107</u>
Net tangible assets per share attributable to ordinary equity holders of the Company (RM)		2.06	1.97

The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2009 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			RM'000	RM'000
	Share capital	Treasury shares	Revaluation reserve	Share premium	Exchange reserve	Other reserves				
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
Expenses recognised directly in equity										
- translation adjustment for the financial period	-	-	-	-	2,729	-	-	2,729	-	2,729
Net profit for the financial period	-	-	-	-	-	-	30,158	30,158	(66)	30,092
Total recognised income and expenses for the financial period	-	-	-	-	2,729	-	30,158	32,887	(66)	32,821
Issuance of shares										
Pursuant to ESOS	10	-	-	4	-	-	-	14	-	14
Pursuant to private placement	39,959	-	-	15,984	-	-	-	55,943	-	55,943
Share issue expenses	-	-	-	(10)	-	-	-	(10)	-	(10)
Share-based payments	-	-	-	-	-	896	-	896	-	896
At 30 September 2008	490,184	(31)	2,664	17,097	(2,289)	6,751	333,982	848,358	751	849,109



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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	Retained profits			Total
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000		
At 1 July 2009	495,390	(31)	2,664	19,105	(9,915)	467,255	974,468	968	975,436
Expenses recognised directly in equity - translation adjustment for the financial period	-	-	-	-	6,349	-	6,349	-	6,349
Net profit for the financial period	-	-	-	-	-	37,269	37,269	(8)	37,261
Total recognised income and expenses for the financial period	-	-	-	-	6,349	37,269	43,618	(8)	43,610
At 30 September 2009	495,390	(31)	2,664	19,105	(3,566)	504,524	1,018,086	960	1,019,046

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 2009 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>30.9.2009</u>	<u>30.9.2008</u>
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit after taxation	37,261	30,092
Adjustments for non-cash items:		
Non-cash items	16,934	2,643
Non-operating items	316	2,077
Operating profit before working capital changes	54,511	34,812
Changes in working capital:		
Net change in current assets	61,875	(11,448)
Net change in current liabilities	(106,399)	(10,758)
Net cash generated from operating activities	9,987	12,606
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(14,377)	(15,170)
Proceeds from disposal of assets	-	3,790
Development expenditure incurred on land held for development	(20,850)	(18,685)
Net cash used in investing activities	(35,227)	(30,065)
CASH FLOW FROM FINANCING ACTIVITIES		
Net proceeds from issue of shares	-	55,947
Repayment of loans	(36,500)	(18,600)
Drawdown of loans	39,000	-
Decrease in deposits in sinking fund account	-	3,458
Increase/(decrease) in long term liabilities	25,373	(24,695)
Net cash generated from financing activities	27,873	16,110
Net increase/(decrease) in cash and cash equivalents	2,633	(1,349)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	44,761	54,625
Effects of exchange rate changes	6,414	(1,283)
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	53,808	51,993

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 June 2009 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 2009. 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 2009.

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 2009.

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 2009 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.

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 during the financial period under review.

A8. Dividend Paid

There was no dividend paid for the current quarter.

The first and final dividend of 3 sen per share less 25% taxation amounting to net dividend of approximately RM11,146,285 or 2.25 sen per share, in respect of the financial year ended 30 June 2009, has been approved by the shareholders of the Company at the Annual General Meeting and will be paid on 10 December 2009 to shareholders whose names appear in the Records of Depositors on 19 November 2009.



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FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2009

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 30 September										
Revenue										
External revenue	186,234	194,319	851	760	3,176	3,126	-	-	190,261	198,205
Inter-segment revenue	58,609	95,722	79	414	-	34	(58,688)	(96,170)	-	-
Total revenue	244,843	290,041	930	1,174	3,176	3,160	(58,688)	(96,170)	190,261	198,205
Results										
Segment profits (external)	51,353	42,581	174	213	845	531	(1,373)	26	50,999	43,351
Interest income									487	591
Profit from operations									51,486	43,942
Finance costs									(1,343)	(982)
Share of results of associated companies									(4)	(4)
Share of results of a jointly controlled entity									105	(169)
Profit before taxation									50,244	42,787
Taxation									(12,983)	(12,695)
Profit after taxation									37,261	30,092
Minority interests									8	66
Profit attributable to shareholders of the Company									37,269	30,158
As at 30 September										
Segment assets	1,341,313	1,330,049	289,174	209,424	55,720	31,345	-	-	1,686,207	1,570,818
Unallocated corporate assets									39,273	25,117
- current and deferred tax assets										
Interests in associated companies and a jointly controlled entity									88,961	88,866
Total assets									1,814,441	1,684,801
Segment liabilities	(788,791)	(812,818)	(1,331)	(11,643)	(2,949)	(3,240)	-	-	(793,071)	(827,701)
Unallocated liabilities									(2,324)	(7,991)
Total liabilities									(795,395)	(835,692)
Other information										
Capital expenditure	155	513	12,641	13,868	1,581	789	-	-	14,377	15,170
Depreciation	668	618	223	290	12	15	-	-	903	923
Non cash expenses other than depreciation	410	1,306	10	14	80	76	-	-	500	1,396

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>30.9.2009</u> RM'000	Total assets As at <u>30.9.2009</u> RM'000	Capital expenditure Period ended <u>30.9.2009</u> RM'000
Malaysia	190,261	1,669,617	14,377
Canada	-	127,594	-
Australia	-	11,086	-
Others	-	6,144	-
	<u>190,261</u>	<u>1,814,441</u>	<u>14,377</u>

	Revenue Period ended <u>30.9.2008</u> RM'000	Total assets As at <u>30.9.2008</u> RM'000	Capital expenditure Period ended <u>30.9.2008</u> RM'000
Malaysia	198,205	1,538,848	15,170
Canada	-	122,624	-
Australia	-	16,642	-
Others	-	6,687	-
	<u>198,205</u>	<u>1,684,801</u>	<u>15,170</u>

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 2009.

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 30 September 2009 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

On 24 August 2009, the dissolution of Sunrise Sovereign Limited, a wholly owned foreign subsidiary of Sunrise Berhad, had 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 RM13,310,000 (2008:RM17,474,000).



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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 RM190.3 million and pre-tax profit of RM50.2 million for the financial period ended 30 September 2009, compared to a turnover of RM198.2 million and pre-tax profit of RM42.8 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, 10 Mont'Kiara, 11 Mont'Kiara and The Residence. These projects have contributed positively to the Group's performance during the quarter. The construction progress of these projects are on schedule with 10 Mont'Kiara and Solaris Dutamas due for completion this financial year.

B2. Variation of Results Against Preceding Quarter

The Group registered a pre-tax profit of RM50.2 million for the current quarter, a decrease of RM3.4 million or 6% compared to the 4th quarter ended 30 June 2009. The decrease is attributable to timing of the construction of projects in progress.

B3. Prospects for the Remaining Period up to 30 June 2010

The Board is confident of the Company's prospects in the current financial year given its substantial locked-in unbilled sales of RM869.8 million as at 30 September 2009. The profits from these future billings will be recognised substantially over the current and the following financial year. The Group is planning to launch several new residential and commercial projects in the near future in order to sustain longer term profits.

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

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

B5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current Yr Quarter	Preceding Yr Corresponding Quarter	Current Yr To Date	Preceding Yr Corresponding Yr To Date
	<u>30.9.2009</u>	<u>30.9.2008</u>	<u>30.9.2009</u>	<u>30.9.2008</u>
	RM'000	RM'000	RM'000	RM'000
In respect of current period				
- Malaysian tax	12,983	12,695	12,983	12,695
- Foreign tax	-	-	-	-
- Deferred tax	-	-	-	-
In respect of prior years	-	-	-	-
	<u>12,983</u>	<u>12,695</u>	<u>12,983</u>	<u>12,695</u>

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



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

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 30 September 2009.

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

	As at 30.9.2009 RM'000
(i) At cost	6
(ii) At carrying value/book value; and	6
(iii) At market value	<u>5</u>

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 30.9.2009 RM'000	As at 30.6.2009 RM'000
<u>Long Term Borrowings</u>		
Secured:		
Term loans	283,600	183,600
Revolving credits	39,000	-
Bank overdraft	<u>9,504</u>	<u>9,826</u>
	<u>332,104</u>	<u>193,426</u>
<u>Short Term Borrowings</u>		
Unsecured:		
Islamic Medium Term Notes (IMTN)	100,000	200,000
Revolving credits	60,500	97,000
Bank overdrafts	<u>1,804</u>	<u>3,117</u>
	<u>162,304</u>	<u>300,117</u>



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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 30 September 2009.

The first and final dividend of 3 sen per share less 25% taxation amounting to net dividend of approximately RM11,146,285 or 2.25 sen per share, in respect of the financial year ended 30 June 2009, has been approved by the shareholders of the Company at the Annual General Meeting and will be paid on 10 December 2009 to shareholders whose names appear in the Records of Depositors on 19 November 2009.

B13. Earnings Per Share

(a) Basic earnings per share

		3 months ended	
		<u>30.9.2009</u>	<u>30.9.2008</u>
Profit attributable to equity holders of the Company	(RM'000)	37,269	30,158
Weighted average number of ordinary shares	('000)	495,390	473,535
Basic earnings per share	(sen)	7.52	6.37

(b) Diluted earnings per share

Profit attributable to equity holders of the Company	(RM'000)	37,269	30,158
Weighted average number of ordinary shares for the purpose of basic earnings per share	('000)	495,390	473,535
Effects of share options	('000)	-	9
Weighted average number of ordinary shares for the purpose of diluted earnings per share	('000)	495,390	473,544
Diluted earnings per share	(sen)	7.52	6.37

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



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**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 2 November 2009.

BY ORDER OF THE BOARD

TONG KOOI ONG
EXECUTIVE CHAIRMAN
Kuala Lumpur
2 November 2009