

(Incorporated in Malaysia)

# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

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 2009.

		INDIVIDUAL QUARTER		CUMULATIVE QUARTER		
		Current Yr Quarter	Preceding Yr Corresponding Quarter	Current Yr To Date	Preceding Yr Corresponding Yr To Date	
	<u>Note</u>	31.12.2009 RM'000	31.12.2008 RM'000	31.12.2009 RM'000	31.12.2008 RM'000	
Revenue		158,324	203,148	348,585	401,353	
Cost of sales		(90,043)	(139,903)	(213,284)	(277,463)	
Gross profit		68,281	63,245	135,301	123,890	
Other operating income		4,272	24,610	8,310	28,585	
Administrative expenses		(3,301)	(3,131)	(8,767)	(8,932)	
Other operating expenses		(21,096)	(17,444)	(35,202)	(32,321)	
Finance costs		(1,045)	(636)	(2,388)	(1,618)	
Share of results of associated companies		-	-	(4)	(4)	
Share of results of a jointly controlled entity		48		153	(169)	
Profit before tax		47,159	66,644	97,403	109,431	
Taxation	B5	(12,661)	(14,155)	(25,644)	(26,850)	
Net profit for the financial period		34,498	52,489	71,759	82,581	
Attributable to:						
Equity holders of the Company		34,518	52,324	71,787	82,482	
Minority interests		(20)	165	(28)	99	
Net profit for the financial period		34,498	52,489	71,759	82,581	
		sen	sen	sen	sen	
Earnings per share attributable to the						
equity holders of the Company:	B13					
- basic		6.97	10.68	14.49	17.05	
- diluted		6.97	10.67	14.49	17.04	

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 FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

UNAUDITED CONDE	NSED CONSO	LIDATED BALANCE SHI	BIETT
		As at	As at
	<u>Note</u>	<u>31.12.2009</u>	<u>30.6.2009</u>
		RM'000	RM'000
ASSETS			
Non-current assets			
Property, plant and equipment		311,363	281,662
Investment properties		44,053	44,327
Land held for development		757,687	921,812
Interests in associated companies		3,452	3,456
Interest in a jointly controlled entity		85,557	85,404
Deferred tax assets		14,368	14,598
Total non-current assets		1,216,480	1,351,259
Current assets			
Development properties		276,385	103,148
Inventories		53,359	83,593
Receivables		147,525	222,103
Tax recoverable		19,761	19,789
Other investments		1,249	1,337
Cash and bank balances		120,108	47,878
Total current assets		618,387	477,848
TOTAL ASSETS		1,834,867	1,829,107
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		989	(7,251)
Retained profits		539,042	467,255
Equity attributable to equity holders of the Company		1,054,495	974,468
Minority interests		940	968
<b>Total equity</b>		1,055,435	975,436



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# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET (cont'd)					
		As at	As at		
	<u>Note</u>	<u>31.12.2009</u>	<u>30.6.2009</u>		
		RM'000	RM'000		
EQUITY AND LIABILITIES (cont'd)					
Non-current liabilities					
Borrowings	B9	337,334	193,426		
Long term liabilities		67,013	65,868		
Total non-current liabilities		404,347	259,294		
Current liabilities					
Payables		155,958	226,215		
Provisions		56,447	65,740		
Borrowings	В9	159,730	300,117		
Tax liabilities		2,950	2,305		
Total current liabilities		375,085	594,377		
Total liabilities		779,432	853,671		
TOTAL EQUITY AND LIABILITIES		1,834,867	1,829,107		
Net tangible assets per share attributable to o equity holders of the Company (RM)	rdinary	2.13	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 FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

#### UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY Attributable to equity holders of the Company Minority **Total** Non-distributable Distributable interests equity Share **Treasury** Revaluation Share Exchange Other Retained **profits** Group capital shares premium reserve reserves Total reserve 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 (16,666)(16,666)(16,666)Net profit for the financial period 82,482 82,482 99 82,581 -Total recognised income and expense for the financial period (16,666)82,482 65,816 99 65,915 Issuance of shares Pursuant to ESOS 10 4 14 14 Pursuant to private placement 44,825 17,930 62,755 62,755 (36)Share issue expenses (36)(36)Share-based payments 1,379 1,379 1,379

2,664

495,050

(31)

At 31 December 2008

19,017

(21,684)

386,306

7,234

888,556

889,472

916



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# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

#### UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Cont'd) Attributable to equity holders of the Company Minority Total Non-distributable Distributable interests equity Share **Treasury** Revaluation Share Exchange Retained Group capital shares reserve premium reserve **profits Total** RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 495,390 At 1 July 2009 (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 8,240 8,240 8,240 Net profit for the financial period 71,787 71,787 (28)71,759 Total recognised income and expense for the financial period 8,240 71,787 80,027 (28)79,999 At 31 December 2009 495,390 (31)2,664 19,105 (1,675)539,042 1,054,495 940 1,055,435

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 FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

#### UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT Financial period ended 31.12.2009 31.12.2008 RM'000 RM'000 CASH FLOW FROM OPERATING ACTIVITIES Profit after taxation 71,759 82,581 Adjustments for non-cash items: Non-cash items 30,604 2,351 Non-operating items 1,129 (15,648)Operating profit before working capital changes 103,492 69,284 Changes in working capital: 123,431 Net change in current assets (50,336)Net change in current liabilities (134,442)10,842 Net cash generated from operating activities 92,481 29,790 CASH FLOW FROM INVESTING ACTIVITIES (40,077)Purchase of property, plant and equipment (31,514)47,290 Proceeds from disposal of assets Development expenditure incurred on land held for development (26,926)(20,603)Net cash used in investing activities (58,440)(13,390)CASH FLOW FROM FINANCING ACTIVITIES 62,733 Net proceeds from issue of shares Repayment of loans (37,500)(33,614)44,000 20,000 Drawdown of loans Decrease in deposits in sinking fund account 626 Increase/(decrease) in long term liabilities 26,248 (36,873)Net cash generated from financing activities 32,748 12,872 Net increase in cash and cash equivalents 66,789 29,272 CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD 44,761 54,625 Effects of exchange rate changes 8,328 (16,322)

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.

119,878

67,575

CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD



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# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

### 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

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, was paid on 10 December 2009 to shareholders whose names appear in the Records of Depositors on 19 November 2009.



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# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

PART A - EXPLANATORY NOTES IN COMPLIANCE WITH FRS 134, PARAGRAPH 16										
Segmental Reporting	TANGLA					21, 201 (Vo C) (Vo	-11-10			
Primary Segment Analysis (Business Segments)	Proper developr	•	Proper investm		Other	rs	Consol adjus	stments	Consolida	ited
(Zusiness Segments)	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000
Financial period ended 31 December <b>Revenue</b>	1000	1111 000	1000	14.71	1000	10.1	1000	11.17	1000	1111 000
External revenue	340,623	393,761	1,758	1,559	6,204	6,033	-	-	348,585	401,353
Inter-segment revenue	112,170	217,179	159	610	· -	34	(112,329)	(217,823)	· -	-
Total revenue	452,793	610,940	1,917	2,169	6,204	6,067	(112,329)	(217,823)	348,585	401,353
Results										
Segment profits (external)	100,883	119,002	331	19,619	(203)	591	(2,174)	(29,356)	98,837	109,856
Interest income	,				` ′		.,,,	,	805	1,366
Profit from operations									99,642	111,222
Finance costs									(2,388)	(1,618)
Share of results of associated companies									(4)	(4)
Share of results of a jointly controlled entity									153	(169)
Profit before taxation									97,403	109,431
Taxation									(25,644)	(26,850)
Profit after taxation									71,759	82,581
Minority interests									28	(99)
Profit attributable to shareholders of the Comp	pany							_	71,787	82,482
As at 31 December										
Segment assets	1,354,663	1,378,770	303,898	209,294	53,168	39,037	_	_	1,711,729	1,627,101
Unallocated corporate assets - current and deferred tax assets	1,554,005	1,570,770	303,020	207,274	23,100	37,037			34,129	26,870
Interests in associated companies and									0.,125	20,070
a jointly controlled entity									89,009	88,878
Total assets								<u> </u>	1,834,867	1,742,849
Segment liabilities	(771,541)	(836,074)	(1,651)	(1,247)	(3,290)	(5,623)			(776,482)	(842,944)
Unallocated liabilities	(771,541)	(830,074)	(1,031)	(1,247)	(3,290)	(3,023)	-	-	(2,950)	(10,433)
Total liabilities								_	(779,432)	(853,377)
rotai naomues									(117,434)	(0,3,377)
Other information										
Capital expenditure	386	685	27,826	30,683	3,302	8,709	-	-	31,514	40,077
Depreciation	1,346	1,241	714	677	23	29	-	-	2,083	1,947
Non cash expenses other than depreciation	820	2,200	20	28	160	151	-	-	1,000	2,379



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# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

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

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

Secondary Segment Analysis (Geographical Segments)

	Revenue	Total assets	Capital expenditure
	Period ended	As at	Period ended
	31.12.2009	31.12.2009	31.12.2009
	RM'000	RM'000	RM'000
Malaysia	348,585	1,692,917	31,514
Canada	-	129,481	-
Australia	-	11,134	-
Others	-	1,335	-
	348,585	1,834,867	31,514

	Revenue Period ended <u>31.12.2008</u>	Total assets As at 31.12.2008	Capital expenditure Period ended 31.12.2008
	RM'000	RM'000	RM'000
Malaysia	401,353	1,623,489	40,077
Canada	-	105,910	-
Australia	-	8,388	-
Others		5,062	
	401,353	1,742,849	40,077
	, market and the second and the seco		

#### 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

On 26 January 2010, Sunrise Berhad ("Sunrise") announced that it has entered into a joint venture with Sime Darby Property Berhad ("Sime Darby Property") to undertake the acquisition and development of the lands held under GRN 74690 for Lot 78374, GRN 74697 for Lot 78377 and H.S. (D) 246714 for PT 34943, all in Mukim of Damansara, District of Petaling measuring in area approximately 84,785 square metres or 912,617.262 square feet ("Lands") through a joint venture vehicle, Baywood Avenue Sdn Bhd. ("Baywood") ("Joint Venture")

For the purpose of carrying out the Joint Venture, Sunrise has on the same date executed a subscription and shareholders' agreement ("SSA") with Sime Darby Property and Baywood. Under the Joint Venture, Sunrise and Sime Darby Property will each have 50% equity interest in Baywood.

Simultaneous with the execution of the SSA, Baywood has entered into a sale and purchase agreement with Highlands & Lowlands Berhad as the registered owner and Augsburg (M) Sdn Bhd as the beneficial owner of the Lands, to acquire the Lands at a purchase price of RM114,077,158.75 or such lesser amount which shall be adjusted downwards due to easement granted to Tenaga Nasional Berhad ("TNB") over a section of the Lands ("Purchase Price"). Accordingly, Sunrise's share of the Purchase Price amounts to RM57,038,579.38 or such lesser amount after adjustment for the said easement granted to TNB.



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

### 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.

On 22 January 2010, the members' voluntary winding up of CEO Network Sdn Bhd, an associated company 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 RM13,200,000 (2008:RM13,532,000).



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# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 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 RM348.6 million and pre-tax profit of RM97.4 million for the financial period ended 31 December 2009, compared to a turnover of RM401.4 million and pre-tax profit of RM109.4 million in the preceding year's corresponding period.

The lower turnover is due mainly to completion of Meridin in the previous financial 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. 10 Mont'Kiara was completed and handed over to the buyers in December 2009. The construction progress of 11 Mont'Kiara and Dutamas are on schedule.

#### **B2.** Variation of Results Against Preceding Quarter

The Group registered a pre-tax profit of RM47.2 million for the current quarter, a decrease of RM3.1 million or 6% compared to the 1st quarter ended 30 September 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 RM714.1 million as at 31 December 2009. The profits from these future billings will be recognised substantially over the current and the following financial year. The Group has recently soft launched 28 Mont'Kiara and 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

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>		
	Current	Preceding Yr	Current	Preceding Yr	
	Yr Quarter	Yr Quarter Corresponding Yr To Date	Corresponding Yr To Date		
		Quarter		Yr To Date	
	31.12.2009	<u>31.12.2008</u>	31.12.2009	<u>31.12.2008</u>	
In respect of current period	RM'000	RM'000	RM'000	RM'000	
- Malaysian tax	12,162	14,311	25,145	27,006	
- Foreign tax	-	-	-	-	
- Deferred tax	285	(200)	285	(200)	
In respect of prior years	214	44	214	44	
	12,661	14,155	25,644	26,850	

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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### QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

# 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 31 December 2009.

(b)	Investments in quoted securities as at the end of the reporting period:	As at
		31.12.2009
		RM'000
	(i) At cost	6
	(ii) At carrying value/book value; and	6
	(iii) At market value	6

### **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	As at
	<u>31.12.2009</u>	<u>30.6.2009</u>
Long Term Borrowings	RM'000	RM'000
Secured:		
Term loans	283,600	183,600
Revolving credits	44,000	-
Bank overdraft	9,734	9,826
	337,334	193,426
Short Term Borrowings		
Unsecured:		
Islamic Medium Term Notes (IMTN)	100,000	200,000
Revolving credits	59,500	97,000
Bank overdrafts	230	3,117
	159,730	300,117



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# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2009

# 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**

The Board did not deliberate on interim dividend 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, was 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		6 months ended			
		<u>31.12.2009</u>	31.12.2008		
Profit attributable to equity holders of the Company	(RM'000)	71,787	82,482		
Weighted average number of ordinary					
shares	(000')	495,390	483,887		
Basic earnings per share	(sen)	14.49	17.05		
(b) Diluted earnings per share					
Profit attributable to equity holders of the Company	(RM'000)	71,787	82,482		
Weighted average number of ordinary					
shares for the purpose of basic					
earnings per share	('000')	495,390	483,887		
Effects of share options	(000')	<u> </u>	38		
Weighted average number of ordinary					
shares for the purpose of diluted					
earnings per share	(000)	495,390	483,925		
Diluted earnings per share	(sen)	14.49	17.04		

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



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# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 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 28 January 2010.

BY ORDER OF THE BOARD

TONG KOOI ONG EXECUTIVE CHAIRMAN Kuala Lumpur 28 January 2010