



SUNRISE
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 2010**

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 2010.

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>31.3.2010</u> RM'000	<u>31.3.2009</u> RM'000	<u>31.3.2010</u> RM'000	<u>31.3.2009</u> RM'000
Revenue		112,159	165,222	460,744	566,575
Cost of sales		(68,073)	(109,295)	(281,357)	(386,758)
Gross profit		44,086	55,927	179,387	179,817
Other operating income		6,425	7,129	14,735	35,714
Administrative expenses		(4,634)	(4,196)	(13,401)	(13,128)
Other operating expenses		(13,078)	(15,072)	(48,280)	(47,393)
Finance costs		(1,250)	(796)	(3,638)	(2,414)
Share of results of associated companies		(1)	(5)	(5)	(9)
Share of results of jointly controlled entities		(338)	(278)	(185)	(447)
Profit before tax		31,210	42,709	128,613	152,140
Taxation	B5	(7,717)	(12,173)	(33,361)	(39,023)
Net profit for the financial period		23,493	30,536	95,252	113,117
Attributable to:					
Equity holders of the Company		23,515	30,566	95,302	113,048
Minority interests		(22)	(30)	(50)	69
Net profit for the financial period		23,493	30,536	95,252	113,117
		sen	sen	sen	sen
Earnings per share attributable to the equity holders of the Company:	B13				
- basic		4.75	6.13	19.24	23.18
- diluted		4.75	6.13	19.24	23.18

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>31.3.2010</u> RM'000	As at <u>30.6.2009</u> RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	313,918	281,662
Investment properties	43,916	44,327
Land held for development	766,694	921,812
Interests in associated companies	3,467	3,456
Interests in jointly controlled entities	91,469	85,404
Deferred tax assets	14,586	14,598
Total non-current assets	<u>1,234,050</u>	<u>1,351,259</u>
Current assets		
Development properties	267,205	103,148
Inventories	45,958	83,593
Receivables	180,142	222,103
Tax recoverable	28,388	19,789
Other investments	1,436	1,337
Cash and bank balances	258,989	47,878
Total current assets	<u>782,118</u>	<u>477,848</u>
TOTAL ASSETS	<u><u>2,016,168</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	(3,863)	(7,251)
Retained profits	562,557	467,255
Equity attributable to equity holders of the Company	<u>1,073,158</u>	<u>974,468</u>
Minority interests	918	968
Total equity	<u><u>1,074,076</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>31.3.2010</u> RM'000	As at <u>30.6.2009</u> RM'000
EQUITY AND LIABILITIES (cont'd)			
Non-current liabilities			
Borrowings	B9	437,277	193,426
Long term liabilities		<u>39,136</u>	<u>65,868</u>
Total non-current liabilities		<u>476,413</u>	<u>259,294</u>
Current liabilities			
Payables		228,557	226,215
Provisions		53,577	65,740
Borrowings	B9	176,130	300,117
Tax liabilities		<u>7,415</u>	<u>2,305</u>
Total current liabilities		<u>465,679</u>	<u>594,377</u>
Total liabilities		<u>942,092</u>	<u>853,671</u>
TOTAL EQUITY AND LIABILITIES		<u>2,016,168</u>	<u>1,829,107</u>
Net tangible assets per share attributable to ordinary equity holders of the Company (RM)		2.17	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						
	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
Expenses recognised directly in equity										
- translation adjustment for the financial period	-	-	-	-	(12,329)	-	-	(12,329)	-	(12,329)
Net profit for the financial period	-	-	-	-	-	-	113,048	113,048	69	113,117
Total recognised income and expense for the financial period	-	-	-	-	(12,329)	-	113,048	100,719	69	100,788
Issuance 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 payments	-	-	-	-	-	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



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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			RM'000	RM'000
	Share capital	Treasury shares	Revaluation reserve	Share premium	Exchange reserve	Retained profits				
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	-	-	-	-	3,388	-	3,388	-	3,388	
Net profit for the financial period	-	-	-	-	-	95,302	95,302	(50)	95,252	
Total recognised income and expense for the financial period	-	-	-	-	3,388	95,302	98,690	(50)	98,640	
At 31 March 2010	495,390	(31)	2,664	19,105	(6,527)	562,557	1,073,158	918	1,074,076	

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>31.3.2010</u>	<u>31.3.2009</u>
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit after taxation	95,252	113,117
Adjustments for non-cash items:		
Non-cash items	39,353	1,648
Non-operating items	1,718	(14,565)
Operating profit before working capital changes	136,323	100,200
Changes in working capital:		
Net change in current assets	108,033	(1,911)
Net change in current liabilities	(77,842)	(8,175)
Net cash generated from operating activities	166,514	90,114
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(34,825)	(68,263)
Increase in amount owing by associated companies and jointly controlled entities	(6,266)	-
Proceeds from disposal of assets	5	46,748
Development expenditure incurred on land held for development	(35,933)	(37,251)
Net cash used in investing activities	(77,019)	(58,766)
CASH FLOW FROM FINANCING ACTIVITIES		
Net proceeds from issue of shares	-	63,161
Repayment of loans	(22,500)	(39,614)
Drawdown of loans	144,000	41,000
Decrease in deposits in sinking fund account	-	3,771
Decrease in long term liabilities	(1,686)	(35,998)
Net cash generated from financing activities	119,814	32,320
Net increase in cash and cash equivalents	209,309	63,668
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	44,761	54,625
Effects of exchange rate changes	3,289	(12,035)
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	257,359	106,258



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UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT (Cont'd)

The analysis of cash and cash equivalents are as follows:

	Financial period ended	
	<u>31.3.2010</u>	<u>31.3.2009</u>
	RM'000	RM'000
Deposits with licensed financial institutions	124,984	37,141
Housing Development Accounts	74,851	46,557
Cash at bank and in hand	<u>59,154</u>	<u>37,715</u>
Cash and bank balances	258,989	121,413
Less: Bank overdrafts	(1,630)	(14,537)
Less: Deposits and cash at bank in sinking fund account	<u>-</u>	<u>(618)</u>
Cash and cash equivalents	<u>257,359</u>	<u>106,258</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 2009 and the accompanying explanatory notes attached to the interim financial statements.



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QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2010

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 financial period.

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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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	
	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009
	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	448,379	555,169	2,690	2,407	9,675	8,999	-	-	460,744	566,575
Inter-segment revenue	173,451	369,837	238	689	-	34	(173,689)	(370,560)	-	-
Total revenue	621,830	925,006	2,928	3,096	9,675	9,033	(173,689)	(370,560)	460,744	566,575
Results										
Segment profits (external)	131,528	159,116	477	19,792	1,809	1,212	(2,817)	(27,179)	130,997	152,941
Interest income									1,444	2,069
Profit from operations									132,441	155,010
Finance costs									(3,638)	(2,414)
Share of results of associated companies									(5)	(9)
Share of results of jointly controlled entities									(185)	(447)
Profit before taxation									128,613	152,140
Taxation									(33,361)	(39,023)
Profit after taxation									95,252	113,117
Minority interests									50	(69)
Profit attributable to shareholders of the Company									95,302	113,048
As at 31 March										
Segment assets	1,513,752	1,382,584	305,735	227,230	58,770	50,646	-	-	1,878,257	1,660,460
Unallocated corporate assets									42,975	22,486
- current and deferred tax assets										
Interests in associated companies and jointly controlled entities									94,936	89,195
Total assets									2,016,168	1,772,141
Segment liabilities	(930,336)	(837,604)	(1,260)	(1,204)	(3,081)	(2,784)	-	-	(934,677)	(841,592)
Unallocated liabilities									(7,415)	(5,776)
Total liabilities									(942,092)	(847,368)
Other information										
Capital expenditure	441	794	30,259	47,633	4,125	19,836	-	-	34,825	68,263
Depreciation	2,006	1,864	931	941	34	43	-	-	2,971	2,848
Non cash expenses other than depreciation	1,777	2,200	42	28	375	151	-	-	2,194	2,379

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>31.3.2010</u> RM'000	Total assets As at <u>31.3.2010</u> RM'000	Capital expenditure Period ended <u>31.3.2010</u> RM'000
Malaysia	460,744	1,872,468	34,825
Canada	-	127,105	-
Australia	-	10,928	-
Others	-	5,667	-
	<u>460,744</u>	<u>2,016,168</u>	<u>34,825</u>

	Revenue Period ended <u>31.3.2009</u> RM'000	Total assets As at <u>31.3.2009</u> RM'000	Capital expenditure Period ended <u>31.3.2009</u> RM'000
Malaysia	566,575	1,649,477	68,263
Canada	-	108,254	-
Australia	-	8,736	-
Others	-	5,674	-
	<u>566,575</u>	<u>1,772,141</u>	<u>68,263</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 31 March 2010 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.

On 22 January 2010, the members' voluntary winding up of CEO Network Sdn Bhd, an associated company of Sunrise Berhad, had been completed.

Pursuant to the announcement made on 26 January 2010, Sunrise Berhad ("Sunrise") has entered into a joint venture with Sime Darby Property Berhad. The joint venture resulted in Sunrise holding 50% equity interest in a joint venture company, Baywood Avenue Sdn Bhd ("Baywood"). On 26 March 2010, Baywood changed its name to Sime Darby Sunrise Development Sdn Bhd.

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 RM11,634,000 (2009:RM13,482,000).



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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 RM460.7 million and pre-tax profit of RM128.6 million for the financial period ended 31 March 2010, compared to a turnover of RM566.6 million and pre-tax profit of RM152.1 million in the preceding year's corresponding period.

Mont'Kiara Meridin was completed in the previous financial period while 10 Mont'Kiara and Solaris Dutamas were completed and delivered in this financial period. This has contributed to a lower revenue for the financial period under review. Other significant contributors to the group's financial performance for the quarter were 11 Mont'Kiara, The Residence and 28 Mont'Kiara. The construction progress of 11 Mont'Kiara and 28 Mont'Kiara are on schedule.

B2. Variation of Results Against Preceding Quarter

The Group registered a pre-tax profit of RM31.2 million for the current quarter, a decrease of RM15.9 million or 34% compared to the 2nd quarter ended 31 December 2009. The decrease is mainly 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 RM907 million as at 30 April 2010. 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>31.3.2010</u>	<u>31.3.2009</u>	<u>31.3.2010</u>	<u>31.3.2009</u>
	RM'000	RM'000	RM'000	RM'000
In respect of current period				
- Malaysian tax	7,860	12,007	33,005	39,013
- Foreign tax	-	-	-	-
- Deferred tax	(285)	-	-	(200)
In respect of prior years	142	166	356	210
	<u>7,717</u>	<u>12,173</u>	<u>33,361</u>	<u>39,023</u>

The Group's effective tax rate for the 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
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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 31 March 2010.

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

	As at <u>31.3.2010</u> RM'000
(i) At cost	6
(ii) At carrying value/book value; and	6
(iii) At market value	6
	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 <u>31.3.2010</u> RM'000	As at <u>30.6.2009</u> RM'000
<u>Long Term Borrowings</u>		
Unsecured:		
Islamic Medium Term Notes (IMTN)	100,000	-
Secured:		
Term loans	283,600	183,600
Revolving credits	44,000	-
Bank overdraft	9,677	9,826
	437,277	193,426
<u>Short Term Borrowings</u>		
Unsecured:		
Islamic Medium Term Notes (IMTN)	100,000	200,000
Revolving credits	74,500	97,000
Bank overdrafts	1,630	3,117
	176,130	300,117



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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 is no material litigation and claim against the Group as 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

		9 months ended	
		<u>31.3.2010</u>	<u>31.3.2009</u>
Profit attributable to equity holders of the Company	(RM'000)	95,302	113,048
Weighted average number of ordinary shares	('000)	495,390	487,706
Basic earnings per share	(sen)	19.24	23.18

(b) Diluted earnings per share

Profit attributable to equity holders of the Company	(RM'000)	95,302	113,048
Weighted average number of ordinary shares for the purpose of basic earnings per share	('000)	495,390	487,706
Effects of share options	('000)	<u> -</u>	<u> -</u>
Weighted average number of ordinary shares for the purpose of diluted earnings per share	('000)	<u>495,390</u>	<u>487,706</u>
Diluted earnings per share	(sen)	19.24	23.18

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



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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**

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 13 May 2010.

BY ORDER OF THE BOARD

TONG KOOI ONG
EXECUTIVE CHAIRMAN
Kuala Lumpur
13 May 2010