



**SUNSURIA BERHAD**  
Registration No.: 196801000641 (8235 - K)

**INTERIM FINANCIAL STATEMENTS**  
**FOR THE SECOND QUARTER ENDED 31 MARCH 2023**

**SUNSURIA BERHAD**

(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**  
**AND OTHER COMPREHENSIVE INCOME**

	Note	Individual Quarter		Year To Date	
		Current Year	Preceding Year	Current Year	Preceding Year
		31/3/2023 RM'000	31/3/2022 RM'000	31/3/2023 RM'000	31/3/2022 RM'000
Revenue		122,813	74,109	201,685	179,841
Cost of sales		(91,400)	(48,211)	(146,525)	(124,624)
Gross profit		31,413	25,898	55,160	55,217
Investment Income		2,040	1,021	4,060	1,837
Other income		2,054	915	3,298	1,864
		35,507	27,834	62,518	58,918
Administrative and other expenses		(17,409)	(15,496)	(33,982)	(29,119)
Finance costs		(7,174)	(4,890)	(13,107)	(9,747)
Share of results in associates		-	-	-	-
Profit before taxation		10,924	7,448	15,429	20,052
Income tax expense	B5	(3,347)	(3,168)	(5,766)	(7,475)
Profit after taxation		7,577	4,280	9,663	12,577
Other comprehensive loss					
Items that may be reclassified subsequently to profit or loss:					
Loss on foreign currency translation		(12)	-	(13)	-
Other comprehensive loss, net of tax		(12)	-	(13)	-
Total comprehensive income		7,565	4,280	9,650	12,577
<b>Profit after taxation attributable to:</b>					
Owners of the Company		4,840	2,719	5,899	10,317
Non-controlling interests		2,737	1,561	3,764	2,260
		7,577	4,280	9,663	12,577
<b>Total comprehensive income attributable to:</b>					
Owners of the Company		4,831	2,719	5,888	10,317
Non-controlling interests		2,734	1,561	3,762	2,260
		7,565	4,280	9,650	12,577
Basic earnings per share attributable to Owners of the Company (sen) :	B9	0.54	0.30	0.66	1.15

The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 September 2022 and the accompanying explanatory notes attached to the interim financial statements.

**SUNSURIA BERHAD**

(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	As At 31/3/2023 RM'000	As At 30/9/2022 RM'000 (Audited)
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Investment in associates	462	465
Other investment	159	159
Property, plant and equipment	42,819	44,228
Investment properties	244,781	225,262
Goodwill	14,737	14,737
Inventories - land held for property development	630,860	635,827
Deferred tax assets	10,535	12,895
Right-of-use assets	2,559	3,027
	<u>946,912</u>	<u>936,600</u>
<b>Current Assets</b>		
Inventories - completed units and others	74,715	78,610
Inventories - property development costs	409,833	414,721
Biological assets	12	12
Contract assets	194,478	176,232
Contract costs	38,166	36,489
Trade receivables	45,312	64,716
Other receivables, deposits and prepayments	73,333	72,562
Amount owing by related parties	3,765	1,680
Amount owing by associates	17,554	6,364
Current tax assets	14,882	17,909
Short-term investments	39,007	34,628
Fixed deposits with licensed banks	34,086	29,817
Cash and bank balances	280,693	248,231
	<u>1,225,836</u>	<u>1,181,971</u>
<b>TOTAL ASSETS</b>	<u><u>2,172,748</u></u>	<u><u>2,118,571</u></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Ordinary share capital	640,288	640,288
Reserves	413,906	408,018
Equity attributable to owners of the Company	<u>1,054,194</u>	<u>1,048,306</u>
Non-controlling interests	20,824	17,036
<b>TOTAL EQUITY</b>	<u><u>1,075,018</u></u>	<u><u>1,065,342</u></u>

**SUNSURIA BERHAD**

(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	As At 31/3/2023 RM'000	As At 30/9/2022 RM'000 (Audited)
<b><u>EQUITY AND LIABILITIES (CONTINUED)</u></b>		
<b>Non-Current Liabilities</b>		
Deferred tax liabilities	85,880	91,599
Long-term borrowings	550,043	476,045
Lease liabilities	1,525	2,290
	<u>637,448</u>	<u>569,934</u>
<b>Current Liabilities</b>		
Trade payables	82,457	72,931
Other payables, deposits received and accruals	146,705	150,440
Contract liabilities	31,971	62,649
Amount owing to related parties	82,952	81,225
Amount owing to associates	52,540	93,055
Short-term borrowings	62,325	17,689
Lease liabilities	1,265	1,346
Current tax liabilities	67	3,960
	<u>460,282</u>	<u>483,295</u>
<b>TOTAL LIABILITIES</b>	<b>1,097,730</b>	1,053,229
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>2,172,748</u></b>	<u>2,118,571</u>
<b>Net assets per share attributable to Owners of the Company (RM)</b>	<b><u>1.18</u></b>	<u>1.17</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 September 2022 and the accompanying explanatory notes attached to the interim financial statements.



**SUNSURIA BERHAD**

(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	Non-distributable			Distributable			Total Equity RM'000
	Ordinary Share Capital RM'000	Capital Reserve RM'000	Exchange Translation Reserve RM'000	Retained profits RM'000	Attributable to Owners of the Company RM'000	Non-controlling Interests RM'000	
<b>Balance as at 1 October 2022</b>	640,288	815	(8)	407,211	1,048,306	17,036	1,065,342
<b>Profit after taxation</b>	-	-	-	5,899	5,899	3,764	9,663
<b>Other comprehensive (loss)/income</b>	-	-	(11)	-	(11)	(2)	(13)
<b>Total comprehensive (loss)/income</b>	-	-	(11)	5,899	5,888	3,762	9,650
<b>Dividends paid by subsidiaries to non-controlling</b>						(30)	(30)
<b>Additional issuance of ordinary shares to non-controlling interests in a subsidiary</b>	-	-	-	-	-	56	56
<b>Balance as at 31 March 2023</b>	640,288	815	(19)	413,110	1,054,194	20,824	1,075,018
Balance as at 1 October 2021	640,288	815	-	389,083	1,030,186	15,820	1,046,006
Profit after taxation/Total comprehensive income	-	-	-	10,317	10,317	2,260	12,577
Adjustment from changes in non-controlling interest				(244)	(244)	244	-
<b>Balance as at 31 March 2022</b>	640,288	815	-	399,156	1,040,259	18,324	1,058,583

The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 30 September 2022 and the accompanying explanatory notes attached to the interim financial statements.

**SUNSURIA BERHAD**

(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	6 months ended	
	31/3/2023 RM'000	31/3/2022 RM'000
<b>Cash Flows From/(For) Operating Activities</b>		
Profit before taxation	15,429	20,052
Adjustments for:		
Depreciation of:		
- property, plant and equipment	2,246	2,692
- investment properties	188	188
- right-of-use assets	614	841
Impairment loss on:		
- property, plant and equipment	-	25
- right-of-use assets	-	39
- investment in associate	3	-
Allowance for impairment losses on:		
- other receivables	-	60
Inventories write down to net realisable value:		
Inventories - completed units write down to net realisable value	2	176
Gain on disposal of property, plant and equipment	(5)	(42)
Gain on derecognition of lease liabilities	(322)	(55)
Finance costs	13,107	9,747
Investment income	(4,060)	(1,837)
Fair value loss on:		
- biological assets	-	(1)
Short-term lease expenses	739	673
Low value asset lease expenses	16	12
Operating profit before working capital changes	27,957	32,570
Changes in working capital:		
Decrease in inventories - completed units and others	3,892	39,544
Decrease in inventories - property development costs	4,772	4,242
Decrease/(Increase) in trade and other receivables	18,317	(59,017)
Increase in trade and other payables	5,791	21,634
(Increase)/Decrease in contract assets	(18,246)	38,531
(Increase) in contract costs	(1,677)	(4,599)
(Decrease)/Increase in contract liabilities	(30,679)	34,979
Increase/(Decrease) in amount owing to related party	4,252	(1,405)
(Increase) in amount owing by related party	(2,085)	(3,526)
(Increase) in amount owing by associates	(11,190)	(8,258)
(Decrease)/Increase in amount owing to associate	(40,515)	36,382
Cash (for)/from operations	(39,411)	131,077
Finance costs paid	(19,161)	(13,640)
Income tax refunded	-	53
Income tax paid	(9,992)	(8,208)
Short term lease paid	(739)	(673)
Low value asset lease paid	(16)	(12)
Net cash (for)/from operating activities	(69,319)	108,597

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**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	6 months ended	
	31/3/2023 RM'000	31/3/2022 RM'000
<b>Cash Flows From/(For) Investing Activities</b>		
Expenditure incurred on land held for property development	8,928	(15,223)
Placement of deposits pledged with licensed banks	(4,841)	(1,104)
Investment income received	4,060	1,837
Acquisition of:		
- property, plant and equipment	(837)	(1,308)
- investment properties	(19,529)	(8,709)
Net sale proceeds from disposal of:		
- property, plant and equipment	5	42
Net cash for investing activities	<u>(12,214)</u>	<u>(24,465)</u>
<b>Cash Flows From/(For) Financing Activities</b>		
Proceeds from issuance of ordinary shares to non-controlling interests in a subsidiary	56	-
Drawdown of loans and borrowings	90,052	35,679
Repayment of loans and borrowings	(37,550)	(68,439)
Repayment of hire purchase obligations	(43)	(121)
Proceeds from issuance of Sukuk Wakalah	66,000	-
Payments for the principal portion of lease liabilities	(670)	(884)
Dividend paid to non-controlling interests	(30)	-
Net cash from/(for) financing activities	<u>117,815</u>	<u>(33,765)</u>
<b>Net change in cash &amp; cash equivalents</b>	<b>36,282</b>	<b>50,367</b>
<b>Effects on exchange rate changes on cash and cash equivalents</b>	<b>(13)</b>	<b>-</b>
<b>Cash &amp; cash equivalents at the beginning of the financial period</b>	<b>286,038</b>	<b>232,138</b>
<b>Cash &amp; cash equivalents at the end of the financial period</b>	<b><u>322,307</u></b>	<b><u>282,505</u></b>

Cash and cash equivalents at the end of the financial year comprise the following:

	6 months ended	
	31/3/2023 RM'000	31/3/2022 RM'000
Short-term investment	39,007	63,367
Fixed deposits with licensed banks	34,086	27,983
Cash and bank balances	280,693	218,897
	<u>353,786</u>	<u>310,247</u>
Less: Deposit pledged to licensed banks	(31,479)	(27,742)
Total Cash and cash equivalents for the year	<u>322,307</u>	<u>282,505</u>

**Notes :**

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 September 2022 and the accompanying explanatory notes attached to the interim financial statements.



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**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**  
**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD**  
**(“MFRS”) 134**

**A1. Basis of Preparation**

The unaudited interim financial report has been prepared in accordance with the reporting requirements as set out in the Malaysian Financial Reporting Standards (“MFRS”) No. 134 - Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 30 September 2022 which were prepared under the Malaysian Financial Reporting Standards. 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 September 2022.

**A2. Changes in Accounting Policies**

The accounting policies and presentation adopted for this interim report are consistent with those adopted for the audited financials for the financial year ended 30 September 2022, except for the adoption of the following new MFRSs, Amendments to MFRSs and Issues Committee Interpretations (“IC Interpretations”) issued by Malaysia Accounting Standards Board (MASB) that are relevant to its operations and effective for annual financial periods beginning on or after 1 October 2022 as follows:

Amendments to MFRS 1, MFRS 9, MFRS 14, MFRS 141	Annual Improvements to MFRSs 2018 - 2020
Amendments to MFRS 3	Business Combinations
Amendments to MFRS 116	Property, Plant and Equipment
Amendments to MFRS 137	Provisions, Contingent Liabilities and Contingent Asset

The adoption of these MFRSs, amendments to MFRSs and IC Interpretation did not result in significant changes to the accounting policies of the Group and has no significant effect on the financial performance or position of the Group.

**Standards and Amendments and IC Interpretations in issue but not yet effective**

At the date of authorisation for issue of these financial statements, the new MFRSs, Amendments to MFRSs and IC Interpretations which were in issue but not yet effective and not early adopted by the Group are as listed below:

Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>
Amendments to MFRS 101	Disclosure on Accounting Policies <sup>1</sup>
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current <sup>1</sup>
Amendments to MFRS 108	Definition of Accounting Estimates <sup>1</sup>



**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**  
**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD**  
**(“MFRS”) 134**

**A2. Changes in Accounting Policies (continued)**

Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities from a Single Transactions <sup>1</sup>
Amendments to MFRS 16	Lease Liability in a Sale and Leaseback <sup>2</sup>
Amendments to MFRS 101	Non-current Liabilities with Covenants <sup>2</sup>

- 1 Effective for annual periods beginning on or after 1 January 2023, with earlier application permitted.
- 2 Effective for annual periods beginning on or after 1 January 2024, with earlier application permitted.
- 3 Effective date deferred to a date to be determined and announced.

The abovementioned new MFRSs, Amendments to MFRSs and IC Interpretations will be adopted in the annual financial statements of the Group when they become effective and the Directors anticipate that the adoption of these new MFRSs, Amendments to MFRS and IC Interpretations will have no material impact on the financial statements of the Group in the period of initial application.

**A3. Auditors' Report for the Financial Year Ended 30 September 2022**

The auditors' report on the financial statements for the financial year ended 30 September 2022 was not subject to any qualification.

**A4. Seasonality or Cyclicity Factors**

The Group's operations during the financial period under review were not materially affected by any seasonal or cyclical factors.

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

There were no unusual items that affected the assets, liabilities, equity, net income or cash flows of the Group for the current quarter under review.

**A6. Material Changes in Estimates of Amounts**

There were no changes in estimates that have had any material effect on the results for the current quarter and current financial year under review.

**A7. Debts and Equity Securities**

There were no issuance, cancellation, repurchase, resale or repayment of debt and equity securities during the current quarter under review.

**A8. Dividends Paid and Distributed**

The Company did not pay any dividend for the quarter under review.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD  
("MFRS") 134**

**A9. Segmental Information**

Segmental information of the Group's business segments are based on the internal reporting structure presented by the management of the Company. The Group's business segments include property development, construction, investment holding and others.

The information by geographical location is not presented as the Group operates principally within Malaysia.

Business Segment Analysis (RM'000)	Quarter ended 31 March 2023				
	Property Development	Construction	Healthcare	Investment Holding and Others	Total
Revenue					
External revenue	122,543	90	25	155	<b>122,813</b>
Inter-segment revenue	853	77,682	-	9,995	<b>88,530</b>
	123,396	77,772	25	10,150	<b>211,343</b>
Consolidation adjustments					<b>(88,530)</b>
<b>Consolidated Revenue</b>					<b>122,813</b>
Results from Operation	27,165	174	(41)	(7,686)	<b>19,612</b>
- Depreciation	(1,069)	(55)	(10)	(380)	<b>(1,514)</b>
- Finance Cost	(4,401)	(130)	(1)	(2,642)	<b>(7,174)</b>
	21,695	(11)	(52)	(10,708)	<b>10,924</b>
Inter-segment management fee	(9,620)	(28)	(1)	9,649	-
<b>Consolidated Profit Before Taxation</b>	<b>12,075</b>	<b>(39)</b>	<b>(53)</b>	<b>(1,059)</b>	<b>10,924</b>

Business Segment Analysis (RM'000)	Year-to-date ended 31 March 2023				
	Property Development	Construction	Healthcare	Investment Holding and Others	Total
Revenue					
External revenue	201,060	372	25	228	<b>201,685</b>
Inter-segment revenue	853	106,347	-	16,233	<b>123,433</b>
	201,913	106,719	25	16,461	<b>325,118</b>
Consolidation adjustments					<b>(123,433)</b>
<b>Consolidated Revenue</b>					<b>201,685</b>
Results from Operation	46,184	347	(471)	(14,476)	<b>31,584</b>
- Depreciation	(2,151)	(114)	(20)	(763)	<b>(3,048)</b>
- Finance Cost	(7,681)	(166)	(2)	(5,258)	<b>(13,107)</b>
	36,352	67	(493)	(20,497)	<b>15,429</b>
Inter-segment management fee	(15,964)	(55)	(2)	16,021	-
<b>Consolidated Profit Before Taxation</b>	<b>20,388</b>	<b>12</b>	<b>(495)</b>	<b>(4,476)</b>	<b>15,429</b>

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD  
("MFRS") 134**

**A9. Segmental Information (continued)**

Business Segment Analysis (RM'000)	Quarter ended 31 March 2022				
	Property Development	Construction	Healthcare	Investment Holding and Others	Total
Revenue					
External revenue	73,307	207	307	288	<b>74,109</b>
Inter-segment revenue	-	38,416	138	8,699	<b>47,253</b>
	73,307	38,623	445	8,987	<b>121,362</b>
Consolidation adjustments					<b>(47,253)</b>
<b>Consolidated Revenue</b>					<b>74,109</b>
Results from Operation	21,922	(288)	(570)	(6,818)	<b>14,246</b>
- Depreciation	(1,235)	(60)	(52)	(561)	<b>(1,908)</b>
- Finance Cost	(3,185)	-	(4)	(1,701)	<b>(4,890)</b>
<b>Consolidated Profit Before Taxation</b>	<b>17,502</b>	<b>(348)</b>	<b>(625)</b>	<b>(9,081)</b>	<b>7,448</b>

Business Segment Analysis (RM'000)	Year-to-date ended 31 March 2022				
	Property Development	Construction	Healthcare	Investment Holding and Others	Total
Revenue					
External revenue	178,101	248	686	806	<b>179,841</b>
Inter-segment revenue	542	65,608	138	15,514	<b>81,802</b>
	178,643	65,856	824	16,320	<b>261,643</b>
Consolidation adjustments					<b>(81,802)</b>
<b>Consolidated Revenue</b>					<b>179,841</b>
Results from Operation	47,753	(336)	(517)	(13,380)	<b>33,520</b>
- Depreciation	(2,526)	(117)	(92)	(986)	<b>(3,721)</b>
- Finance Cost	(6,291)	-	(8)	(3,448)	<b>(9,747)</b>
<b>Consolidated Profit Before Taxation</b>	<b>38,936</b>	<b>(453)</b>	<b>(617)</b>	<b>(17,814)</b>	<b>20,052</b>

**A10. Material Events Subsequent to the End of the Financial Period**

There was no material event subsequent to the end of the current quarter and up to the date of this report that has not been reflected in the interim financial statements.

**A11. Changes in the Composition of the Group**

There were no changes in the composition of the Group during the current quarter under review.

**A12. Changes in Contingent Liabilities or Contingent Assets**

There were no changes in contingent liabilities or contingent assets since the last audited financial position as at 30 September 2022.

**B1. Review of Performance**

	Quarter Ended				Year to date			
	31/3/2023 RM'000	31/3/2022 RM'000	Variance RM'000	Changes (%)	31/3/2023 RM'000	31/3/2022 RM'000	Variance RM'000	Changes (%)
Revenue	122,813	74,109	48,704	66%	201,685	179,841	21,844	12%
Gross profit	31,413	25,898	5,515	21%	55,160	55,217	(57)	0%
Profit before taxation	10,924	7,448	3,476	47%	15,429	20,052	(4,623)	(23%)

The Group reported revenue of RM122.81 million and profit before taxation of RM10.92 million respectively for the second quarter ended 31 March 2023 ("Q2FY2023") as compared to the revenue of RM74.11 million and profit before taxation of RM7.45 million in the previous year's corresponding quarter ended 31 March 2022 ("Q2FY2022").

The Q2FY2023 revenue increased by RM48.70 million representing a 66% increase when compared with the corresponding financial quarter of the prior financial year. This increase in revenue is mainly attributable to an increase in higher percentage of work progress achieved from the ongoing residential development project of Tower A, D and E of Bangsar Hill Park. The current ongoing multi-facility serviced apartment Tangerine Suites at Sunsuria City Township and integrated mixed development Forum 2, Setia Alam also contributed to the increase of revenue for the quarter under review.

The Group's year to date ("6MFY2023") profit before taxation decreased by RM4.62 million compared to the corresponding year to date of the prior financial year ("6MFY2022"). This was mainly due to the decrease in gross profit margin from 31% in 6MFY2022 to 27% in 6MFY2023 and the increase in selling and marketing expenses.

**B2. Variation of Results against the Preceding Quarter**

	Current Quarter 31/3/2023 RM'000	Immediate Preceding Quarter 31/12/2022 RM'000	Variance RM'000	Changes (%)
Revenue	122,813	78,872	43,941	56%
Gross profit	31,413	23,747	7,666	32%
Profit before taxation	10,924	4,505	6,419	142%

The Group's revenue for Q2FY2023 increased to RM122.81 million by comparing to the immediate preceding quarter ended 31 December 2022 ("Q1FY2023"). The quarter-on-quarter increase in revenue was mainly driven by higher construction work progress from the ongoing residential developments of Tower A, D and E of Bangsar Hill Park, the multi-facility serviced apartment of Tangerine Suites, Seni Residences of Sunsuria City Township, and the integrated mixed development Forum 2 at Setia Alam.

The profit before taxation increased from RM4.51 million in Q2FY2022 to RM10.92 million in Q2FY2023 is in line with the increase in revenue.



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(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B3. Prospects**

The Malaysian economy is slowly recovering despite facing by external headwinds resulting from inflationary pressures and interest rate hikes. With the improved market sentiment, Sunsuria recorded sales amounting to RM 213.39 million in the first six months of FY2023.

The Group's ongoing residential development projects of Tower A, D and E of Bangsar Hill Park, Seni Residences and multi-facility serviced apartment Tangerine Suites at Sunsuria City township and integrated mixed development Forum 2 at Setia Alam have received positive market responses. As at Q2FY2023, the Group recorded unbilled sales stood at RM962.20 million, which will support earnings visibility for the foreseeable future.

Sunsuria continues to focus on its core business and has put in place a robust landbank acquisition strategy to ensure an adequate supply of landbanks for future development whilst maintaining its financial liquidity to fund the developmental efforts. The Group continues to take advantage of any good opportunities that may arise by acquiring new lands and continues to explore strategic joint ventures to enhance growth prospects.

In addition, Sunsuria is dedicated to enhancing its value proposition as a comprehensive property solutions provider by integrating retail, education and healthcare elements into its developments diversifying the revenue streams of the group by including recurring-income based operations.

Leveraging on Sunsuria's unbilled sales which evidence strong revenue visibility for the foreseeable future exercising prudence in operations and adopting strategic business expansions, the Group continues to maintain a healthy financial performance under the current business landscape.

**B4. Variance from Profit Forecast and Profit Guarantee**

Not applicable as there were no profit forecast and profit guarantee published.



Building Today Creating Tomorrow

**SUNSURIA BERHAD**

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**B5. Income tax expense**

The breakdown of the Malaysian income tax charge is as follows:

	Individual quarter		Year To Date	
	31/03/2023 RM'000	31/03/2022 RM'000	31/03/2023 RM'000	31/03/2022 RM'000
Current Taxation	4,336	5,168	9,126	10,087
Deferred Taxation	(989)	(2,000)	(3,360)	(2,612)
	<u>3,347</u>	<u>3,168</u>	<u>5,766</u>	<u>7,475</u>

The effective tax rate of the Group for current financial year were higher than the statutory tax rate of 24% mainly due to certain expenses that are not deductible for tax purposes.

**B6. Corporate Proposals**

There were no other corporate proposals announced by the Company that have not been completed as at 20 May 2023 (being the latest practicable date), which is not earlier than 7 days from the date of issuance of these Interim Financial Statements.

**B7. Group Borrowings**

	As at 31/03/2023 RM'000	As at 30/9/2022 RM'000
Secured short term borrowings	62,325	17,689
Secured long term borrowings	369,539	361,330
Unsecured Sukuk Wakalah	180,504	114,715
Total	<u>612,368</u>	<u>493,734</u>

The Group's borrowings were denominated in Ringgit Malaysia. There were no borrowings in foreign currency during the financial period under review.

**B8. Material Litigation**

There was no material litigation against the Group as at the reporting date.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2023**  
**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B9. Earnings per share (EPS)**

The basic EPS has been calculated by dividing the Group's net profit attributable to the ordinary equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

	Individual quarter		Year To Date	
	31/03/2023 RM'000	31/03/2022 RM'000	31/03/2023 RM'000	31/03/2022 RM'000
Net profit attributable to owners of the Company (RM'000)	<b>4,840</b>	2,719	<b>5,899</b>	10,317
Weighted average number of ordinary shares in issues ('000)	<b>895,917</b>	895,917	<b>895,917</b>	895,917
Basic EPS (sen)	<b>0.54</b>	0.30	<b>0.66</b>	1.15

The diluted earnings per share of the Group is equal to the basic earnings per share as the Group does not have any dilutive ordinary shares in issue.

**B10. Notes to the Statement of Comprehensive Income**

Description	Current quarter	Year To Date
	31/03/2023 RM'000	31/03/2023 RM'000
Profit for the period is arrived at after crediting/(charging) :		
- Interest income	2,040	4,060
- Interest expense	(7,174)	(13,107)
- Depreciation and amortisation	(1,514)	(3,048)
Impairment loss on:		
- investment in associates	-	(3)
Gain on disposal of property, plant and equipment	-	5

BY ORDER OF THE BOARD

Company Secretary  
26 May 2023