



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

**INTERIM FINANCIAL STATEMENTS**  
**FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

**SUNSURIA BERHAD**

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

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME**

	Note	Individual Quarter		Year To Date	
		Current Year 30/06/2020 RM'000 (Unaudited)	Preceding Year 30/06/2019 RM'000 (Unaudited)	Current Year 30/06/2020 RM'000 (Unaudited)	Preceding Year 30/06/2019 RM'000 (Unaudited)
Revenue		20,203	97,489	135,781	429,450
Cost of sales		(9,205)	(59,295)	(80,595)	(215,293)
Gross profit		10,998	38,194	55,186	214,157
Other income		2,259	1,372	8,382	9,486
		13,257	39,566	63,568	223,643
Administrative and other expenses		(5,147)	(14,575)	(29,755)	(40,472)
Finance costs		(3,587)	(288)	(6,785)	(1,043)
Share of results in associates		-	(395)	-	(1,056)
Profit before taxation		4,523	24,308	27,028	181,072
Income tax expense	B5	(1,236)	(9,811)	(7,603)	(58,161)
Profit after taxation		3,287	14,497	19,425	122,911
Other comprehensive income		-	-	-	-
Total comprehensive income		3,287	14,497	19,425	122,911
<b>Profit after taxation attributable to:</b>					
Owners of the Company		2,810	13,492	20,961	115,741
Non-controlling interests		477	1,005	(1,536)	7,170
		3,287	14,497	19,425	122,911
<b>Total comprehensive income attributable to:</b>					
Owners of the Company		2,810	13,492	20,961	115,741
Non-controlling interests		477	1,005	(1,536)	7,170
		3,287	14,497	19,425	122,911
Earnings per share attributable to Owners of the Company:					
(a) Basic (sen)	B9 (a)	0.31	1.52	2.34	13.01
(b) Diluted (sen)	B9 (b)	0.31	1.52	2.34	13.01

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 September 2019 and the accompanying explanatory notes attached to the interim financial statements.

**SUNSURIA BERHAD**

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

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	As At 30/06/2020 RM'000 (Unaudited)	As At 30/09/2019 RM'000 (Audited)
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Investment in associates	616	616
Other investment	184	184
Property, plant and equipment	33,678	33,796
Investment properties	153,016	140,280
Goodwill	11,453	11,453
Inventories - land held for property development	555,513	549,721
Deferred tax assets	17,799	10,349
Right-of-use assets	2,533	1,462
	<b>774,792</b>	<b>747,861</b>
<b>Current Assets</b>		
Inventories - completed units and others	64,353	61,721
Inventories - property development costs	252,695	259,191
Biological asset	67	73
Contract assets	74,534	228,035
Contract costs	8,003	4,642
Trade receivables	64,320	46,336
Other receivables, deposits and prepayments	28,116	23,905
Amount owing by an associate	3,840	1,867
Amount owing by related parties	3,003	1,904
Current tax assets	13,049	9,751
Short-term investments	81,481	7,063
Fixed deposits with licensed banks	39,068	31,353
Cash and bank balances	157,492	87,093
	<b>790,021</b>	<b>762,934</b>
Assets classified as held for sale	-	407
	<b>790,021</b>	<b>763,341</b>
<b>TOTAL ASSETS</b>	<b>1,564,813</b>	<b>1,511,202</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Ordinary share capital	640,288	640,288
Reserves	377,744	359,282
Equity attributable to owners of the Company	1,018,032	999,570
Non-controlling interests	11,804	16,304
<b>TOTAL EQUITY</b>	<b>1,029,836</b>	<b>1,015,874</b>

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

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>As At 30/06/2020 RM'000 (Unaudited)</b>	<b>As At 30/09/2019 RM'000 (Audited)</b>
<b><u>EQUITY AND LIABILITIES (CONTINUED)</u></b>		
<b>Non-Current Liabilities</b>		
Deferred tax liabilities	96,224	91,967
Lease liabilities	1,995	1,502
Long-term borrowings	220,677	171,359
	<u>318,896</u>	<u>264,828</u>
<b>Current Liabilities</b>		
Trade payables	56,523	78,456
Other payables, deposits received and accruals	106,169	112,983
Contract liabilities	14,797	15,048
Amount owing to related parties	802	1,249
Amount owing to associate	-	1,706
Dividend payable	-	22
Short-term borrowings	34,524	12,039
Lease liabilities	1,598	1,840
Current tax liabilities	1,668	7,157
	<u>216,081</u>	<u>230,500</u>
<b>TOTAL LIABILITIES</b>	<b>534,977</b>	<b>495,328</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>1,564,813</u></b>	<b><u>1,511,202</u></b>
<b>Net assets per share attributable to Owners of the Company (RM)</b>	<b><u>1.14</u></b>	<b><u>1.12</u></b>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 September 2019 and the accompanying explanatory notes attached to the interim financial statements.

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	←—————→ Non-distributable ←—————→					Distributable		Non-controlling Interests	Total Equity
	Ordinary Share Capital	Share Premium	Warrant Reserve	Capital Reserve	Capital Redemption Reserve	Retained profits	Attributable to Owners of the Company		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000		
<b>Balance as at 1 October 2019</b>	<b>640,288</b>	-	<b>48,299</b>	<b>815</b>	-	<b>310,168</b>	<b>999,570</b>	<b>16,304</b>	<b>1,015,874</b>
Redemption of non-convertible non-cumulative preference shares	-	-	-	-	-	(2,499)	(2,499)	-	(2,499)
Dividends paid by subsidiaries to non-controlling interests	-	-	-	-	-	-	-	(2,964)	(2,964)
Profit after taxation/Total comprehensive income	-	-	-	-	-	20,961	20,961	(1,536)	19,425
<b>Balance as at 30 June 2020 (unaudited)</b>	<b>640,288</b>	-	<b>48,299</b>	<b>815</b>	-	<b>328,630</b>	<b>1,018,032</b>	<b>11,804</b>	<b>1,029,836</b>

	←—————→ Non-distributable ←—————→					Distributable		Non-controlling Interests	Total Equity
	Ordinary Share Capital	Share Premium	Warrant Reserve	Capital Reserve	Capital Redemption Reserve	Retained profits	Attributable to Owners of the Company		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000		
Balance as at 1 October 2018	399,421	175,838	48,299	815	168	247,859	872,400	54,869	927,269
Effects of adoption of MFRS	-	-	-	-	-	(73,766)	(73,766)	3,146	(70,620)
Balance as at 1 October 2018 (restated)	399,421	175,838	48,299	815	168	174,093	798,634	58,015	856,649
Issuance of shares :									
- reinvestment shares	42,629	-	-	-	-	-	42,629	-	42,629
- private placement	18,200	-	-	-	-	-	18,200	-	18,200
- by subsidiary to non-controlling interest	-	-	-	-	-	-	-	4	4
Dividends paid by subsidiaries to non-controlling interests	-	-	-	-	-	(44,590)	(44,590)	-	(44,590)
Transfer pursuant to Section 618(3) of CA 2016 *	175,838	(175,838)	-	-	(168)	-	(168)	-	(168)
Profit after taxation/Total comprehensive income	-	-	-	-	-	115,741	115,741	7,170	122,911
<b>Balance as at 30 June 2019 (unaudited)</b>	<b>636,088</b>	-	<b>48,299</b>	<b>815</b>	-	<b>245,244</b>	<b>930,446</b>	<b>65,189</b>	<b>995,635</b>

\* Pursuant to the Companies Act 2016 ("CA2016") which came into effect on 31 January 2017, the credit amounts in the share premium account and capital redemption reserve account has been transferred to the share capital account. The Group may exercise its right to use the credit amounts transferred from the share premium account and capital redemption reserve account within 24 months after the commencement of the CA2016. There is no impact on the numbers of ordinary shares in issue or the relative entitlement of any of the members as a result of this transition.

The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 30 September 2019 and the accompanying explanatory notes attached to the interim financial statements.

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**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	9 months ended	
	30/06/2020 RM'000 (Unaudited)	30/06/2019 RM'000 (Unaudited)
<b>Cash Flows From Operating Activities</b>		
Profit before taxation	27,028	181,072
Adjustments for:		
Accretion of interest on:		
- trade payables	84	(188)
Depreciation of:		
- property, plant and equipment	4,288	3,832
- investment properties	358	378
- right-of-use assets	815	404
Gain on disposal of investment property	(1,893)	(5,439)
Property, plant and equipment written off	2	-
Interest expense	6,785	1,043
Interest income	(4,946)	(3,063)
Fair value changes on biological assets	6	-
Share of results in associates	-	1,056
Operating profit before working capital changes	<u>32,527</u>	<u>179,095</u>
Changes in working capital:		
(Increase)/decrease in inventories - completed units and others	(2,632)	3,668
Decrease in inventories - property development costs	6,445	59,278
Increase in trade and other receivables	(22,197)	(1,113)
(Decrease)/increase in trade and other payables	(28,831)	616
Decrease/(increase) in contract assets	153,501	(81,822)
(Increase)/decrease in contract cost	(3,360)	7,182
Decrease in contract liabilities	(248)	(120,602)
Increase in amount owing by related parties	(1,098)	-
Increase in amount owing to related parties	-	356
Cash from operations	<u>134,107</u>	<u>46,658</u>
Interest paid	(10,483)	(10,119)
Real property gains tax paid	(184)	(195)
Income tax refund	139	675
Income tax paid	(19,537)	(34,132)
Net cash from operating activities	<u>104,042</u>	<u>2,887</u>
<b>Cash Flows (For)/From Investing Activities</b>		
Expenditure incurred on land held for property development	(2,874)	(4,617)
(Increase)/decrease in fixed deposits pledged to licensed banks	(723)	9,384
Interest income received	4,946	3,063
Purchase of:		
- property, plant and equipment	(4,228)	(4,037)
- investment properties	(12,208)	(4,232)
- biological asset	-	(66)
Proceeds from disposal of:		
- investment properties	2,300	6,500
Advance to associate	(1,973)	(748)
Net cash (for)/from investing activities	<u>(14,760)</u>	<u>5,247</u>

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**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>9 months ended</b>	
	<b>30/06/2020</b>	<b>30/06/2019</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>
<b>Cash Flows From/(For) Financing Activities</b>		
Proceeds from issuance of:		
- ordinary shares	-	60,829
- ordinary shares to non-controlling interest in subsidiaries	-	4
Drawdown of term loan	<b>139,637</b>	27,324
Repayment of term loans	<b>(67,683)</b>	(75,559)
Repayment of hire purchase obligations	<b>(150)</b>	(256)
Repayment to related parties	<b>(2,153)</b>	(940)
Payments for the principal portion of lease liabilities	<b>(1,639)</b>	(1,484)
Redemption of non-convertible non-cumulative preference shares	<b>(2,499)</b>	-
Dividend paid to non-controlling interests	<b>(2,987)</b>	(44,590)
Net cash from/(for) financing activities	<b>62,526</b>	(34,672)
<b>Net change in cash &amp; cash equivalents</b>	<b>151,808</b>	(26,538)
<b>Cash &amp; cash equivalents at the beginning of the financial period</b>	<b>103,133</b>	106,196
<b>Cash &amp; cash equivalents at the end of the financial period</b>	<b>254,941</b>	79,658

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

	<b>9 months ended</b>	
	<b>30/06/2020</b>	<b>30/06/2019</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>
Short-term investment	<b>81,481</b>	17,111
Fixed deposits with licensed banks	<b>39,068</b>	34,639
Cash and bank balances	<b>157,492</b>	62,547
	<b>278,041</b>	114,297
Less: Deposit pledged to licensed banks	<b>(23,100)</b>	(34,639)
Total Cash and cash equivalents for the year	<b>254,941</b>	79,658

**Notes :**

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 September 2019 and the accompanying explanatory notes attached to the interim financial statements.

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

**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 2019 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 2019.

**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 2019, except for the adoption of the following 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 2019 as follows:

Amendments to MFRS 9	Prepayment Features with Negative Compensation
Amendments to MFRS 128	Long-term Interests in Associates and Joint-Ventures
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement
IC Interpretation 23	Uncertainty over Income Tax Treatments
Amendments to MFRSs contained in the document entitled Annual Improvements to MFRSs 2015 - 2017 Cycle	

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 3	Definition of a Business <sup>1</sup>
Amendments to MFRS 101 and MFRS 108	Definition of Material <sup>1</sup>
Amendments to MFRS 9, MFRS 139 and MFRS 107	Interest Rate Benchmark Reform <sup>1</sup>
MFRS 17	Insurance Contracts <sup>2</sup>
MFRSs	Amendments to References to the Conceptual Framework in MFRS Standards <sup>1</sup>
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1 January 2020, with early application permitted.

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2021, with early application permitted.

<sup>3</sup> Effective date deferred to a date to be determined and announced, with earlier application permitted.



**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

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

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

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 2019**

The auditors' report on the financial statements for the financial year ended 30 September 2019 was not subject to any qualification.

**A4. Seasonality or Cyclical 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**

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

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

**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’s activities are carried out pre-dominantly in Malaysia.

Business Segment Analysis (RM'000)	Quarter ended 30 June 2020				Year-to-date ended 30 June 2020			
	Property Development	Construction	Investment Holding and Others	Total	Property Development	Construction	Investment Holding and Others	Total
Revenue								
External revenue	19,817	48	338	<b>20,203</b>	134,066	104	1,611	<b>135,781</b>
Inter-segment revenue	(31)	14,269	3,834	<b>18,072</b>	1,844	73,206	19,700	<b>94,750</b>
	19,786	14,317	4,172	<b>38,275</b>	135,910	73,310	21,311	<b>230,531</b>
Consolidation adjustments				<b>(18,072)</b>				<b>(94,750)</b>
<b>Consolidated Revenue</b>				<b>20,203</b>				<b>135,781</b>
Results from Operation	11,126	(11)	(1,253)	<b>9,862</b>	53,208	(308)	(13,626)	<b>39,274</b>
- Depreciation	(1,009)	(50)	(693)	<b>(1,752)</b>	(3,206)	(149)	(2,106)	<b>(5,461)</b>
- Finance Cost	(3,254)	-	(333)	<b>(3,587)</b>	(6,297)	-	(488)	<b>(6,785)</b>
	6,863	(61)	(2,279)	<b>4,523</b>	43,705	(457)	(16,220)	<b>27,028</b>
Share of results in associates				-				-
<b>Consolidated Profit Before Taxation</b>				<b>4,523</b>				<b>27,028</b>

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

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

**A9. Segmental Information (continued)**

Business Segment Analysis (RM'000)	Quarter ended 30 June 2019				Year-to-date ended 30 June 2019			
	Property Development	Construction	Investment Holding and Others	Total	Property Development	Construction	Investment Holding and Others	Total
Revenue								
External revenue	97,082	227	180	<b>97,489</b>	428,478	378	594	<b>429,450</b>
Inter-segment revenue	-	45,958	67,863	<b>113,821</b>	-	135,204	117,825	<b>253,029</b>
Consolidation adjustments	97,082	46,185	68,043	<b>211,310</b>	428,478	135,582	118,419	<b>682,479</b>
<b>Consolidated Revenue</b>				<b>(113,821)</b>				<b>(253,029)</b>
				<b>97,489</b>				<b>429,450</b>
Results from Operation	32,778	167	(6,617)	<b>26,328</b>	204,653	22	(16,890)	<b>187,785</b>
- Depreciation	(899)	(47)	(391)	<b>(1,337)</b>	(3,299)	(133)	(1,182)	<b>(4,614)</b>
- Finance Cost	(243)	-	(45)	<b>(288)</b>	(821)	(83)	(139)	<b>(1,043)</b>
	<b>31,636</b>	<b>120</b>	<b>(7,053)</b>	<b>24,703</b>	<b>200,533</b>	<b>(194)</b>	<b>(18,211)</b>	<b>182,128</b>
Share of results in associates				<b>(395)</b>				<b>(1,056)</b>
<b>Consolidated Profit Before Taxation</b>				<b>24,308</b>				<b>181,072</b>

**A10. Material Events Subsequent to the End of the 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 except for the expiration of the Company's Warrants 2015/2020 on 22 July 2020. The said warrants have been delisted on 23 July 2020.



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

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

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

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

There were no changes in the composition of the Group during the current quarter under review except for the incorporation of a new wholly-owned subsidiary, known as BRS Medicare Ventures Sdn Bhd ("BRS") on 6 May 2020.

Further to the signing of a Shares Subscription and Shareholders' Agreement between the Company, Dr Tan Bo Ren ("Boren") and BRS on 17 June 2020, BRS is now a 70%-owned indirect subsidiary of the Company after the new shares issuance to the Company and Boren.

**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 2019.

**INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 JUNE 2020**

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

**B1. Review of Performance**

	3 months ended			9 months ended		
	30/06/2020 RM'000	30/06/2019 RM'000	Changes (RM'000 / %)	30/06/2020 RM'000	30/06/2019 RM'000	Changes (RM'000 / %)
Revenue	<b>20,203</b>	97,489	(77,286) / (79%)	<b>135,781</b>	429,450	(293,669) / (68%)
Cost of sales	<b>(9,205)</b>	(59,295)	50,090 / 84%	<b>(80,595)</b>	(215,293)	134,698 / 63%
Gross profit	<b>10,998</b>	38,194	(27,196) / (71%)	<b>55,186</b>	214,157	(158,971) / (74%)
Profit before taxation	<b>4,523</b>	24,308	(19,785) / (81%)	<b>27,028</b>	181,072	(154,044) / (85%)
Profit after taxation	<b>3,287</b>	14,497	(11,210) / (77%)	<b>19,425</b>	122,911	(103,486) / (84%)
Profit attributable to owners of the Company	<b>2,810</b>	13,492	(10,682) / (79%)	<b>20,961</b>	115,741	(94,780) / (82%)

The Group reported a revenue of RM20.20m and profit before taxation of RM4.52m respectively in the current reporting quarter as compared to the revenue of RM97.49m and profit before taxation of RM24.31m recorded in the previous year's corresponding quarter. The drop in revenue and profit before taxation was mainly due to the total stoppage of construction activities under the Movement Control Order ("MCO") from 18 March 2020 until the gradual approval for resumption of works at the Group's various project sites starting from 10 June 2020. Consequently, very low percentage of works were being done for the current reporting period ending 30 June 2020.

Also, in the previous year's corresponding quarter, the Group development projects namely The Olive, Monet Lily and Bell Suites Soho & Retail were at advanced stage of works where higher percentage of work completion were achieved. Moreover, The Olive and Monet Lily was completed in August 2019 while the Bell Suites Soho & Retail obtained the Certificate of Compliance and Completion in February 2020 which explained for the lower revenue and profit before taxation for the current reporting quarter and current year to date results.

Year on year, the Group's revenue and profit before taxation decreased by 68% and 85% respectively. While the current year to date results were adversely impacted by the lockdowns to curb the spread of the COVID 19 pandemic, the previous financial year's financial results included a one-off revenue and gross profit contribution of RM149.36m and RM95.47m respectively from the Jasper Square commercial development upon its completion in February 2019.

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

	Current Quarter 30/06/2020 RM'000	Immediate Preceding Quarter 31/03/2020 RM'000	Changes (RM'000 / %)
Revenue	<b>20,203</b>	68,080	(47,877) / (70%)
Cost of sales	<b>(9,205)</b>	(42,896)	33,691 / 79%
Gross profit	<b>10,998</b>	25,184	(14,186) / (56%)
Profit before taxation	<b>4,523</b>	13,639	(9,116) / (67%)
Profit after taxation	<b>3,287</b>	9,913	(6,626) / (67%)
Profit after taxation attributable to owners of the company	<b>2,810</b>	9,016	(6,206) / (69%)

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**B2. Variation of Results against the Preceding Quarter (continued)**

The Group's current quarter revenue decreased by 70% from RM68.08m to RM20.20m as compared to the immediate preceding quarter. Profit before taxation dropped by 67% from RM13.64m reported in the immediate preceding quarter to RM4.52m as all project sites only resumed works gradually from 10 June 2020 to the financial quarter ended 30 June 2020.

**B3. Prospects**

The Board is aware of the inherent risk from the lingering uncertainties of the possibility of another wave of infections. There is also concern that the worst has yet to come as loan moratorium expires by end September 2020. The Board has been cautious on projects launches and is of the view that with the domestic stimulus measures, the downside to the economic growth could be contained. The Group will continue to exercise prudence in spending, adopt and adapt to the new normal while exploiting new opportunities that surface from this crisis.

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

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

**B5. Income tax expense**

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

	Individual quarter		Year To Date	
	30/06/2020 RM'000	30/06/2019 RM'000	30/06/2020 RM'000	30/06/2019 RM'000
Current Taxation	4,131	948	10,796	28,126
Deferred Taxation	(2,895)	8,863	(3,193)	30,035
	<u>1,236</u>	<u>9,811</u>	<u>7,603</u>	<u>58,161</u>

The effective tax rate of the Group is higher than the statutory tax rate 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 August 2020 (being the latest practicable date), which is not earlier than 7 days from the date of issuance of these Interim Financial Statements except for the followings:

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**B6. Corporate Proposals (continued)**

Date of First Announcement	Subject Matter	Status
29.04.2019	Strategic Cooperation Agreement (“SCA”) dated 27 April 2019 between Sunsuria Berhad and IAT Automotive Technology Co., Ltd. to foster cooperation with each other on the basis of mutual rights and obligations regarding potential establishment of an ASEAN Automotive Design and Innovation Center, which focuses on expansion and operations in Malaysia and South East Asia.	<ul style="list-style-type: none"> <li>Parties to the SCA had on 4 December 2019 mutually agreed to extend the Term of the SCA for six (6) months commencing 1 January 2020.</li> <li>The SCA lapsed upon its expiry on 30 June 2020.</li> </ul>

**B7. Group Borrowings**

	As at 30/06/2020	As at 30/09/2019
	RM'000	RM'000
Secured short term borrowings	34,524	12,039
Secured long term borrowings	220,677	171,359
Total	<u>255,201</u>	<u>183,398</u>

The Group's borrowings as at 30 June 2020 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.

**B9. Earnings per share**

**(a) Basic earnings per ordinary share (Basic 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	
	30/06/2020	30/06/2019	30/06/2020	30/06/2019
Net profit attributable to ordinary equity holders of the Company (RM'000)	2,810	13,492	20,961	115,741
Weighted average number of ordinary shares in issues ('000)	895,917	889,917	895,917	889,917
Basic EPS (sen)	<u>0.31</u>	<u>1.52</u>	<u>2.34</u>	<u>13.01</u>

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

**(b) Diluted earnings per ordinary share**

The potential conversion of warrants are anti-dilutive as their exercise prices are higher than the average market price of the Company's ordinary shares during the current and previous financial period. Accordingly, the exercise of warrants have been ignored in the calculation of dilutive earnings per share.

The warrants expired on 22 July 2020.

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

<b>Description</b>	<b>Current quarter 30/06/2020 RM'000</b>	<b>Year-to-date 30/06/2020 RM'000</b>
Profit for the period is arrived at after crediting/(charging) :		
- Interest income	2,205	4,946
- Gain on disposal of properties	-	1,893
- Interest expense	(3,587)	(6,785)
- Depreciation and amortisation	(1,752)	(5,461)

BY ORDER OF THE BOARD

Company Secretary  
26 August 2020