TEBRAU TEGUH BERHAD

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 31 DECEMBER 2012

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current quarter 31.12.12 RM'000	**Previous year corresponding quarter 31.12.11 RM'000**	**12 months ended 31.12.12 RM'000**	**12 months ended 31.12.11 RM'000**
Revenue	13,417	19,485	163,271	113,409
Cost of Sales	(11,652)	(18,154)	(136,153)	(105,975)
Gross Profit	1,765	1,331	27,118	7,434
Other operating income	1,677	99	2,206	1,512
Operating expenses	(8,198)	(1,638)	(12,983)	(5,980)
Profit from operations	(4,756)	(208)	16,341	2,966
Finance costs	(222)	(30)	(324)	(304)
Profit before taxation	(4,978)	(238)	16,017	2,662
Taxation (Note 18)	109	(892)	(3,074)	(81)
Profit for the period	(4,869)	(1,130)	12,943	2,581
Other comprehensive income net of tax	-	-	-	-
Total comprehensive income for the period	(4,869)	(1,130)	12,943	2,581
Profit and total comprehensive income attributable to :				
Owners of the Parent	(4,869)	(1,130)	12,943	2,581
EARNINGS PER SHARE				
Basic (sen)	(0.72)	(0.17)	1.93	0.39
Diluted (sen)	(0.72)	(0.17)	1.93	0.39

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

TEBRAU TEGUH BERHAD
(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2012

	Unaudited as at 31.12.12 RM'000	**Audited as at 31.12.11 RM'000**
NON-CURRENT ASSETS		
Property, plant and equipment	1,209	1,396
Investment properties	308	308
Available-for-sale investment	90	90
Land held for future development	188,916	188,916
Deferred Tax Asset	198	-
	190,721	190,710
CURRENT ASSETS		
Development properties	390,015	397,644
Inventories	182	547
Trade and other receivables	95,551	40,820
Cash and bank balances	46,296	37,825
	532,044	476,836
TOTAL ASSETS	**722,765**	**667,546**
EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT		
Share capital	334,864	334,864
Reserves	181,176	168,233
Shareholders' equity	516,040	503,097
NON-CURRENT LIABILITIES		
Long term borrowings	1,428	341
Deferred taxation	118,126	119,056
	119,554	119,397
CURRENT LIABILITIES		
Trade and other payables	66,777	41,194
Short term borrowings	16,161	3,858
Tax payable	4,233	-
	87,171	45,052
TOTAL LIABILITIES	**206,725**	**164,449**
TOTAL EQUITY AND LIABILITIES	**722,765**	**667,546**
Net assets per share (RM)	0.77	0.75

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the annual Audited Financial Statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statement.

TEBRAU TEGUH BERHAD

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 31 DECEMBER 2012

	Share capital	Share premium	Accumulated losses	Total equity
	RM'000	**RM'000**	**RM'000**	**RM'000**
Opening balance at 1 January 2012	334,864	225,821	(57,588)	503,097
Total comprehensive income for the period	-	-	12,943	12,943
Closing balance at 31 December 2012	334,864	225,821	(44,645)	516,040
Opening balance at 1 January 2011	334,864	225,821	(60,169)	500,516
Total comprehensive income for the period	-	-	2,581	2,581
Closing balance at 31 December 2011	334,864	225,821	(57,588)	503,097

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the annual Audited Financial Statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statement.

TEBRAU TEGUH BERHAD

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE QUARTER ENDED 31 DECEMBER 2012

	12 months ended 31.12.12 RM'000	**12 month ended 31.12.11 RM'000**
Profit/(Loss) before tax	16,017	2,662
Adjustment for :		
Depreciation	386	363
Loss on assets written off	1	(48)
Interest Income –Fair Value Adjustment (FRS139)	(1,526)	-
Interest income	(680)	-
Interest Expenses	323	-
Write Back Provision doubtful debt	(163)	-
Change in fair value of investment properties	-	(8)
Loss on disposal of investment	-	584
Operating profit/(loss) before changes in working capital	14,358	3,553
Change in trade and other receivables	(49,503)	10,673
Change in trade and other payables	26,103	(14,881)
Change in property development cost	7,629	5,372
Change in inventories	365	-
Cash flows from/(used in) operating Activities	**(1,048)**	**4,717**
Taxes refunded/(paid)	(5,552)	(1,450)
Net cash generated from/(used in) operating Activities	**(6.600)**	**3,267**
Purchase of property, plant and equipment	(200)	(650)
Interest Received	2,206	-
Proceed from disposal of property, plant and equipment	-	56
Net cash generated from/(used in) investing Activities	**2,006**	**(594)**

TEBRAU TEGUH BERHAD
(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE QUARTER ENDED 31 DECEMBER 2012

	12 months ended 31.12.12 RM'000	12 months ended 31.12.11 RM'000
Repayment of term and bridging loan	(5.916)	(1,228)
Drawdown of bridging and overdraft loan	19,311	-
Drawdown of finance leases	131	-
Repayment of obligations under finance leases	(136)	206
Payment of interest expenses	(323)	-
Net cash generated from/(used in) financing activities	**13,065**	**(1,023)**
Net increase/(decrease) in cash and cash equivalents	8,471	1,650
Cash and cash equivalents at beginning of year	37,825	36,175
Cash and cash equivalents at the end of year	**46,296**	**37,825**
Cash and cash equivalents comprise:		
Cash and bank balances	16,789	10,862
Deposit with licensed banks	29,507	26,963
	46,296	**37,825**

The Condensed Consolidated Statements of Cash Flow should be read in conjunction with the annual Audited Financial Statements for the year ended 31 December 2012.

NOTES TO THE 4TH QUARTER FINANCIAL REPORT
FOR THE QUARTER ENDED 31 DECEMBER 2012

1. BASIS OF PREPARATION

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 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 year ended 31 December 2012. 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 year ended 31 December 2012.

2. CHANGES IN ACCOUNTING POLICIES

The significant accounting policies adopted are consistent with those of the Audited Financial Statements for the year ended 31 December 2012. The Group has early adopted the following standards, amendments to FRS and IC interpretation:

Effective for financial periods beginning on or after 1 July 2012
Amendments to FRS 101 : Presentation of Items of Other Comprehensive Income

Effective for financial periods beginning on or after 1 January 2013

FRS 10 Consolidated Financial Statements
FRS 11 Joint Agreement
FRS 12 Disclosure of interests in Other Entities
FRS 13 Fair Value Measurement
FRS 119 Employee Benefits
FRS 127 Separate Financial Statements
FRS 128 Investment in Associate and Joint Ventures
IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine
Amendments to FRS 7 : Disclosure – Offsetting Financial Assets and Financial Liabilities

The adoption of these standards, amendments to FRS and IC interpretation do not have material impact on the financial statement other than as disclose below :

<u>Amendments to FRS 101 : Presentation of Items of Other Comprehensive Income</u>

The amendments to FRS 101 retain the option to present profit or loss and other comprehensive income in either a single statement or in two separate but consecutive statements. However, the amendments to FRS 101 require additional disclosures to be made in the other comprehensive income section such that items of other comprehensive income are grouped into two categories : (a) items that will not be reclassified subsequently to profit or loss : an (b) items that will be reclassified subsequently to profit or loss when specific conditions are met. Income tax on items of other comprehensive income is required to be allocated on the same basis – the amendments do not change the option to present items of other comprehensive income either before tax or net of tax.

2. CHANGES IN ACCOUNTING POLICIES (CONT'D)

The amendments also introduce new terminology for the statement of comprehensive income and income statement. Under the amendments to FRS 101, the "statement of comprehensive income " is renamed "statement of profit or loss and other comprehensive income " and the "income statement" is renamed the " statement of profit or loss"

The amendments will be applied retrospectively upon adoption and hence, the presentation of items of other comprehensive income will be modified accordingly to reflect the changes. Other than the abovementioned presentation changes, the application of the amendments to FRS 101 would not result in any impact on profit or loss, other comprehensive income and total comprehensive income.

<u>FRS 10, FRS 11, FRS 12, FRS 127 and FRS 128</u>

In November 2011, a package of five standard on consolidation, joint arrangements, associates and disclosures was issued, comprising FRS 10, FRS 11, FRS 12, FRS 127 (IAS 27 as amended by IASB in May 2011) and MFRS 128 (IAS 28 as amended by IASB in May 2011).

Key requirements of these five Standards are described below :

FRS 10 replaces the parts of FRS 127 Consolidated and Separate Financial Statements that deal with consolidated financial statements, IC Int. 112 Consolidation – Special Purpose Entities will be withdrawn upon the effective date of FRS 10. Under FRS 10, there I sonly one basis for consolidation, that is, control. In addition, FRS 10 includes a new definition of control that contains three elements : (a) power over an investee, (b) exposure, or rights, to variable returns from its involvement with the investee, and (c) the ability to use its power over the investee to affect the amount of the investor's returns. Extensive guidance has been added in FRS 10 to deal with complex scenarios**.**

FRS 11 replaces FRS131 Interest in Joint Ventures,. FRS 11 deals with how a joint arrangement of which two or more parties have joint control should be classified. IC Int 113 Jointly Controlled Entities – Non-monetary Contributions by Ventures will be withdrawn upon the effective date FRS 11. Under FRS 11, joint arrangements are classified as joint operations or joint ventures, depending on the rights and obligations of the parties to the arrangements. In contrast, under MFRS 131, there are three types of joint arrangements : jointly controlled entities, jointly controlled assets and jointly controlled operations. In addition, joint ventures under FRS 11 are required to be accounted for using the equity method of accounting, whereas jointly controlled entities under FRS 131 can be accounted for using the equity method of accounting or proportionate consolidation.

FRS 12 is a disclosure standard and is applicable to entities that have interests in subsidiaries, joint arrangements, associates and/or unconsolidated structured entities. In general, the disclosure requirements in FRS 12 are more extensive than those in the current standard.

In July 2012, the amendments to FRS 10, FRS 11, and FRS 12 were issued to clarify certain transitional guidance on the application of these FRS for the first time.

2. CHANGES IN ACCOUNTING POLICIES (CONT'D)

The directors anticipate that the application of these five standards do not have significant impact on amounts reported in the consolidated financial statements.

FRS 13

FRS 13 establishes a single source of guidance for fair value measurements and disclosures about fair value measurements. The Standard defines fair value, establishes a framework for measuring fair value and requires disclosures about measurements. The scope of FRS 13 is broad; it applies to both financial instrument items and non-financial items for which other IFRSs require or permit fair value measurements and disclosures about fair value measurements, except in specified circumstances. In general, the disclosure requirements in FRS 13 are more extensive than those required in the current standards. For example, quantitative and qualitative disclosures based on the three – level fair value hierarchy currently required for financial instruments only under FRS 7 Financial Instruments: Disclosures will be extended by MFRS 13 to cover all assets and liabilities within its scope.

The directors anticipate that the application of the new Standard do not affect the amounts reported in the financial statements but result in more extensive disclosures in the financial statements.

2.1 Standards and interpretations issued but not yet effective

At the date of these interim financial statements, the following revised FRSs and Interpretations and amendments to certain Standards and Interpretations were issued but not yet effective and have not applied, which are

Effective for financial periods beginning on or after 1 January 2014
Amendments to FRS 132 : Offsetting Financial Assets and Financial Liabilities

Effective for financial periods beginning on or after 1 January 2015
FRS 9 : Financial Instruments

Malaysian Financial Reporting Standards ("MFRS")

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, The Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venture (herein called 'Transitioning Entities').

2. CHANGES IN ACCOUNTING POLICIES (CONT'D)

Transitioning Entities will be allowed to defer adoption of the new MFRS framework for an additional one year. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2013.

The Group falls within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2013. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amount reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively against opening retained profits.

3. AUDITORS' REPORT OF THE PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2012

The Auditors' Report of the financial statements of the Company and of the Group for the year ended 31 December 2012 was not subject to any qualification.

4. SEASONAL OR CYCLICAL FACTORS

The Group's business operations are not seasonal but cyclical in nature, which is dependent on the economic conditions in Malaysia.

5. UNUSUAL ITEMS

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period under review because of their nature, size, or incidence.

6. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in previous quarters of the current financial year or changes in estimates of amounts reported in prior financial years that have had a material effect in the current quarter.

7. DEBTS 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 ended 31 December 2012.

8. CAPITAL MANAGEMENT AND REPAYMENT OF DEBT

The Group's objectives of managing capital are to safeguard the Group's ability to continue in operations as a going concern in order to provide fair returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain the optimal capital structure, the Group may, from time to time, adjust the dividend payout to shareholders, return capital to shareholders, issue new shares, redeem debts or sell assets to reduce debts, where necessary.

For capital management purposes, the Group considers shareholders' equity, non-controlling interests and long-term liabilities to be the key components in the group's capital structure. The Group monitors capital on the basis of the gearing ratio. The ratio is calculated as the total liabilities to total equity. Total equity is the sum of total equity attributable to shareholders and non-controlling interests. The Group's strategy is to maintain a gearing ratio of 30% to 50%.

The gearing ratios as at 31 December 2012 and 31 December 2011, which are within the Group's objectives for capital management, are as follows:-

	31/12/2012 RM'000	**31/12/2011 RM'000**
Total liabilities	206,725	164,449
Total equity	516,040	503,097
Total capital	722,765	667,546
Gearing ratio	40%	33%

The decrease in the gearing ratio i.e:40% in the current quarter ended 31 December 2012, compared to previous quarter i.e: 45% were due to decrease in amount owing to subcontractors and bank borrowings.

The details of the drawdown and the repayment of bank borrowings in the current quarter are as follows:

	Current year quarter 31/12/2012 RM'000	**12 months cumulative to date 31/12/2012 RM'000**
a) Drawdown on new bank borrowings	39,283	58,725
b) Repayment of bank borrowings	(21,011,)	(21,290)

9. DIVIDENDS

No dividends are recommended, have been declared, or have been paid during the financial period ended 31 December 2012.

10. VALUATION OR PROPERTY, PLANT AND EQUIPMENT

The valuations of property, plant and equipment have been brought forward from the audited financial statements for the year ended 31 December 2012, without amendments.

11. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE INTERIM PERIOD

There were no material events subsequent to the end of the current quarter that have not been reflected in the quarterly financial statements.

12. GROUP COMPOSITION

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

13. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

The Group has no contingent liabilities except for the following and as disclosed under Note 27 :

	31.12.12 **RM'000**	**31.12.11** **RM'000**
Corporate guarantees given by the Company to financial institutions for facilities granted to subsidiaries	102,858	90,550
- Current Exposure	18,842	3,634
Performance bond issued by subsidiaries involved in construction activities	22,850	29,350

14. OPERATING SEGMENTS

The following tables provide an analysis of the Group's revenue, results, assets and liabilities by business segments:-

As at 31 Dec 2012 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
Revenue					
Revenue	27,026	136,245	-	-	163,271
Inter-segment Sales	-	2,155	-	(2,155)	-
Total revenue	27,026	138,400	-	(2,155)	163,271
RESULT					
Segment results	11,395	10,331	(9)	(3,265)	18,452
Unallocated corporate expenses					(2,112)
Finance costs					(323)
Profit before Tax					**16,017**

As at 31 Dec 2011 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
Revenue					
Revenue	10,567	102,842	-	-	113,409
Inter-segment Sales	-	-	-	-	-
Total revenue	10,567	102,842	-	-	113,409
RESULT					
Segment results	5,501	3,790	141	(5,468)	3,964
Unallocated corporate expenses					(998)
Finance costs					(304)
Profit before Tax					**2,662**

14. OPERATING SEGMENTS (CONT'D)

ASSETS AND LIABILITIES

As at 31 Dec 2012 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
ASSETS					
Segment Assets	592,961	146,878	25	(119,278)	620,586
Investment Properties					308
AFS Investments					90
Unallocated corporate Assets					101,781
Consolidated total assets					**722,765**
LIABILITIES					
Segment Liabilities	(164,480)	(158,618)	(513)	119,278	(203,883)
Unallocated corporate liabilities					(2,392)
Consolidated Total liabilities					**(206,725)**

As at 31 Dec 2011 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
ASSETS					
Segment Assets	602,989	59,969	36	(100,976)	562,018
Investment Properties					308
AFS Investments					90
Unallocated corporate Assets					105,130
Consolidated total assets					**667,546**
LIABILITIES					
Segment Liabilities	(160,200)	(101,083)	(512)	100,976	(160,819)
Unallocated corporate liabilities					(3,630)
Consolidated Total liabilities					**(164,449)**

15. REVIEW OF PERFORMANCE

(i) Comparison with the preceding quarter

a) Property Development

As of to date, the Group has not launched any new products as it is in the process of obtaining the authorities approvals for the proposed launched of its new apartment unit, the Botanica. The revenue from property development in the current quarter was mainly derived from the revenue from Joint Venture with Paradise Reality Sdn Bhd for the minimum payment consideration RM 4.8 million.

b) Construction

During the quarter under review, the value of contract works undertaken is approximately RM489 million, whereas the building and infrastructure contract of RM335 million has just commenced. The Earthworks and Site Clearing contract at Pengerang awarded by Unit Perancang Ekonomi Negeri Johor amounting to RM154 million which has reached 86% completion. Revenue from these contracts contributed to the significant increase in the construction revenue and profit.

(i) Comparison with the previous corresponding quarter.

a) Property Development
As mentioned above, no new projects were launched during the year. The revenue in the current quarter was contributed by its joint venture project.

b) Construction
Revenue generated from construction activities increased significantly due to the contribution from the site clearance and earthwork contract at Pengerang, Kota Tinggi. In the current year, the group was awarded with a RM335 million for buiding & infrastructure which contributed positively to the results of this quarter.

16. PROSPECTS

In respect of property development activities, the Group expect to launch its new product, The Botanica @ Bayu Puteri, in the second quarter 2013. The development plan which has been submitted for approval comprise 4 blocks of number of apartment units with an expected gross development value of RM488 million.

Prospect for the construction activities are expected to be better. The RM303 million contracts awarded by the Johor State Secretary Incorporated in 2009 is almost 80% completed.

16. PROSPECTS (CONT'D)

The contract from the Johor State Government to develop 413 acres of land in Pengerang, Kota Tinggi, Johor that is site clearance and earthworks contract valued at RM154 million and building and infrastructure contract valued at RM335 million will contribute significant improvement to revenue and net profit for the current financial year 2013. The Group be also exploring potential joint venture with a new performance to enhance the potential of the Group.

17. PROFIT FORECAST

The Group has not provided any profit forecast in a public document.

18. TAXATION

	Current year quarter 31.12.2012 RM'000	**12 months cumulative to date 31.12.2012 RM'000**
Current income tax :		
Malaysian Income Tax	468	3,877
Under/(Over) provision in prior year	125	125
Transfer to/(from) deferred taxation	(702)	(928)
	(109)	3,074

The Group's effective tax rate for the quarter and year-to-date is lower than the statutory tax rate principally due to utilisation of business losses brought forward.

19. UNQUOTED INVESTMENTS AND PROPERTIES

There were no purchases or sales of unquoted investments and properties for the current quarter and financial year to date.

20. QUOTED INVESTMENTS

There were no purchases or sale of quoted securities for the current quarter and financial year to date.

There were no investments in quoted securities as at the end of the current quarter.

21. STATUS OF CORPORATE PROPOSALS

On 8 October 2012, the Company made an announcement that it intends to seek the approval of shareholders in respect of the Proposed Shareholders' Mandate for the Company to enter into Recurrent Related Party Transactions (“RRPT”) of a Revenue or Trading Nature at the forthcoming Extraordinary General Meeting (“EGM”).

At the EGM held on 12 November 2012, the Shareholders of the Company had granted a mandate for the company and its subsidiaries to enter into RRPTs. The said mandate if not renewed will lapse at the conclusion of the next AGM

22. BORROWING AND DEBT EQUITIES

Details of the Group’s borrowings (all denominated in Malaysian currency) as at 31 December 2012 are as follows:

	Current	**Non current**	**Total**
Secured	**RM’000**	**RM’000**	**RM’000**
Contract Financing – Note 1	8,008	-	8,008
Bridging loans – Note 2	-	1,113	1,113
Hire purchase, leasing liabilities & bank overdraft	8,153	315	8,468
Total	16,161	1,427	17,589

Note 1 : As at 31 December 2012, the Group had drawdown a total sum of RM19.1 million from the RM39 million Short Term Advance facilities with Bank Kerjasama Rakyat Malaysia Bhd dedicated to the earthwork and site clearance contract. The facilities are being repaid through direct deduction from contract proceed. As at 31st January 2013, RM16 million of the RM39 millions STA had expired. The company did not seek for extension as its requirement can be supported by the balance of RM23 million STA.

The new RM35 million building and infrastructure contract is financed by Affin Bank Berhad. To date of RM38.8 million had been drawdown but has been fully repaid through direct deduction from contract proceed.

Note 2 : As at 31 December 2012, RM1.1 million has been drawdown from the Bridging facilities of RM32.2 million under the Bai ‘Al Istisna with Bank Kerjasama Rakyat Malaysia Bhd. The facility will be repaid through the redemption from sale of development properties products.

23. REALISED AND UNREALISED PROFITS/LOSSES

The Group's realised and unrealised accumulated losses disclosure is as follows:

RM'000	As at 31/12/2012	As at 30/09/2012 (restated)
Total accumulated losses of the Company and subsidiaries:		
- Realised	(23,945)	(20,640)
- Unrealised	(217)	(217)
Add: Consolidation adjustments	(20,570)	(20,570)
Total Group accumulated losses	(44,732)	(41,427)

24. PROFIT FOR THE PERIOD

	Current quarter 31.12.2012	**Preceding year quarter 31.12.2011**	**12 months ended 31.12.2012**	**12 months ended 31.12.2011**
	RM'000	**RM'000**	**RM'000**	**'RM'000**
Profit for the period is arrived at after crediting/(charging) :				
Depreciation	(91)	(101)	(385)	(363)
Interest Expenses	(222)	(31)	(324)	(304)
Interest Income	145	326	494	856
Provision for Development Cost Written Back	-	(297)	-	700
Provision for Doubtful debt Written Back		-	163	3
Gain/ (Loss) on disposal of assets	-	(53)	(1)	(53)
Other Income	4	17	186	45
Provision for doubtful debt	(980)	-	(980)	-
Provision for legal claim	(4,560)	-	(4,560)	-
Interest income-fair value adjustment (FRS 139)	1,526	-	1,526	-

Save as disclosed above, the other items as required under Appendix 9B, Part A (16) of the Bursa Malaysia Listing Requirement are not applicable.

25. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There were no off-balance sheet financial instruments.

26. DERIVATIVES

a. There were no outstanding derivatives (including financial instruments designated as hedging instruments) as at the end of the quarter ended 31 December 2012; and

b. The Group has not entered into a type of derivatives not disclosed in the previous financial year or any of the previous quarters under the current financial year.

27. MATERIAL LITIGATION

Case No./Parties
Johor Bahru High Court Civil Suit No. MT2-22-470-2009 Zulkifli bin Mohd Khair ("ZMK") (trading as AA Management) vs. Bayou Bay Development Sdn Bhd ("BBDSB").
Remarks and status
This legal case is in relation to a claim of RM4.6 million by ZMK in respect of payment for services rendered by ZMK via Joint Venture Agreement dated 14 May 2003. BBDSB has also counter claimed for a sum of RM575,078.20. On 30 May 2012, the Johor Bahru High Court decided that ZMK is entitled to the payment for services rendered and BBDSB is not entitled to the counter claim. A S218 Notice was also served on BBDSB on 25th July 2012 claiming the judgement sum to be paid. Following that, a winding up petition was served on BBDSB on 30th August 2012. BBDSB has filed the Record of Appeal against the JB High Court decision made on 30th May 2012 and also filed an application for stay on respect of the winding up petition. The hearing for the application for stay has been fixed on 27th February 2013. The hearing for our Appeal has not been fixed.

28. DIVIDEND PAYABLE

No interim ordinary dividend has been declared for the financial period ended 31 December 2012 (31 December 2011 : Nil).

29. EARNINGS PER SHARE

The basic earnings per share for the financial period has been calculated based on the Group's earnings after taxation and divided by the 669,727,143 ordinary shares of RM0.50 each in issue during the financial period.

30. STATUS OF JOINT VENTURE PROJECTS

Following is the status of the existing joint venture projects as at 31 December 2012:

	Paradise Realty Sdn. Bhd.
Development Status Total land area	20.324 acres
% land under development	100%
Joint Venture Consideration Amount invoiced (RM'000)	12,302
Amount collected (RM'000)	(12,302)
Outstanding as at 31 December 2012 (RM'000)	-

31. AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 20th February 2012.