



**CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE YEAR ENDED 30 JUNE 2013**

(The figures have not been audited)

Quarterly report on consolidated results for the fourth quarter ended 30/06/2013.

	CURRENT QUARTER ENDED 30/06/2013 RM'000	COMPARATIVE QUARTER ENDED 30/06/2012 RM'000	12 MONTHS CUMULATIVE TO DATE 30/06/2013 RM'000	COMPARATIVE 12 MONTHS CUMULATIVE TO DATE 30/06/2012 RM'000
Revenue	234,428	193,121	826,985	638,892
Results from Operating Activities	28,253	23,001	84,149	71,593
Interest Income	1,027	661	3,233	2,957
Finance Costs	(1,289)	(1,473)	(6,885)	(7,719)
Operating Profit	27,991	22,189	80,497	66,831
Share of Profit / (Loss) After Tax and Non-controlling Interests of :				
- Equity Accounted Associates	310	164	931	986
- Jointly Controlled Entity	-	1,228	(1,228)	1,228
Profit Before Taxation	28,301	23,581	80,200	69,045
Taxation	(7,505)	(7,705)	(19,594)	(16,978)
Profit for the period	20,796	15,876	60,606	52,067
Profit attributable to:				
Owners of the parent	21,073	16,234	60,927	52,282
Non-controlling interests	(277)	(358)	(321)	(215)
	20,796	15,876	60,606	52,067
Basic earnings per ordinary share (sen)	4.65	3.56	13.41	11.47
Diluted earnings per ordinary share (sen)	-	-	-	-

Note : The diluted earnings per ordinary share are not shown as the exercise price of the warrants was higher than the market price of the ordinary shares of the Company as at the date of the statement of financial position.

(The Condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to this interim financial report)



PJ DEVELOPMENT HOLDINGS BERHAD (5938-A)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2013**

(The figures have not been audited)

Quarterly report on consolidated results for the fourth quarter ended 30/06/2013.

	CURRENT QUARTER ENDED 30/06/2013 RM'000	COMPARATIVE QUARTER ENDED 30/06/2012 RM'000	12 MONTHS CUMULATIVE TO DATE 30/06/2013 RM'000	COMPARATIVE 12 MONTHS CUMULATIVE TO DATE 30/06/2012 RM'000
Profit for the period	<u>20,796</u>	<u>15,876</u>	<u>60,606</u>	<u>52,067</u>
Other Comprehensive Income				
Foreign currency translations	(8,078)	1,317	(8,711)	(3)
Fair value gains on available-for-sale financial assets	5,819	(5,135)	7,561	1,556
Disposal of available-for-sale financial assets	(1,022)	-	(1,022)	(10,639)
Other Comprehensive Income	<u>(3,281)</u>	<u>(3,818)</u>	<u>(2,172)</u>	<u>(9,086)</u>
Total Comprehensive Income for the period, net of tax	<u><u>17,515</u></u>	<u><u>12,058</u></u>	<u><u>58,434</u></u>	<u><u>42,981</u></u>
Total comprehensive income attributable to:				
Owners of the parent	17,607	12,365	58,875	43,073
Non-controlling interests	(92)	(307)	(441)	(92)
	<u><u>17,515</u></u>	<u><u>12,058</u></u>	<u><u>58,434</u></u>	<u><u>42,981</u></u>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to this interim financial report)



PJ DEVELOPMENT HOLDINGS BERHAD (5938-A)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2013

(The figures have not been audited)

	(UNAUDITED) AS AT 30/06/2013 RM'000	(AUDITED) AS AT 30/06/2012 RM'000
ASSETS		
Property, Plant and Equipment	483,124	478,061
Biological assets	8,603	6,126
Intangible Assets	4,568	4,568
Investment Properties	143,548	147,381
Investment in Associates	49,984	53,495
Investment in Jointly Controlled Entity	-	1,228
Available-for-sale Investments	53,586	34,532
Land Held for Property Development	137,329	145,128
Deferred Tax Assets	3,298	4,668
Trade and Other Receivables	45,660	32,763
Total Non-Current Assets	<u>929,700</u>	<u>907,950</u>
Property Development Costs	239,900	218,891
Inventories	38,046	35,414
Trade and Other Receivables	317,488	240,524
Current Tax Assets	11,523	13,312
Deposits with Licensed Banks	50,029	42,011
Cash and Bank Balances	43,844	53,594
Total Current Assets	<u>700,830</u>	<u>603,746</u>
TOTAL ASSETS	<u>1,630,530</u>	<u>1,511,696</u>
EQUITY AND LIABILITIES		
Equity Attributable to Owners of the Parent		
Share Capital	456,134	456,134
Treasury Shares	(2,115)	(266)
Reserves	506,338	464,475
	<u>960,357</u>	<u>920,343</u>
Non-controlling Interests	<u>(2,114)</u>	<u>(1,673)</u>
TOTAL EQUITY	<u>958,243</u>	<u>918,670</u>
LIABILITIES		
Trade and Other Payables	15,102	6,382
Borrowings	178,751	230,922
Deferred Income	43,512	39,996
Deferred Tax Liabilities	29,312	26,742
Total Non-Current Liabilities	<u>266,677</u>	<u>304,042</u>
Trade and Other Payables	209,658	168,915
Borrowings	187,690	114,170
Deferred Income	2,792	2,362
Current Tax Liabilities	5,470	3,537
Total Current Liabilities	<u>405,610</u>	<u>288,984</u>
TOTAL LIABILITIES	<u>672,287</u>	<u>593,026</u>
TOTAL EQUITY AND LIABILITIES	<u>1,630,530</u>	<u>1,511,696</u>
Net Assets Per Share	<u>2.12</u>	<u>2.02</u>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to this interim financial report)



**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2013**

(The figures have not been audited)

	Attributable to Owners of the Parent						Retained Earnings	Total	Non-Controlling Interests	Total Equity
	Share Capital	Share Premium	Warrant Reserve	Exchange translation reserve	Available-for-sale Reserve	Treasury Shares				
	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000
12 Months ended 30 June 2013										
At 1 July 2012	456,134	39,774	4,276	2,706	3,708	(266)	414,011	920,343	(1,673)	918,670
Profit for the financial year	-	-	-	-	-	-	60,927	60,927	(321)	60,606
Fair value gains on available-for-sale financial assets	-	-	-	-	7,561	-	-	7,561	-	7,561
Disposal of available-for-sale financial assets	-	-	-	-	(1,022)	-	-	(1,022)	-	(1,022)
Foreign currency translations	-	-	-	(8,591)	-	-	-	(8,591)	(120)	(8,711)
Total comprehensive income for the financial year	-	-	-	(8,591)	6,539	-	60,927	58,875	(441)	58,434
Transactions with owners										
Repurchase of shares	-	-	-	-	-	(1,849)	-	(1,849)	-	(1,849)
Dividend paid to shareholders	-	-	-	-	-	-	(17,012)	(17,012)	-	(17,012)
Total transactions with owners	-	-	-	-	-	(1,849)	(17,012)	(18,861)	-	(18,861)
At 30 June 2013	456,134	39,774	4,276	(5,885)	10,247	(2,115)	457,926	960,357	(2,114)	958,243
12 Months ended 30 June 2012										
At 1 July 2011	456,134	39,774	4,276	2,832	12,791	(266)	379,033	894,574	(1,648)	892,926
Profit for the financial year	-	-	-	-	-	-	52,282	52,282	(215)	52,067
Fair value gains on available-for-sale financial assets	-	-	-	-	1,556	-	-	1,556	-	1,556
Disposal of available-for-sale financial assets	-	-	-	-	(10,639)	-	-	(10,639)	-	(10,639)
Foreign currency translations	-	-	-	(126)	-	-	-	(126)	123	(3)
Total comprehensive income for the financial year	-	-	-	(126)	(9,083)	-	52,282	43,073	(92)	42,981
Transactions with owners										
Acquisition of additional interest from non-controlling interests	-	-	-	-	-	-	(217)	(217)	67	(150)
Dividend paid to shareholders	-	-	-	-	-	-	(17,087)	(17,087)	-	(17,087)
Total transactions with owners	-	-	-	-	-	-	(17,304)	(17,304)	67	(17,237)
At 30 June 2012	456,134	39,774	4,276	2,706	3,708	(266)	414,011	920,343	(1,673)	918,670

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to this interim report)



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE YEAR ENDED 30 JUNE 2013**

(The figures have not been audited)

	(UNAUDITED) 12 MONTHS ENDED 30/06/13 RM '000	(AUDITED) 12 MONTHS ENDED 30/06/12 RM '000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	80,200	69,045
Adjustments for:		
Bad debts written off	107	20
Depreciation of investment properties	3,896	3,888
Depreciation of property, plant and equipment	18,380	17,964
Dividend income	(2,697)	(1,620)
Gain on disposal of:		
- property, plant and equipment	(1,178)	(244)
- long term quoted investments	(1,416)	(11,498)
- investment properties	(185)	-
Impairment loss on:		
- goodwill on consolidation	3	-
- land held for property development	492	-
- trade and other receivables	6,042	396
Interest accretion on trade receivables	(1,049)	(1,036)
Interest expense	6,885	7,719
Interest income	(3,233)	(2,957)
Inventories written down	3,087	2,571
Inventories written off	18	62
Provision for inventories written down no longer required	(94)	-
Property, plant and equipment written off	481	624
Property, plant and equipment written down	588	-
Reversal of impairment loss on trade and other receivables	(763)	(336)
Share of profit of associates	(931)	(986)
Share of loss / (profit) of jointly controlled entity	1,228	(1,228)
Unrealised loss on foreign exchange	451	114
Operating profit before changes in working capital	110,312	82,498
Changes in working capital:		
Inventories	(5,644)	3,408
Property development costs and land held for property development	(4,586)	(61,511)
Trade and other receivables	(89,772)	(22,889)
Trade and other payables	52,907	(5,935)
Cash generated from/(used in) operating activities	63,217	(4,429)
Tax paid	(17,346)	(17,177)
Tax refunded	6,053	336
Net cash from/(used in) operating activities	51,924	(21,270)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE YEAR ENDED 30 JUNE 2013 (CONTINUED)**

(The figures have not been audited)

	(UNAUDITED)	(AUDITED)
	12 MONTHS	12 MONTHS
	ENDED	ENDED
	30/06/13	30/06/12
	RM '000	RM '000
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of additional interests in subsidiaries	-	(150)
Acquisition of subsidiary, net of cash acquired	*	-
Dividends received	2,058	1,215
Decrease in pledged deposits placed with licensed banks	1,175	4,535
Interest received	3,233	2,957
Proceeds from disposal of long term quoted investments	5,162	34,374
Proceeds from disposal of investment properties	338	-
Proceeds from disposal of property, plant, equipment and biological assets	1,793	480
Purchase of investment properties	(167)	(134)
Purchase of property, plant, equipment and biological assets	(32,543)	(33,360)
Purchase of long term quoted investments	(16,261)	(3,247)
Net cash from/(used in) investing activities	(35,212)	6,670
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	(16,786)	(15,760)
Dividend paid to shareholders of the Company	(17,012)	(17,087)
Drawdowns of loans and borrowings	236,946	288,626
Repayments of loans and borrowings	(213,843)	(204,953)
Repurchase of shares	(1,849)	-
Net cash from/(used in) financing activities	(12,544)	50,826
Net increase/(decrease) in cash and cash equivalents	4,168	36,226
Effect of exchange rate fluctuations on cash held	(2,971)	(24)
Cash and cash equivalents at beginning of financial year	88,613	52,411
Cash and cash equivalents at end of financial year	89,810	88,613
Cash & Cash Equivalents comprise :		
Cash and bank balances	43,844	53,594
Deposits with licensed banks	50,029	42,011
Per statements of financial position	93,873	95,605
Bank overdrafts included in borrowings	(3,223)	(4,977)
Deposits pledged as securities	(840)	(2,015)
Per statement of cash flow	89,810	88,613

* Amount is less than RM1,000.

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying notes attached to this interim financial report)