

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

Statement Of Comprehensive Income
For the Financial Year Ended 30 June 2013
(The figures have not been audited)

	Note	Individual Quarter 3 months ended		Period-To-Date 12 months ended	
		30.06.13 RM'000	30.06.12 RM'000	30.06.13 RM'000	30.06.12 RM'000
Revenue	4	4,303	2,201	5,872	3,702
Direct costs		(28)	(25)	(105)	(98)
Gross profit		4,275	2,176	5,767	3,604
Other income					
- Fair value gain		-	-	34,891	-
Depreciation		-	-	(1)	-
Administrative expenses		(252)	(223)	(1,011)	(843)
Other expenses					
- Fair value loss		(4,746)	(6,961)	-	(13,331)
- Foreign exchange loss		(46)	(121)	(27)	(82)
Profit / (Loss) from Operations	4	(769)	(5,129)	39,619	(10,652)
Share of profit / (loss) of associate		(5,165)	(1,634)	7,111	(3,644)
Profit / (Loss) before tax		(5,934)	(6,763)	46,730	(14,296)
Income tax expense	21	(20)	(27)	(52)	(57)
Profit / (Loss) after tax		(5,954)	(6,790)	46,678	(14,353)
<u>Other comprehensive income</u>					
Foreign currency translation		1,616	3,761	962	2,448
Share of other comprehensive income of associate		1,224	1,820	(239)	2,400
Other comprehensive income for the period, net of tax		2,840	5,581	723	4,848
Total comprehensive income for the period		(3,114)	(1,209)	47,401	(9,505)
Earnings / (Loss) per share attributable to equity holders of the Company:					
Basic (Sen)	26(a)	(4.9)	(5.6)	38.7	(11.9)
Diluted (Sen)	26(b)	(4.9)	(5.6)	38.7	(11.9)

The statement of comprehensive income should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

Statement of Financial Position
As at 30 June 2013

	(Unaudited) As at 30.06.13 RM'000	(Audited) As at 30.06.2012 RM'000
ASSETS		
Non-current assets		
Plant and equipment	14	-
Investment properties	21,489	17,672
Investment in associate	117,156	110,579
Investments at fair value through profit or loss	148,424	116,537
	<u>287,083</u>	<u>244,788</u>
Current assets		
Sundry receivables	104	180
Prepayments	53	52
Tax recoverable	21	7
Cash and bank balances	34,265	30,083
	<u>34,443</u>	<u>30,322</u>
TOTAL ASSETS	<u>321,526</u>	<u>275,110</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	60,352	60,352
Reserves	260,314	213,592
	<u>320,666</u>	<u>273,944</u>
Current liabilities		
Sundry payables	860	1,166
	<u>860</u>	<u>1,166</u>
Total liabilities	<u>860</u>	<u>1,166</u>
TOTAL EQUITY AND LIABILITIES	<u>321,526</u>	<u>275,110</u>

The statement of financial position should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements.

KUCHAI DEVELOPMENT BERHAD (7573-V)

(Incorporated in Malaysia)

Statement of Changes in Equity**For the Financial Year Ended 30 June 2013**

(The figures have not been audited)

	← Non-Distributable →			← Distributable →			
	Share Capital RM'000	Share of Associated Company Reserves RM'000	Foreign Exchange Reserve RM'000	Property and Investment Reserves RM'000	General Reserve RM'000	Retained Earnings RM'000	Total Equity RM'000
Opening balance at 1 July 2012	60,352	28,802	19,600	12,611	6,000	146,579	273,944
Total comprehensive income / (loss) for the year	-	(239)	962	-	-	46,678	47,401
Dividends	-	-	-	-	-	(679)	(679)
Closing balance at 30 June 2013	60,352	28,563	20,562	12,611	6,000	192,578	320,666
Opening balance at 1 July 2011	60,352	26,402	17,152	12,611	6,000	161,611	284,128
Total comprehensive income / (loss) for the year	-	2,400	2,448	-	-	(14,353)	(9,505)
Dividends	-	-	-	-	-	(679)	(679)
Closing balance at 30 June 2012	60,352	28,802	19,600	12,611	6,000	146,579	273,944

The statement of changes in equity should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements.

KUCHAI DEVELOPMENT BERHAD (7573 V)
(Incorporated in Malaysia)

Statement of Cash Flows
For the Financial Year Ended 30 June 2013
(The figures have not been audited)

	12 months ended	
	30.06.13	30.06.12
	RM'000	RM'000
OPERATING ACTIVITIES		
Profit / (Loss) before taxation	46,730	(14,296)
Adjustments for:		
Depreciation	1	-
Dividend income	(4,959)	(2,835)
Unrealised foreign exchange (gain) / loss	28	82
Interest income	(138)	(119)
Share of (profit) / loss of associated company	(7,111)	3,644
Fair value (gain) / loss of fair value through profit or loss investments	(31,174)	15,120
Fair value gain of investment properties	(3,717)	(1,789)
	<hr/>	<hr/>
Operating cash flows before working capital changes	(340)	(193)
Receivables	76	(88)
Prepayments	(1)	1
Payables	62	33
	<hr/>	<hr/>
Cash flows used in operations	(203)	(247)
Taxes paid	(62)	(54)
Retirement benefit paid	(358)	-
	<hr/>	<hr/>
Net cash flows used in operating activities	<u>(623)</u>	<u>(301)</u>
INVESTING ACTIVITIES		
Interest received	139	114
Dividends received	5,254	3,249
Purchase of plant and equipment	(16)	-
Acquisition of fair value through profit or loss investments	-	(1,220)
	<hr/>	<hr/>
Net cash flows from investing activities	<u>5,377</u>	<u>2,143</u>
FINANCING ACTIVITY		
Dividends paid	(679)	(679)
	<hr/>	<hr/>
Net cash flow used in financing activity	<u>(679)</u>	<u>(679)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	4,075	1,163
EFFECTS OF EXCHANGE RATE CHANGES	107	462
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR	30,083	28,458
	<hr/>	<hr/>
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL YEAR	<u><u>34,265</u></u>	<u><u>30,083</u></u>

The statement of cash flows should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

Part A - Explanatory Notes Pursuant to FRS 134

1. Basis of Preparation

The interim financial statements have been prepared on a historical cost basis, except for freehold land included within property, plant and equipment, investment properties and available-for-sale investments that have been measured at their fair values.

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 of the Economic Entity for the year ended 30 June 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 Economic Entity since the year ended 30 June 2012.

2. Significant accounting policies

Except as described below, the significant accounting policies adopted in the unaudited interim financial statements are consistent with those adopted in the Economic Entity's audited financial statements for the financial year ended 30 June 2012.

(a) Adoption of New and Revised FRSs, IC Interpretations and Amendments to FRS

FRSs, Amendments to FRS and IC Interpretations

Amendments to FRS 1: Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters
Amendments to FRS 7: Transfers of Financial Assets
Amendments to FRS 112: Deferred Tax: Recovery of Underlying Assets
FRS 124 Related Party Disclosures
Amendments to FRS 101: Presentation of Items of Other Comprehensive Income

The adoption of the new FRSs, Amendments to FRSs and IC Interpretations that are effective for the financial statements commencing on 1 July 2012 does not result in any significant financial position, results and presentation of financial statements of the Economic Entity.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

Part A - Explanatory Notes Pursuant to FRS 134

2. Significant Accounting Policies (cont'd)

(b) Revised FRS and IC Interpretation issued and not yet effective

The Economic Entity has not early adopted the following revised FRS and IC Interpretation which have been issued as at the date of authorisation of these financial statements and will be effective for the financial periods as stated below:

	Effective date for financial periods beginning on or after
FRS 10 Consolidated Financial Statements	1 January 2013
FRS 11 Joint Arrangements	1 January 2013
FRS 12 Disclosure of interests in Other Entities	1 January 2013
FRS 13 Fair Value Measurement	1 January 2013
FRS 119 Employee Benefits	1 January 2013
FRS 127 Separate Financial Statements	1 January 2013
FRS 128 Investment in Associate and Joint Ventures	1 January 2013
IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine	1 January 2013
Amendments to FRS 7: Disclosures – Offsetting Financial Assets and Financial Liabilities	1 January 2013
Amendments to FRS 10, FRS 11 and FRS 12 Consolidated Financial Statements, Joint Arrangements and Disclosure of Interest in Other Entities: Transition Guideline	1 January 2013
Improvement to FRSs (2012)	1 January 2013
Amendments to FRS 132: Offsetting Financial Assets and Financial Liabilities	1 January 2014
FRS 9 Financial Instruments	1 January 2015

The directors expect that the adoption of the standards and interpretations above will have no material impact on the financial statements in the period of initial application.

Malaysian Financial Reporting Standards (MFRS Framework)

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 venturer (herein called 'Transitioning Entities').

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework for an additional two years. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2015.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

Part A - Explanatory Notes Pursuant to FRS 134

2. Significant Accounting Policies (cont'd)

(b) Revised FRS and IC Interpretation issued and not yet effective (cont'd)

Malaysian Financial Reporting Standards (MFRS Framework) (cont'd)

The Economic Entity 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 30 June 2016. In presenting its first MFRS financial statements, the Economic Entity will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained earnings.

3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 30 June 2012 was not qualified.

4. Segmental Information

	12 months ended	
	30.06.13	30.06.12
	RM'000	RM'000
Segment Revenue		
Investment	4,959	2,835
Interest income	138	119
Rental income	775	748
Total	<u>5,872</u>	<u>3,702</u>
Segment results		
Investment	36,126	(12,289)
Interest income	138	119
Rental income	4,387	2,438
	<u>40,651</u>	<u>(9,732)</u>
Unallocated corporate expenses	(1,032)	(920)
Profit / (Loss) from operations	<u>39,619</u>	<u>(10,652)</u>
Segment assets		
Investment	277,932	235,004
Interest income	25,209	24,993
Rental income	18,331	15,012
	<u>321,472</u>	<u>275,009</u>
Unallocated corporate asset	54	101
Total assets	<u>321,526</u>	<u>275,110</u>

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

Part A - Explanatory Notes Pursuant to FRS 134

5. Unusual Items due to their Nature, Size or Incidence

Other than the significant fair value gain of RM31.17 million and RM3.72 million resulting from the revaluation of the market value of the Company's long-term investment in securities and investment properties respectively, there were no other unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial year ended 30 June 2013.

6. Changes in Estimates

There were no changes in estimates that have had a material effect in the current quarter results.

7. Comments about Seasonal or Cyclical Factors

The principal business operations of the Company are not affected by seasonal or cyclical factors.

8. Dividends Paid

The amount of dividends paid on 20 December 2012 were as follows:

In respect of the financial year ended 30 June 2012, as reported in the directors' report of that year:

	Amount RM	Net dividend per share Sen
First and final dividend of 0.2% less 25% taxation	90,528	0.08
Bonus dividend of 1.3% less 25% taxation	588,423	0.48
	<u>678,951</u>	<u>0.56</u>

9. Debt and Equity Securities

There were no issuance, repurchase and repayment of debts and equity securities in the current quarter and 12 months to-date.

10. Changes in Composition of the Company

There were no changes in the composition of the Company during the current quarter except as disclosed in Note 22.

11. Capital Commitments

There are no commitments for the purchase of property, plant and equipment not provided for in the interim financial statements as at 30 June 2013.

12. Changes in Contingent Liabilities and Contingent Assets

There were no contingent liabilities or contingent assets as at 30 June 2013.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

Part A - Explanatory Notes Pursuant to FRS 134

13. Related Party Transactions

Transactions with related parties are as follows:

	Individual Quarter		Year-To-Date	
	30.06.13 RM'000	30.06.12 RM'000	30.06.13 RM'000	30.06.12 RM'000
Rental income from Ice Cold Beer Pte. Ltd., a company in which a director, Lee Chung-Shih, has an interest	192	192	776	748
Administration and support services payable to The Nyalas Rubber Estates Limited, a company in which a director, Lee Chung-Shih has an interest	50	50	193	181
Administration and support services and property management payable to Estate & Trust Agencies (1927) Limited, a company in which a director, Lee Chung-Shih has an interest	3	3	9	11

14. Subsequent Events

There were no material events subsequent to the end of the current quarter except as disclosed in Note 22.

15. Fair Value Hierarchy

The Company uses the following hierarchy for determining the fair value of all financial instruments carried at fair value:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices), and
- Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
31.03.13				
Fair value through profit or loss financial assets	145,902	2,522	-	148,424
30.06.12				
Fair value through profit or loss financial assets	113,309	3,228	-	116,537

There have been no transfers between Level 1, Level 2 and Level 3 fair value measurements during the current interim financial period and the comparative period. There were no change in the purpose of any financial asset that subsequently resulted in a different classification of that asset.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

**Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

16. Performance Review

The Company's revenue of RM4.30 million for the current quarter and RM5.87 million for the current financial year ended 30 June 2013 were higher than last year's corresponding quarter of RM2.20 million and financial year of RM3.70 million. This was mainly due to higher dividend and interest income.

For the current quarter, the Company reported an after-tax loss of RM5.95 million which was lower than corresponding quarter a year ago by RM836,000 despite share of associate's loss of RM5.17 million for the current quarter was higher than the share of RM1.63 million for the quarter a year ago. This was mainly due to:-

- 1) Higher dividend and interest were received during the current quarter.
- 2) The fair value loss of RM8.46 million arising from the revaluation of its long-term investment in securities was lower than the loss of RM8.75 million suffered during last year's corresponding quarter.
- 3) The fair value gain arising from the revaluation of its investment properties of RM3.72 million was higher than the gain of RM1.79 million reported a year ago.

The Company posted an after-tax profit of RM46.68 million for the current financial year ended 30 June 2013 which was a positive turnaround from the loss of RM14.35 million suffered a year ago. This was due to:-

- 1) Higher dividend and interest were received during the current financial year.
- 2) The revaluation of its long-term investment in securities for the current financial year was a fair value gain of RM31.17 million as compared to the fair value loss of RM15.12 million suffered a year ago.
- 3) The fair value gain arising from the revaluation of its investment properties for the current financial year was higher than the gain reported a year ago.
- 4) Share of associate's financial results was a profit of RM7.11 million while last year was a loss of RM3.64 million.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

**Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

**17. Comment on Material Change in Profit Before Taxation for the Current Quarter as
Compared with the Immediate Preceding Quarter**

The Company posted a pre-tax loss of RM5.93 million for the current quarter ended 30 June 2013 as compared to the pre-tax profit of RM21.28 million achieved during the immediate preceding quarter despite the Company reported a fair value gain of RM3.72 million arising from the revaluation of its investment properties while there was none in the immediate preceding quarter. This was due to:-

- 1) For the current quarter, the revaluation of its long-term investment in securities resulted in a fair value loss of RM8.46 million while it was a fair value gain of RM17.47 million for the immediate preceding quarter.
- 2) Share of associate's results was a loss of RM5.17 million while it was a profit of RM3.83 million for the immediate preceding quarter.

18. Commentary on Prospects

The Company's results for the next financial year ending 30 June 2014 will be dependent on dividend income receivable from investments, the effect of exchange rate fluctuations and the market valuation of its investments.

The results of the associated company may be affected by the plantation contribution and market valuation of its investments. The plantation is expected to achieve satisfactory levels of profitability, barring unforeseen circumstances.

19. Profit Forecast or Profit Guarantee

There is no profit forecast or profit guarantee.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

**Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

20. Profit / (Loss) before tax

Profit / (Loss) for the period is arrived after charging/(crediting):

	Individual Quarter		Year-To-Date	
	30.06.13	30.06.12	30.06.13	30.06.12
	RM'000	RM'000	RM'000	RM'000
Interest income	(36)	(31)	(138)	(119)
Other income including investment income	(4,076)	(1,978)	(4,959)	(2,835)
Fair value (gain) / loss	4,746	6,961	(34,891)	13,331
Interest expense	n/a	n/a	n/a	n/a
Depreciation and amortization	-	n/a	(1)	n/a
Provision for and write off of receivables	n/a	n/a	n/a	n/a
Provision for and write off of inventories	n/a	n/a	n/a	n/a
Gain or loss on disposal of quoted or unquoted investments or properties	n/a	n/a	n/a	n/a
Impairment of assets	n/a	n/a	n/a	n/a
Foreign exchange (gain) / loss	47	121	27	82
(Gain) / Loss on derivatives	n/a	n/a	n/a	n/a
Exceptional items	n/a	n/a	n/a	n/a

n/a : Not applicable

21. Income Tax Expense

	Individual Quarter		Period-To-Date	
	3 months ended		12 months ended	
	30.06.13	30.06.12	30.06.13	30.06.12
	RM'000	RM'000	RM'000	RM'000
Current tax:				
Malaysian income tax	27	15	15	4
Foreign tax	15	15	59	56
	<u>42</u>	<u>30</u>	<u>74</u>	<u>60</u>
Over provision in prior years:				
Malaysian Tax	(4)	(3)	(4)	(3)
Foreign tax	(18)	-	(18)	-
	<u>20</u>	<u>27</u>	<u>52</u>	<u>57</u>

The effective tax rates for the current quarter ended 30 June 2013 and last year's corresponding quarter and financial year ended 30 June 2012 were higher than the statutory tax rate applicable in Malaysia as certain expenses were not deductible for tax purposes. However, the effective tax rate for the current financial year was lower as certain income was not subject to tax.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

**Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

22. Corporate Proposals

On 22 March 2013, the Company announced the proposed dividend reinvestment scheme that will provide shareholders the option to elect to reinvest in whole or in part of their cash dividend which includes interim, final, special or any other cash dividend in new ordinary share(s) of RM0.50 each in the Company.

On 3rd July 2013, the Company's shareholders have approved the proposed dividend reinvestment scheme at the Extraordinary General Meeting held on that date.

23. Borrowings

There were no borrowings and debt securities as at 30 June 2013.

24. Changes in Material Litigation

There was no pending material litigation as at the date of the issue of this quarterly report.

25. Dividend Payable

The directors do not recommend any dividend for the current quarter under review.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

**Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

26. Earnings / (Loss) Per Share

(a) Basic

Basic earnings / (loss) per share amounts are calculated by dividing profit / (loss) for the period attributable to ordinary equity holders by the weighted average number of ordinary shares in issue during the period.

	Individual Quarter		Period-To-Date	
	3 months ended		12 months ended	
	30.06.13	30.06.12	30.06.13	30.06.12
Earnings / (Loss) attributable to ordinary equity holders (RM'000)	<u>(5,954)</u>	<u>(6,790)</u>	<u>46,678</u>	<u>(14,353)</u>
Weighted average number of ordinary shares in issue	<u>120,703</u>	<u>120,703</u>	<u>120,703</u>	<u>120,703</u>
Basic earnings / (loss) per share (Sen)	<u>(4.9)</u>	<u>(5.6)</u>	<u>38.7</u>	<u>(11.9)</u>

(b) Diluted

Diluted earnings / (loss) per share is the same as basic earnings / (loss) per share as there is no dilutive potential ordinary shares outstanding as at 30 June 2013.

KUCHAI DEVELOPMENT BERHAD (7573-V)
(Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

27. Disclosure of Realised and Unrealised Profits / (Losses)

The disclosure of realised and unrealised profits mentioned above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

The breakdown of retained profits of the Economic Entity as at 30 June 2013, pursuant to the format prescribed by Bursa Malaysia, is as follows:

	As at 30.06.13 RM'000	As at 30.06.12 RM'000
Total retained (losses) / profits of the Company:		
- Realised	(28,306)	(32,629)
- Unrealised	144,262	109,399
	115,956	76,770
Total share of retained profits from associated company:		
- Realised	41,745	40,575
- Unrealised	39,123	33,182
	80,868	73,757
	196,824	150,527
Less: Consolidation adjustments	(4,246)	(3,948)
	<u>192,578</u>	<u>146,579</u>

28. 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 29 August 2013.