Part A : Explanatory Notes Pursuant to FRS 134

A1. Basis of preparation

The unaudited interim financial statements have been prepared under the historical cost convention and in accordance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

These financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2011. 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 31 December 2011.

The financial statements of the Economic Entity have been prepared in accordance with Financial Reporting Standards ("FRS"), generally accepted accounting principles and the Companies Act, 1965 in Malaysia.

A2. Significant accounting policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2011. On 1 January 2011, the Economic Entity and the Company adopted the following applicable new and amended FRS and IC Interpretations mandatory for annual financial periods beginning on or after the dates shown below:

FRS, Amendments to FRS and IC Interpretations	**Effective for financial periods beginning on or after**
Amendments to FRS 132 : Classification of Rights Issues	1 March 2010
FRS 3 : Business Combinations (revised)	1 July 2010
Amendments to FRS 127 : Consolidated and Separate Financial Statements	1 July 2010
Amendments to IC Interpretation 9 : Reassessment of Embedded Derivatives	1 July 2010
Amendments to FRS 7 : Improving Disclosures about Financial Instruments	1 January 2011
Amendments to FRSs contained in the document entitled "Improvements to FRSs (2010)"	1 January 2011

Adoption of the above did not have any effect on the financial performance or position of the Economic Entity and of the Company except as described below:

Amendments to FRS 7: Improving Disclosures about Financial Instruments
The amended standard requires enhanced disclosure about fair value measurement and liquidity risk. Fair value measurements related to items recorded at fair value are to be disclosed by source of inputs using a three level fair value hierarchy (Level 1, Level 2 and Level 3), by class, for all financial instruments recognised at fair value. A reconciliation between the beginning and ending balance for Level 3 fair value measurements is required. Any significant transfers between levels of the fair value hierarchy and the reasons for those transfers need to be disclosed. The amendments also clarify the requirements for liquidity risk disclosures with respect to derivative transactions and assets used for liquidity management. The fair value measurement disclosures are presented in Note 27. The liquidity risk disclosures are not significantly impacted by the amendments.

A2. Significant accounting policies (Cont'd)

The following new and amended FRS and IC Interpretations were also be effective for annual periods beginning on or after the dates stated below:

FRS, Amendments to FRS and IC Interpretations	**Effective for financial periods beginning on or after**
FRS 1 : First-time Adoption of Financial Reporting Standards	1 July 2010
Amendments to FRS 2 : Share-based Payment	1 July 2010
Amendments to FRS 2 : Group Cash-settled Share-based Payment Transactions	1 July 2010
Amendments to FRS 5 : Non-current Assets Held for Sale and Discounted Operations	1 July 2010
Amendments to FRS 138 : Intangible Assets	1 July 2010
IC Interpretation 12 : Service Concession Arrangements	1 July 2010
IC Interpretation 16 : Hedges of a Net Investment in a Foreign Operation	1 July 2010
IC Interpretation 17 : Distributions of Non-cash Assets to Owners	1 July 2010
Amendments to FRS 1 : Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters	1 January 2011
Amendments to FRS 1 : Additional Exemptions for Amendments to FRS 7 : Improving Disclosures about Financial Instruments	1 January 2011
Fist-time Adopters	1 January 2011
IC Interpretation 4 : Determining Whether An Arrangement Contains a Lease	1 January 2011
IC Interpretation 18 : Transfers of Assets from Customers	1 January 2011

These are, however, not applicable to the Economic Entity or the Company.

At the date of authorisation of these financial statements, the following new FRSs, revised FRSs, Amendments to FRSs and IC Interpretations were issued but not yet effective and have not been applied by the Economic Entity and by the Company:

FRSs, Amendments to FRSs and IC Interpretations	**Effective for financial periods beginning on or after**
IC Interpretation 19 : Extinguishing Financial Liabilities with Equity Instruments	1 July 2011
Amendments to IC Interpretation 14 : Prepayments of a Minimum Funding Requirement	1 July 2011
Amendments to FRS 1 : Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters	1 January 2012
Amendments to FRS 7 : Transfers of Financial Assets	1 January 2012
Amendments to FRS 112 : Deferred tax : Recovery of Underlying Assets	1 January 2012
FRS 124 : Related Party Disclosures	1 January 2012

A2. Significant accounting policies (Cont'd)

FRSs, Amendments to FRSs and IC Interpretations	**Effective for financial periods beginning on or after**
Amendments to FRS 101 : Presentation of Items of Other Comprehensive Income	1 July 2012
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 Venture	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 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 other standards and interpretations above will have no material impact on the financial statements in the period of initial application, except as described below.

<u>**Amendments to FRS 7: Transfers of Financial Assets**</u>
The amendments require additional disclosure about financial assets that have been transferred but not derecognised to enable the user of the Company's financial statements to understand the relationship with those assets that have not been derecognised and their associated liabilities. In addition, the amendments requires disclosures about continuing involvement in derecognised assets to enable the user to evaluate the nature of, and risks associated with, the entity's continuing involvement in those derecognised assets. The amendment affects disclosure only and has no impact on the Company's financial position or performance.

<u>**Amendments to FRS 112: Deferred Tax: Recovery of Underlying Assets**</u>
The amendments clarified the determination of deferred tax on investment property measured at fair value. The amendment introduces a rebuttable presumption that deferred tax on investment property measured using the fair value model in FRS 140 should be determined on the basis that its carrying amount will be recovered through sale. Furthermore, it introduces the requirement that deferred tax on non-depreciable assets that are measured using the revaluation model in FRS 116 to be always measured on a sale basis of that asset.

A2. Significant accounting policies (Cont'd)

Amendments to FRS 101 : Presentation of Items of Other Comprehensive Income

The amendments to FRS 101 change the grouping of items presented in other comprehensive income. Items that could be reclassified to profit or loss at a future point in time would be presented separately from items that will never be reclassified. The amendment affects presentation only and has no impact on the Company's financial position or performance.

FRS 9 : Financial Instruments

FRS 9 reflects the first phase of work on the replacement of FRS 139 and applies to classification and measurement of financial assets and financial liabilities as defined in FRS 139. The adoption of this first phase of FRS 9 will have an effect on the classification and measurement of the Company's financial assets but will potentially have no impact on classification and measurements of financial liabilities. The Company is in the process of making an assessment of the impact of adoption of FRS 9.

FRS 10 : Consolidated financial statements

FRS 10 replaces the portion of FRS 127 Consolidated and Separate Financial Statements that addresses the accounting for consolidated financial statements. FRS 10 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by FRS 10 will require management to exercise significant judgement to determine which entities are controlled, and therefore, are required to be consolidated by a parent, compared with the requirements that were in FRS 127.

FRS 11 : Joint Arrangements

FRS 11 replaces FRS 131 Interests in Joint Ventures and IC Interpretation 113 Jointly-controlled Entities – Non-monetary Contributions by Venturers.

FRS 11 removes the option to account for jointly controlled entities ("JCE") using proportionate consolidation. Instead, JCE that meet the definition of a joint venture must be accounted for using the equity method.

FRS 12 : Disclosure of Interest in Other Entities

FRS 12 includes all disclosure requirements for interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are required. This standard affects disclosures only and has no impact on the Economic Entity's financial position or performance.

FRS 13 : Fair Value Measurement

FRS 13 establishes a single source of guidance under FRS for all fair value measurements. FRS 13 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under FRS when fair value is required or permitted. The Company is currently assessing the impact of adoption of FRS 13.

A2. Significant accounting policies (Cont'd)

Malaysian Financial Reporting Standards (MFRS Framework)

The Malaysian Accounting Standards Board (the Board) has decided to allow agriculture and real estate companies (Transitioning Entities) to defer the adoption of the Malaysian Financial Reporting Standards (the MFRS Framework) for another year. MFRS will therefore be mandated for all companies for annual periods beginning on or **after 1 January 2014. This decision** comes after an extensive deliberation by the Board and taking into account both local and international developments affecting these standards.

In November 2011, the Board published the MFRS Framework, an IFRS-compliant set of accounting standards applicable to all non-private entities with effect from 1 January 2012. However, the Board decided to give Transitioning Entities the option in 2012 to either apply the MFRS Framework or continue with the Financial Reporting Standards (FRS Framework) in view of the outstanding issues of both MFRS 141 and IC 15. The option was announced to be available to Transitioning Entities for one year and entities that elected for this option were required to apply the MFRS Framework for annual periods beginning on or after 1 January 2013. Transitioning Entities are entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and / or IC Interpretation 15 Agreements for the Construction of Real Estate (IC 15), including a parent, significant investor and venturer of such Transitioning Entity.

When the Board made the decision for the Transitioning Entities, it was based on the International Accounting Standards Board's (IASB) October 2011 work plan. At that time, the IASB planned that by second half of 2012, it would issue the new Revenue standard, following which IFRIC 15 would be withdrawn. They were also to finalise their decision on the Agenda Consultation of which a limited amendment to IAS 41 was listed as one of the project suggestions.
However, according to a recent IASB report, the new Revenue standard is now expected to be issued by mid-2013. In the report, the IASB noted the delays in completing the new Revenue standard are unfortunate but necessary to ensure that any changes are implementable.

As to the next step on the Agenda Consultation, the IASB in its May 2012 meeting supported giving priority to developing proposals for potential amendments to IAS 41 in relation to bearer crops. However, the Board notes that it is unlikely the potential amendments will be finalised prior to 2013.

In light of these developments and the revision of the project timeline at the IASB, the Board has decided that Transitioning Entities will be given an option of another one year to continue with the existing FRS Framework. In other words, Transitioning Entities will continue to have the option to either apply the MFRS Framework or the FRS Framework for annual periods beginning on or after 1 January 2013 and the adoption of the MFRS Framework will become mandatory for all companies for annual periods beginning on or after 1 January 2014.

The Economic Entity and the Company falls within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Economic Entity and the Company will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2014. In presenting its first MFRS financial statements, the Group 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 profits.

Part A : Explanatory Notes Pursuant to FRS 134 (Cont'd)

A3. Comparatives

The have been no material changes to the comparative figures.

A4. Seasonal or cyclical factors

Turnover is also dependent on price fluctuations of Crude Palm Oil ("CPO") which are not within the Company's control but are determined by the global supply and demand for edible oils.

Production of fresh fruits bunches of oil palms ("FFB") is affected by weather conditions, the age of the palms and seasonal biological stress.

A5. Items affecting assets, liabilities, equity, net income or cash flows

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

A6. Change in estimates

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

A7. Debt and equity securities

There were no issuance, cancellations, repurchase, resale and repayments of debt and equity securities in the current quarter.

A8. Dividend paid

On 27 July 2012, the Company paid a First Interim Dividend of 10% under the Single Tier System amounting to RM6,485,045.

A9. Segment information

The Company operates solely in Malaysia and the Economic Entity's principal activities are the cultivation of oil palm which is within a single business segment. Therefore, segmental reporting is deemed not necessary.

A10. Related party transactions

There were no significant related party transactions of the Company for the current quarter.

A11. Changes in composition

There were no changes in the composition of the Company for the current quarter.

A12. Changes in contingent liabilities and contingent assets

There were no contingent liabilities or contingent assets as at the last annual balance sheet date and the latest practicable date.

A13. Capital commitments

There are no material capital commitments as at 30 September 2012

A14. Property, plant and equipment

(i) Acquisitions and Disposals

During the current nine months financial period , the Company acquired property, plant and equipment of RM1.01 million.

During the current nine months financial period , the Company did not dispose any property, plant and equipment.

(ii) Impairment of property, plant and equipment

There were no impairment nor reversal of such impairment during the current three months financial period.

(iii) Valuations

The valuations of property, plant and equipment have been brought forward without amendment from the previous annual financial statements.

A15. Events subsequent to the balance sheet date

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

Part B : Explanatory notes pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Analysis of performance

The Company registered revenue of RM20.00 million for the current financial period, a decrease of 4.99% as compared to the corresponding period in the preceding year. The Company also recorded a gross profit of RM13.46 million for the current financial period, a decrease of 13.56% compared to the corresponding period in the preceding year.

The decrease in revenue is due to the decrease in the average selling price of fresh fruit bunches of palm oil ("FFB") as compared to the corresponding period in the preceding year. The average selling price obtained decreased from RM726.50 per metric ton in the corresponding quarter in the preceding year to RM636.86 per metric ton in the current year, a decrease of RM89.64 per metric ton or by 12.34%. This was offset by increased production of 2,428.74 metric tons or 8.38% in the current financial period as compared to the corresponding period in the preceding year.

The increase in cost of sales of RM1.06 million is mainly due to higher estate expenditure and overhead as follows:

	Increase RM'000
Manuring	466
Repair and maintenance of roads and drains	229
Pests & diseases	23
Upkeep of field	32
Wages & salaries	313

The Company also recorded a pre-tax profit in the current financial period of RM15.46 million against pre-tax profit of RM18.91 million, compared to the corresponding period in the preceding year, a decrease of 18.24%. The lower pre-tax profit is primarily attributable to lower revenue, higher cost of sales and lower share of profit from associates.

B2. Variation of results against preceding quarter

The current quarter's recorded pre-tax profit of RM5.51 million on revenue of RM7.45 million as compared to pre-tax profit of RM5.52 million on revenue of RM6.85 million posted in the immediate preceding quarter. The increase in the current quarter's revenue by RM0.60 million or 8.81% is mainly due to the increase in production by 24.96%, this however was offset by a decrease in average selling price by RM86.60 per metric ton or 12.93% in the current quarter as compared to the immediate preceding quarter.

B3. Prospects

The Company's prospects are very much dependent on the global edible oil and its related markets, global economic conditions and how they impact CPO prices. Based on the current market trend and demand for CPO which augurs a favourable outlook for oil palm plantations, the Directors are optimistic that the Company will be able to maintain its productivity and remain competitive.

B4. Profit forecast

Not applicable as no profit forecast was published.

Part B : Explanatory notes pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (Cont'd)

B5. Tax expense

	9 months ended	
	30.09.2012	**30.09.2011**
	RM'000	**RM'000**
Income Tax	(3,489)	(3,660)

B6. Status of corporate proposal announced

There were no corporate proposals announced and not completed as at the latest practicable date.

B7. Borrowing and debt securities

There were no borrowings and debt securities as at the end of the current quarter.

B8. Derivative financial instruments

There were no derivative financial instruments with off balance sheet risk as at the latest practicable date.

B9. Changes in material litigation

There was no pending material litigation as at the latest practicable date.

B10. Dividends

On 27 July 2012, the Company paid a First Interim Dividend of 10% under the Single Tier System amounting to RM6,485,045.

B11. Earnings per share

Basic earnings per share
The calculation of basic earnings per share for the financial period is based on the net profit attributable to ordinary shareholders of RM11.97 million and the weighted average number of ordinary shares in issue during the current quarter of 64,850,448 shares.

Diluted earnings per shares
Not applicable.

B12. Auditor's report on preceding annual financial statements

The auditor's report on the audited annual financial statements for the year ended 31 December 2011 was not qualified.

B13. Authorised for Issue

The interim financial statements were authorised for issue by the Board of Directors as resolved at the Board of Directors Meeting held on 25 October 2012.

Riverview Rubber Estates, Berhad
(Company No. 820-V)
(Incorporated in Malaysia)

Part C : Additional disclosure pursuant to Bursa Malaysia Securities Berhad's directive regarding Disclosure of Realised and Unrealised Profits/Losses

C1. Realised and Unrealised Profits/(Losses)

	30.09.2012 RM'000	30.09.2011 RM'000
Retained Earnings of the Company		
Realised	30,579	30,996
Unrealised	(1,782)	(3)
	28,797	30,993
Retained Earnings of the Associates		
Realised	20,808	19,504
Unrealised	52	(318)
	20,860	19,186
Retained Earning of the Economic Entity	49,657	50,179