

**UNITED MALACCA BERHAD (1319 - V)**

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED INCOME STATEMENTS**  
**FOR THE FOURTH QUARTER ENDED 30 APRIL 2010**

	INDIVIDUAL QUARTER 3 MONTHS ENDED 30 APRIL		CUMULATIVE QUARTER 12 MONTHS ENDED 30 APRIL	
	2010 RM'000	2009 RM'000 (Restated)	2010 RM'000	2009 RM'000 (Restated)
Revenue	48,860	35,600	178,527	192,652
Cost of sales	(28,550)	(16,712)	(90,357)	(92,268)
<b>Gross profit</b>	20,310	18,888	88,170	100,384
Other income	4,742	4,824	6,711	5,103
Selling and distribution expenses	(766)	(703)	(2,897)	(3,212)
Administrative expenses	(2,142)	(1,199)	(7,014)	(5,625)
Other expenses	(2,165)	(512)	(2,394)	(1,714)
Replanting expenses	(1,387)	(2,239)	(5,400)	(7,492)
<b>Operating profit</b>	18,592	19,059	77,176	87,444
Share of profit/(loss) of associates	614	(433)	5,413	4,393
<b>Profit before taxation</b>	19,206	18,626	82,589	91,837
Taxation	(4,740)	(3,406)	(18,442)	(20,497)
<b>Profit for the period</b>	14,466	15,220	64,147	71,340
Basic earnings per share (sen)	10.80	11.36	47.87	53.24
Diluted earnings per share (sen)	10.80	11.36	47.87	53.24

**UNITED MALACCA BERHAD (1319 - V)**

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED BALANCE SHEETS****AS AT 30 APRIL 2010**

	<b>AS AT END OF CURRENT QUARTER 30 APRIL 2010</b>	<b>AS AT PRECEDING FINANCIAL YEAR END 30 APRIL 2009</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	173,381	165,446
Biological assets	392,049	274,831
Prepaid land lease payments	215,507	88,438
Development expenditure	-	1,295
Interest in associates	24,798	20,376
Other investments	15,822	15,962
Goodwill on consolidation	18,628	18,628
	<b>840,185</b>	<b>584,976</b>
<b>Current Assets</b>		
Inventories	11,326	9,436
Trade receivables	8,283	6,344
Other receivables	11,686	7,780
Marketable securities	-	8,926
Cash and bank balances	123,457	349,795
	<b>154,752</b>	<b>382,281</b>
<b>TOTAL ASSETS</b>	<b>994,937</b>	<b>967,257</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders</b>		
Share capital	134,005	134,005
Share premium	6,346	6,346
Revaluation reserve	237,246	237,544
Retained earnings	525,837	501,593
<b>Shareholders' equity</b>	<b>903,434</b>	<b>879,488</b>
<b>Non-Current Liability</b>		
Deferred tax liabilities	71,066	69,896
<b>Current Liabilities</b>		
Trade payables	3,375	3,754
Other payables	12,816	9,150
Current tax payable	4,246	4,969
	<b>20,437</b>	<b>17,873</b>
<b>Total liabilities</b>	<b>91,503</b>	<b>87,769</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>994,937</b>	<b>967,257</b>
Net assets per stock unit (RM)	6.74	6.56

**UNITED MALACCA BERHAD** (1319 - V)

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**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE TWELVE MONTHS ENDED 30 APRIL 2010**

	<u>Share Capital</u>	<u>Non-distributable Share Premium</u>	<u>Revaluation Reserve</u>	<u>Distributable Retained Earnings</u>	<u>Total</u>
	RM'000	RM'000	RM'000	RM'000	RM'000
<b><u>Current 12 months ended</u></b>					
<b><u>30 April 2010</u></b>					
<b>Balance at 1 May 2009</b>	134,005	6,346	237,544	501,593	879,488
Realisation of revaluation reserve upon depreciation	-	-	(298)	298	-
Profit for the period	-	-	-	64,147	64,147
Dividends	-	-	-	(40,201)	(40,201)
<b>Balance at 30 April 2010</b>	<b>134,005</b>	<b>6,346</b>	<b>237,246</b>	<b>525,837</b>	<b>903,434</b>
<b><u>12 months ended 30 April 2009</u></b>					
<b>Balance at 1 May 2008</b>	134,005	6,346	237,866	485,208	863,425
Realisation of revaluation reserve upon depreciation	-	-	(310)	310	-
Realisation of revaluation reserve upon property, plant and equipment written off	-	-	(12)	12	-
Profit for the period	-	-	-	71,340	71,340
Dividends	-	-	-	(55,277)	(55,277)
<b>Balance at 30 April 2009</b>	<b>134,005</b>	<b>6,346</b>	<b>237,544</b>	<b>501,593</b>	<b>879,488</b>

**UNITED MALACCA BERHAD** (1319 - V)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS**  
**FOR THE TWELVE MONTHS ENDED 30 APRIL 2010**

	<u>2009/2010</u>	<u>2008/2009</u>
	<u>12 MONTHS</u>	<u>12 MONTHS</u>
	<u>ENDED</u>	<u>ENDED</u>
	<u>30 APR. 2010</u>	<u>30 APR. 2009</u>
	<u>RM'000</u>	<u>RM'000</u>
		<u>(Restated)</u>
<b>Cash Flows From Operating Activities</b>		
Profit before taxation	82,589	91,837
Adjustments for:		
Amortisation of prepaid land lease payments	1,792	1,468
Bad debt written off	-	174
Depreciation of property, plant and equipment	5,822	5,336
Development expenditure written off	1,295	-
(Gain)/Loss on disposal of marketable securities	(5,366)	818
Loss on redemption of other investment	120	-
Loss/(Gain) on disposal of property, plant and equipment	12	(696)
Property, plant and equipment written off	32	77
Write off of expenses incurred on proposed Indonesia joint venture project	-	621
Dividend income	(1,223)	(1,997)
Interest income	(6,695)	(12,351)
Share of profit of associates	(5,413)	(4,393)
<b>Operating profit before working capital changes</b>	<b>72,965</b>	<b>80,894</b>
(Increase)/Decrease in inventories	(1,890)	6,611
(Increase)/Decrease in receivables	(1,955)	5,457
Increase/(Decrease) in payables	3,287	(3,847)
<b>Cash generated from operations</b>	<b>72,407</b>	<b>89,115</b>
Dividend received from associates	991	891
Dividend received from other investments	1,147	1,633
Interest received	10,302	10,135
Taxes paid	(17,902)	(18,801)
<b>Net cash generated from operating activities</b>	<b>66,945</b>	<b>82,973</b>
<b>Cash Flows From Investing Activities</b>		
Additions of biological assets	(116,527)	(1,758)
Additions of prepaid land lease payments	(129,209)	(12)
Proceeds from disposal of marketable securities	20,055	4,111
Proceeds from disposal of property, plant and equipment	124	818
Proceeds from redemption of other investment	20	-
Purchase of marketable securities	(13,277)	(9,422)
Purchase of property, plant and equipment	(14,268)	(12,215)
<b>Net cash used in investing activities</b>	<b>(253,082)</b>	<b>(18,478)</b>
<b>Cash Flow From Financing Activity</b>		
Dividends paid	(40,201)	(55,277)
<b>Net cash used in financing activity</b>	<b>(40,201)</b>	<b>(55,277)</b>
<b>Net change in Cash and Cash Equivalents</b>	<b>(226,338)</b>	<b>9,218</b>
<b>Cash and Cash Equivalents at beginning of period</b>	<b>349,795</b>	<b>340,577</b>
<b>Cash and Cash Equivalents at end of period</b>	<b>123,457</b>	<b>349,795</b>
<b>Cash and cash equivalents comprise:</b>		
Cash on hand and at banks	59	972
Deposits with licensed financial institutions	99,790	209,935
Money market funds placed with fund managers	23,608	138,888
	<b>123,457</b>	<b>349,795</b>

# UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

## Unaudited Results for the Fourth Financial Quarter Ended 30 April 2010

### NOTES TO THE QUARTERLY FINANCIAL STATEMENTS

#### 1. ACCOUNTING POLICIES AND BASIS OF PREPARATION

The quarterly financial statements have been prepared in accordance with FRS 134: Interim Financial Reporting and Chapter 9, Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The accounting policies and methods of computation used in the preparation of the quarterly financial statements are consistent with those applied in the latest audited annual financial statements ended 30 April 2009.

#### 2. AUDITORS' REPORT OF PRECEDING ANNUAL FINANCIAL STATEMENTS

There were no qualifications in the auditors' report of the Group's latest annual financial statements ended 30 April 2009.

#### 3. ITEMS OF UNUSUAL NATURE

There were no items of unusual nature which affected assets, liabilities, equity, net income, or cash flows during the financial year ended 30 April 2010.

#### 4. CHANGES IN ACCOUNTING ESTIMATES

There were no changes in estimates that have a material effect against results in the current quarter and current financial year-to-date ended 30 April 2010.

#### 5. DIVIDENDS PAID

The amounts of dividends paid during the financial year ended 30 April 2010 were as follows:

	RM'000
<b>(a) In respect of the financial year ended 30 April 2009:</b>	
Final dividend of 30% less 25% taxation, paid on 28 September 2009	30,151
<b>(b) In respect of the financial year ended 30 April 2010:</b>	
Interim dividend of 10% less 25% taxation, paid on 18 January 2010	10,050
	<u>40,201</u>

# UNITED MALACCA BERHAD (1319 - v)

(Incorporated in Malaysia)

## Unaudited Results for the Fourth Financial Quarter Ended 30 April 2010

### NOTES TO THE QUARTERLY FINANCIAL STATEMENTS - CONT'D

#### 6. CHANGES IN COMPOSITION OF THE GROUP

On 24 December 2009, the Group completed its acquisition of the 10,100 hectares of agriculture leasehold land located in Sungai Millian Labau, District of Kinabatangan, Sabah. This investment has been reflected in the preceding quarterly financial statements ended 31 January 2010.

Save as above, there were no changes in the composition of the Group during the financial year ended 30 April 2010.

#### 7. CHANGES IN DEBT AND EQUITY SECURITIES

There were no issuance, repurchase and repayment of debt and equity securities during the financial year ended 30 April 2010.

#### 8. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS

At the date of this report, no contingent liabilities or contingent assets had arisen since the last balance sheet date as at 30 April 2009.

#### 9. SEGMENTAL INFORMATION

	<b>Current Quarter Ended 30 April 2010 RM'000</b>	<b>Cumulative Twelve Months Ended 30 April 2010 RM'000</b>
<b>Segment Revenue</b>		
Plantation	57,756	212,230
Investment holding	651	7,918
Total revenue including inter-segment sales	<u>58,407</u>	<u>220,148</u>
Elimination of inter-segment sales	<u>(9,547)</u>	<u>(41,621)</u>
Total revenue	<u>48,860</u>	<u>178,527</u>
<b>Segment Results</b>		
Plantation	14,208	64,947
Investment holding	4,384	12,229
Share of profit of associates	614	5,413
Profit before taxation	<u>19,206</u>	<u>82,589</u>
Taxation	<u>(4,740)</u>	<u>(18,442)</u>
Profit for the period	<u>14,466</u>	<u>64,147</u>

# UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

## Unaudited Results for the Fourth Financial Quarter Ended 30 April 2010

### NOTES TO THE QUARTERLY FINANCIAL STATEMENTS - CONT'D

#### 10. SEASONALITY OR CYCLICALITY OF OPERATIONS

The production of oil palm fresh fruits bunches ("FFB") is seasonal in nature and subject to variation in weather conditions.

The excessive rainfall in Sabah during the monsoon period from December 2008 to March 2009 has adversely affected FFB fruit formation in the current financial year, thereby resulting in production of high proportion of parthenocarpic fruits (i.e. not fully formed fruits) which have low bunch weight with low OER and KER. The dry months prevailing in January and February 2010 have also affected crop production in Sabah and Peninsular. However the drop in FFB production was partially off set by contribution from Millian-Labau Plantations which the Group acquired in December 2009. Overall, the Group's FFB production for the financial year ended 30 April 2010 was 2% lower than that of the preceding financial year.

#### 11. SUBSEQUENT EVENT

On 14 June 2010, the Company announced a proposed bonus issue of 67,002,500 new ordinary shares of RM1.00 each to be credited as fully paid-up on the basis of 1 new bonus share for every 2 existing shares held on the entitlement date. The proposal is subject to the approval of the shareholders of the Company and Bursa Malaysia Securities Berhad for the listing of and quotation for the bonus shares to be issued pursuant to the proposal.

#### 12. PURCHASE AND SALE OF QUOTED SECURITIES

- (a) Particulars of purchase and sale of quoted securities and gain arising therefrom for the current quarter and current financial year-to-date ended 30 April 2010 were as follows:

	<b>Current Quarter Ended 30 April 2010 RM'000</b>	<b>Cumulative Twelve Months Ended 30 April 2010 RM'000</b>
<b>Total purchases</b>		
- marketable securities	2,668	13,277
<b>Total sales proceeds</b>		
- marketable securities	20,437	27,569
<b>Gain on disposal of</b>		
- marketable securities	4,583	5,366

# UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

## Unaudited Results for the Fourth Financial Quarter Ended 30 April 2010

### NOTES TO THE QUARTERLY FINANCIAL STATEMENTS - CONT'D

#### 12. PURCHASE AND SALE OF QUOTED SECURITIES - CONT'D

(b) Investment in quoted shares, excluding associates, as at 30 April 2010 was as follows:

	As At 30 April 2010	
	Marketable Securities	Other Investments
	RM'000	RM'000
At cost	-	15,822
At carrying amount	-	15,822
At market value	-	38,322

#### 13. SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There was no sale of unquoted investments and/or properties during the financial year ended 30 April 2010 except for the redemption of the preference shares of an unquoted investment which resulted in a loss of RM120,000.

#### 14. TAXATION

	Current Quarter Ended 30 April 2010	Cumulative Twelve Months Ended 30 April 2010
	RM'000	RM'000
Current tax expense	4,469	17,272
Deferred tax expense	271	1,170
	4,740	18,442

The effective tax rate for the current quarter and current financial year-to-date was lower than the statutory tax rate due to certain income which is not taxable.

#### 15. GROUP BORROWINGS AND DEBT SECURITIES

There was no borrowing and debt security as at 30 April 2010.



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### **Unaudited Results for the Fourth Financial Quarter Ended 30 April 2010**

#### **NOTES TO THE QUARTERLY FINANCIAL STATEMENTS - CONT'D**

##### **16. OFF BALANCE SHEET FINANCIAL INSTRUMENTS**

There was no financial instrument with off balance sheet risk as at 30 April 2010 and as at the date of issue of the quarterly financial statements.

##### **17. STATUS OF CORPORATE PROPOSALS**

There was no outstanding corporate proposal at the date of this report.

##### **18. MATERIAL LITIGATION**

(a) At the date of this report, the Directors are not aware of any material litigation against the Group which might materially affect the position or business of the Group save as disclosed below:

**(i) Compulsory acquisition of 337.52 hectares of the Company's land in Daerah Alor Gajah, Melaka by the Melaka State Government in 1996**

On 26 March 2009, the Company had received full payment of all additional compensations and late payment charges in respect of the above compulsory acquisition following the Court of Appeal's decision on 26 November 2008.

On 22 January 2010, the Court of Appeal delivered its decision and allowed a total of RM30,637 as costs payable by the Respondent to the Company. Late payment charges at 8% per annum on the costs amount from 26 November 2008 until full and final payment was also allowed by the Court of Appeal.

The Company had on 5 May 2010 served a copy of the Allocatur on the Respondent and are currently awaiting for payment to be made by the Respondent.

**(ii) Compulsory acquisition of 64.89 hectares of the Company's land in Daerah Alor Gajah, Melaka by the Melaka State Government in 1995**

The Company had received full compensation as per Court of Appeal Order dated 23 October 2007 with regards to the compulsory acquisition of the Company's abovementioned lands except for the outstanding late payment charges sum to be paid by the Land Administrator. The Company has todate received late payment charges amounting to RM400,000 and is still negotiating with the acquiring authority in respect of payment of the outstanding late payment charges.

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## Unaudited Results for the Fourth Financial Quarter Ended 30 April 2010

### NOTES TO THE QUARTERLY FINANCIAL STATEMENTS - CONT'D

#### 18. MATERIAL LITIGATION - CONT'D

(b) On 16 January 2004, the Company was served with a writ of summons by Brilliant Team Management Sdn. Bhd., for finder's fees amounting to RM1.76 million in respect of acquisition of companies. The Company has filed a Defence and Counterclaim against the Plaintiff. The Company has also filed an application to strike out the claim. On 13 March 2009, the High Court struck out the Plaintiff's claim. The Company's Counterclaim was discontinued by the Company through the filing of a Notice of Discontinuance dated 7 April 2010 by the Company.

#### 19. COMPARATIVES

The following amounts for the preceding year fourth quarter and financial year-to-date ended 30 April 2009 were in respect of late payment charges on compensation received from compulsory acquisition of land in previous year. The amounts have been reclassified to conform with the current year's presentation:

##### **Condensed Consolidated Income Statement For the Fourth Quarter Ended 30 April 2009**

	<u>As Previously Stated</u> RM'000	<u>Reclassifications</u> RM'000	<u>As Restated</u> RM'000
Revenue	38,038	(2,438)	35,600
Other income	<u>2,386</u>	<u>2,438</u>	<u>4,824</u>

##### **Condensed Consolidated Income Statement For the Twelve Months Ended 30 April 2009**

	<u>As Previously Stated</u> RM'000	<u>Reclassifications</u> RM'000	<u>As Restated</u> RM'000
Revenue	195,090	(2,438)	192,652
Other income	<u>2,665</u>	<u>2,438</u>	<u>5,103</u>

The above reclassifications have no effect on the results and financial position for the preceding year's fourth quarter and financial year-to-date ended 30 April 2009.

## **UNITED MALACCA BERHAD (1319 - v)**

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### **Unaudited Results for the Fourth Financial Quarter Ended 30 April 2010**

#### **NOTES TO THE QUARTERLY FINANCIAL STATEMENTS - CONT'D**

##### **20. MATERIAL CHANGES IN QUARTERLY RESULTS**

The Group's pretax profit of RM19.21 million for the current quarter ended 30 April 2010 was 8% lower as compared with that of the preceding quarter of RM20.84 million mainly due to lower FFB production as well as lower contribution from associated companies.

##### **21. PERFORMANCE REVIEW**

The Group's pretax profit of RM19.21 million for the 4th Quarter ended 30 April 2010 was 3% higher as compared with RM18.63 million in the corresponding quarter in the preceding year which had included compensation award of RM4 million for land compulsorily acquired. Excluding this item, the profit for the current quarter would be 31% higher than that of the corresponding quarter in the preceding year mainly due to higher CPO and PK prices as well as higher contribution from associated companies.

For the financial year ended 30 April 2010, the Group's pretax profit of RM82.59 million was 10% lower as compared with RM91.84 million recorded in the preceding year mainly due to lower FFB yield coupled with higher FFB production cost (especially increase in fertilizer price and labour cost) as well as lower interest income.

##### **22. CURRENT YEAR PROSPECTS**

The Group's FFB production for the coming financial year ending 30 April 2011 is expected to increase by about 20% of which 14% is from the matured palms coming into harvesting and increasing yield trend from the young matured oil palms in Group's existing estates.

The newly acquired Millian Labau Plantations is expected to contribute the remaining 6% of the increase from the young palms coming into production during the year. However, the financial contribution will be marginal due to low FFB production per hectare.

Should the current level of CPO price be sustained, the Group can expect better performance for the current financial year.

##### **23. VARIANCE ON PROFIT FORECAST/PROFIT GUARANTEE**

No profit forecast or profit guarantee was issued during the financial year ended 30 April 2010.

# UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

## Unaudited Results for the Fourth Financial Quarter Ended 30 April 2010

### NOTES TO THE QUARTERLY FINANCIAL STATEMENTS - CONT'D

#### 24. EARNINGS PER SHARE

Both of the basic earnings per share and diluted earnings per share of the Group were the same for the current quarter and current financial year-to-date ended 30 April 2010 as there was no dilutive effect in the periods under review.

	<b>Current Quarter Ended 30 April 2010</b>	<b>Cumulative Twelve Months Ended 30 April 2010</b>
<u>Basic/Diluted earnings per share</u>		
Profit for the period (RM'000)	14,466	64,147
Weighted average number of ordinary shares in issue ('000 unit)	134,005	134,005
Basic/diluted earnings per share (sen)	10.80	47.87

#### 25. DIVIDENDS

The Company, at its forthcoming Annual General Meeting, will recommend to its shareholders for approval, the final dividend of 25 sen (consisting of gross dividend of 11 sen per share less 25% taxation, tax exempt dividend of 4.5 sen per share and single-tier dividend of 9.5 sen per share) in respect of current financial year ended 30 April 2010 (previous financial year 2008/2009: final dividend of 30 sen less 25% taxation).

The proposed final dividends will be paid on a date to be announced later.

Together with the interim dividend of 10 sen less 25% taxation which had been paid on 18 January 2010, the total dividend for the financial year ended 30 April 2010 is 35 sen gross (previous financial year 2008/2009: 40 sen gross).

By order of the Board,

**Leong Yok Mui**  
Company Secretary  
Melaka, 14 June 2010