GUH HOLDINGS BERHAD (Company No. 4104-W) UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE QUARTER ENDED 30 JUNE 2013

	INDIVIDUA CURRENT YEAR QUARTER 30/06/2013 RM '000	L QUARTER PRECEDING YEAR CORRESPONDING QUARTER 30/06/2012 RM '000	CUMULAT CURRENT YEAR TO DATE 30/06/2013 RM '000	IVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 30/06/2012 RM '000
Revenue	78,592	77,432	140,496	147,894
Operating expenses	(70,151)	(62,859)	(127,069)	(126,495)
Other operating income	1,984	1,075	3,043	1,888
Finance costs	(2)	-	(3)	-
Share of profit of associate	1,809	2,220	3,548	4,211
Profit before tax (Note 16)	12,232	17,868	20,015	27,498
Tax expense	(2,526)	(3,849)	(4,115)	(5,284)
Profit for the period	9,706	14,019	15,900	22,214
Profit for the period attributable to:				
Owners of the Company	9,466	14,019	15,626	22,214
Non-controlling interests	240	-	274	-
_	9,706	14,019	15,900	22,214
Earnings per share (sen):				
(a) Basic	5.37	7.59	8.87	11.98
(b) Diluted	N/A	N/A	N/A	N/A

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial State 31 December 2012)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 30 JUNE 2013

	INDIVIDU CURRENT YEAR QUARTER 30/06/2013 RM '000	AL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 30/06/2012 RM '000	CUMULA' CURRENT YEAR TO DATE 30/06/2013 RM '000	FIVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 30/06/2012 RM '000
Profit for the period	9,706	14,019	15,900	22,214
Other comprehensive income:				
Items that may be reclassified subsequently to profit or loss:				
Gain/(loss) on available-for-sale financial assets	841	(7,140)	1,139	(5,321)
Reclassification adjustment on derecognition of available-for-sale financial assets	(720) 713		(720)	713
Currency translation differences for foreign operations	5,643	5,342	8,382	47
Other comprehensive income for the period	5,764	(1,085)	8,801	(4,561)
Total comprehensive income for the period	15,470	12,934	24,701	17,653
Total comprehensive income for the period attributable to:				
Owners of the Company	15,230	12,934	24,427	17,653
Non-controlling interests	240	-	274	-
- -	15,470	12,934	24,701	17,653

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2012)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2013 $\,$

	AS AT 30/06/2013 RM '000	AS AT 31/12/2012 RM '000
Non-Current Assets		
Property, Plant and Equipment Investment Property Goodwill Investment in Associate Available-for-sale Financial Assets Investments in Club Memberships Property Development Costs	123,561 6,399 3,348 13,214 8,987 146 53,191	125,754 6,399 3,348 20,218 13,511 140 49,601
Current Assets	208,846	218,971
Property Development Costs Accrued Billings Amounts Due from Customers for Contract Work Inventories Trade and Other Receivables Prepayments Current Tax Assets Cash and Cash Equivalents	20,054 8,758 2,554 33,498 62,449 3,019 1,713 173,925	22,294 1,909 703 32,602 51,624 1,267 1,569 160,286
Current Liabilities		,
Trade and Other Payables Loans and Borrowings - Secured Current Tax Liabilities	56,399 50 2,705 59,154	57,795 54 1,578 59,427
Net Current Assets	246,816	212,827
Non-Current Liabilities		
Loans and Borrowings - Secured Deferred Tax Liabilities	38 5,750 5,788	63 6,517 6,580
Net Assets		
Equity	449,874	425,218
Share Capital Treasury Shares Reserves	185,414 (12,103) 273,779	185,414 (12,058) 249,352
Equity Attributable to Owners of the Company	447,090	422,708
Non-controlling Interests	2,784	2,510
Total Equity	449,874	425,218
Net Assets per Share Attributable to Owners of the Company (RM)	2.54	2.40

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Auc Statements for the year ended 31 December 2012)

	Share capital RM '000	Treasury shares RM '000	Capital redemption reserve RM '000	Non-Distr Revaluation surplus RM '000	Fair value reserve RM '000	Currency translation reserve RM '000	Distributable * Retained profits RM '000	Equity attributable to owners of the Company RM '000	Non- controlling interests RM '000	Total equity RM '000
At 01/01/2013	185,414	(12,058)	65,288	12,152	1,012	(309)	171,209	422,708	2,510	425,218
Gain on available-for-sale financial assets Reclassification adjustment on derecognition of available-for-sale financial assets	-	-	-		1,139 (720)	-	-	1,139 (720)	-	1,139 (720)
Currency translation differences for foreign operations	-	-	-	-	<u> </u>	8,382	-	8,382	-	8,382
Other comprehensive income for the period Profit for the period	-	-	-	-	419 -	8,382	- 15,626	8,801 15,626	- 274	8,801 15,900
Total comprehensive income for the period	-	-	-	-	419	8,382	15,626	24,427	274	24,701
Purchase of own shares	-	(45)	-	-	-	-	-	(45)	-	(45)
At 30/06/2013	185,414	(12,103)	65,288	12,152	1,431	8,073	186,835	447,090	2,784	449,874
At 01/01/2012	203,070	(18,968)	47,632	12,152	5,859	3,856	164,504	418,105	-	418,105
Loss on available-for-sale financial assets Reclassification adjustment on derecognition of	-	-	-	-	(5,321) 713	- -	-	(5,321) 713		(5,321) 713
available-for-sale financial assets Currency translation differences for foreign operations	-	_	_	_	-	47	-	47		47
Other comprehensive income for the period	-	-	-	-	(4,608)	47	-	(4,561)		(4,561)
Profit for the period	-	-	-	-	-		22,214	22,214		22,214
Total comprehensive income for the period	-	-	-	-	(4,608)	47	22,214	17,653	-	17,653
Purchase of own shares	-	(5,210)	-	-	-	-	-	(5,210)	-	(5,210)
Cancellation of treasury shares	(17,656)	21,258	17,656	-	-	-	(21,258)	-		
At 30/06/2012	185,414	(2,920)	65,288	12,152	1,251	3,903	165,460	430,548	-	430,548

^{*} Retained profits as at 30 June 2013 amounting to RM12,103,000 (30 June 2012: RM2,920,000), being the total cost of the treasury shares purchased, were considered as non-distributable.

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2012)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 30 JUNE 2013

	CURRENT YEAR TO DATE 30/06/2013 RM '000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2012 RM '000
Cash flows from operating activities		
Profit before tax Adjustments for: Allowance for slow moving inventories	20,015 58	27,498 61
Depreciation Dividend income (Gain)/loss on derecognition of available-for-sale financial assets Gain on disposal of property, plant and equipment	6,628 (275) (720) (188)	604 (37)
Gain on disposal of investment property Interest expense Interest income	3 (2,299)	(138) - (2,103)
Impairment loss on loans and receivables Property, plant and equipment written off	8 12	2
Reversal of allowance for slowing moving inventories Share of profit of associate Unrealised gain on financial instruments at fair value through profit or loss	(38) (3,548)	(50) (4,211) (3)
Unrealised (gain)/loss on foreign exchange	(22)	25
Operating profit before working capital changes	19,634	17,315
Changes in: Property development costs Accrued billings	(1,350) (6,849)	(11,364) 3,467
Amounts due from customers for contract work Inventories	(1,851) (916)	4,600
Receivables and prepayments Payables	(12,556) (1,538)	9,007 (2,864)
Cash (absorbed by)/generated from operations	(5,426)	
Interest paid Tax paid Tax refunded	(3) (4,049) 171	(4,088) 38
•	(3,881)	(4,050)
Net cash (used in)/from operating activities	(9,307)	16,111
Cash flows from investing activities		
Dividends received Interest received Proceeds from disposal of available-for-sale financial assets	11,319 2,299 6,824	16,890 2,103 17,187
Proceeds from disposal of property, plant and equipment	372	182
Proceeds from disposal of investment property Proceeds from disposal of investments in club memberships	-	1,088 130
Purchase of available-for-sale financial assets Purchase of property, plant and equipment	(1,161) (2,016)	(1,334) (10,040)
Net cash from investing activities	17,637	26,206
Cash flows from financing activities		
Purchase of own shares Repayment of loans and borrowings	(45) (29)	(5,210) -
Net cash used in financing activities	(74)	(5,210)
Currency translation differences	5,383	264
Net increase in cash and cash equivalents	13,639	37,371
Cash and cash equivalents at beginning of the period	160,286	142,562
Cash and cash equivalents at end of the period	173,925	179,933

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial State for the year ended 31 December 2012)

1. Basis of Preparation

The interim financial report has been prepared in accordance with requirements of FRS 134: "Interim Financial Reporting" and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2012.

The same accounting policies and methods of computation are followed in the interim financial report as compared with the annual financial statements for the year ended 31 December 2012 except for the adoption of the following Financial Reporting Standards ("FRS"), amendments to FRSs and IC Interpretations:

Effective for financial periods beginning on or after FRS/IC Interpretations 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 (amended in 2011) 1 January 2013 FRS 127 Separate Financial Statements (amended in 2011) 1 January 2013 FRS 128 Investments in Associates and Joint Ventures (amended in 2011) 1 January 2013 IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine 1 January 2013 Amendments to FRS 1 Government Loans 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 Interests in Other Entities: Transition Guidance 1 January 2013 Amendments to FRS 101 Presentation of Items of Other Comprehensive Income 1 July 2012 Amendments to FRSs contained in the document entitled "Improvements to FRSs (2012)" 1 January 2013

The above FRSs, amendments to FRSs and IC Interpretations did not have any significant impacts on the financial statements of the Group.

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 and/or IC Interpretation 15 Agreements for Construction of Real Estate, including their parents, significant investors and ventures ("Transitioning Entities"). Further to MASB announcement on 7 August 2013, Transitioning Entities will be allowed to defer the adoption of the MFRS framework to annual periods beginning on or after 1 January 2015.

Being a Transitioning Entity as defined above, the Group has elected to continue preparing its financial statements in accordance with the existing FRS framework for the financial years ending 31 December 2013 and 2014 and will first adopt the MFRS framework for the financial year ending 31 December 2015.

2. Audit Report

The preceding annual financial statements of the Group were reported on without any qualification.

3. Seasonal or Cyclical Factors

The business operations of the Group were not materially affected by any seasonal or cyclical factors.

Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current year quarter and period ended 30 June 2013.

5. Changes in Estimates

There were no changes in the estimates that have a material effect in the current year quarter and period ended 30 June 2013.

6. **Debt and Equity Securities**

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities except for the following:

During the period ended 30 June 2013, the Company purchased 40,000 ordinary shares of its issued share capital from the open market for a total consideration of approximately RM 0.05 million at an average cost of RM 1.13 per share. The shares purchased were financed by internally generated funds and are held as treasury shares in accordance with the requirements of Section 67A of the Companies Act, 1965.

7. <u>Dividend Paid</u>

No dividend was paid during the current year quarter and period ended 30 June 2013.

8. Segmental Reporting

Analysis by activity	Manufacture of Printed Circuit Boards RM '000	Property Development RM '000	Sale of Electrical Appliances RM '000	Cultivation of Oil Palm RM '000	Water and Waste Water Treatment RM '000	Unallocated Non-Operating Segments RM '000	Group RM '000
Revenue Total revenue	98,189	27,446	3,651	651	9,681	4,159	143,777
Intersegment revenue	-	-	(1)	-	-	(3,280)	(3,281)
External revenue	98,189	27,446	3,650	651	9,681	879	140,496
Results Segment results	3,955	8,136	199	247	1,154	480	14,171
Interest income	1,428	210	9	-	76	576	2,299
Interest expense	-	-	-	-	(3)	-	(3)
Share of profit of associate	-	-	-	-	-	3,548	3,548
Profit before tax	5,383	8,346	208	247	1,227	4,604	20,015
Tax expense	(1,500)	(2,170)	(52)	(57)	(299)	(37)	(4,115)
Profit for the period	3,883	6,176	156	190	928	4,567	15,900
Assets Segment assets	282,772	118,435	4,961	969	14,800	77,952	499,889
Associate	-	-	-	-	-	13,214	13,214
Income tax assets	1,019	187	4	72	-	431	1,713
Total assets	283,791	118,622	4,965	1,041	14,800	91,597	514,816

9. Subsequent Material Events

There were no material events subsequent to the end of the reporting period that have not been reflected in the financial statements.

10. Changes in the Composition of the Group

There were no changes in the composition of the Group during the period ended 30 June 2013.

11. Contingent Liabilities or Contingent Assets

The Group has no contingent liabilities and contingent assets as at the end of the current year quarter or last annual reporting date.

12. Review of the Performance

Operating Segment	Current	Preceding Year	Current	Preceding Year
	Year	Corresponding	Year	Corresponding
	Quarter	Quarter	To Date	Period
	30/6/2013	30/6/2012	30/6/2013	30/6/2012
	RM '000	RM '000	RM '000	RM '000
Revenue				
Manufacture of printed circuit boards	53,794	58,334	98,189	118,106
Property development	15,497	5,803	27,446	14,218
Sale of electrical appliances	1,670	1,912	3,650	3,654
Cultivation of oil palm	418	721	651	979
Water and waste water treatment	6,606	-	9,681	-
Unallocated non-operating segments	607	10,662	879	10,937
Total	78,592	77,432	140,496	147,894
Profit before tax				
Manufacture of printed circuit boards	3,382	4,106	5,383	9,243
Property development	4,703	1,725	8,346	4,755
Sale of electrical appliances	189	346	208	328
Cultivation of oil palm	157	454	247	520
Water and waste water treatment	1,077	5	1,227	(57)
Unallocated non-operating segments	2,724	11,232	4,604	12,709
Total	12,232	17,868	20,015	27,498

a) Current Year Quarter vs Previous Year Corresponding Quarter

The Group's profit before tax of RM 12.2 million for the current year quarter ended 30 June 2013 was RM 5.7 million lower than the profit before tax of RM 17.9 million for the previous year corresponding quarter mainly due to the decline in dividend income from available-for-sale financial assets of RM 10.0 million offset by higher contribution from Property Division and Water Division of RM 4.0 million.

Detailed analysis of the performance of the Group's operating segments for the current year quarter ended 30 June 2013 compared to the previous year corresponding quarter is as follows:

i) Manufacture of printed circuit boards

Profit before tax decreased to RM 3.4 million from RM 4.1 million mainly driven by competitive pricing and continuing decline in global demand for audio-visual electronic products.

ii) Property development

Profit before tax increased to RM 4.7 million from RM 1.7 million on the surge in residential units sold.

iii) Sale of electrical appliances

Excluding the gain on disposal of investment property of RM 0.1 million in the previous year corresponding quarter, Electrical Division achieved almost the same profit before tax compared to 2012.

iv) Cultivation of oil palm

Profit before tax decreased to RM 0.2 million from RM 0.5 million on lower FFB production and average selling price.

v) Water and waste water treatment

Profit before tax of RM 1.1 million for the current year quarter ended 30 June 2013 was mainly contributed by Teknoserv, a 70% owned subsidiary acquired in September 2012.

vi) Unallocated non-operating segments

Profit before tax decreased to RM 2.7 million from RM 11.2 million mainly due to lower dividend income from available-for-sale financial assets.

12. Review of the Performance (cont'd)

b) Current Year-to-date vs Previous Year-to-date

For the period ended 30 June 2013, the Group recorded a lower profit before tax of RM 20.0 million compared to RM 27.5 million for the previous year corresponding period mainly attributed to lower dividend income from available-for-sale financial assets.

Detailed analysis of the performance of the Group's operating segments for the period ended 30 June 2013 compared to the previous year corresponding period is as follows:

i) Manufacture of printed circuit boards

Profit before tax decreased to RM 5.4 million from RM 9.2 million mainly due to sluggish market demand and stiff price competition.

ii) Property development

Profit before tax increased to RM 8.3 million from RM 4.8 million in line with higher property units sold.

iii) Sale of electrical appliances

Excluding the gain on disposal of investment property of RM 0.1 million in the previous year corresponding period, Electrical Division achieved almost the same profit before tax compared to 2012.

iv) Cultivation oil palm

Profit before tax dropped to RM 0.2 million from RM 0.5 million on lower FFB production and average selling price.

v) Water and waste water treatment

Profit before tax of RM 1.2 million for the current year period ended 30 June 2013 was mainly contributed by Teknoserv, a 70% owned subsidiary acquired in September 2012.

vi) Unallocated non-operating segments

Profit before tax decreased to RM 4.6 million from RM 12.7 million mainly due to lower dividend income from available-for-sale financial assets.

13. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter

As compared to the preceding quarter, the Group recorded a higher profit before tax of RM 12.2 million (Q1'13: RM 7.8 million) mainly on improved contribution from Electronic Division, Property Division and Water Division.

14. Prospects for 2013

Looking ahead, Electronic Division expects the demand for audio-visual electronic products to pick up in tandem with the forthcoming festive season. Nevertheless, the escalating operating costs and intensified price competition will continue to adversely hit its bottom line in the near term.

Property Division foresees moderate property sales corresponding to the measures taken by Bank Negara Malaysia to limit housing loan tenure to 35 years and to curtail personal loans.

Electrical Division expects minimal growth in demand for electrical products in the second half of 2013.

Plantation Division envisages a positive outlook on higher FFB output and CPO prices in the coming months.

Water and Waste Water Treatment Division anticipates improved performance with the securing of larger contracts in Malaysia.

The Group expects a flat growth for 2013 in view of the drop in contribution from Electronic Division and lower dividend income from available-for-sale financial assets.

15. Variance from Profit Forecast and Profit Guarantee

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

16. Profit Before Tax

17.

	Current Year Quarter 30/6/2013 RM'000	Current Year To Date 30/6/2013 RM'000
Profit before tax is arrived at after charging:		
- Interest expense	2	3
- Depreciation	3,331	6,628
- Impairment loss on loans and receivables	- 27	8 58
Allowance for slow moving inventories Inventories written off	21	58
- Loss on foreign exchange - realised	30	30
- Loss on foreign exchange - unrealised	(37)	-
- Loss on financial instruments at fair value through profit or loss	1	1
- Impairment loss on available-for-sale financial assets	-	-
- Property, plant and equipment written off	11	12
- Exceptional items	-	-
and crediting:		
- Interest income	1,213	2,299
- Dividend income	275	275
Gain on disposal of property, plant and equipment Gain on derecognition of available-for-sale financial assets	7 720	188 720
- Gain on derivatives	720	720
- Gain on foreign exchange - realised	(9)	-
- Gain on foreign exchange - unrealised	22	22
7. <u>Taxation</u>		
Taxation comprises:		
razation comprises.	Current	Current
	Year	Year
	Quarter	To Date
	30/6/2013	30/6/2013
	RM '000	RM '000
Income tax	(2,922)	(4,881)
Deferred tax	396	766
	(2,526)	(4,115)

The Group's effective tax rates differ from the statutory tax rate mainly because:
(i) certain income and expenses which are not taxable and allowable; and
(ii) utilisation of unabsorbed capital allowances by certain subsidiaries.

18. Status of Corporate Proposals

There were no corporate proposals as at the date of this announcement.

19. Group Borrowings and Debt Securities

Group borrowings and debt securities as at 30 June 2013

		RM '000
	Secured	88
	Unsecured	-
(a)	Total	88
	Short term	50
	Long term	38
(b)	Total	88
	Ringgit Malaysia	88
	Foreign currency	-
(c)	Total	88

20. Financial Instruments

a) Derivatives

There were no outstanding derivatives as at 30 June 2013.

b) Gains/(Losses) Arising from Fair Value Changes of Financial Liabilities

There were no gains/(losses) arising from fair value changes of financial liabilities for the current year quarter and period ended 30 June 2013.

21. Breakdown of Realised and Unrealised Profits or Losses of the Group

The breakdown of the retained profits of the Group as at 30 June 2013, into realised and unrealised profits, pursuant to the directive of Bursa Malaysia Securities Berhad, is as follows:

	As at 30/6/2013 RM'000	As at 31/12/2012 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	257,700	235,114
- Unrealised	2,976	2,253
	260,676	237,367
Total share of retained profits of associate: - Realised - Unrealised	8,873 -	16,391 -
	269,549	253,758
Consolidation adjustments and eliminations	(82,714)	(82,549)
Total retained profits as per statement of financial position	186,835	171,209

The segregation of realised and unrealised profits or losses is based on Guidance on Special Matter No.1 "Determination of Realised and Unrealised Profits or Losses in the Context of Disclosures Pursuant to Bursa Malaysia Securities Berhad Listing Requirements", issued by the Malaysian Institute of Accountants on 20 December 2010.

22. Material Litigation

There was no material litigation against the Group as at 30 June 2013.

23. Proposed Dividend

On 19 August 2013, the Board of Directors proposed for an interim dividend of 6.0 sen per share (less tax at 25%) for the financial year ending 31 December 2013. The dividend will be paid on 18 September 2013 to shareholders whose names appear in the Record of Depositors of the Company at the close of business on 3 September 2013.

24. Earnings Per Share

	Current Year Quarter 30/06/2013	Current Year To Date 30/06/2013
Profit attributable to owners of the Company (RM '000)	9,466	15,626
Number of ordinary shares in issue at the beginning of the period ('000) Effect of shares purchased ('000) Weighted average number of ordinary shares in issue ('000)	176,253 - 176,253	176,293 (33) 176,260
Basic earnings per share (sen)	5.37	8.87

Diluted earnings per share are not presented as there are no dilutive potential ordinary shares in the current year quarter and period ended 30 June 2013.

25. Authorisation for Issue

The Board of Directors authorised the issue of this unaudited interim financial report on 19 August 2013.