UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR THE QUARTER ENDED 31 MARCH 2014 $\,$

	INDIVIDUAL CURRENT YEAR QUARTER 31/03/2014 RM '000	QUARTER PRECEDING YEAR CORRESPONDING QUARTER 31/03/2013 RM '000	CUMULATIV CURRENT YEAR TO DATE 31/03/2014 RM '000	/E QUARTER PRECEDING YEAR CORRESPONDING PERIOD 31/03/2013 RM '000
Revenue	76,760	61,904	76,760	61,904
Operating expenses	(71,979)	(56,918)	(71,979)	(56,918)
Other operating income	1,509	1,059	1,509	1,059
Finance costs	(1)	(1)	(1)	(1)
Share of profit of associate	1,743	1,739	1,743	1,739
Profit before tax (Note 16)	8,032	7,783	8,032	7,783
Tax expense	(1,369)	(1,589)	(1,369)	(1,589)
Profit for the period	6,663	6,194	6,663	6,194
Profit for the period attributable to:				
Owners of the Company	6,663	6,160	6,663	6,160
Non-controlling interests	-	34	-	34
	6,663	6,194	6,663	6,194
Earnings per share (sen):				
(a) Basic	2.50	2.33	2.50	2.33
(b) Diluted	N/A	N/A	N/A	N/A

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 MARCH 2014

	INDIVIDU CURRENT YEAR QUARTER 31/03/2014 RM '000	JAL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 31/03/2013 RM '000	CUMULAT CURRENT YEAR TO DATE 31/03/2014 RM '000	IVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 31/03/2013 RM '000
Profit for the period	6,663	6,194	6,663	6,194
Other comprehensive income:				
Items that may be reclassified subsequently to profit or loss:				
(Loss)/Gain on available-for-sale financial assets	(726)	298	(726)	298
Reclassification adjustment on derecognition of available-for-sale financial assets	(48)		(48)	
Currency translation differences for foreign operations	(3,847)	2,739	(3,847)	2,739
Other comprehensive income for the period	(4,621)	3,037	(4,621)	3,037
_				
Total comprehensive income for the period	2,042	9,231	2,042	9,231
Total comprehensive income for the period attributable to:				
Owners of the Company	2,042	9,197	2,042	9,197
Non-controlling interests	-	34	-	34
_	2,042	9,231	2,042	9,231

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2014

	AS AT 31/03/2014 RM '000	AS AT 31/12/2013 RM '000
Non-Current Assets		
Property, Plant and Equipment Investment Properties Goodwill Investment in Associate Available-for-sale Financial Assets Investments in Club Memberships Land Held for Property Development	152,890 7,035 3,348 8,965 15,702 149 52,685	157,127 7,035 3,348 11,791 17,094 151 49,157
Current Assets	240,774	245,703
Property Development Costs Accrued Billings Asset Held for Sale Amounts Due from Customers for Contract Work Inventories Trade and Other Receivables Prepayments Current Tax Assets Cash and Cash Equivalents	15,458 11,474 470 5,980 38,542 67,290 2,062 1,178 179,596	18,398 9,390 470 5,330 34,536 63,813 1,973 823 183,262
Current Liabilities		
Trade and Other Payables Amounts Due to Customers for Contract Work Hire Purchase Payables Current Tax Liabilities	60,050 244 61 2,453 62,808	57,817 59 66 2,895
Net Current Assets	259,242	257,158
Non-Current Liabilities		
Hire Purchase Payables Deferred Tax Liabilities	56 12,386	70 12,712
No.	12,442	12,782
Net Assets	487,574	490,079
Equity Share Capital Treasury Shares Reserves	277,905 (16,678) 226,347	277,905 (12,131) 224,305
Total Equity	487,574	490,079
Net Assets per Share (RM)	1.84	1.82

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 31 MARCH 2014

			•		- Non-Dist	ributable ——		Distributable *	Equity		
	Share capital RM '000	Treasury shares RM '000	Share premium RM '000	Capital redemption reserve RM '000	Revaluation surplus RM '000	Fair value reserve RM '000	Currency translation reserve RM '000	Retained profits RM '000	attributable to owners of the Company RM '000	Non- controlling interests RM '000	Total equity RM '000
At 01/01/2014	277,905	(12,131)	87	-	38,852	1,609	14,898	168,859	490,079	-	490,079
Loss on available-for-sale financial assets Reclassification adjustment on derecognition of	-	-	-	-	-	(726)	-	-	(726)	-	(726)
available-for-sale financial assets	-	-	-	-	-	(48)	-	-	(48)	-	(48)
Currency translation differences for foreign operations	-	-	-	-	-	- (1)	(3,847)	-	(3,847)	-	(3,847)
Other comprehensive income for the period Profit for the period	-	-	-	-	-	(774)	(3,847)	6,663	(4,621) 6,663	-	(4,621) 6,663
Total comprehensive income for the period					<u>-</u>	(774)	(3,847)	6,663	2,042		2,042
rotal comprehensive income for the period						(,,,	(0,011)	0,000	2,012		2,012
Purchase of own shares	-	(4,547)	-	-	-	-	-	-	(4,547)	-	(4,547)
At 31/03/2014	277,905	(16,678)	87	-	38,852	835	11,051	175,522	487,574	-	487,574
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	-	-	-	-	-	298	-	-	298	-	298
Currency translation differences for foreign operations	-	-	-	-	-	-	2,739	-	2,739	-	2,739
Other comprehensive income for the period	-	-	-	-	-	298	2,739	-	3,037	-	3,037
Profit for the period	-	-	-	-	-			6,160	6,160	34	6,194
Total comprehensive income for the period	-	-	-	-	-	298	2,739	6,160	9,197	34	9,231
Purchase of own shares	-	(45)	-	-	-	-	-	-	(45)	-	(45)
At 31/03/2013	185,414	(12,103)	-	65,288	12,152	1,310	2,430	177,369	431,860	2,544	434,404

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013)

^{*} Retained profits as at 31 March 2014 amounting to RM16,591,000 (31 March 2013: RM12,103,000), being the excess of treasury shares over share premium, were considered as non-distributable.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 31 MARCH 2014

Profit before tax	Cash flows from operating activities	CURRENT YEAR TO DATE 31/03/2014 RM '000	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2013 RM '000
Adjustments for slow moving inventories 27 3.4 1			
Depreciation		8,032	7,783
Dividend income (165) - Casin on derecognition of available-for-sale financial assets (48) - Loss/(Gain) on disposal of property, plant and equipment 99 (181) Unrealised (gain) loss on losing exchange (532) 37 Impairment loss on losans and receivables 1 1 Interest spense 1 1 1 Reversal of allowance for slow moving inventories (22) (29) Share of profit of associate (1,743) (1,739) Operating profit before working capital changes 8,356 8,123 Changes in:			
Gain on derecognition of available-for-sale financial assets (48) - (18) Loss/(Gain) on disposal of property, plant and equipment 99 (181) Loss/(Gain) on disposal of property, plant and equipment (532) 37 Impairment loss on loans and receivables 1 1 1 Interest scome (1,042) (1,086) 68 Property, plant and equipment written off 3 1 (22) (29) Share of profit of associate (1,743) (1,739) (1,739) Operating profit before working capital changes 8,356 8,123 Changes in: (588) (3,887) Property development costs (588) (3,887) Accrued billings (2,084) (2,648) Accrued billings (2,084) (2,649) Accrued billings (2,084) (2,649) Accrued billings (2,084) (2,649) Accrued billings (2,084) (2,649) Accrued billings (2,084) (2,549) Accrued billings (2,084) (2,547)		,	3,297
Unrealised (gain)foss on foreign exchange (532) 37			-
Impairment loss on loans and receivables - 8 Interest expense			, ,
Interest income (1,042)		(552)	
Property, plant and equipment wither off Reversal of allowance for slow moving inventories (22) (29) Share of profit of associate (1,743) (1,739) (1	Interest expense		
Reversal of allowance for slow moving inventories		, , , ,	
Operating profit before working capital changes 8,356 8,123 Changes in: (588) (3,687) Property development costs (2,084) (2,643) Accrued billings (2,084) (2,643) Amounts due fromfto customers for contract work (465) 108 Inventiories (4,011) (3794) Receivables and prepayments (3,294) (1,517) Payables 2,030 (4,836) Cash absorbed by operations (56) (5,128) Interest paid (1) (1) Tax paid (2,490) (1,841) (2,490) (1,841) (1,841) (2,491) (1,842) (1,842) Net cash used in operating activities (2,547) (6,970) Cash flows from investing activities 1,042 1,086 Proceeds from disposal of available-for-sale financial assets (3,76) (1,181) Purchase of available-for-sale financial assets (8,76) (1,181) Purchase of property, plant and equipment 7,509 4,924 Cash flows from			
Changes in: Property development costs (588) (3.687) (2.084) (2.643) (2.643) (2.643) (2.643) (4.656) (108 (4.011) (676) (4.011) (676) (4.011) (676) (4.011) (676) (4.011) (676) (4.011) (676) (4.011) (676) (4.011) (676) (4.011) (676) (4.011) (4.0	Share of profit of associate	(1,743)	(1,739)
Property development costs	Operating profit before working capital changes	8,356	8,123
Accrued billings (2,084) (2,643) (108 inventories (2,084) (465) 108 inventories (4,011) (876) (465) 108 inventories (4,011) (876) (4,011) (876) (4,011) (876) (4,011) (876) (4,011) (876) (4,011) (4,011) (876) (4,011) (4,011) (4,011) (4,011) (4,011) (4,011) (4,012) (4,011) (4,013) (4,011) (4,013) (4,011) (4,013) (4,011) (4,013) (4,011) (4,013) (4,011) (4,013) (4,011	· ·	()	4
Amounts due from/to customers for contract work (465) 108 (1976) Receivables and prepayments (3,294) (1,517) (876) Receivables and prepayments (3,294) (1,517) (2,030) (4,638) (565) (5,128) (1,517) (2,030) (4,638) (565) (5,128) (1,517) (2,490) (1,841) (1,841) (2,490) (1,841) (1,842) (1,			
Receivables and prepayments (3,294) (1,517) Payables 2,030 (4,636) Cash absorbed by operations (56) (5,128) Interest paid (1) (1) Tax paid (2,490) (1,841) (2,491) (1,841) (2,491) (1,842) Net cash used in operating activities Cash flows from investing activities		* 1 1	* ' '
Payables			
Cash absorbed by operations (56) (5,128) Interest paid (1) (1) (1) Tax paid (2,490) (1,841) (2,491) (1,842) (1,842) Net cash used in operating activities (2,547) (6,970) Cash flows from investing activities 4,838 6,212 Dividends received 1,042 1,086 Proceeds from disposal of available-for-sale financial assets 1,542 - Proceeds from disposal of property, plant and equipment 74 350 Purchase of available-for-sale financial assets (876) (1,161) Purchase of available-for-sale financial assets (876) (1,161) Purchase of property, plant and equipment (876) (1,161) Purchase of property, plant and equipment (1,111) (1,563) Net cash from investing activities 5,509 4,924 Cash flows from financing activities (4,547) (45) Repayment of hire purchase obligations (19) (16) Net cash used in financing activities (4,566) (61) <t< td=""><td></td><td></td><td></td></t<>			
Cash down from investing activities Cash and cash equivalents Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents at beginning of the period Cash and cash equivalents Cash and	Cash absorbed by operations		
Cash flows from investing activities Dividends received	·	(2,490)	(1,841)
Dividends received Interest In	Net cash used in operating activities	(2,547)	(6,970)
Interest received Proceeds from disposal of available-for-sale financial assets Proceeds from disposal of property, plant and equipment Purchase of available-for-sale financial assets Purchase of property, plant and equipment Purchase of property, plant and equipment Net cash from investing activities Purchase of own shares Purchase of own shares Repayment of hire purchase obligations Net cash used in financing activities (4,547) (19) (16) Net cash used in financing activities (4,566) (61) Currency translation differences (3,666) (505) Cash and cash equivalents at beginning of the period 1,042 1,086 1,086 1,042 1,086 1,041 1,086 1,042 1,042 1,043 1,086 1,044 1,041 1,042 1,042 1,043 1,041 1,042 1,041 1,042 1,042 1,043 1,044 1,041 1,042 1,042 1,043 1,044 1,041 1,041 1,042 1,042 1,043 1,044 1,041 1,042 1,042 1,043 1,044 1,041 1,042 1,042 1,043 1,043 1,044 1,044 1,041 1,042 1,042 1,043 1,043 1,044 1,044 1,041 1,042 1,042 1,043 1,043 1,044 1,041 1,041 1,042 1,046 1,041 1,	Cash flows from investing activities		
Proceeds from disposal of available-for-sale financial assets Proceeds from disposal of property, plant and equipment Purchase of available-for-sale financial assets Proceeds from disposal of property, plant and equipment Purchase of property, plant and equipment Net cash from investing activities Cash flows from financing activities Purchase of own shares Repayment of hire purchase obligations Net cash used in financing activities (4,547) (19) (16) Net cash used in financing activities (4,566) (61) Currency translation differences (2,062) Net decrease in cash and cash equivalents (3,666) (505) Cash and cash equivalents at beginning of the period	Dividends received	4,838	6,212
Proceeds from disposal of property, plant and equipment Purchase of available-for-sale financial assets Purchase of property, plant and equipment Net cash from investing activities Furchase of own shares Repayment of hire purchase obligations Net cash used in financing activities Purchase of own shares Repayment of hire purchase obligations Net cash used in financing activities (4,566) Currency translation differences (2,062) Net decrease in cash and cash equivalents (3,666) (505) Cash and cash equivalents at beginning of the period			1,086
Purchase of property, plant and equipment Net cash from investing activities Cash flows from financing activities Purchase of own shares Repayment of hire purchase obligations Net cash used in financing activities Currency translation differences Net decrease in cash and cash equivalents Cash and cash equivalents at beginning of the period (1,111) (1,563) (1,111) (1,563) (1,111) (1,563) (1,111) (1,563) (4,569) (4,547) (19) (19) (19) (19) (10) (10) (10) (10) (10) (10) (10) (10		, -	350
Cash flows from financing activities Purchase of own shares Repayment of hire purchase obligations Net cash used in financing activities Currency translation differences (2,062) Net decrease in cash and cash equivalents (3,666) (505) Cash and cash equivalents at beginning of the period		. 1 1	
Purchase of own shares Repayment of hire purchase obligations Net cash used in financing activities Currency translation differences (2,062) Net decrease in cash and cash equivalents (3,666) (505) Cash and cash equivalents at beginning of the period	Net cash from investing activities	5,509	4,924
Repayment of hire purchase obligations (19) (16) Net cash used in financing activities (4,566) (61) Currency translation differences (2,062) 1,602 Net decrease in cash and cash equivalents (3,666) (505) Cash and cash equivalents at beginning of the period 183,262 160,286	Cash flows from financing activities		
Currency translation differences(2,062)1,602Net decrease in cash and cash equivalents(3,666)(505)Cash and cash equivalents at beginning of the period183,262160,286			
Net decrease in cash and cash equivalents (3,666) (505) Cash and cash equivalents at beginning of the period 183,262 160,286	Net cash used in financing activities	(4,566)	(61)
Cash and cash equivalents at beginning of the period 183,262 160,286	Currency translation differences	(2,062)	1,602
	Net decrease in cash and cash equivalents	(3,666)	(505)
Cash and cash equivalents at end of the period 179,596 159,781	Cash and cash equivalents at beginning of the period	183,262	160,286
	Cash and cash equivalents at end of the period	179,596	159,781

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013)

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 2013.

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 2013 except for the adoption of the following Financial Reporting Standards ("FRSs"):

Effective for annual periods beginning on or after

Amendments to FRS 10, FRS 12 and FRS 127 Investment Entities
Amendments to FRS 132 Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 139 Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21 Levies

1 January 2014

1 January 2014

1 January 2014

1 January 2014

The adoption of the above FRSs did not have any significant impacts on the financial statements of the Group.

In November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS") Framework. The issuance was made in conjunction with the MASB's plan to converge with International Financial Reporting Standards ("IFRS") in 2012. The MFRS Framework is a fully IFRS-compliant framework and equivalent to IFRSs.

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 venturers ("Transitioning Entities"). Transitioning Entities are allowed to continue applying the FRS Framework for annual periods beginning on or after 1 January 2014.

Being a Transitioning Entity as defined above, the Group has elected to continue preparing its financial statements in accordance with the FRS Framework and will present its first MFRS financial statements when the MFRS Framework is mandated by the MASB.

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.

4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current year quarter and period ended 31 March 2014.

5. Changes in Estimates

There were no changes in the estimates that have a material effect in the current year quarter and period ended 31 March 2014.

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 current year quarter and period ended 31 March 2014, the Company purchased 3,800,200 ordinary shares of its issued share capital from the open market for a total consideration of approximately RM 4.5 million at an average cost of RM 1.20 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 31 March 2014.

8. <u>Segmental Reporting</u>

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 Wastewater Treatment RM '000	Unallocated Non-Operating Segments RM '000	Group RM '000
Revenue Total revenue	54,981	6,945	1,337	415	12,595	1,827	78,100
Intersegment revenue	-	-	(2)	-	-	(1,338)	(1,340)
External revenue	54,981	6,945	1,335	415	12,595	489	76,760
Results Segment results	2,279	1,208	(46)	210	1,902	(305)	5,248
Interest income	591	108	5	-	21	317	1,042
Interest expense	-	-	-	-	(1)	-	(1)
Share of profit of associate	-	•	-	-	·	1,743	1,743
Profit before tax	2,870	1,316	(41)	210	1,922	1,755	8,032
Tax expense	(455)	(336)	(2)	(57)	(485)	(34)	(1,369)
Profit for the period	2,415	980	(43)	153	1,437	1,721	6,663
Assets Segment assets	323,925	117,466 -	5,009	887	22,083	83,311	552,681
Associate	-		-		-	8,965	8,965
Income tax assets	299	437	1	-	-	441	1,178
Total assets	324,224	117,903	5,010	887	22,083	92,717	562,824
Liabilities Segment liabilities	41,912	6,202	1,279	52	5,903	4,946	60,294
Loans and borrowings	-	-	-	-	117	-	117
Income tax liabilities	11,737	1,673	12	129	440	848	14,839
Total liabilities	53,649	7,875	1,291	181	6,460	5,794	75,250

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 except for the following:

On 9 May 2014, the Company announced the acquisition of 2 ordinary shares of RM1.00 each representing 100% of the issued and paid-up capital of Notable Empire Sdn. Bhd. ("NESB"), at par value of RM1.00 per share in cash. As a result of the acquisition, NESB becomes a wholly-owned subsidiary of the Company.

NESB is a private limited company incorporated in Malaysia under the Companies Act, 1965 on 5 May 2014, with an authorized share capital of RM400,000.00 comprising 400,000 ordinary shares of RM1.00 each, of which 2 ordinary shares of RM1.00 each have been issued and fully paid-up. NESB is presently dormant. The intended nature of business of NESB is property development.

The acquisition is not expected to have any material effect on the earnings, gearing and net assets of the Group for the financial year ending 31 December 2014.

10. Changes in the Composition of the Group

There were no changes in the composition of the Group during the period ended 31 March 2014.

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
	31/03/2014	31/03/2014 31/03/2013 31/03/2014		31/03/2013
	RM '000	RM '000	RM '000	RM '000
Revenue				
Manufacture of printed circuit boards	54,981	44,395	54,981	44,395
Property development	6,945	11,949	6,945	11,949
Sale of electrical appliances	1,335	1,980	1,335	1,980
Cultivation of oil palm	415	233	415	233
Water and wastewater treatment	12,595	3,075	12,595	3,075
Unallocated non-operating segments	489	272	489	272
Total	76,760	61,904	76,760	61,904
Profit before tax				
Manufacture of printed circuit boards	2,870	2,001	2,870	2,001
Property development	1,316	3,643	1,316	3,643
Sale of electrical appliances	(41)	19	(41)	19
Cultivation of oil palm	210	90	210	90
Water and wastewater treatment	1,922	150	1,922	150
Unallocated non-operating segments	1,755	1,880	1,755	1,880
Total	8,032	7,783	8,032	7,783

For the current year quarter and period ended 31 March 2014, the Group recorded a higher revenue and profit before tax of RM 76.8 million (2013: RM 61.9 million) and RM 8.0 million (2013: RM 7.8 million) respectively. The increase came mainly from Electronic Division and Water and Wastewater Treatment Division.

Detailed analysis of the performance of the Group's operating segments for the current year quarter and period ended 31 March 2014 compared to the previous year corresponding quarter and period is as follows:

i) Manufacture of printed circuit boards

Profit before tax increased to RM 2.9 million from RM 2.0 million in line with the improvement in sales of double-sided and multi-layer PCBs especially for Malaysia operation.

ii) Property development

Profit before tax decreased to RM 1.3 million from RM 3.6 million mainly due to less contribution from commercial properties.

iii) Sale of electrical appliances

Loss before tax of RM 0.04 million for the current year quarter was mainly attributed to unfavourable sales-mix for electrical products.

iv) Cultivation of oil palm

Profit before tax increased to RM 0.2 million from RM 0.09 million mainly driven by higher FFB production and average selling price.

v) Water and wastewater treatment

Profit before tax increased to RM 1.9 million from RM 0.2 million mainly on the procurement of more water projects in Malaysia.

vi) Unallocated non-operating segments

Profit before tax decreased to RM 1.8 million from RM 1.9 million mainly due to gain on disposal of property, plant and equipment amounted to RM 0.2 million in the preceding year corresponding quarter.

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

As compared to the preceding quarter, the Group's profit before tax reduced to RM 8.0 million (Q4'13: RM 9.9 million) mainly due to gain on fair value adjustment of investment properties and revaluation increase of properties amounted to RM 1.6 million and RM 0.5 million respectively in Q4'13.

14. Prospects for 2014

Electronic Division expects to benefit from the growing demand for double-sided and multi-layer PCBs but the price competition will continue to pose a threat.

Property Division foresees better sales as all launches are after first quarter of 2014.

Electrical Division expects the sale of electrical products to remain flat in 2014.

Plantation Division envisages better performance in view of the bullish CPO price outlook and full implementation of Malaysia's B5 biodiesel programme nationwide in July'14.

Water and Wastewater Treatment Division anticipates a growth in revenue with its continuous effort to procure larger contracts in Malaysia and overseas.

Overall, the Group foresees a positive year for 2014 with improved contribution from the Water and Wastewater Treatment Division.

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

	Current Year Quarter 31/03/2014 RM'000	Current Year To Date 31/03/2014 RM'000
Profit before tax is arrived at after charging:		
- Interest expense	1	1
- Depreciation	3,746	3,746
- Impairment loss on loans and receivables	-	-
- Allowance for slow moving inventories	27	27
Inventories written off Impairment loss on available-for-sale financial assets	-	-
- Impairment loss on available-for-sale infancial assets - Loss on disposal of property, plant and equipment	99	99
- Property, plant and equipment written off	3	3
- Loss on foreign exchange - realised	37	37
- Loss on derivatives	-	-
- Exceptional items	-	-
and crediting:		
- Interest income	1,042	1,042
- Dividend income	165	165
- Gain on disposal of property, plant and equipment	-	=
- Gain on derecognition of available-for-sale financial assets	48	48
- Gain on derivatives	-	-
- Gain on foreign exchange - unrealised	532	532

17. Taxation

Taxation comprises:

Income tax Deferred tax

Curre	nt	Current
Year		Year
Quart	er	To Date
31/03/2	014	31/03/2014
RM '00	00	RM '000
	(1,662)	(1,662)
	325	325
	(22)	(22)

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

Real Property Gains Tax

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 31 March 2014

		RM '000
	Secured	117
	Unsecured	-
(a)	Total	117
	Short term	61
	Long term	56
(b)	Total	117
	Ringgit Malaysia	117
	Foreign currency	-
(c)	Total	117

20. Financial Instruments

a) Derivatives

There were no outstanding derivatives as at 31 March 2014.

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 31 March 2014.

c) Fair Value

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The inputs to valuation techniques used to measure fair value are categorised into the following levels of fair value hierarchy:

- i) Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- ii) Level 2 inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- iii) Level 3 unobservable inputs for the asset or liability.

The fair value measurement of financial instruments at the end of the reporting period are as follows:

i) Available-for-sale financial assets

	31/03/2014
	RM '000
Shares quoted in Malaysia - at fair value	15,652
Unquoted shares - at cost less impairment losses	50
	15,702

The fair values of quoted investments are directly measured using their unadjusted closing prices in active markets (i.e. Level 1).

The fair values of unquoted investments cannot be reliably measured due to the lack of quoted prices in active markets for identical instruments. In addition, the variability in the range of reasonable fair value measurements is expected to be significant and the probabilities of the various estimates within the range cannot be reasonably assessed.

ii) Other financial assets and financial liabilities

The carrying amounts of receivables, cash and cash equivalents, payables and loans and borrowings which are short-term in nature or repayable on demand are reasonable approximations of fair values. The fair values of long-term loans and borrowings are measured using present value technique by discounting the expected future cash flows using observable current market interest rates for similar liabilities (i.e. Level 2).

There were no transfers between Level 1 and Level 2 during the period ended 31 March 2014.

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

The breakdown of the retained profits of the Group as at 31 March 2014, into realised and unrealised profits, pursuant to the directive of Bursa Malaysia Securities Berhad, is as follows:

	As at 31/03/2014 RM'000	As at 31/12/2013 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	253,092	243,668
- Unrealised	4,240	3,889
	257,332	247,557
Total share of retained profits of associate: - Realised - Unrealised	8,030 - 265,362	10,960 - 258,517
Consolidation adjustments and eliminations	(89,840)	(89,658)
Total retained profits as per statement of financial position	175,522	168,859

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 31 March 2014.

23. Proposed Dividend

No dividend has been proposed or declared for the current year quarter ended 31 March 2014.

24. Earnings Per Share

	Current Year Quarter 31/03/2014	Year To Date 31/03/2014
Profit attributable to owners of the Company (RM '000)	6,663	6,663
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)	268,724 (1,765) 266,959	268,724 (1,765) 266,959
Basic earnings per share (sen)	2.50	2.50

Diluted earnings per share are not presented as there are no dilutive potential ordinary shares in the current year quarter and period ended 31 March 2014.

25. Authorisation for Issue

The Board of Directors authorised the issue of this unaudited interim financial report on 19 May 2014.