

Summary of Key Financial Information for the period ended 31 December 2012

		INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT YEAR QUARTER 31/12/2012 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/12/2011 RM'000	CURRENT YEAR TO DATE 31/12/2012 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/12/2011 RM'000
1	Revenue	11,823	11,616	46,079	43,731
2	Profit / (loss) before tax	(2,369)	264	(2,936)	623
3	Profit / (loss) for the period	(2,369)	264	(2,936)	623
4	Profit / (loss) attributable to the ordinary equity holders of the parent	(2,369)	264	(2,936)	623
5	Basic earnings /(loss) per share (sen)	(1.28)	0.14	(1.58)	0.34
6	Diluted earnings /(loss) per share (sen)	(1.23)	0.14	(1.53)	0.33
7	Proposed / Declared dividend per share (sen)	-	-	-	-

		As At End of Current Quarter	As At Preceding Financial Year End
8	Net assets per share attributable to ordinary equity holders of the parent (RM)	1.01	1.03

ADDITIONAL INFORMATION

		INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT YEAR QUARTER 31-12-12 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31-12-11 RM'000	CURRENT YEAR TO DATE 31-12-12 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-12-11 RM'000
1	Gross interest income	260	320	1,199	1,196

GOH BAN HUAT BERHAD (1713-A)
CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012
(The figures have not been audited)



	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31/12/2012 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31/12/2011 RM'000	CURRENT YEAR TO DATE 31/12/2012 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/12/2011 RM'000
Revenue	11,823	11,616	46,079	43,731
Cost of sales	(9,514)	(8,834)	(37,475)	(33,833)
Gross profit	2,309	2,782	8,604	9,898
GP margin	19.53%	23.95%	18.67%	22.63%
Other items of income				
Other income	564	2,661	1,659	3,359
Other items of expense				
Marketing & distribution	(1,104)	(1,040)	(4,259)	(4,735)
Administrative expenses	(1,777)	(1,539)	(6,081)	(5,791)
Other expenses	(2,361)	(2,600)	(2,859)	(2,108)
Profit / (loss) before tax	(2,369)	264	(2,936)	623
Income tax expense	-	-	-	-
Profit / (loss) net of tax	(2,369)	264	(2,936)	623
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income / (loss)	(2,369)	264	(2,936)	623
Profit / (loss) attributable to:				
Owners of the parent	(2,369)	264	(2,936)	623
Total comprehensive income / (loss) attributable to:				
Owners of the parent	(2,369)	264	(2,936)	623
Earnings / (loss) per share attributable to owners of the parent (sen per share)				
Basic	(1.28)	0.14	(1.58)	0.34
Diluted	(1.23)	0.14	(1.53)	0.33

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Audited Financial Report for the year ended 31 December 2011.

GOH BAN HUAT BERHAD (1713-A)
CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012
(The figures have not been audited)



	<u>AS AT 31/12/2012</u>	<u>AS AT 31/12/2011</u>	<u>AS AT 1/01/2011</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
ASSETS			
Non-Current Assets			
Property, plant and equipment	127,646	129,740	131,014
Investment property	400	400	400
Intangible assets	532	668	428
Land use rights	1,636	1,710	1,785
Other investments	56	56	56
Long term receivable	-	-	333
	<u>130,270</u>	<u>132,575</u>	<u>134,016</u>
Current Assets			
Inventories	9,177	10,835	9,054
Trade and other receivables	16,292	16,958	13,904
Income tax recoverable	91	104	191
Cash and bank balances	39,582	39,852	40,984
	<u>65,142</u>	<u>67,749</u>	<u>64,133</u>
Total Assets	<u>195,411</u>	<u>200,324</u>	<u>198,149</u>
EQUITIES AND LIABILITIES			
Equity Attributable To Owners Of The Parent			
Share capital	185,757	185,757	185,757
Share premium	16,359	16,359	16,359
Accumulated losses	(30,188)	(27,252)	(27,875)
Other reserves	15,816	15,816	15,816
Total Equity	<u>187,744</u>	<u>190,680</u>	<u>190,057</u>
Current Liabilities			
Trade and other payables	7,667	9,614	8,062
Tax payable	-	30	-
Total Liabilities	<u>7,667</u>	<u>9,644</u>	<u>8,062</u>
Non-Current Liabilities			
Deferred tax liabilities	-	-	30
	<u>-</u>	<u>-</u>	<u>30</u>
Total Liabilities	<u>7,667</u>	<u>9,644</u>	<u>8,092</u>
TOTAL EQUITY AND LIABILITIES	<u>195,411</u>	<u>200,324</u>	<u>198,149</u>
Net assets per share (RM)	1.01	1.03	1.02

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Report for the year ended 31 December 2011

GOH BAN HUAT BERHAD (1713-A)

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

(The figures have not been audited)



	2012 12 months ended 31 December RM'000	2011 12 months ended 31 December RM'000
Cash flow from operating activities		
(Loss)/Profit before tax	(2,936)	22
Adjustments for non-cash flow :-		
Non-cash items	2,790	1,108
Non-operating items	(1,199)	(564)
Gain on disposal of property, plant & equipment	-	(23)
Operating (loss) / profit before changes in working capital	(1,345)	543
Changes in working capital		
Net change in current assets	3,635	(2,165)
Net change in current liabilities	(2,169)	967
Net cash generated from /(used in) operations	121	(654)
Tax recoverable	31	136
Interest income from finance lease	16	22
Interest received	1,183	541
Tax paid	(17)	(32)
Net cash generated from operating activities	1,334	13
Cash flow from investing activities		
Purchase of property, plant and equipment,	(1,604)	(1,057)
Proceeds from disposal of property, plant and equipment	-	49
Net cash used in investing activities	(1,604)	(1,008)
Cash flow from financing activities	-	-
Net change in cash & cash equivalents	(270)	(994)
Cash & cash equivalents at beginning of the period	39,852	40,984
Cash & cash equivalents at end of the period	<u>39,582</u>	<u>39,989</u>
Cash & cash equivalents comprise:		
Cash & bank balances	4,418	5,075
Fixed deposits with licensed banks	35,164	34,914
	<u>39,582</u>	<u>39,989</u>

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Audited Financial Report for the year ended 31 December 2011.

GOH BAN HUAT BERHAD (1713-A)
CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012



(The figures have not been audited)

	←----- Attributable to owners of the Parent -----→						
	Total Equity RM'000	<---- Non-distributable ----> Share Capital RM'000	Share Premium RM'000	Distributable Accumulated Losses RM'000	<----- Other Reserves RM'000 ----->	<----- Non-distributable -----> Capital Reserves RM'000	Warrant Reserves RM'000
Opening balance at 1 January 2012	190,680	185,757	16,359	(27,252)	15,816	1,118	14,698
Total comprehensive loss	(2,936)	-	-	(2,936)	-	-	-
Closing balance at 31 December 2012	187,744	185,757	16,359	(30,188)	15,816	1,118	14,698
Opening balance at 1 January 2011	190,057	185,757	16,359	(27,875)	15,816	1,118	14,698
Total comprehensive income	623	-	-	623	-	-	-
Closing balance at 31 December 2011	190,681	185,757	16,359	(27,251)	15,816	1,118	14,698

The Condensed Consolidated Statements of Changes In Equity should be read in conjunction with the Audited Financial Report for the year ended 31 December 2011.

GOH BAN HUAT BERHAD (1713-A)

PART A. NOTES TO THE INTERIM FINANCIAL REPORT

1. Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements of the Group have been prepared in accordance with Malaysia Financial Reporting Standards (“MFRSs”) and the Companies Act, 1965 in Malaysia and with International Financial Reporting Standards (“IFRSs”) for the financial period beginning on 1 January 2012:

MFRS 1	First-time Adoption of Financial Reporting Standards
MFRS 3	Business Combinations
MFRS 7	Financial Instruments: Disclosures
MFRS 8	Operating Segments
MFRS 101	Presentation of Financial Statements
MFRS 102	Inventories
MFRS 107	Statement of Cash Flows
MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
MFRS 110	Events after the Reporting Period
MFRS 112	Income Taxes
MFRS 116	Property, Plant and Equipment
MFRS 117	Leases
MFRS 118	Revenue
MFRS 119	Employee Benefits
MFRS 121	The Effects of Changes in Foreign Exchange Rates
MFRS 124	Related Party Disclosure
MFRS 127	Consolidated and Separate Financial Statements
MFRS 132	Financial Instruments: Presentation
MFRS 134	Interim Financial Reporting
MFRS 136	Impairment of Assets
MFRS 137	Provision, Contingent Liabilities and Contingent Assets
MFRS 138	Intangible Assets
MFRS 139	Financial Instruments: Recognition and Measurement
MFRS 140	Investment Property
IC Int. 4	Determining whether an Arrangement contains a lease
IC Int. 9	Reassessment of Embedded Derivatives
IC Int. 10	Interim Financial Reporting and Impairment
IC Int. 17	Distributions of Non-cash Assets to Owners
IC Int. 19	Extinguishing Financial Liabilities with Equity Instruments
IC Int. 115	Operating Leases - Incentives
IC Int. 125	Income Taxes – Changes in the Tax Status of an Entity or its Shareholders
IC Int. 127	Evaluating the Substance of Transactions involving the Legal Form of a Lease

In the previous years, the interim financial statements of the Group were prepared in accordance with Financial Reporting Standards (“FRSs”). For the transition to the MFRS, the Group has elected to apply the exemptions in MFRS 1 – First-time Adoption of Financial Reporting Standards on designation of previously recognised financial instruments and fair value measurement of financial assets or financial liabilities at initial recognition.

Other than as disclosed below, there is no material impact on the transition to MFRSs in the interim financial statements:

Under FRSs, the Group measured certain freehold land and buildings at valuation. The last valuation was in 2004. Upon transition to MFRSs, the Group elected to apply the exemption to use the previous revaluation as deemed cost under MFRSs. The revaluation reserve of RM 47,652,000 at 1 January 2011 was recognised to retained earnings.

GOH BAN HUAT BERHAD (1713-A)

PART A. NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

1. Basis of preparation (cont'd)

	1 January 2011 RM '000	31 December 2011 RM '000
Consolidated statement of financial position		
Revaluation reserve	47,652	47,652
Adjustment to retained earnings	47,652	47,652

Under FRSs, the Group measured investment properties at fair value. Upon transition to MFRSs, the Group elected to apply the exemption to use the fair value at 1 January 2011 as deemed cost under MFRSs. There is no financial effect to the Group interim financial statement.

Except as mentioned above the same accounting policies and method of computation have been applied consistently in the interim financial statement as compared with the last annual financial statement.

2. Auditors' report

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

3. Seasonality of operation

The Group's business operations in the current quarter were not affected by seasonal or cyclical factors.

4. Unusual items

There were no unusual items affecting assets, liabilities, equity, net income or cash flow during the financial quarter under review.

5. Material changes in estimates

There was no material effect on the current interim period from estimates of amounts reported in prior interim periods of the current financial year or prior financial years.

6. Dividends

No dividend was paid in the financial quarter under review.

7. Segmental information

(RM'000)	2012 <u>4th Qtr</u>	2011 <u>4th Qtr</u>	2012 <u>12 Mths Cum</u>	2011 <u>12 Mths Cum</u>
<u>Segment Revenue</u>				
Manufacturing	9,907	9,522	38,776	36,196
Trading	1,640	1,133	4,764	3,599
Properties	276	961	2,539	3,936
	<u>11,823</u>	<u>11,616</u>	<u>46,079</u>	<u>43,731</u>

GOH BAN HUAT BERHAD (1713-A)

PART A. NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

7. Segmental information (cont'd)

(RM'000) <u>Segment Result</u>	<u>2012</u> <u>4th Qtr</u>	<u>2011</u> <u>4th Qtr</u>	<u>2012</u> <u>12 Mths Cum</u>	<u>2011</u> <u>12 Mths Cum</u>
Manufacturing	(1,400)	616	(442)	2,109
Trading	(630)	(364)	(871)	(824)
Properties	(339)	12	(1,623)	(661)
	<u>(2,369)</u>	<u>264</u>	<u>(2,936)</u>	<u>623</u>

8. Subsequent events

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

9. Changes in group composition

There were no changes in the composition of the Group during the financial quarter under review.

10. Capital commitments

There were no material capital commitments for the Group as at the date of this announcement.

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS**1. Performance review****Manufacturing segment**Current quarter

The manufacturing segment revenue has improved by 4.0% from RM9.52 million in the fourth quarter of 2011 to RM9.91 million in fourth quarter of 2012. The increase in revenue was mainly attributed to the increase in clay pipes sales as a result of orders from the Greater Kuala Lumpur Sewerage and Refurnishing Works project. However, the revenue was negated by the drop in sales from the tableware division from RM0.86 million in the fourth quarter 2011 to RM0.60 million in the current quarter due to the absence of revenue from government projects.

The segment recorded a loss before tax of RM1.40 million in the current quarter versus a profit before tax of RM0.62 million from the same period last year due mainly to a loss registered by the tableware division of RM2.24 million in the current quarter as a result of costs related to cessation of production (impairment of machinery in the tableware division amounting to RM1.23 million, retrenchment amounting to RM151,000 and inventory write off amounting to RM318,000).

Current year

The manufacturing segment revenue has improved by 7.1% from RM36.20 million in the preceding year to RM38.78 million in 2012. The increase in revenue was mainly attributed to the increase in clay pipes sales as a result of orders from the Greater Kuala Lumpur Sewerage and Refurnishing Works project.

However, the segment recorded a loss before tax of RM0.44 million as compared with profit before tax of RM2.11 million in 2011 due to the drop in sales and profit margin in the tableware division and costs related to the cessation of production in the current quarter as explained above.

Trading segmentCurrent quarter

The trading segment revenue for the third quarter of 2012 improved by 44.7% from RM1.13 million in the fourth quarter of 2011 to RM1.64 million in the current quarter mainly due to higher project sales.

The loss before tax has however widened from RM0.34 million in the fourth quarter of 2011 to RM0.63 million in the current quarter due to impairment of a receivable amounting to RM839,000 and the write off of inventory amounting to RM213,000.

Current year

The trading segment revenue for the current year to date of 2012 has improved by 32.4% from RM3.60 million in of 2011 to RM4.76 million in 2012 mainly due to higher project sales.

However the loss before tax has widened slightly from RM0.82 million to the preceding year to RM0.87 million in the year due to impairment of a receivable and the write off of inventory.

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)**1. Performance review (cont'd)****Properties segment**Current quarter

The properties segment revenue for the fourth quarter of 2012 has declined by 71.3% from RM0.96 million in the fourth quarter of 2011 to RM0.28 million in the fourth quarter of 2012 mainly due to the cessation of the warehouse renting business upon the expiry of the tenancy agreement in November 2012.

Results declined from profit before tax of RM12,000 in the fourth quarter 2011 to loss of RM0.34 million in the current quarter due to the lower revenue and professional fee amounting to RM322,000 incurred for a potential business venture.

Current year

The properties segment revenue for the current year to date of 2012 has declined by 35.5% from RM3.94 million in the preceding year to date to RM2.54 million in current year to date mainly to lower occupancy rate and the cessation of the warehouse renting business upon the expiry of the tenancy agreement in November 2012.

Loss before tax widened from RM0.66 million in the preceding year to RM1.62 million in the current year due to the lower occupancy rate, cessation of the warehouse renting business and professional fee amounting to RM322,000 incurred for a potential business venture.

2. Comparison with preceding quarter's results

The Group revenue increased slightly from RM11.79 million in the third quarter of 2012 to RM11.82 million in the current quarter mainly due to higher sales in the trading segment. Current quarter performance resulted in loss before tax of RM2.37 million as compared with a loss before tax of RM81,000 in the preceding quarter, due mainly to the costs incurred in the cessation of the production in the tableware division and the provision for a doubtful debt in the trading division.

3. Prospects

The Group's operating environment, principally within the ceramic building materials industry, remains difficult and challenging, with intense competition from imports sourced from cheaper cost manufacturing countries. However, the Group has taken measures to discontinue manufacture of low margin sanitary ware and tableware products and migrated to a trading business model, strengthened its core business in the clay pipes division and undertook cost reduction measures to improve the Group's financial performance.

4. Variance on profit forecast

Not applicable.

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)

5. Items included in the Statement of Income

Profit/(loss) before tax is after charging/(crediting) the following :

	Individual Quarter		Cumulative Quarter	
	31/12/2012	31/12/2011	31/12/2012	31/12/2011
	RM'000	RM'000	RM'000	RM'000
Interest income	(260)	(320)	(1,199)	(1,196)
Other income	(304)	(2,341)	(460)	(2,163)
Interest expenses	-	-	-	-
Depreciation and amortisation	568	579	2,668	2,554
Provision for and write off of receivables	866	222	1,456	222
Provision for and write off of inventories	318	162	377	162
(Gain)/loss on disposal of investments or properties	-	-	-	-
Impairment of assets	1,238	-	1,238	-
Foreign exchange (gain)/loss	46	(10)	(19)	(42)
(Gain)/loss on derivatives	-	-	-	-
Exceptional items	-	-	-	-

6. Taxation

There is no provision for taxation for the Group as there is no chargeable income for the current quarter under review.

7. Group borrowings and debt securities

The Group has no borrowings and it did not issue any debt securities.

8. Material litigation

There is no material litigation since the date of the last annual statements of financial position.

9. Dividend

No dividend was recommended for this quarter.

10. Earnings / (loss) per share

a) Basic (loss) / earnings per share

	Individual Quarter		Cumulative Quarter	
	31/12/2012	31/12/2011	31/12/2012	31/12/2011
	RM'000	RM'000	RM'000	RM'000
Net (loss) / profit attributable to owners of the parent	(2,369)	264	(2,936)	623
Weighted average number of ordinary shares	185,757	185,757	185,757	185,757
Basic (loss) / earnings per share (sen)	(1.28)	0.14	(1.58)	0.34

GOH BAN HUAT BERHAD (1713-A)

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)

10. Earnings / (loss) per share (cont'd)

b) Diluted (loss) / earnings per share

	Individual Quarter		Cumulative Quarter	
	31/12/2012 RM'000	31/12/2011 RM'000	31/12/2012 RM'000	31/12/2011 RM'000
Net (loss) / profit attributable to owners of the Parent	(2,369)	264	(2,936)	623
Weighted average number of ordinary shares	185,757	185,757	185,757	185,757
Diluted potential ordinary shares	7,433	4,028	7,433	4,028
Diluted (loss) / earnings per share (sen)	(1.23)	0.14	(1.53)	0.33

11. Realised and Unrealised Profit / (Losses)

	As at 31/12/2012 RM'000	As at 31/12/2011 RM'000	As at 31/12/2010 RM'000
Total accumulated losses of the parent and its subsidiaries :-			
- Realised	(210,562)	(214,703)	(214,252)
- Unrealised	47,671	47,711	47,663
	(162,891)	(166,992)	166,589
Less: Consolidation adjustments	132,703	139,740	138,714
Total group accumulated losses as per consolidated accounts	(30,188)	(27,252)	(27,875)

**BY ORDER OF THE BOARD
GOH BAN HUAT BERHAD**

**Tang Tat Chun
Executive Director – Finance**

**Kuala Lumpur
27/02/2013**