

SEAL INCORPORATED BERHAD (4887-M)
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2012
(THE FIGURES HAVE NOT BEEN AUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter Ended 31/03/2012 RM' 000	Preceding Year Corresponding Quarter Ended 31/03/2011 RM' 000	Current Year To Date 31/03/2012 RM' 000	Preceding Year Corresponding Period 31/03/2011 RM' 000
Revenue	67,088	7,397	88,861	25,485
Cost of sales	(35,717)	(1,548)	(45,945)	(7,206)
Gross profit	31,371	5,849	42,916	18,279
Other income	598	276	2,416	2,042
Operating expenses	(5,985)	(5,344)	(16,250)	(15,491)
Finance cost	(8)	(1)	(25)	(4)
Profit before tax	25,976	780	29,057	4,826
Income tax	(5,520)	81	(5,520)	81
Profit for the period	20,456	861	23,537	4,907
Other comprehensive income				
Fair value movement on available-for-sale investment	5	4	10	1
Total comprehensive income for the period	20,461	865	23,547	4,908
Profit attributable to:				
Owners of the parent	11,765	1,078	15,238	5,243
Non-controlling interests	8,691	(217)	8,299	(336)
	20,456	861	23,537	4,907
Total comprehensive income attributable to:				
Owners of the parent	11,770	1,082	15,248	5,244
Non-controlling interests	8,691	(217)	8,299	(336)
	20,461	865	23,547	4,908
Earnings per share (sen)				
- Basic	5.98	0.60	7.74	2.93
- Diluted	-	-	-	-

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2011)

SEAL INCORPORATED BERHAD (4887-M)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2012

	(UNAUDITED) As At End Of Current Quarter 31/03/2012 RM' 000	(AUDITED) As At Preceding Financial Year End 30/06/2011 RM' 000
ASSETS		
Non-current assets		
Property, plant and equipment	7,445	6,250
Investment properties	3,216	1,532
Land held for development	17,435	17,415
Held-to-maturity investments	27,960	27,960
Available-for-sale financial assets	25	27
Timber concessions	25,676	24,937
Deferred tax assets	19,796	19,796
	101,553	97,917
Current assets		
Property development costs	48,784	14,471
Inventories	846	61
Trade receivables	16,226	12,474
Other receivables, deposits and prepayments	9,764	8,210
Tax recoverable	283	56
Available-for-sale financial assets	8,534	7,749
Fixed deposits with licensed banks	53,791	38,043
Cash and bank balances	4,763	2,861
	142,991	83,925
TOTAL ASSETS	244,544	181,842
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	80,708	80,708
Share premium	45,306	45,306
Treasury shares	(1,913)	(1,455)
Reserves	399	389
Retained profits	29,129	13,891
	153,629	138,839
Non-controlling interests	12,239	3,940
Total equity	165,868	142,779
Non-current liabilities		
Hire purchase payable	425	535
Bank borrowings	1,240	-
	1,665	535
Current liabilities		
Trade payables	26,581	12,170
Other payables and accruals	7,711	26,009
Provision for liabilities	37,104	-
Hire purchase payable	146	140
Current tax payable	5,469	209
	77,011	38,528
Total liabilities	78,676	39,063
TOTAL EQUITY AND LIABILITIES	244,544	181,842
Net assets per share attributable to owners of the parent (RM)	0.78	0.70

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2011)

SEAL INCORPORATED BERHAD (4887-M)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2012
(THE FIGURES HAVE NOT BEEN AUDITED)

	←----- Attributable to owners of the parent -----→						Distributable Retained profits/ (Accumulated losses) RM'000	Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Revaluation Reserve RM'000	Fair Value Reserve RM'000	Non-distributable				
9 Months Ended 31 March 2012										
Balance at 1 July 2011	80,708	45,306	(1,455)	353	36	13,891	138,839	3,940	142,779	
Purchase of treasury shares	-	-	(458)	-	-	-	(458)	-	(458)	
Total comprehensive income for the period	-	-	-	-	10	15,238	15,248	8,299	23,547	
Balance at 31 March 2012	<u>80,708</u>	<u>45,306</u>	<u>(1,913)</u>	<u>353</u>	<u>46</u>	<u>29,129</u>	<u>153,629</u>	<u>12,239</u>	<u>165,868</u>	
9 Months Ended 31 March 2011										
Balance at 1 July 2010	183,427	247,847	(1,455)	353	-	(307,169)	123,003	4,167	127,170	
Effects of applying FRS 139	-	-	-	-	21	(5)	16	-	16	
Restated balance	<u>183,427</u>	<u>247,847</u>	<u>(1,455)</u>	<u>353</u>	<u>21</u>	<u>(307,174)</u>	<u>123,019</u>	<u>4,167</u>	<u>127,186</u>	
Capital reduction	(110,056)	(204,073)	-	-	-	314,129	-	-	-	
Total comprehensive income for the period	-	-	-	-	1	5,242	5,243	(336)	4,907	
Balance at 31 March 2011	<u>73,371</u>	<u>43,774</u>	<u>(1,455)</u>	<u>353</u>	<u>22</u>	<u>12,197</u>	<u>128,262</u>	<u>3,831</u>	<u>132,093</u>	

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statement for the year ended 30 June 2011)

SEAL INCORPORATED BERHAD (4887-M)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2012
(THE FIGURES HAVE NOT BEEN AUDITED)

	Current Year To Date 31/03/2012 RM'000	Preceding Year Corresponding Period 31/03/2011 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	29,057	4,826
Adjustments for:		
Non-cash items	390	2
Non-operating items	(2)	4
Interest expenses	25	4
Interest income	(956)	(342)
Dividend income	(1,414)	(1,381)
Operating profit before working capital changes	27,100	3,113
Inventories	(785)	(1,494)
Timber concession	(739)	(1,387)
Property development costs	2,137	(4,477)
Trade and other receivables	(5,175)	2,735
Trade and other payables	(3,886)	15,988
Cash generated from operations	18,652	14,478
Interest paid	(25)	(4)
Tax paid	(488)	(306)
Net cash generated from operating activities	18,139	14,168
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of investment properties	(1,684)	(263)
Purchase of property, plant and equipment	(952)	(115)
Placement of Institutional Bond Fund	(1,765)	(930)
Placement of Principal Money Market Income Fund	(7)	(12)
Proceeds from redemption of other investments	1,001	-
Dividend received	1,414	1,381
Interest received	825	342
Net cash (used in) / generated from investing activities	(1,168)	403
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown from bank borrowings	1,240	-
Payment of hire purchase payable	(104)	(13)
Purchase of treasury shares	(457)	-
Changes in fixed deposits with licensed bank	(10)	(7)
Net cash generated from / (used in) financing activities	669	(20)
NET CHANGES IN CASH AND CASH EQUIVALENTS	17,640	14,551
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL PERIOD	40,490	16,129
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL PERIOD	58,130	30,680

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2011)

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 MARCH 2012

1 Basis of Preparation and Accounting Policies

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

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2011. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2011.

The accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted in the financial statements for the financial year ended 30 June 2011 except for the adoption of the following new and revised FRSs, amendments to FRSs and IC Interpretations:-

Amendments to FRS 1	Limited Exemption from Comparative FRS 7 Disclosures for the First-time Adopters
Amendments to FRS 1	Additional Exemptions for First-time Adopters
Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
Amendments to FRS 7	Improving Disclosures about Financial Instruments
Improvements to FRSs (2010)	
IC Interpretation 4	Determining whether an Arrangement contains a Lease
IC Interpretation 18	Transfers of Assets from Customers
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
Amendments to IC Interpretation 14	Prepayments of a Minimum Funding Requirement

The adoption of the above standards, amendments and interpretations has no significant impact on the financial statements to the Group.

2 Seasonality or Cyclicity of Interim Operations

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

3 Unusual Items

There were no unusual items of nature, size or incidence that affecting assets, liabilities, equity, net income or cash flows during the current quarter and financial period ended 31 March 2012.

4 Changes in Estimates

There were no changes in estimates that have had any material effect in the current quarter and financial period ended 31 March 2012.

5 Issuances, Repurchases, and Repayments of Debts and Equity Securities

Share Buy Backs

During the financial period ended 31 March 2012, the Company has repurchased 1,118,000 of its issued ordinary shares from the open market for total consideration of RM457,484, including the transaction costs, and this was financed by internally generated funds. The total number of shares repurchased as at 31 March 2012 was 5,441,500, being held as treasury shares in accordance with the requirement of Section 67A of the Companies Act, 1965.

6 Dividend Paid

No dividend has been paid during financial period ended 31 March 2012.

7 Segment Reporting

Period ended 31 March 2012	Investment Properties RM'000	Property Construction RM'000	Property Development RM'000	Timber Related RM'000	Others RM'000	Total RM'000
Segment revenue	13,466	-	58,721	16,674	-	88,861
Segment results	3,743	-	24,712	1,442	(1,771)	28,126
Interest income						956
Profit from operations						29,082
Finance cost						(25)
Profit before tax						29,057
Income tax						(5,520)
Profit for the period						23,537
Period ended 31 March 2011	Investment Properties RM'000	Property Construction RM'000	Property Development RM'000	Timber Related RM'000	Others RM'000	Total RM'000
Segment revenue	12,915	-	4,328	8,242	-	25,485
Segment results	3,508	-	728	1,526	(1,274)	4,488
Interest income						342
Profit from operations						4,830
Finance cost						(4)
Profit before tax						4,826
Income tax						81
Profit for the period						4,907

8 Valuation of Property, Plant and Equipment, Investment Properties and Development Properties

There has been no valuation undertaken by the Group since the last annual financial statements for the financial year ended 30 June 2011.

9 Material Subsequent Events

There were no material subsequent events at the date of this announcement.

10 Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter and financial period ended 31 March 2012.

11 Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets since the end of the last annual reporting date.

12 Capital Commitments

There were no capital commitments as at the date of this report.

13 Operating Lease Commitments

	As at 31 March 2012 RM'000
Not later than one year	9,535
Later than one year and not later than five years	36,269
	<u>45,804</u>

The operating lease commitments are in respect of leaseback of Selayang Mall for a term of ten years.

14 Related Party Transactions

	As at 31 March 2012 RM'000
Seal Incorporated Berhad and its subsidiaries	
- Administration fee	68
- Project management fee	1,785
	<u>1,853</u>

ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

15 Review of Performance of the Company and Its Principal Subsidiaries

For the current quarter under review, the Group recorded total revenue of RM67.09 million and profit before taxation of RM25.98 million as compared to the revenue of RM7.4 million and profit before taxation of RM0.78 million in the preceding year corresponding quarter.

The Group recorded a revenue of RM88.86 million and profit before taxation of RM29.06 million as compared to the revenue of RM25.49 million and profit before taxation of RM4.83 million in the preceding year corresponding period. The increase in revenue was mainly from revenue generated by property development segment, which recorded a revenue of RM58.72 million. This improved revenue resulted the increase in the Group's profit before taxation by RM24.23 million.

16 Material Changes for the Current Quarter as Compared with the Preceding Quarter

Apart from the improvement in property development segment as mentioned above, there are no other material changes in the current quarter as compared with the preceding quarter.

17 Prospect for the Current Financial Year

Barring unforeseen circumstances, the Board expects the Group's performance to improve for the remaining quarters with property development activities leading the way. The Group continues to look for new resources to generate sustainable income.

18 Variance from Forecast Profit and Profit Guarantee

The Group has not provided any profit forecast or profit guarantee.

19 Income Tax Expenses

	Current quarter RM'000	Financial year to date RM'000
Current tax expense	5,500	5,500
Under provision in prior year	20	20
	<u>5,520</u>	<u>5,520</u>

20 Sale of Unquoted Investments and Properties

There were no sale of unquoted investment and/or properties during the current quarter and financial period ended 31 March 2012.

21 Quoted Securities

There were no purchase or disposal of quoted securities during the current quarter and financial period ended 31 March 2012.

The investments in quoted securities as at 31 March 2012 is:

	RM
i) Cost	4,000
ii) Book value	4,000
iii) Market value	25,065

22 Corporate Proposals

There were no corporate proposals announced but not completed as at the date of this announcement.

23 Group Borrowings and Debts Securities

Total Group borrowings as at 31 March 2012 are as follows:

<u>Long term borrowings</u>	RM'000
Secured	<u>1,240</u>

24 Off Balance Sheet Financial Instruments

There were no financial instruments with off balance sheet risk for the Group as at the date of this announcement.

25 Changes in Material Litigation

There were no pending material litigations as at the date of this announcement.

26 Dividends

No dividend has been proposed for the financial period ended 31 March 2012.

27 Earnings Per Share

Basic Earnings per Share

The calculation of basic earnings per share is based on the profit attributable to the owners of the parent of RM15,237,690 divided by the weighted average number of ordinary shares in issue as at 31 March 2012 of 196,757,980 shares after taking into the effects of share buy back of the Company.

Diluted Earnings per Share

There is no diluted earnings per share as there were no potential dilutive ordinary shares as at 31 March 2012.

28 Disclosure of Realised and Unrealised Profits/Losses

	As at 31 March 2012 RM'000	As at 30 June 2011 RM'000
The retained profits of the Company and its subsidiaries		
- Realised	9,333	(5,905)
- Unrealised	19,796	19,796
Total retained profits as per consolidated accounts	<u>29,129</u>	<u>13,891</u>

29 Profit before taxation

	3 months ended 31 March 2012 RM'000	9 months ended 31 March 2012 RM'000
Profit before taxation is arrived at after crediting/(charging):		
Depreciation	(133)	(390)
Dividend income	109	1,414
Doubtful debts	(0)	(42)
Gain on redemption of investment	0	2
Interest expenses	(8)	(25)
Interest income	<u>483</u>	<u>956</u>

Save as disclosed above, there were no provision for and write off of inventories, impairment of assets, foreign exchange gain or loss, gain or loss on derivatives and exceptional items for the current quarter and financial period ended 31 March 2012.

30 Auditors' Report on Preceding Annual Financial Statements

The auditors' report in respect of financial statements for the financial year ended 30 June 2011 was not subject to any qualification.