



SIN HENG CHAN (MALAYA) BERHAD (4690-V)
(Incorporated In Malaysia)

INTERIM REPORT FOR THE
THIRD QUARTER ENDED
30 SEPTEMBER 2008

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INTERIM REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER, 2008
The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENTS

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/9/08 RM'000	PRECEDING YR CORRESPONDING QUARTER 30/9/07 RM'000	CURRENT YEAR TO DATE 30/9/08 RM'000	PRECEDING YR CORRESPONDING PERIOD 30/9/07 RM'000
Revenue	16,792	12,443	44,718	34,255
Cost of Sales	(14,439)	(10,149)	(38,859)	(30,295)
Gross profit	2,353	2,294	5,859	3,960
Other income	96	(110)	416	262
Selling and distribution expenses	(482)	(584)	(1,386)	(1,883)
General and administrative expenses	(1,104)	(775)	(3,712)	(2,577)
Other expenses	(555)	(200)	(727)	(629)
(Loss)/Profit from operations	308	625	450	(867)
Finance cost	(384)	(135)	(1,145)	(410)
(Loss)/Profit before tax	(76)	490	(695)	(1,277)
Tax	-	-	-	-
(Loss)/Profit for the period	(76)	490	(695)	(1,277)
Attributable to :				
Equity holders of the parent	171	193	(392)	(1,007)
Minority interest	(247)	297	(303)	(270)
	(76)	490	(695)	(1,277)
Profit per share attributable to equity holders of the parent :				
Basic (sen)	0.15	0.17	(0.35)	(0.90)
Fully diluted (sen)	N/A	N/A	N/A	N/A

(The condensed consolidated income statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2007).

(The explanatory notes form an integral part of and should be read in conjunction with this interim financial report)

SIN HENG CHAN (MALAYA) BERHAD (4690-V)
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CONDENSED CONSOLIDATED BALANCE SHEETS

	(UNAUDITED)	(AUDITED)
	AS AT END OF CURRENT QUARTER 30/9/08 RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31/12/07 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	87,602	86,710
Other Investments	5	5
Investment Properties	6,346	6,443
Prepaid Lease Rental	22,900	23,440
Goodwill on consolidation	16,307	11,517
Current Assets		
Inventories	10,741	6,506
Receivables	8,552	9,655
Other Receivables	3,666	3,051
Fixed deposits, cash and cash balances	10,200	13,370
	<u>33,159</u>	<u>32,582</u>
TOTAL ASSETS	<u><u>166,319</u></u>	<u><u>160,697</u></u>
EQUITY & LIABILITIES		
Share Capital	111,667	111,667
Reserves	(46,911)	(46,519)
Equity attributable to equity holders of the parent	64,756	65,148
Minority shareholder's interest	10,027	19,816
	<u>74,783</u>	<u>84,964</u>
Non-Current Liabilities		
Long Term Borrowings	40,000	33,976
Hire-purchase payables	359	518
Deferred Tax Liability	12,093	12,093
	<u>52,452</u>	<u>46,587</u>
Current Liabilities		
Short Term Borrowings	5,257	7,752
Trade Payables	8,538	8,331
Other Creditors	25,174	12,852
Hire-purchase payables	115	211
	<u>39,084</u>	<u>29,146</u>
	<u><u>166,319</u></u>	<u><u>160,697</u></u>
Net Tangible assets per share (RM)	0.43	0.48

(The condensed consolidated balance sheets should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2007).

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SIN HENG CHAN (MALAYA) BERHAD (4690-V)
INTERIM REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER, 2008
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CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Share Capital RM'000	ICULS RM'000	Non-distributable Revaluation Reserves RM'000	Distributable Accumulated Loss RM'000	Total RM'000	Minority Interest RM'000	Total RM'000
<u>3 months quarter ended 30 September 2008</u>							
At 1 July 2008	111,667	-	5,378	(52,460)	64,585	20,184	84,769
Net profit/(loss) for the financial period	-	-	-	171	171	(247)	(76)
Acquisition of additional equity interest in subsidiary company	-	-	-	-	-	(10,910)	(10,910)
Accretion in share of net assets of a subsidiary company	-	-	-	-	-	1,000	1,000
At 30 September 2008	111,667	-	5,378	(52,289)	64,756	10,027	74,783
<u>3 months quarter ended 30 September 2007</u>							
At 1 July 2007	111,661	6	-	(54,584)	57,083	19,583	76,666
Net profit for the financial period	-	-	-	193	193	297	490
At 30 September 2007	111,661	6	-	(54,391)	57,276	19,880	77,156

(The condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2007.)

(The explanatory notes form an integral part of and should be read in conjunction with this interim financial report)

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INTERIM REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER, 2008
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CONDENSED CONSOLIDATED CASH FLOW STATEMENTS

	(UNAUDITED)	(AUDITED)
	9 MONTHS	AS AT
	PERIOD	PRECEDING
	ENDED	FINANCIAL
	30/9/08	YEAR ENDED
	RM'000	31/12/07
		RM'000
Net Cash (Used In)/Generated Operating Activities	(841)	937
Net Cash Used In Investing Activities	(8,102)	(28,132)
Net Cash Generated From Financing Activities	5,795	30,630
NET CHANGE IN CASH AND CASH EQUIVALENTS	<u>(3,148)</u>	<u>3,435</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	12,171	8,736
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD/YEAR	<u><u>9,023</u></u>	<u><u>12,171</u></u>
<i>Cash and Cash Equivalents at end of period consist of:-</i>		
<i>Deposits with licensed banks</i>	9,537	10,600
<i>Cash and bank balances</i>	265	2,372
<i>Bank Overdrafts</i>	(779)	(801)
	<u><u>9,023</u></u>	<u><u>12,171</u></u>

The condensed consolidated cash flow statements should be read in conjunction with the audited financial statements for the financial year ended 31 December 2007 and the accompanying notes attached to the interim financial statements.