



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

**INTERIM REPORT FOR THE
SECOND QUARTER ENDED
30 JUNE 2013**

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SIN HENG CHAN (MALAYA) BERHAD (4690-V)

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

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 MONTHS ENDED 30 JUN		6 MONTHS ENDED 30 JUN	
	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
	2013	2012	2013	2012
	RM'000	RM'000	RM'000	RM'000
Revenue	3,352	6,114	6,930	11,322
Cost of Sales	(2,697)	(3,713)	(5,448)	(7,692)
Gross profit	655	2,401	1,482	3,630
Other income	399	851	411	970
General and administrative expenses	(1,580)	(1,680)	(3,264)	(3,034)
Other operating expenses	(304)	270	(1,070)	(807)
	(830)	1,842	(2,441)	759
Finance cost	(600)	(727)	(968)	(1,135)
Share of loss of associated companies	-	(2)	-	(201)
Profit before tax	(1,430)	1,113	(3,409)	(577)
Tax credit/(expense)	71	1	142	73
Profit from operations	(1,359)	1,114	(3,267)	(504)
Equity holders of the parent	-	856	-	(683)
Minority interest	-	258	-	179
	-	1,114	-	(504)
Earnings per ordinary share				
<i>Basic (sen)</i>	(1.22)	0.77	(2.93)	(0.61)
<i>Diluted (sen)</i>	(1.15)	0.76	(2.76)	(0.61)

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012 and the accompanying explanatory notes attached to this report)

SIN HENG CHAN (MALAYA) BERHAD (4690-V)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2013

(The figures have not been audited)

	(UNAUDITED) AS AT 30 JUNE 2013 RM'000	(AUDITED) AS AT 31 DECEMBER 2012 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment ("PPE")	9,678	7,278
Plantation Development Expenditure ("PDE")	83,092	83,324
Investment Properties	5,221	5,478
Prepaid Lease Rental	21,683	22,053
Goodwill on consolidation	16,354	16,354
Investments in Associates	3,246	3,246
Current Assets		
Inventories	1,367	551
Trade Receivables	722	1,374
Other Receivables	676	779
Tax recoverable	3	4
Amount owing by related parties	1,209	836
Fixed deposits, cash and cash balances	1,370	2,187
	5,347	5,731
TOTAL ASSETS	144,621	143,464
EQUITY & LIABILITIES		
Share Capital	111,667	111,667
ESOS Reserves	232	232
Reserves	(31,680)	(28,412)
Equity attributable to equity holders of the parent	80,219	83,487
Non-Current Liabilities		
Long Term Borrowings	30,000	28,807
Hire-purchase payables	2,614	1,237
Deferred Tax Liability	9,939	10,082
	42,553	40,126
Current Liabilities		
Bank Overdrafts	9,164	-
Trade Payables	2,288	3,808
Other Creditors	9,935	15,348
Amount owing to related parties	71	71
Hire-purchase payables	357	590
Tax liabilities	34	34
	21,849	19,851
	144,621	143,464
Net tangible assets per share (RM)	0.57	0.60

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012 and the accompanying explanatory notes attached to this report)

SIN HENG CHAN (MALAYA) BERHAD (4690-V)

**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE SECOND QUARTER ENDED 30 JUNE 2013**

(The figures have not been audited)

	Share Capital RM'000	Non-distributable Revaluation Reserves RM'000	Distributable Accumulated Loss RM'000	Equity Compensation Reserves RM'000	Total RM'000	Minority Interest RM'000	Total RM'000
6 months quarter ended 30 June 2013							
At 1st January 2013	111,667	4,768	(33,181)	232	83,486	-	83,486
Net profit for the financial period	-	-	(3,267)	-	(3,267)	-	(3,267)
At 30 June 2013	111,667	4,768	(36,448)	232	80,219	-	80,219
6 months quarter ended 30 June 2012							
At 1st January 2012	111,667	4,768	(33,266)	-	83,169	8,764	91,933
Net profit for the financial period	-	-	(683)	-	(683)	179	(504)
Acquisition of shares on non-controlling interests	-	-	-	-	-	(559)	(559)
At 30 June 2012	111,667	4,768	(33,949)	-	82,486	8,384	90,870

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012 and the accompanying explanatory notes attached to this report)

SIN HENG CHAN (MALAYA) BERHAD (4690-V)

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
FOR THE SECOND QUARTER ENDED 30 JUNE 2013

(The figures have not been audited)

	(UNAUDITED) 6 MONTHS PERIOD ENDED 30 JUNE 2012 RM'000	(AUDITED) AS AT PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2012 RM'000
Profit before tax	(3,409)	3,618
Adjustment for :		
Amortisation of PDE and Prepaid Lease	1,484	3,040
Depreciation of PPE	608	986
Equity compensation benefits	-	232
Finance costs	967	1,646
Gain on disposal of Investment Properties / PPE	(384)	(12)
Other non-cash items	(22)	(3,450)
Operating Profit/(loss) before working capital changes	<u>(756)</u>	<u>6,060</u>
(Increase)/decrease in inventories	(816)	(455)
(Increase)/decrease in receivables and other assets	754	1,613
(Increase)/decrease in payables and other liabilities	(6,931)	(135)
(Increase)/decrease in amount owing by related parties	(373)	(366)
Cash from/(used in) operations	<u>(8,122)</u>	<u>6,717</u>
Interest paid	(967)	(2,988)
Income tax (paid)/refund - net	-	(28)
Net cash used in operating activities	<u>(9,089)</u>	<u>3,701</u>
Cash flows from/(used in) investing activities		
Addition of investment in subsidiary	-	(12,297)
Addition of plantation development expenditure	(882)	(2,493)
Purchase of property, plant and equipment	(1,559)	(1,572)
Proceeds from disposal of investment properties / PPE	640	41
Interest received	22	276
Net cash (used in)/from investing activities	<u>(1,779)</u>	<u>(16,045)</u>
Cash flows from/(used in) financing activities		
Net proceeds from long term bank borrowings	1,193	(4,592)
(Repayment)/proceeds of hire-purchase - net	(306)	(574)
Net cash (used in)/from financing activities	<u>887</u>	<u>(5,166)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	<u>(9,981)</u>	<u>(17,510)</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>2,187</u>	<u>19,697</u>
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD/YEAR	<u>(7,794)</u>	<u>2,187</u>
Cash and Cash Equivalents at end of period consist of:-		
Deposits with licensed banks	1,050	824
Cash and bank balances	320	1,363
Bank Overdrafts	(9,164)	-
	<u>(7,794)</u>	<u>2,187</u>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012 and the accompanying explanatory notes attached to this report)

NOTES TO THE INTERIM FINANCIAL REPORT

A1 Basis of preparation

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 financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012. 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 31 December 2012.

The accounting policies and methods of computation used in the preparation of the interim financial statements are consistent with those used in the preparation of the last audited financial statements for the financial year ended 31 December 2012.

On 19 November 2011, the MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards Framework ("MFRS Framework") in conjunction with its planned convergence of FRSs with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board on 1 January 2012.

The MFRS Framework is a fully IFRS-compliant framework, equivalent to IFRSs which is mandatory for adoption 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 IC Interpretation 15 Agreements for Construction of Real Estate, including its parent, significant investor and venture (hereinafter called "Transitioning Entities").

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework for an additional two years. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.

The Company falls within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2014. In presenting its first MFRS financial statements, the Company may be required to restate the comparative financial statements to amounts reflecting the application of the MFRS Framework. The majority of the adjustments required on transition (if any), will be made retrospectively, against opening retained profits.

A2 Audit report

The auditors' report on the financial statement for the year ended 31 December 2012 was not qualified.

A3 Seasonal or cyclical factors of the Group's operations

The prices for the Group's products are not within the control of the Group but are determined by the global supply and demand situation for edible oils, and it is somewhat related to the price of mineral oil.

Crop production is seasonal. Based on statistics, the Group's production of crude palm oil and palm kernel gradually increases in second quarter, reaches its peak during third quarter and decreases thereafter. This pattern can be affected by severe global weather conditions such as El-Nino.

The prices obtainable for the Group's products as well as the volume of production, which is cyclical in nature, will determine the profits for the Group.

A4 Unusual items

There were no items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size, or incidence in the current quarter.

A5 Changes in estimates

There were no changes in estimates of amounts reported in prior interim periods or changes in estimates of amounts reported in prior financial years, which have a material effect in the current quarter.

A6 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current quarter.

A7 Dividend

There was no dividend paid, declared or proposed in the current quarter.

A8 Segmental analysis

The Group is organised into the following operating divisions:

- (i) Oil Palm Plantations
- (ii) Plantation Management
- (iii) Investment Holding
- (iv) Others (consist of subsidiary companies which are dormant and pre-operating)

Inter-segment sales are charged at cost plus a percentage profit mark-up.

Segmental Information for the current quarter

<u>For the 3 months</u> <u>financial period</u> <u>ended 30 June 2013</u>	Oil Palm Plantations	Plantation Management	Investment Holding	Others	Elimination	Group Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	3,135	776	-	-	(559)	3,352
Segment results						
Profit/(loss) from operations	(790)	20	(127)	(8)	75	(830)
Finance cost	(720)	-	(3)	-	123	(600)
Profit/(loss) before tax	(1,510)	20	(130)	(8)	198	(1,430)
Share of losses of associates						-
Tax						71
Profit for the period						(1,359)

A9 Valuations of property, plant and equipment

The valuations of land and building have been brought forward without amendment from the financial statements for the year ended 31 December 2012.

A10 Material events subsequent to the end of the interim period

There were no material events subsequent to 31 December 2012 and up to the date of the issuance of this quarterly report that have not been reflected in this quarterly report.

A11 Changes in the Composition of the Group

There were no changes in the composition of the Group arising from business combinations, acquisition or disposal of subsidiary companies and long-term investments, restructurings and discontinued operations for the current interim period.

A12 Contingent liabilities and Contingent Assets

There were no contingent liabilities or contingent assets as at 30 June 2013.

A13 Capital Commitments

	Current quarter 30.06.2013 RM'000
Approved and contracted for:	
Addition of staff quarters and workshop	500
Construction of bridges	370
	<u>870</u>

ADDITIONAL INFORMATION REQUIRED BY THE BURSAMALAYSIA SECURITIES BERHAD'S LISTING REQUIREMENTS

B1 Review of Performance

Revenue

The Group registered revenue of RM3.35 million and RM6.93 million respectively for the current quarter and cumulative year to date ended 30 June 2013 compared to RM6.11 million and RM11.32 million of preceding year's quarter and cumulative year to date ended 30 June 2012.

The Group's revenue for the current quarter ended 30 June 2013 decreased by 45.2% compared to the preceding year quarter ended 30 June 2012 due to the drop in the average CPO price by 27.8% and production by 21.74%. The decrease in production was partly contributed by a fire that destroyed the harvester quarters on 3 May 2013.

Profit before tax

Similarly, the profit before tax for the current quarter decreased from RM1.11 million to a loss before tax of RM1.36 million compared to the preceding year quarter.

B2 Material Changes in Profit Before Taxation for the Quarter Reported On As Compared with the Immediate Preceding Quarter

The Group recorded a loss before tax of RM1.36 million for the second quarter ended 30 June 2013 as compared to a loss before tax of RM1.98 million from the preceding quarter ended 31 March 2013. This is mainly due to the decrease in production of FFB and lower CPO price.

B3 Current Year Prospects

The uncertain global economic environment and possible easing of demand for Crude Palm Oil ("CPO") in the overseas market for the current financial year may have an impact on the CPO prices. The fall in CPO inventory level in the recent months is not expected to help lift the CPO prices because there is plenty of soya bean oil, a close substitute of CPO, which will enter the edible market in the third quarter this year.

Nevertheless, the plantation division has projected an increase in FFB yield and higher degree of operation efficiency to mitigate the impact of lower CPO prices.

B4 Profit Forecast or Profit Guarantee

The Group has not issued any profit forecasts for the quarter under review.

B5 Taxation

	Current Quarter <u>30.6.2013</u> RM'000	Cumulative Quarter <u>30.6.2013</u> RM'000
On current year's results		
- Malaysia income tax	-	-
- Transfer from/(to) deferred taxation	71	142
	<u>71</u>	<u>142</u>

B6(a) Status of Corporate Proposals

There is no corporate proposal announced but not completed as at the date of issuance of this report.

B6(b) Utilisation of proceeds as at 30 June 2013 from disposal of 80% equity interest in PTS Goldkist Industries Sdn Bhd (formerly known as Sin Heng Chan Industries Sdn Bhd).

Purpose	Proposed Utilisation RM'000	Utilisation to-date RM'000	Intended time for utilisation	Deviation RM'000	Explanations
Staff cost	2,400	1,400	2 years	NIL	n/a
Other operational expenses	7,310	7,310	2 years	NIL	n/a
Estimated expenses relating to the corporate exercise	390	327	1 mth	NIL	n/a
To acquire strategic investment/strategic ventures	12,300	12,300	2 years	NIL	n/a
Capital expenditure related to plantation business	2,100	1,900	2 years	NIL	n/a
Total	24,500	23,237			

B7 Group Borrowings

Details of the Group's borrowings as at 30 June 2013 were as follows:-

Bank Borrowings	Short Term RM'000	Long Term RM'000	Total RM'000
Secured	-	30,000	30,000

The credit facilities of the group are obtained by a negative charge over all its assets.

Borrowings are denominated in Ringgit Malaysia.

B8 Material litigation

The Group is not engaged in any material litigation and is not aware of any proceedings which might materially affect the Group for the current financial year.

B9 Dividends

No interim dividend has been paid, declared or proposed for the period ending 30 June 2013.

B10 Off balance sheet financial instruments

There were no financial instruments with off balance sheet risk at the date of the issue of this quarterly report.

B11 Earnings per Share (EPS)

Basic EPS is calculated by dividing the loss attributable to the ordinary equity holders of the parent company of RM1,359 and RM3,267 for the current quarter and current cumulative quarter by the weighted average number of ordinary shares of 111,666,787 in issue during the period.

Diluted EPS is calculated by dividing loss attributable to the ordinary equity holders of the parent company of RM RM1,359 and RM3,267 for the current quarter and the current cumulative quarter by the weighted average number of ordinary shares of 118,227,787 in issue during the period.

B12 Gains/(losses) arising from fair value changes of financial liabilities

There were no gains/(losses) during this quarter arising from fair value changes of financial liabilities

Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors dated 29 August 2013.

By Order of the Board
Lim Siew Ting
Company Secretary
Kuala Lumpur
29 August 2013