



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

**INTERIM REPORT FOR THE
THIRD QUARTER ENDED
30 SEPTEMBER 2013**

CONTENTS

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	1
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2
CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY	3
CONDENSED CONSOLIDATED CASH FLOW STATEMENTS	4
NOTES TO THE QUARTERLY FINANCIAL REPORT	5 - 10

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

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 MONTHS ENDED 30 SEP		9 MONTHS ENDED 30 SEP	
	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
	2013	2012	2013	2012
	RM'000	RM'000	RM'000	RM'000
Revenue	4,843	7,009	11,773	18,331
Cost of Sales	(3,754)	(3,014)	(9,202)	(10,706)
Gross profit	1,089	3,995	2,571	7,625
Other income	132	293	543	1,263
General and administrative expenses	(1,673)	(1,463)	(4,937)	(4,497)
Other operating expenses	(214)	(313)	(1,284)	(1,120)
	(666)	2,512	(3,107)	3,271
Finance cost	(453)	(589)	(1,421)	(1,724)
Share of loss of associated companies	-	(88)	-	(289)
Profit before tax	(1,119)	1,835	(4,528)	1,258
Tax credit/(expense)	71	136	213	209
Profit from operations	(1,048)	1,971	(4,315)	1,467
Equity holders of the parent	(1,048)	1,521	(4,315)	838
Minority interest	-	450	-	629
	(1,048)	1,971	(4,315)	1,467
Earnings per ordinary share				
<i>Basic (sen)</i>	(0.94)	1.36	(3.86)	0.75
<i>Diluted (sen)</i>	(0.89)	1.35	(3.65)	0.75

(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 SEPTEMBER 2013**

(The figures have not been audited)

	(UNAUDITED) AS AT 30 SEPTEMBER 2013 RM'000	(AUDITED) AS AT 31 DECEMBER 2012 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment ("PPE")	10,099	7,278
Plantation Development Expenditure ("PDE")	82,960	83,324
Investment Properties	5,221	5,478
Prepaid Lease Rental	21,498	22,053
Goodwill on consolidation	16,354	16,354
Investments in Associates	3,246	3,246
Current Assets		
Inventories	1,479	551
Trade Receivables	1,663	1,374
Other Receivables	884	779
Tax recoverable	3	4
Amount owing by related parties	1,398	836
Fixed deposits, cash and cash balances	1,299	2,187
	6,726	5,731
TOTAL ASSETS	146,104	143,464
EQUITY & LIABILITIES		
Share Capital	111,667	111,667
ESOS Reserves	232	232
Reserves	(32,728)	(28,412)
Equity attributable to equity holders of the parent	79,171	83,487
Non-Current Liabilities		
Long Term Borrowings	30,000	28,807
Hire-purchase payables	2,620	1,237
Deferred Tax Liability	9,869	10,082
	42,489	40,126
Current Liabilities		
Bank Overdrafts	12,643	-
Trade Payables	2,518	3,808
Other Creditors	9,005	15,348
Amount owing to related parties	71	71
Hire-purchase payables	173	590
Tax liabilities	34	34
	24,444	19,851
	146,104	143,464
Net tangible assets per share (RM)	0.56	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 THIRD QUARTER ENDED 30 SEPTEMBER 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
<u>9 months quarter ended 30 September 2013</u>							
At 1st January 2013	111,667	4,768	(33,181)	232	83,486	-	83,486
Net profit for the financial period	-	-	(4,315)	-	(4,315)	-	(4,315)
At 30 September 2013	111,667	4,768	(37,496)	232	79,171	-	79,171
<u>9 months quarter ended 30 September 2012</u>							
At 1st January 2012	111,667	4,768	(33,266)	-	83,169	8,764	91,933
Net profit for the financial period	-	-	838	-	838	629	1,467
Acquisition of shares on non-controlling interests	-	-	320	-	320	(9,393)	(9,073)
At 30 September 2012	111,667	4,768	(32,108)	-	84,327	-	84,327

(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 THIRD QUARTER ENDED 30 SEPTEMBER 2013**

(The figures have not been audited)

	(UNAUDITED) 9 MONTHS PERIOD ENDED 30 SEPTEMBER 2013 RM'000	(AUDITED) AS AT PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2012 RM'000
Profit before tax	(4,528)	3,618
Adjustment for :		
Amortisation of PDE and Prepaid Lease	2,231	3,040
Depreciation of PPE	957	986
Equity compensation benefits	-	232
Finance costs	1,420	1,646
Gain on disposal of Investment Properties / PPE	(488)	(12)
Other non-cash items	(31)	(3,450)
Operating Profit/(loss) before working capital changes	<u>(439)</u>	<u>6,060</u>
(Increase)/decrease in inventories	(928)	(455)
(Increase)/decrease in receivables and other assets	(394)	1,613
(Increase)/decrease in payables and other liabilities	(7,632)	(135)
(Increase)/decrease in amount owing by related parties	(562)	(366)
Cash from/(used in) operations	<u>(9,955)</u>	<u>6,717</u>
Interest paid	(1,420)	(2,988)
Income tax (paid)/refund - net	-	(28)
Net cash used in operating activities	<u>(11,375)</u>	<u>3,701</u>
Cash flows from/(used in) investing activities		
Addition of investment in subsidiary	-	(12,297)
Addition of plantation development expenditure	(1,313)	(2,493)
Purchase of property, plant and equipment	(2,329)	(1,572)
Proceeds from disposal of investment properties / PPE	745	41
Interest received	31	276
Net cash (used in)/from investing activities	<u>(2,866)</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	(483)	(574)
Net cash (used in)/from financing activities	<u>710</u>	<u>(5,166)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	<u>(13,531)</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>(11,344)</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	249	1,363
Bank Overdrafts	(12,643)	-
	<u>(11,344)</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)