(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

Condensed Consolidated Statements of Comprehensive Income

| | 3 Months Ended | | 12 Months Ended | | |
|---|------------------|------------------|--------------------|------------------|--|
| | 31.12.2012 | 31.12.2011 | 31.12.2012 | 31.12.2011 | |
| | RM'000 | RM'000 | RM'000 | RM'000 | |
| Revenue | 26,477 | 32,953 | 109,121 | 109,517 | |
| Operating Expenses | (29,482) | (34,707) | (117,250) | (117,312) | |
| Other Expenses | (696) | (818) | (1,996) | (1,740) | |
| Interest Income | 278 | 220 | 1,040 | 1,106 | |
| Other Operating Income | 1,100 | 2,383 | 3,002 | 4,123 | |
| Profit/(loss) from Operations | (2,323) | 31 | (6,083) | (4,306) | |
| Finance costs | (457) | (146) | (1,626) | (494) | |
| Investing Results | - | - | - | - | |
| Profit/(loss) before tax | (2,780) | (115) | (7,709) | (4,800) | |
| Tax | 731 | (1,467) | (77) | (2,254) | |
| Net Profit/(loss) for the period | (2,049) | (1,582) | (7,786) | (7,054) | |
| Other comprehensive income/(loss), net of tax - Exchange differences on translating foreign operations | (278) | 12 | 911 | 1,248 | |
| - Fair value of available-for-sale financial assets | (270) | 952 | 192 | (455) | |
| Other comprehensive income/(loss) for the period, net of tax | (548) | 964 | 1,103 | 793 | |
| for the period, net of dix | (0+0) | | 1,100 | 100 | |
| Total comprehensive income/(loss) for the period | (2,597) | (618) | (6,683) | (6,261) | |
| Profit/(loss) attributable to: | | | | | |
| Owners of the parent | (1,742) | (54) | (6,356) | (5,679) | |
| Minority Interests | (307) | (1,528) | (1,430) | (1,375) | |
| | (2,049) | (1,582) | (7,786) | (7,054) | |
| Total comprehensive income/(loss) attributable to: | (0.004) | 000 | (4.005) | | |
| Owners of the parent | (2,364) | 860 | (4,935) | (5,268) | |
| Minority Interests | (233) (2,597) | (1,478) (618) | (1,748) (6,683) | (993) (6,261) | |
| Earnings/(loss) per share attributable to | (2,001) | (010) | (0,000) | (0,201) | |
| equity holders of the parent: | | | | | |
| Basic/Diluted (sen) | (0.83) | (0.03) | (3.03) | (2.71) | |
| | | | | | |

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

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

Condensed Consolidated Statements of Financial Position

| | As at 31.12.2012 RM'000 | As at 31.12.2011 RM'000 |
|---|-------------------------------|-------------------------------|
| ASSETS | | |
| Non-current assets | | |
| Property, plant and equipment | 50,180 | 53,361 |
| Prepaid lease payments | 915 | 1,066 |
| Investment properties | 29,153 | 29,153 |
| Land held for property development | 9,610 | 10,766 |
| Available-for-sale financial assets | 18,770 | 18,040 |
| | 108,628 | 112,386 |
| Current assets | | |
| Inventories | 22,485 | 26,103 |
| Trade and other receivables | 59,637 | 60,316 |
| Available-for-sale financial assets | 4,114 | - |
| Cash and cash equivalents | 42,848 | 30,622 |
| | 129,084 | 117,041 |
| TOTAL ASSETS | 237,712 | 229,427 |
| EQUITY | | |
| Capital and reserves attributable to the Company's equity holders | | |
| Share capital | 209,940 | 209,940 |
| Reserves | (44,188) | (39,253) |
| Shareholders' Equity | 165,752 | 170,687 |
| Minority Interest | (3,590) | (1,842) |
| TOTAL EQUITY | 162,162 | 168,845 |
| LIABILITIES Non-current liabilities | | |
| Borrowings | 18,115 | 753 |
| Deferred liabilities | 876 | 1,794 |
| | 18,991 | 2,547 |
| Current liabilities | · · · · | |
| Trade and other payables | 44,841 | 47,573 |
| Borrowings | 11,572 | 10,000 |
| Derivative liabilities | 23 | - |
| Taxation | 123 | 462 |
| | 56,559 | 58,035 |
| TOTAL LIABILITIES | 75,550 | 60,582 |
| TOTAL EQUITY AND LIABILITIES | 237,712 | 229,427 |
| Net assets per share (RM) attributable to ordinary equity holders of the parent | 0.79 | 0.81 |

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

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

Condensed Consolidated Statement of Changes in Equity

| | | | | | | Non- Controlling | Total Equity | | |
|--|--|--------|--|----------------------------------|---------------------------------|---------------------------------|------------------|--------------------|------------------|
| | Share Sh Capital Prem RM'000 RM' | | Foreign Exchange Reserve RM'000 | Revaluation Reserve RM'000 | Fair Value Reserve RM'000 | Accumulated Losses RM'000 | Total RM'000 | Interest RM'000 | RM'000 |
| 12 months ended 31.12.2012 | | | | | | | | | |
| At 1.1.2012 | 209,940 | 34,299 | 15,138 | 1,168 | 242 | (90,100) | 170,687 | (1,842) | 168,845 |
| Profit/(loss) for the period Other comprehensive income/(loss) | - | - | - 1,229 | - | - 192 | (6,356) - | (6,356) 1,421 | (1,430) (318) | (7,786) 1,103 |
| Total comprehensive income/(loss) for the period | | - | 1,229 | - | 192 | (6,356) | (4,935) | (1,748) | (6,683) |
| At 31.12.2012 | 209,940 | 34,299 | 16,367 | 1,168 | 434 | (96,456) | 165,752 | (3,590) | 162,162 |
| 12 months ended 31.12.2011 | | | | | | | | | |
| At 1.1.2011 | 209,940 | 34,299 | 14,272 | 1,168 | 697 | (84,421) | 175,955 | (849) | 175,106 |
| Profit/(loss) for the period Other comprehensive income/(loss) Total comprehensive income/(loss) | - | - | - 866 | - | - (455) | (5,679) - | (5,679) 411 | (1,375) 382 | (7,054) 793 |
| for the period | - | - | 866 | - | (455) | (5,679) | (5,268) | (993) | (6,261) |
| At 31.12.2011 | 209,940 | 34,299 | 15,138 | 1,168 | 242 | (90,100) | 170,687 | (1,842) | 168,845 |

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2011)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

Consolidated Statements of Cash Flow

| | 12 Months Ended 31.12.2012 RM'000 | 12 Months Ended 31.12.2011 RM'000 |
|---|---|---|
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Profit/(loss) before tax | (7,709) | (4,800) |
| Adjustments for: | | |
| Depreciation & amortisation | 4,016 | 4,126 |
| Other non-cash items | (349) | (1,571) |
| Finance costs | 1,626 | 494 |
| Finance income | (1,040) | (1,106) |
| Operating profit/(loss) before working capital changes | (3,456) | (2,857) |
| Decrease/(increase) in property development cost | 3,317 | 3,402 |
| Decrease in inventories | 1,982 | 1,819 |
| Decrease/(increase) in trade and other receivables | 773 | 14,344 |
| Increase/(decrease) in trade and other payables | (1,897) | (19,245) |
| Cash generated from/(used in) operations | 719 | (2,537) |
| Interest paid | (1,511) | (494) |
| Tax paid | (1,399) | (6,271) |
| Net cash from/(used in) operating activities | (2,191) | (9,302) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Interest received | 1,031 | 1,083 |
| Expenditure on land held for property development | (525) | (623) |
| Acquisition of land for property development | - | (2,027) |
| Proceeds from disposal of available-for-sale financial assets | - | 3,473 |
| Purchase of available-for-sale financial assets | (4,163) | - |
| Purchase of property, plant and equipment | (916) | (1,476) |
| Proceeds from disposal of property, plant and equipment | 204 | 162 |
| Net dividend received | 163 | 8 |
| Net cash from/(used in) investing activities | (4,206) | 600 |
| CASH FLOWS FROM FINANCING ACTIVITIES | | |
| Loans and borrowings, net drawdown/(repayment) | 19,012 | (28,121) |
| Repayments of hire purchase payables | (310) | (352) |
| Withdrawal from sinking fund account | - | 1,457 |
| Net cash from/(used in) financing activities | 18,702 | (27,016) |
| Effects of exchange rate changes on cash and cash equivalents | (79) | 727 |
| NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS DURING THE FINANCIAL PERIOD | 12,226 | (34,991) |
| CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL PERIOD | 30,622 | 65,613 |
| CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD | 42,848 | 30,622 |

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

A1 Accounting Policies

The interim financial report is prepared in accordance with Financial Reporting Standards 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The figures have not been audited.

The interim financial report should be read in conjuction with the Group's audited financial statements for the financial year ended 31 December 2011. The 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 2011.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those of the audited financial statements for the financial year ended 31 December 2011, except for the adoption of the following Financial Reporting Standards ("FRS"), amendments to FRSs and IC Interpretations which are applicable for the Group's financial period beginning 1 January 2012.

| IC Interpretation 19 | Extinguishing Financial Liabilities |
|------------------------------------|--|
| Amendments to IC interpretation 14 | Prepayment of a Minimum Funding Requirement |
| FRS 124 | Related Party Disclosures (revised) |
| Amendments to FRS 1 | Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters |
| Amendments to FRS 7 | Disclosures - Transfers of Financial Assets |
| Amendments to FRS 112 | Deferred Tax - Recovery of Underlying Assets |

The adoption of the above FRSs, Amendments and IC Interpretation did not result in any significant changes in the accounting policies and presentations of the financial statement of the Group.

A2 Malaysian Financial Reporting Standards (MFRS)

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework"). The MFRS Framework is to be applied 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 ("MFRS 141") and IC Interpretation 15 Agreements for Construction of Real Estate ("IC 15"), including its parent, significant investor and venture (herein called "Transitioning Entities"). Transitioning Entities will be allowed to defer adoption of the new MFRS Framework for an additional one year. However, on 30 June 2012, MASB further extended the transitional period for another year. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual period beginning on or after 1 January 2014.

Financial statements that are drawn up in accordance with the new MFRS Framework will be equivalent to financial statements prepared by other jurisdictions which adopt IFRSs ("International Financial Reporting Standards").

The Group is subject to the application of IC Interpretation 15, therefore falls within the scope definition of Transitioning Entities and has opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the financial year ending 31 December 2014. In presenting the Group's first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

A2 Malaysian Financial Reporting Standards (MFRS) - Cont'd

The Group is currently assessing the implications and financial impact of transition to the MFRS Framework. Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements for the financial year ended 31 December 2012 could be different if prepared under the MFRS Framework.

A3 Audit Report of the Previous Annual Financial Report

The audit report of the previous annual financial report was not qualified.

A4 Seasonality or Cyclicality of Interim Operations

The Group's operations were not significantly affected by any seasonal or cyclical factors.

A5 Unusual Items Affecting the Financial Statements

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their material effect in the current quarter under review.

A6 Changes in Accounting Estimates

There were no changes in estimates of amount reported in prior interim periods or prior financial years that have a material effect in the current quarter under review.

A7 Debt and Equity Securities

There were no issuance of debt and equity securities, share buy back, share cancellation, share held as treasury and resale of treasury share during the financial period ended 31 December 2012.

A8 Dividends Paid

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

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

A9 Segment Reporting

The Group is organised on a worldwide basis into four main business segments:

- (a) Property development
- develop and sale of residential and commercial properties & car park operation
- (b) Investment Holding
- investment in properties and holding company
- -(c) Manufacturing & trading manufacture of assorted wires and trading
- (d) Leisure and entertainment
- cinema business

Other operations of the Group mainly comprise of dormant companies which are not of sufficient size to be reported separately

| Property Development RM'000 | Investment Holding RM'000 | Manufacturing & Trading RM'000 | Leisure & Entertainment RM'000 | Others RM'000 | Elimination RM'000 | Total RM'000 |
|-----------------------------------|---|---|---|---|--|--|
| | | | | | | |
| 54,977 | 1,204 | 51,253 | 1,687 | - | - | 109,121 |
| - | 13,071 | - | - | - | (13,071) | - |
| 54,977 | 14,275 | 51,253 | 1,687 | - | (13,071) | 109,121 |
| | | | | | | |
| 3,026 | (3,617) | 37 | (1,804) | 291 | - | (2,067) |
| (58) | (1,070) | (498) | - | - | - | (1,626) |
| (633) | (343) | (1,277) | (1,763) | - | - | (4,016) |
| 2,335 | (5,030) | (1,738) | (3,567) | 291 | - | (7,709) |
| (571) | 2 | 480 | 15 | (3) | - | (77) |
| | | | | | | |
| 1,764 | (5,028) | (1,258) | (3,552) | 288 | - | (7,786) |
| - | - | - | 1,430 | - | - | 1,430 |
| | | | | | | |
| 1,764 | (5,028) | (1,258) | (2,122) | 288 | - | (6,356) |
| | | | | | | |
| 108,354 | 77,412 | 35,135 | 15,515 | 1,296 | - | 237,712 |
| 24,600 | 20,136 | 13,478 | 17,328 | 8 | - | 75,550 |
| | Development RM'000 54,977 - - - - - - - - - - - - - - - - - - | Development RM'000 Holding RM'000 54,977 1,204 - 13,071 54,977 14,275 3,026 (3,617) (58) (1,070) (633) (343) 2,335 (5,030) (571) 2 1,764 (5,028) - - 1,764 (5,028) 108,354 77,412 | Development RM'000 Holding RM'000 & Trading RM'000 54,977 1,204 51,253 - 13,071 - 54,977 14,275 51,253 3,026 (3,617) 37 (58) (1,070) (498) (633) (343) (1,277) 2,335 (5,030) (1,738) (571) 2 480 1,764 (5,028) (1,258) - - - 1,764 (5,028) (1,258) 108,354 77,412 35,135 | Development RM'000 Holding RM'000 & Trading RM'000 Entertainment RM'000 54,977 1,204 51,253 1,687 - 13,071 - - 54,977 14,275 51,253 1,687 3,026 (3,617) 37 (1,804) (58) (1,070) (498) - (633) (343) (1,277) (1,763) 2,335 (5,030) (1,738) (3,567) (571) 2 480 15 1,764 (5,028) (1,258) (3,552) - - 1,430 1,764 (5,028) (1,258) (2,122) 108,354 77,412 35,135 15,515 | $\begin{array}{c c c c c c c c c c c c c c c c c c c $ | $\begin{array}{c c c c c c c c c c c c c c c c c c c $ |

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

| 12 months ended 31.12.2011 | Property Development RM'000 | Investment Holding RM'000 | Manufacturing & Trading RM'000 | Leisure & Entertainment RM'000 | Others RM'000 | Elimination RM'000 | Total RM'000 |
|---|-----------------------------------|---------------------------------|--------------------------------------|--------------------------------------|------------------|-----------------------|------------------|
| Segment Revenue | | | | | | | |
| External revenue | 56,504 | 1,250 | 49,417 | 2,346 | - | - | 109,517 |
| Intersegment revenue | - | 12,179 | - | - | - | (12,179) | - |
| | 56,504 | 13,429 | 49,417 | 2,346 | - | (12,179) | 109,517 |
| Segment Results | | | | | | | |
| Profit/(loss) from operations | 5,726 | (3,692) | (534) | (1,683) | 3 | - | (180) |
| Finance costs | (89) | (31) | (374) | - | - | - | (494) |
| Depreciation & amortisation | (704) | (333) | (1,307) | (1,782) | - | - | (4,126) |
| Profit/(loss) before tax | 4,933 | (4,056) | (2,215) | (3,465) | 3 | - | (4,800) |
| Tax | (2,693) | 2 | 617 | (177) | (3) | - | (2,254) |
| Profit/(loss) from ordinary activities after tax Minority interests | 2,240 | (4,054) - | (1,598) - | (3,642) 1,375 | - | - | (7,054) 1,375 |
| Net profit/(loss) attributable to shareholders | 2,240 | (4,054) | (1,598) | (2,267) | | - | (5,679) |
| Assets and Liabilities | | | | | | | |
| Segment assets | 115,505 | 60,414 | 34,893 | 17,520 | 1,095 | - | 229,427 |
| Segment liabilities | 30,309 | 727 | 13,009 | 16,245 | 292 | - | 60,582 |

A10 Valuation of Property, Plant & Equipment

The valuation of property, plant and equipment have been brought forward, without amendments from the previous annual financial report.

A11 Material Events Subsequent to the End of the Interim Period

There were no material events subsequent to the current financial period ended 31 December 2012 up to date of this report.

A12 Changes in the Composition of the Group

On 3 August 2012, the Company's wholly-owned dormant subsidiary company, Erico Estates Sdn Bhd has been struck off from the register of Companies Commission of Malaysia pursuant to Section 308(4) of the Companies Act, 1965.

Other than as disclosed, there were no changes in the composition of the Group during the current financial period ended 31 December 2012.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

A13 Changes in Contingent Liabilities and Contingent Assets

There were no contingent liabilities and contingent assets since 30 September 2012.

A14 Outstanding Commitments

There were no outstanding commitments for the financial period under review.

A15 Significant Known Related Party Disclosures

There is no significant known related party transaction during the financial period.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

ADDITIONAL INFORMATION REQUIRED PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Company and its Principal Subsidiaries

For the Quarter

The Group registered a revenue of RM26.48 million and a loss before tax of RM2.78 million in the fourth quarter ended 31 December 2012 as compared to a revenue of RM32.95 million and a loss before tax of RM0.12 million in the preceding year fourth quarter. The property division recorded a decrease of RM6.6 million in revenue and RM1.23m of profit before tax due to slower progress of Zenith Condominium, Taman Saikat and Bandar Meru Raya development works. Lower loss was recorded in the preceding year fourth quarter due to a write-back of provision for doubtful debts of RM1.75m of a subsidiary company.

For the Twelve months period

The Group's revenue of RM109.12 million for the financial year ended 31 December 2012 represents a 0.4% or RM0.4 million decrease from RM109.52 million in the corresponding year ended 31 December 2011. The manufacturing and trading division recorded an increase of RM1.84 million revenue as a result of higher domestic and export demand, while the property division recorded a decrease of RM1.52 million due to lower contribution of Bandar Meru Raya project and decrease in Sale of Kelana Square stock units.

Gross Profit margin of the Group decreased from 12.2% for the financial year ended 31 December 2011 to 11.5% in the financial year ended 31 December 2012 mainly due to lower margin from the Group's property development projects.

Operating loss before tax of the Group for the financial year ended 31 December 2012 was higher at RM7.71 million as compared with a loss of RM4.8 million in the corresponding financial year ended 31 December 2011. This was mainly due to higher interest expense in respect of a term loan drawndown in the financial period under review by the Group's investment holding division and lower profit from the property division. Lower loss was recorded in the preceding financial year due to a write-back of provision for doubtful debts of RM1.75m of a subsidiary company.

B2 Explanatory comments on Any Material Change in the Profit Before Taxation for the Quarter Reported on as Compared with the Immediate Preceding Quarter

Fourth Quarter 2012 vs Third Quarter 2012

During the 3 months ended 31 December 2012, the Group recorded a total revenue of RM26.48 million, an increase of RM4.58 million from RM21.9 million in the preceding 3 months ended 30 September 2012. The increase in revenue was mainly due to higher contribution from the property, and manufacturing and trading divisions.

The property division recorded a 37% increase in revenue from RM9.57 million in the Third Quarter 2012 to RM13.10 million in the Fourth Quarter 2012 mainly due to higher contribution from the Zenith condominium project and sale of completed stock units.

The manufacturing and trading division recorded an 8% increase in revenue from RM11.72 million in the Third Quarter 2012 to RM12.66 million in the Fourth Quarter 2012. Sales in the Fourth Quarter was higher than the Third Quarter due to higher domestic and export sales.

Loss before tax was lower at RM2.78 million in the Fourth Quarter 2012 as compared to RM3.14 million in the Third Quarter 2012 mainly due to higher profit recognition by the property division as a result of higher work progress, higher manufacturing sales and a write-back of certain accrued expenses.

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INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

B3 Commentary on Prospects

The outlook for the global economy is expected to remain modest in 2013 with marginally higher projection for growth at 3.9% and lower unemployment in most regions. The Malaysian economy, supported by improving exports and strong domestic demand, is expected to strengthen further and grow at the faster rate of 4.5% to 5.5% in 2013. Private investment is expected to drive economic growth in 2013, underpinned by the ongoing implementation of the Economic Transformation Programme ("ETP") and vibrant construction activity. Despite the continuing uncertainties in the external environment, the accomodative interest policy is expected to favour the general business environment.

The property division is expected to be the main contributor to the Group's results in 2013 from its on-going development projects and new property launches. Faced with intense competition, the Group expects the manufacturing division's operating environment in 2013 to be broadly similar to 2012. Hence, efforts are focused on containing costs and retaining its core customers.

B4 Explanatory Notes for Variance of Actual Profit from Forecast Profit / Profit Guarantee

Not applicable.

| 31.12.2012 31.12. RM'000 RN | |
|---|-------|
| Taxation based on the results for the period: | |
| Malaysian taxation (80) 1 | ,032 |
| Overseas taxation (14) | 41 |
| Transfer to/(from) deferred taxation (580) | (918) |
| (674) | 155 |
| Under/(over) provision of taxation in | |
| respect of prior periods (57) | (78) |
| (731) | 77 |

The disproportionate tax charge in the current period was mainly due to non availability of group relief in respect of losses incurred by certain subsidiary companies, certain expenses which are not deductible for tax purposes certain income which are not subject to tax.

B6 Status of Corporate Proposals

No corporate proposal was undertaken by the Group in the financial period ended 31 December 2012.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

B7 Group Borrowings

| Group Dorrowings | As at 31.12.2012 RM'000 |
|--|-------------------------------|
| Current | |
| Secured:- | |
| RM denominated | 11,572 |
| Non-current Secured:- | |
| RM denominated | 18,115 |
| Borrowings maturity: | |
| Less than one year | 11,572 |
| Later than one year and not later than two years | 1,802 |
| Later than two years and not later than five years | 8,008 |
| Later than five years | 8,305 |
| | 29,687 |

B8 Realised and Unrealised Losses

| | As at 31.12.2012 RM'000 | As at 31.12.2011 RM'000 |
|--|-------------------------------|-------------------------------|
| Total accumulated losses of South Malaysia Industries Berhad and its subsidiaries | | |
| - Realised | (127,705) | (119,791) |
| - Unrealised | (1,909) | (2,787) |
| | (129,614) | (122,578) |
| Less: consolidated adjustments | 33,159 | 32,478 |
| Total Group accumulated losses | (96,455) | (90,100) |

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

B9 Derivative Financial Instruments

As at 31 December 2012, the outstanding foreign currency forward contracts are as follows:

| | Contract/ | | Fair |
|----------------------------|-----------|--------|---------|
| | Notional | Fair | Value |
| Type of Derivative | Value | Value | Changes |
| | RM'000 | RM'000 | RM'000 |
| Foreign Exchange Contracts | | | |
| Less than 1 year | | | |
| - USD demoninated | 3,867 | 3,844 | 23 |

The Group enters into foreign currency forward contracts to hedge its estimated net exposure to movements in exchange rates arising mainly from purchases.

As foreign currencies contracts are hedged with creditworthy financial institutions in line with the Group's policy, the Group does not foresee any significant credit and market risks.

There are also no cash requirement risks as the Group only uses forward foreign currencies contracts as its hedging instruments.

The fair value of forward exchange contract is determined by using the market rates at the end of the reporting period and changes in the fair value is recognised in the profit or loss. The subsequent cumulative changes in the fair value of the commitment attributable to the hedged risk is recognised as an asset or a liability with the corresponding gain or loss recognised in the profit or loss.

B10 Material Litigation

As at the date of this report, there is no pending material litigation for the Group.

B11 Dividends

The Directors do not recommend any payment of dividend for the financial period ended 31 December 2012.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER AND FINANCIAL PERIOD ENDED 31 DECEMBER 2012

NOTES TO THE INTERIM FINANCIAL REPORT

B12 Profit/(Loss) From Operations

The following items have been charged/(credited) in arriving at profit/(loss) from operations:

| | 3 Months Ended | | 12 Months Ended | |
|---|----------------------|----------------------|----------------------|----------------------|
| | 31.12.2012 RM'000 | 31.12.2011 RM'000 | 31.12.2012 RM'000 | 31.12.2011 RM'000 |
| (a) Other income including investment income | (1,106) | (2,366) | (2,963) | (3,907) |
| (b) Depreciation and amortisation | 1,011 | 1,055 | 4,016 | 4,126 |
| (c) Provision for and write-off of receivables | 23 | 115 | 30 | 115 |
| (d) Loss/(gain) on disposal of quoted investments | - | (17) | - | (216) |
| (e) Foreign exchange loss/(gain) | 64 | 33 | 452 | 188 |
| (f) Loss/(gain) on derivatives | 32 | - | 164 | - |

Other than the above, there were no impairment of assets, gain or loss on derivative, provision for and write off of inventories and exceptional items for the current quarter and financial period ended 31 December 2012.

B13 Earnings per Share

| | 3 Months Ended | | 12 Months Ended | |
|---|----------------------|----------------------|----------------------|----------------------|
| | 31.12.2012 RM'000 | 31.12.2011 RM'000 | 31.12.2012 RM'000 | 31.12.2011 RM'000 |
| (a) Basic Earnings per Share | | | | |
| Net Profit/(loss) attributable to shareholders | (1,742) | (54) | (6,356) | (5,679) |
| Weighted average number of shares in issue ('000) | 209,940 | 209,940 | 209,940 | 209,940 |
| Basic earnings/(loss) per share (sen) | (0.83) | (0.03) | (3.03) | (2.71) |

(b) Diluted Earnings per Share

There is no dilutive event as at 31 December 2012 and 31 December 2011. Therefore, the diluted EPS is the same as the basic EPS.

By Order of the Board

Tan Siew Chin Company Secretary Kuala Lumpur Date: 25 February 2013