(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

Condensed Consolidated Statements of Comprehensive Income

	3 Months	Ended	3 Months Ended		
	31.3.2013	31.3.2012	31.3.2013	31.3.2012	
	RM'000	RM'000	RM'000	RM'000	
Revenue	17,962	30,780	17,962	30,780	
Operating Expenses	(21,047)	(32,181)	(21,047)	(32,181)	
Other Expenses	(258)	(265)	(258)	(265)	
Interest Income	240	182	240	182	
Other Operating Income	1,023	510	1,023	510	
Profit/(loss) from Operations	(2,080)	(974)	(2,080)	(974)	
Finance costs	(539)	(137)	(539)	(137)	
Investing Results	-	-	-	-	
Profit/(loss) before tax	(2,619)	(1,111)	(2,619)	(1,111)	
Tax	(87)	(390)	(87)	(390)	
Net Profit/(loss) for the period	(2,706)	(1,501)	(2,706)	(1,501)	
Other comprehensive income/(loss), net of tax - Exchange differences on translating foreign operations - Fair value of available-for-sale financial assets	563 281	193 -	563 281	193 -	
Other comprehensive income/(loss) for the period, net of tax	844	193	844	193	
Total comprehensive income/(loss) for the period	(1,862)	(1,308)	(1,862)	(1,308)	
Profit/(loss) attributable to: Owners of the parent Minority Interests	(2,498) (208) (2,706)	(1,198) (302) (1,501)	(2,498) (208) (2,706)	(1,198) (302) (1,501)	
Total comprehensive income/(loss) atrributable to: Owners of the parent Minority Interests	(1,634) (228) (1,862)	(722) (586) (1,308)	(1,634) (228) (1,862)	(722) (586) (1,308)	
Earnings/(loss) per share attributable to equity holders of the parent: Basic/Diluted (sen)	(1.19)	(0.57)	(1.19)	(0.57)	

(The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 December 2012)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

Condensed Consolidated Statements of Financial Position

	As at 31.03.2013 RM'000	As at 31.12.2012 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	49,490	50,180
Prepaid lease payments	898	915
Investment properties	29,153	29,153
Land held for property development	9,725	9,610
Available-for-sale financial assets	19,520	18,770
	108,786	108,628
Current assets		
Inventories	25,985	22,485
Trade and other receivables	55,259	57,509
Available-for-sale financial assets	4,153	4,114
Cash and cash equivalents	39,320	42,848
	124,717	126,956
TOTAL ASSETS	233,503	235,584
EQUITY Capital and reserves attributable to the Company's equity holders		
Share capital	209,940	209,940
Reserves	(45,821)	(44,187)
Shareholders' Equity	164,119	165,753
Minority Interest	(3,818)	(3,590)
TOTAL EQUITY	160,301	162,163
LIABILITIES Non-current liabilities		
Borrowings	17,897	18,115
Deferred liabilities	868	876
	18,765	18,991
Current liabilities		
Trade and other payables	36,736	42,712
Borrowings	17,595	11,572
Derivative liabilities	-	23
Taxation	106	123
	54,437	54,430
TOTAL LIABILITIES	73,202	73,421
TOTAL EQUITY AND LIABILITIES	233,503	235,584
Net assets per share (RM) attributable to ordinary equity holders of the parent	0.78	0.79

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 December 2012)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

Condensed Consolidated Statement of Changes in Equity

						Non- Controlling	Total Equity		
	Share Capital RM'000	Share Premium RM'000	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
3 months ended 31.3.2013									
At 1.1.2013	209,940	34,299	16,367	1,168	434	(96,455)	165,753	(3,590)	162,163
Profit/(loss) for the period Other comprehensive income/(loss) Total comprehensive income/(loss)	-	-	- 583	-	- 281	(2,498) -	(2,498) 864	(208) (20)	(2,706) 844
for the period	-	-	583	-	281	(2,498)	(1,634)	(228)	(1,862)
At 31.3.2013	209,940	34,299	16,950	1,168	715	(98,953)	164,119	(3,818)	160,301
3 months ended 31.3.2012									
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) Total comprehensive income/(loss)	-	-	- 476	-	-	(1,198) -	(1,198) 476	(303) (283)	(1,501) 193
for the period	-	-	476	-	-	(1,198)	(722)	(586)	(1,308)
At 31.3.2012	209,940	34,299	15,614	1,168	242	(91,298)	169,965	(2,428)	167,537

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2012)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

Consolidated Statements of Cash Flow

	3 Months Ended 31.3.2013 RM'000	3 Months Ended 31.3.2012 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(loss) before tax	(2,619)	(1,111)
Adjustments for:		
Depreciation & amortisation	988	993
Other non-cash items	(536)	(4)
Finance costs	539	137
Finance income	(240)	(182)
Operating profit/(loss) before working capital changes	(1,868)	(167)
Decrease/(increase) in property development cost	822	1,232
Decrease/(increase) in inventories	(4,323)	1,719
Decrease/(increase) in trade and other receivables	2,538	5,768
Increase/(decrease) in trade and other payables	(5,478)	(5,018)
Cash generated from/(used in) operations	(8,309)	3,534
Interest paid	(541)	(137)
Tax paid	(406)	(219)
Net cash from/(used in) operating activities	(9,256)	3,178
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	247	181
Expenditure on land held for property development	(116)	(49)
Purchase of property, plant and equipment	(99)	(85)
Net cash from/(used in) investing activities	32	47
CASH FLOWS FROM FINANCING ACTIVITIES		
Loans and borrowings, net drawdown/(repayment)	5,586	21,141
Repayments of hire purchase payables	35	(44)
Net cash from/(used in) financing activities	5,621	21,097
Effects of exchange rate changes on cash and cash equivalents	75	(138)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS DURING THE FINANCIAL PERIOD	(3,528)	24,184
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL PERIOD	42,848	30,622
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD	39,320	54,806

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

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 2012. 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 2012.

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 2012, 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 2013.

Amendments to FRS 101	Presentation of Items of Other Comprehensive Income
FRS 10	Consolidated Financial Statements
FRS 11	Joint Arrangements
FRS 12	Disclosure of interests in Other Entities
FRS 13	Fair Value Measurement
FRS 119 (2011)	Employee Benefits
FRS 127 (2011)	Separate Financial Statements
FRS 128 (2011)	Investments in Asociates and Joint Ventures
FRS 3	Business Combinations (IFRS 3 issued by IASB in March 2004)
FRS 127	Consolidated and Separate Financial Statements (1AS 27 revised by
	IASB in December 2003)
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine
Amendments to FRS 1	Government Loans
Amendments to FRS 7	Disclosure - Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 10, 11 & 12	Consolidated Financial Statements, Joint Arrangements and Disclosure
	of Interests in Other Entities: Transition Guidance
Amondmonte to EDSe "Improvement t	$t_{0} \in DS_{0}(2012)$

Amendments to FRSs "Improvement to FRSs (2012)".

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").

On 30 June 2012, MASB announced that the mandatory effective date for adoption of the new MFRS by Transitioning is deferred from 1 January 2013 to 1 January 2014.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

NOTES TO THE INTERIM FINANCIAL REPORT

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

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.

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 March 2013.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

NOTES TO THE INTERIM FINANCIAL REPORT

A8 Dividends Paid

No dividend has been paid during the financial period ended 31 March 2013.

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

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

3 months ended 31.03.2013	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	3,716	278	13,652	316	-	-	17,962
Intersegment revenue	-	13	-	-	-	(13)	-
	3,716	291	13,652	316	-	(13)	17,962
Segment Results							
Profit/(loss) from operations	(528)	(829)	351	(75)	(11)	-	(1,092)
Finance costs	(29)	(332)	(178)	-	-	-	(539)
Depreciation & amortisation	(160)	(84)	(318)	(426)	-	-	(988)
Profit/(loss) before tax	(717)	(1,245)	(145)	(501)	(11)	-	(2,619)
Тах	(81)	-	3	(8)	(1)	-	(87)
Profit/(loss) from ordinary							
activities after tax	(798)	(1,245)	(142)	(509)	(12)	-	(2,706)
Minority interests	-	-	-	208	-	-	208
Net profit/(loss) attributable							
to shareholders	(798)	(1,245)	(142)	(301)	(12)	-	(2,498)
Assets and Liabilities							
Segment assets	102,057	72,337	42,568	15,254	1,287	-	233,503
Segment liabilities	18,825	19,928	18,974	15,466	9	-	73,202

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

NOTES TO THE INTERIM FINANCIAL REPORT

3 months ended 31.03.2012	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	16,937	310	13,149	384	-	-	30,780
Intersegment revenue	-	13	-	-	-	(13)	-
	16,937	323	13,149	384	-	(13)	30,780
Segment Results							
Profit/(loss) from operations	1,329	(870)	(29)	(412)	1	-	19
Finance costs	(11)	(8)	(118)	-	-	-	(137)
Depreciation & amortisation	(158)	(83)	(313)	(439)	-	-	(993)
Profit/(loss) before tax	1,160	(961)	(460)	(851)	1	-	(1,111)
Tax	(374)	-	3	(18)	(1)	-	(390)
Profit/(loss) from ordinary activities after tax Minority interests	786	(961)	(457)	(869) 303	-	-	(1,501) 303
Net profit/(loss) attributable to shareholders	786	(961)	(457)	(566)	-	-	(1,198)
Assets and Liabilities							
Segment assets	109,107	81,581	35,442	16,412	1,096	-	243,638
Segment liabilities	25,018	20,726	14,018	16,045	293	-	76,100

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 March 2013 up to date of this report.

A12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial period ended 31 March 2013.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

NOTES TO THE INTERIM FINANCIAL REPORT

A13 Changes in Contingent Liabilities and Contingent Assets

There were no contingent liabilities and contingent assets since 31 December 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.

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 RM17.96 million and a loss before tax of RM2.62 million in the first quarter ended 31 March 2013 as compared to a revenue of RM30.78 million and a loss before tax of RM1.11 million in the preceding year first quarter. The property division recorded a decrease of RM13.22 million in revenue and RM1.89m of profit before tax mainly due to slower progress of Zenith Residences as the project is nearing completion.

Gross Profit margin of the Group decreased marginally from 11.3% for the financial period ended 31 March 2012 to 11.1% in the financial period ended 31 March 2013 mainly due to lower margin from the Group's property development projects.

Operating loss before tax of the Group for the financial period ended 31 March 2013 was higher at RM2.62 million as compared with a loss of RM1.11 million in the corresponding financial period ended 31 March 2012. This was mainly due to higher interest expense in respect of a term loan and lower profit from the property division in the financial period under review.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

NOTES TO THE INTERIM FINANCIAL REPORT

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

First Quarter 2013 vs Fourth Quarter 2012

During the 3 months ended 31 March 2013, the Group recorded a total revenue of RM17.96 million, a decrease of RM8.52 million from RM26.48 million in the preceding 3 months ended 31 December 2012. The decrease in revenue was mainly due to lower contribution from the property, and manufacturing and trading divisions.

The property division recorded a 72% decrease in revenue from RM13.1 million in the fourth quarter 2012 to RM3.7 million in the first quarter 2013 mainly due to lower contribution from the Zenith condominium project and sale of completed stock units.

The manufacturing and trading division recorded an 8% increase in revenue from RM12.66 million in the fourth quarter 2012 to RM13.65 million in the first quarter 2013. Sales in the first quarter 2013 was higher than the fourth quarter 2013 due to higher trading sales.

Loss before tax was lower at RM2.62 million in the first quarter 2013 as compared to RM2.78 million in the Fourth Quarter 2013 mainly due to write back of liabilities discharged.

B3 Commentary on Prospects

The outlook for the global economy is expected to remain modest in 2013 with a projection for growth at 3.3% given the uneven recovery in advanced economies. The Malaysian economy, supported by strong domestic demand, is expected to grow at of 5% to 6% 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. The favourable economic conditions and the accomodative interest rates are expected to improve 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 improving operating margin and retaining its core customers.

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

Not applicable.

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INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

NOTES TO THE INTERIM FINANCIAL REPORT

-	Taxation Taxation based on the results for the period:	3 months Ended 31.03.2013 RM'000
	Malaysian taxation	87
	Overseas taxation	8
	Transfer to/(from) deferred taxation	(8)
		87
	Under/(over) provision of taxation in	
	respect of prior periods	-
		87

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 March 2013.

B7 Group Borrowings

Group Borroumge	As at 31.03.2013 RM'000
Current	
Secured:-	
RM denominated	17,595
Non-current	
Secured:-	
RM denominated	17,897
Borrowings maturity:	
Less than one year	17,595
Later than one year and not later than two years	1,858
Later than two years and not later than five years	8,291
Later than five years	7,748
	35,492

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

NOTES TO THE INTERIM FINANCIAL REPORT

B8 Realised and Unrealised Losses

	As at 31.3.2013 RM'000	As at 31.12.2012 RM'000
Total accumulated losses of South Malaysia Industries Berhad		
and its subsidiaries		
- Realised	(138,354)	(137,504)
- Unrealised	(1,912)	(1,909)
	(140,266)	(139,414)
Less: consolidated adjustments	41,313	42,959
Total Group accumulated losses	(98,953)	(96,455)

B9 Derivative Financial Instruments

There were no derivative financial instruments as at financial period ended 31 March 2013.

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 March 2013.

B12 Profit/(Loss) From Operations

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

	12 Months Ended	
	31.03.2013 RM'000	31.03.2012 RM'000
(a) Other income including investment income	(991)	(506)
(b) Depreciation and amortisation	988	993
(c) Provision for and write-off of receivables	-	-
(d) Loss/(gain) on disposal of quoted investments	-	-
(e) Foreign exchange loss/(gain)	31	28
(f) Loss/(gain) on derivatives	(30)	-

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 March 2013.

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INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2013

NOTES TO THE INTERIM FINANCIAL REPORT

B13 Earnings per Share

Barnings per Share	3 Months Ended	
	31.3.2013 RM'000	31.3.2012 RM'000
(a) Basic Earnings per Share		
Net Profit/(loss) attributable to shareholders	(2,498)	(1,198)
Weighted average number of shares in issue ('000)	209,940	209,940
Basic earnings/(loss) per share (sen)	(1.19)	(0.57)

(b) Diluted Earnings per Share

There is no dilutive event as at 31 March 2013 and 31 March 2012. Therefore, the diluted EPS is the same as the basic EPS.

By Order of the Board

Tan Siew Chin Company Secretary Kuala Lumpur Date: 27 May 2013