

(Company No: 7867-P) (Incorporated in Malaysia)

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 30 April 2010 The figures have not been audited.

${\bf CONDENSED} \ {\bf CONSOLIDATED} \ {\bf INCOME} \ {\bf STATEMENT}$

For the financial quarter ended 30 April 2010

| For the infancial quarter ended 50 April 2010 | | | | | | | |
|---|-----------|----------------|--------------------|---------------|--|--|--|
| | INDIVIDUA | L QUARTER | CUMULATIVE QUARTER | | | | |
| | Current | Preceding year | Current | Preceding | | | |
| | year | corresponding | year | corresponding | | | |
| | quarter | quarter | to date | period | | | |
| | | | | | | | |
| | 30.4.2010 | 30.4.2009 | 30.4.2010 | 30.4.2009 | | | |
| | RM'000 | RM'000 | RM'000 | RM'000 | | | |
| | | | | | | | |
| D. | 150 502 | 112 712 | 502 120 | 254.055 | | | |
| Revenue | 179,502 | 113,742 | 503,130 | 374,975 | | | |
| | | | | | | | |
| Operating profit | 19,368 | 11,055 | 48,201 | 26,902 | | | |
| | | | | | | | |
| Interest expense | (496) | (313) | (800) | (1,480) | | | |
| | | | | | | | |
| Investing results | 418 | 397 | 1,643 | 817 | | | |
| | | | | | | | |
| Profit before tax | 19,290 | 11,139 | 49,044 | 26,239 | | | |
| | | , | , | , | | | |
| Taxation | (2,046) | (880) | (5,122) | (2,483) | | | |
| Taxation | (2,040) | (880) | (3,122) | (2,463) | | | |
| T) 64.6 41 1.1 | 15.044 | 10.250 | 42.022 | 22.55(| | | |
| Profit for the period | 17,244 | 10,259 | 43,922 | 23,756 | | | |
| | | | | | | | |
| Attributable to: | | | | | | | |
| Equity holders of the Company | 16,823 | 9,989 | 42,489 | 23,085 | | | |
| | | | | | | | |
| Minority interest | 421 | 270 | 1,433 | 671 | | | |
| • | | | | | | | |
| Profit for the period | 17,244 | 10,259 | 43,922 | 23,756 | | | |
| Tronctor the period | 17,211 | 10,227 | 10,722 | 20,700 | | | |
| Earnings per share attributable to equity | | | | | | | |
| holders of the Company (sen): | | | | | | | |
| • • • | 7.01 | 1.61 | 10.53 | 10.53 | | | |
| Basic | 7.81 | 4.64 | 19.73 | 10.72 | | | |
| Diluted | 7.01 | 161 | 10.72 | 10.72 | | | |
| Diluteu | 7.81 | 4.64 | 19.73 | 10.72 | | | |

(The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Report for the year ended 31 July 2009)



(Company No.7867-P) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEET As at 30 April 2010

| As at 30 April 2010 | | |
|--|----------------------|------------------|
| | AS AT | AS AT |
| | CURRENT | PRECEDING |
| | FINANCIAL | FINANCIAL |
| | QUARTER ENDED | YEAR ENDED |
| | 30.4.2010 | 31.07.2009 |
| | RM'000 | RM'000 |
| ASSETS | (Unaudited) | (Audited) |
| Non-current assets | | |
| Property, plant and equipment | 164,337 | 169,818 |
| Land held for property development | 222,085 | 170,512 |
| Prepaid land lease payments | 32,977 | 33,580 |
| Investment in associates | 8,557 | 6,915 |
| Other investments | 5,217 | 5,329 |
| Intangible assets | 16,718 | - |
| | 449,891 | 386,154 |
| Current assets | | , |
| Property development costs | 33,523 | 38,664 |
| Inventories | 52,130 | 61,682 |
| Trade and other receivables | 107,304 | 82,492 |
| Cash and bank balances | 27,347 | 15,619 |
| | 220,304 | 198,457 |
| | | <u> </u> |
| TOTAL ASSETS | 670,195 | 584,611 |
| EQUITAL AND LIABILITIES | | |
| EQUITY AND LIABILITIES | | |
| Equity attributable to equity holders of the Company | 117.000 | 115 000 |
| Share capital | 115,000 | 115,000 |
| Reserves | 290,401 | 260,094 |
| tarte to the control of | 405,401 | 375,094 |
| Minority interests | 37,269 | 36,136 |
| Total equity | 442,670 | 411,230 |
| Non-current liabilities | | |
| | 20.052 | 22 162 |
| Borrowings Retirement benefit obligations | 29,953 5,938 | 22,163 |
| Deferred tax liabilities | | 5,968 |
| Defended tax fraofinites | 16,984 52,875 | 17,723 |
| | 32,873 | 45,854 |
| Current liabilities | | |
| Borrowings | 64,766 | 14,451 |
| Retirement benefit obligations | 109 | 255 |
| | 106,972 | 111,416 |
| Trade and other payables | | |
| Income tax payable | 2,803 | 1,405 |
| | 174,650 | 127,527 |
| Total liabilities | 227,525 | 173,381 |
| TOTAL EQUITY AND LIABILITIES | 670,195 | 584,611 |
| | 0,0,200 | 20.,021 |
| Net assets per share attributable to ordinary equity holders of the Company (RM) | 1.88 | 1.74 |
| equity notices of the Company (1911) | 1.00 | 1./4 |

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report for the year ended 31 July 2009)



(Company No: 7867-P) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 APRIL 2010

| |]. | | | - Non-distributal | | | | | | | |
|--|-----------------------------|----------------------------|--|--|------------------------------|--|--|--------------------------------|-----------------|---------------------------------|---------------------------|
| | Issued capital RM'000 | Share premium RM'000 | Property revaluation surplus RM'000 | Foreign exchange reserve RM'000 | Treasury shares RM'000 | Warrant and other reserves RM'000 | Capital redemption reserve RM'000 | Retained earnings RM'000 | Total RM'000 | Minority interests RM'000 | Total equity RM'000 |
| At 1 August 2009 | 115,000 | 21,350 | 35,878 | 984 | (21,081) | 461 | 17,467 | 205,035 | 375,094 | 36,136 | 411,230 |
| Profit for the period | - | - | - | - | - | - | - | 42,489 | 42,489 | 1,433 | 43,922 |
| Currency translation differences, representing net loss not recognised in the income statement | - | - | - | (1,412) | - | - | - | - | (1,412) | (227) | (1,639) |
| Additional interest in existing subsidiary | - | - | - | - | - | - | - | - | - | (73) | (73) |
| Dividends | - | - | - | - | - | - | - | (10,770) | (10,770) | - | (10,770) |
| At 30 April 2010 | 115,000 | 21,350 | 35,878 | (428) | (21,081) | 461 | 17,467 | 236,754 | 405,401 | 37,269 | 442,670 |
| | | | | | | | | | | | |
| At 1 August 2008 | 115,223 | 21,994 | 38,103 | (1,470) | (21,725) | 461 | 17,244 | 176,121 | 345,951 | 34,969 | 380,920 |
| Profit for the period | - | - | - | - | - | - | - | 23,085 | 23,085 | 671 | 23,756 |
| Cancellation of treasury shares | (223) | (644) | - | - | 644 | - | 223 | - | - | - | - |
| Currency translation differences, representing net gain not recognised in the income statement | - | - | - | 2,458 | - | - | - | - | 2,458 | 355 | 2,813 |
| Dividends | - | - | - | - | - | - | - | (10,770) | (10,770) | (263) | (11,033) |
| At 30 April 2009 | 115,000 | 21,350 | 38,103 | 988 | (21,081) | 461 | 17,467 | 188,436 | 360,724 | 35,732 | 396,456 |

(The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Annual Financial Report for the year ended 31 July 2009)



(Company No: 7867 - P) (Incorporated in Malaysia)

${\bf CONDENSED\ CONSOLIDATED\ CASH\ FLOW\ STATEMENT}\\ For\ the\ financial\ period\ ended\ 30\ April\ 2010$

| | 9 MONTHS ENDED 30.4.2010 RM'000 | 9 MONTHS ENDED 30.4.2009 RM'000 |
|--|--|--|
| Net cash generated from operating activities | 39,984 | 32,646 |
| Net cash used in investing activities | (75,548) | (10,219) |
| Net cash generated from/(used in) financing activities | 47,293 | (33,326) |
| NET CHANGE IN CASH AND CASH EQUIVALENTS | 11,729 | (10,899) |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD | 15,439 | 29,319 |
| CASH AND CASH EQUIVALENTS AT END OF THE PERIOD | 27,168 | 18,420 |
| Cash and cash equivalents in the cash flow statement comprise: | | |
| Cash and bank balances | 19,148 | 16,140 |
| Short term deposits | 8,200 | 2,460 |
| Bank overdrafts | (180) | (180) |
| | 27,168 | 18,420 |
| | | |

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 July 2009)

(Company No: 7867-P) (Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2010

A1 Basis of preparation

FRSs, Amendments to FRSs and Interpretations

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standards ("FRS") 134, Interim Financial Reporting and Chapter 9 Part A of Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the audited financial statements for the year ended 31 July 2009.

The accounting policies and method of computation adopted by the Group in this interim financial report are consistent with those adopted in the most recent annual audited financial statements for the year ended 31 July 2009.

The Group and the Company have not adopted the following FRSs and Interpretations that have been issued as at the date of authorisation of these financial statements but are not yet effective and have not been applied by the Group and the Company:

FRS 4 Insurance Contracts 1 January 2010 FRS 7 Financial Instruments: Disclosures 1 January 2010 FRS 101 Presentation of Financial Statements (revised) 1 January 2010 FRS 123 Borrowing Costs (revised) 1 January 2010 FRS 139 Financial Instruments: Recognition and Measurement 1 January 2010

FRS 139 Financial Instruments: Recognition and Measurement 1 January 2010
Amendments to FRS 1 First-time Adoption of Financial Reporting Standards 1 January 2010
Amendments to FRS 2 Vesting Conditions and Cancellations 1 January 2010
Financial Instruments: Disclosures 1 January 2010
Financial Instruments: Disclosures 1 January 2010
Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or

Associate

Amendments to FRS 132 Financial Instruments: Presentation 1 January 2010

Amendments to FRS 139 Financial Instruments: Recognition and Measurement 1 January 2010

Amendments to Reassessment of Embedded Derivatives 1 January 2010
IC Interpretation 9
IC Interpretation 9
IC Interpretation 10
IC Interpretation 10
Interim financial reporting and impairment 1 January 2010
IC Interpretation 11
IC Interpretation 11
FRS 2 – Group Treasury Share Transactions 1 January 2010

Customer Loyalty Programmes 1 January 2010 FRS 119 - The Limit on a Defined Benefit Asset, Minimum 1 January 2010

Effective for financial periods

beginning on or after

Funding Requirements and their Interaction

MASB also issued "Improvements to FRSs (2009)" which contain Amendments to twenty two FRSs and is effective for financial periods beginning on or after 1 January 2010.

The Group and the Company are exempted from disclosing the possible impact, if any, to the financial statements upon the initial application of FRS 7, FRS 139 and Amendments to FRS 139, FRS 7 and IC Interpretation 9.

The other new FRSs, revised FRS, Amendments to FRSs and Interpretations above are expected to have no significant impact on the financial statements of the Group and the Company upon their initial application except for the changes in disclosures arising from the adoption of FRS 8, FRS101, FRS117 and FRS136.

A2 Audit report

The Group's preceding annual financial statements for the financial year ended 31 July 2009 was not qualified.

A3 Seasonal or cyclical factors

IC Interpretation 13

IC Interpretation 14

The business operations of the Group were not materially affected by any seasonal or cyclical factors.

A4 Unusual items affecting assets, liabilities, equity, net income or cash flows

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

A5 Material changes in estimates

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

(Company No: 7867-P) (Incorporated in Malaysia)

A6 Changes in debts and equity securities

There were no issuance and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares except for the following:

Treasury shares

During the current financial period ended 30 April 2010, the Company repurchased 100 ordinary shares of RM0.50 each from the open market. The repurchased shares were held as treasury shares. As at 30 April 2010, the number of treasury shares held was 14,596,362 ordinary shares of RM0.50 each.

A7 Dividends paid

A single tier first and final dividend of 10% amounted to RM10,770,182 in respect of the financial year ended 31 July 2009 was paid on 5 February 2010.

A8 Segment information

Segment information is presented in respect of the Group's business segments.

Current financial quarter ended 30 April 2010

| Revenue | RM'000 |
|--|---------|
| Manufacturing | 141,541 |
| Property development | 37,961 |
| Total revenue | 179,502 |
| <u>Results</u> | RM'000 |
| Manufacturing | 9,969 |
| Property development | 9,399 |
| Profit from operations | 19,368 |
| Current year to date ended 30 April 2010 | |
| Revenue | RM'000 |
| Manufacturing | 405,048 |
| Property development | 98,082 |
| Total revenue | 503,130 |
| | |
| <u>Results</u> | RM'000 |
| Manufacturing | 26,078 |
| | |

A9 Valuation of property, plant and equipment

The valuations of land and buildings have been brought forward, without amendment from the audited financial statements for the year ended 31 July 2009.

A10 Events subsequent to the end of the reporting period

There were no material events subsequent to the end of the current financial quarter that have not been reflected in the financial statements for the said period as at the date of this report.

A11 Changes in the composition of the Group

There were no material changes in the composition of the Group during the current financial quarter under review except for the following:-

Companies Commission of Malaysia ("CCM") had on 6 May 2010 issued notices to the Company's dormant subsidiaries, Scientex Auto Industries Sdn Bhd and Scientex Development (Pasir Gudang) Sdn Bhd for their names to be struck-off from the register under Section 308 of the Companies Act, 1965. At the expiration of 3 months from the notices, the said subsidiaries will, unless cause is shown to the contrary, be struck off by CCM and the said subsidiaries will be dissolved.

(Company No: 7867-P) (Incorporated in Malaysia)

A12 Contingent liabilities

There were no contingent liabilities or assets for the Group as at the end of the current financial quarter under review.

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2010

B1 Review of performance

The Group recorded a revenue of RM179.5 million for the current financial quarter ended 30 April 2010, an increase of 57.8% as compared to RM113.7 million recorded in the preceding financial year corresponding quarter. Revenue of the Group for the current financial period increased by 34.2% from RM375.0 million to RM503.1 million as compared to the preceding financial year correponding period. The higher revenue achieved was contributed by both manufacturing and property divisions.

Profit before taxation of the Group for the current financial quarter ended 30 April 2010 was RM19.3 million, an increase of 73.2% as compared to RM11.1 million recorded in the preceding financial year corresponding quarter. The Group achieved a profit before taxation of RM49.0 million in the current financial period as compared to RM26.2 million recorded in the preceding financial year corresponding period, representing an increase of 86.9%. The higher profit before taxation was due to higher revenue and profit margin achieved by both manufacturing and property divisions.

B2 Variations of the quarterly results as compared to the results of the preceding quarter

For the current financial quarter under review, the Group recorded a revenue of RM179.5 million, an increase of 13.1% as compared to RM158.7 million recorded in the preceding financial quarter.

Profit before taxation for the current financial quarter under review was RM19.3 million, an increase of 28.1% as compared to RM15.1 million recorded in the preceding financial quarter.

B3 Current financial year prospects

The results achieved by the Group in the quarter under review is consistent with the expansion drive undertaken by the Group to increase capacity for its industrial packaging products to meet the growing demand from its key markets for such products. The increase in demand generally reflects the on-going economic recovery which most global economies are presently undergoing. Despite the fragile recovery, the Group takes cognizance of external factors which may affect recovery and which may continue to weigh heavily and scuttle the prospect of a full economic recovery and to this end the Group has implemented stringent internal processes to ensure better management and control. The Group has minimal exposure to the latest Euro zone crisis and the Group would continue to be vigilant and pro-active to the constant changes in the external environment which may potentially affect the Group's performance. To further diversify its risks, the Group continues to penetrate new markets and to expand its presence in established markets to boost the demand for its products.

Riding on the back of the resilient Malaysian economy, the Group continues to tap on the growing demand in the Iskandar Malaysia region where the Group has recently acquired a sizeable landbank for its property development. The Group remains optimistic for the demand of affordable homes having regards to growing population and the series of initiatives undertaken by the Government in Budget 2010 to expedite and promote Iskandar Malaysia as a preferred destination for overseas investors who are seeking inter alia, a stable political environment with a pool of knowledge and skilled workers to tap.

Barring any unforeseen circumstances, the Board is confident that with the capacity expansion efforts and the prudent management of the Group's cash flow position, the Group's performance for the financial year ending 31 July 2010 will continue to be favorable.

B4 Variations of actual profit from forecast profit

This note is not applicable as the Group did not issue and publish any profit forecast for the current financial quarter under review.

(Company No : 7867-P) (Incorporated in Malaysia)

B5 Taxation

Details of tax expense for the current financial quarter were as follows:-

| | 3 months e | nded | 9 months ended | | |
|--------------------------------|------------|---------------------|----------------|-----------|--|
| | 30.4.2010 | 30.4.2010 30.4.2009 | | 30.4.2009 | |
| | RM'000 | RM'000 | RM'000 | RM'000 | |
| In respect of current quarter: | | | | | |
| - Income tax | 2,046 | 880 | 5,122 | 2,483 | |

The Group's effective tax rate for the current financial quarter is lower than the statutory income tax rate mainly due to utilisation of tax incentives by some of the subsidiaries.

B6 Profit/(loss) on sale of unquoted investments and/or properties

There was no profit or loss on sale of unquoted investment and/or properties outside the ordinary course of the Group's business for the current financial quarter under review.

B7 Quoted securities

- (a) There were no additions or disposals of quoted securities for the current financial quarter under review.
- (b) There were no investments in quoted securities as at the end of the current financial quarter under review.

B8 Status of corporate proposals

There were no material corporate proposals announced and not completed as at the date of this report.

B9 Borrowings and debt securities

The Group's borrowings as at 30 April 2010 were as follows: -

| (a) Long Term Borrowings | RM'000 | RM'000 |
|---|--------|------------|
| Term Loan | | |
| -Secured | 533 | |
| -Unsecured | 29,420 | 29,953 |
| (b) Short Term Borrowings | | |
| - Secured | | |
| Term loan | 214 | |
| Other bank borrowings | 6,800 | |
| - Unsecured | | |
| Term loan | 12,790 | |
| Other bank borrowings | 44,962 | 64,766 |
| | _ | 94,719 |
| | | RM'000 |
| Included in total borrowings are borrowings denominated in foreign currencies | | Equivalent |
| - United States Dollars | | 31,923 |
| - Japanese Yen | | 180 |
| | | 32,103 |

(Company No : 7867-P) (Incorporated in Malaysia)

B10 Off balance sheet financial instruments

As at 23 June 2010, the Group has entered into foreign currency forward contracts to hedge its exposure in US Dollar.

| Foreign Currency | Notional Amount | Exchange | Equivalent in | Maturity |
|------------------|-----------------|----------|---------------|-----------------|
| | ('000) | Rate | RM'000 | Date |
| USD | 7,200 | 3.47 | 25,013 | Jul'10 - Jul'11 |

The contracted rates will be used to convert the foreign currency amounts into Ringgit Malaysia.

Financial instruments are viewed as risk management tools by the Company and are not used for trading or speculative purposes.

The accounting policy adopted is to recognise exchange gains and losses relating to these foreign currency forward contracts in the income statement in the same period as the underlying hedged item.

Other than as disclosed above, there were no other off balance sheet financial instrument entered into by the Group as at the date of this report.

B11 Material litigation

There was no material litigation involving any member of the Group as at the date of this report.

B12 Dividends

In respect of the financial year ending 31 July 2010, the Board of Directors declared a single tier interim dividend of 6%. The dividend will be payable on 10 August 2010.

B13 Earnings per share

| | | 3 months er | nded | 9 months ended | | |
|---|----------|-------------|-----------|----------------|-----------|--|
| (a) Basic earnings per share | | 30.4.2010 | 30.4.2009 | 30.4.2010 | 30.4.2009 | |
| Profit attributable to equity holders of the Company Weighted average number of | (RM'000) | 16,823 | 9,989 | 42,489 | 23,085 | |
| ordinary shares in issue | ('000) | 215,404 | 215,404 | 215,404 | 215,404 | |
| Basic earnings per share | (sen) | 7.81 | 4.64 | 19.73 | 10.72 | |

(b) Fully diluted earnings per share

There was no dilution in earnings per share as there was no dilutive potential ordinary shares as at 30 April 2010.

By Order of the Board

Lau Wing Hong (MAICSA 7010572) Company Secretary

23 June 2010