

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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 October 2010

The figures have not been audited.

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

For the three months ended 31 October 2010

For the time months ended 31 October 2010						
	INDIVIDUA	L QUARTER	CUMULATIV	VE QUARTER		
	Current	Preceding year	Current	Preceding year		
	year	corresponding	year	corresponding		
	quarter	quarter	to date	period		
		-		-		
	31.10.2010	31.10.2009	31.10.2010	31.10.2009		
	RM'000	RM'000	RM'000	RM'000		
Revenue	186,625	164,914	186,625	164,914		
Operating profit	20,984	13,954	20,984	13,954		
Operating profit	20,704	13,754	20,704	13,754		
Interest expense	(452)	(99)	(452)	(99)		
•						
Investing results	509	835	509	835		
T. 0.1.0	21.011		21.011			
Profit before tax	21,041	14,690	21,041	14,690		
Taxation	(3,584)	(1,475)	(3,584)	(1,475)		
Tunuton	(3,501)	(1,173)	(5,501)	(1,173)		
Profit for the period	17,457	13,215	17,457	13,215		
Profit attributable to:						
Equity holders of the Company	17,005	12,728	17,005	12,728		
Minority interests	452	487	452	487		
	45.455	12.215	4= 4==			
Profit for the period	17,457	13,215	17,457	13,215		
Earnings per share attributable to equity						
	7.89	5.91	7.89	5.91		
holders of the Company (sen)	7.89	5.91	1.89	5.91		

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2010)



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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 October 2010

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the three months ended 31 October 2010

	INDIVIDUAL QUARTER		CUMULATI	VE QUARTER
	Current	Preceding year	Current	Preceding year
	year	corresponding	year	corresponding
	quarter	quarter	to date	period
	31.10.2010	31.10.2009	31.10.2010	31.10.2009
	RM'000	RM'000	RM'000	RM'000
Profit for the period	17,457	13,215	17,457	13,215
Other comprehensive income	-	-	-	-
Total comprehensive income	17,457	13,215	17,457	13,215
Total comprehensive income attributable to:				
Equity holders of the Company	17,005	12,728	17,005	12,728
Equity holders of the Company	17,003	12,720	17,003	12,720
Minority interests	452	487	452	487
	17,457	13,215	17,457	13,215

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2010)



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

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 31 October 2010

	AS AT CURRENT FINANCIAL	AS AT PRECEDING
	FINANCIAL	
		FINANCIAL
	QUARTER ENDED	YEAR ENDED
	31.10.2010	31.07.2010
	RM'000	RM'000
ASSETS	(Unaudited)	(Audited)
Non-current assets	(()
Property, plant and equipment	203,951	205,083
Land held for property development	216,234	216,675
Investment in associates	9,391	8,882
Other investments	5,037	5,037
Other investments	434,613	435,677
Current assets	434,013	433,077
Property development costs	56,141	54,404
Inventories		
	54,519	63,375
Trade and other receivables	107,906	98,254
Derivative financial assets	1,542	- 22.252
Cash and bank balances	28,860	23,353
	248,968	239,386
TOTAL ASSETS	683,581	675,063
		,
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	115,000	115,000
Reserves	317,792	299,348
	432,792	414,348
Minority interests	36,654	36,449
Total equity	469,446	450,797
Non-current liabilities		
Borrowings	23,888	26,169
Retirement benefit obligations	6,314	6,314
Deferred tax liabilities	20,639	20,639
	50,841	53,122
Current liabilities		
Borrowings	37,930	42,019
Retirement benefit obligations	613	659
Trade and other payables	119,546	125,183
Income tax payable	5,205	3,283
	163,294	171,144
Total liabilities	214,135	224,266
TOTAL EQUITY AND LIABILITIES	683,581	675,063
Net assets per share attributable to ordinary	, , , , , ,	
	2.01	1.92

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2010)



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

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE THREE MONTHS ENDED 31 OCTOBER 2010

					1 2		•				
	-			- Non-distributa							
	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 2010	115,000	21,350	31,613	(1,371)	(21,082)	461	17,467	250,910	414,348	36,449	450,797
Effect of adopting FRS 139		-	-	-	-	-	-	1,439	1,439	103	1,542
At 1 August 2010, as restated	115,000	21,350	31,613	(1,371)	(21,082)	461	17,467	252,349	415,787	36,552	452,339
Total comprehensive income for the period	-	-	-	-	-	-	-	17,005	17,005	452	17,457
Acquisition of additional interest in an existing subsidiary	-	-	-	-	-	-	-	-	-	(350)	(350)
At 31 October 2010	115,000	21,350	31,613	(1,371)	(21,082)	461	17,467	269,354	432,792	36,654	469,446
At 1 August 2009	115,000	21,350	35,878	984	(21,081)	461	17,467	205,035	375,094	36,136	411,230
Total comprehensive income for the period	-	-	-	-	-	-	-	12,728	12,728	487	13,215
Acquisition of additional interest in existing subsidiaries	-	-	-	-	-	-	-	-	-	(64)	(64)
At 31 October 2009	115,000	21,350	35,878	984	(21,081)	461	17,467	217,763	387,822	36,559	424,381

(The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2010)



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

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW For the three months ended 31 October 2010

	3 MONTHS ENDED 31.10.2010 RM'000	3 MONTHS ENDED 31.10.2009 RM'000
Net cash generated from operating activities	23,227	11,100
Net cash used in investing activities	(4,436)	(10,496)
Net cash (used in)/generated from financing activities	(13,284)	4,609
NET CHANGE IN CASH AND CASH EQUIVALENTS	5,507	5,213
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	23,173	15,439
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	28,680	20,652
Cash and cash equivalents in the cash flow statement comprise:		
Cash and bank balances	27,199	18,082
Short term deposits	1,661	2,750
Bank overdrafts	(180)	(180)
	28,680	20,652

(The Condensed Consolidated Statement of Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2010)

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

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2010

A. Compliance with Financial Reporting Standard ("FRS") 134, Interim Financial Reporting and Bursa Listing Requirements

Δ1. **Accounting Policies and Methods of Computation**

The interim financial report is unaudited and has been prepared in accordance with FRS 134, Interim Financial Reporting and paragraph 9.22 and Appendix 9B of Bursa Malaysia Securities Berhad Main Market Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 July 2010. The accounting policies and methods of computation adopted for the interim financial statements are consistent with those adopted for the annual audited financial statements for the year ended 31 July 2010, except for the following:

(i) Adoption of New and Revised FRSs, Issues Committee ("IC") Interpretations and Amendments

In the current period ended 31 October 2010, the Group adopted the following new and revised FRSs, IC Interpretations and Amendments to FRSs and IC Interpretations which are applicable to its financial statements and are relevant to its operations:

FRS 7 Financial Instruments: Disclosures

FRS 101 Presentation of Financial Statements (revised)

FRS 123 **Borrowing Costs**

FRS 139 Financial Instruments: Recognition and Measurement Amendment to FRS 2 Share-based Payment: Vesting Conditions and Cancellations Amendments to FRS 1 First-time Adoption of Financial Financial Reporting Standards and and FRS 127 Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate

Financial Instruments: Presentations Amendment to FRS 132

Amendment to FRS 139, Financial Instruments: Recognition and Measurement, Disclosures

and Reassessment of Embedded Derivatives FRS 7 and IC Interpretation 9

Improvements to FRSs 2009 Improvement to FRSs (2009)

Reassessment of Embedded Derivatives IC Interpretation 9 IC Interpretation 10 Interim Financial Reporting and Impairment IC Interpretation 11 FRS 2 - Group and Treasury Share Transactions

IC Interpretation 14 FRS 119 - The Limit on a Defined benefit Asset, Minimum Funding

Requirements and their Interaction

The adoption of the above pronouncements did not result in any significant changes in the accounting policies and presentation of the financial results of the Group, other than as set out below:

(a) FRS 101 (revised), Presentation of Financial Statements

The revised FRS 101 separates owner and non-owner changes in equity. Therefore, the consolidated statement of changes in equity will now include only details of transactions with owners. All non-owner changes in equity are presented as a single line labelled as total comprehensive income. Then Standard also introduces the statement of comprehensive income: presenting all items of income and expense recognised in the income statement, together with all other items of recognised income and expense, either in one single statement, or in two linked statements.

The Group has elected to show other comprehensive income in a separate statement from the income statement and hence, the consolidated statement of changes in equity will include only details of transactions with owners. All non-owner changes in equity are presented in the consolidated statement of comprehensive income.

This standard does not have any impact on the financial position and results of the Group.

(b) FRS 7, Financial Instruments Disclosures

With the adoption of FRS 7, financial assets and financial liabilities are disclosed in the statement of financial position based on their respective classifications. This standard requires additional diclosures, both quantitative and qualitative of the Group's exposures to risks, enhanced disclosures regarding components of the Group's financial position and performance, and possible changes to the way presenting certain items in the financial statements. However, FRS 7 disclosures are not required in the interim financial statements, and hence, no further disclosures have been made in these interim financial statements.

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

A1. (i) Adoption of New and Revised FRSs, Issues Committee ("IC") Interpretations and Amendments (Contd.)

(c) FRS 139, Financial Instruments: Recognition and Measurement

FRS 139 sets out the new requirements for the recognition and measurement of the Group's financial instruments. Financial instruments are intially recorded at fair value. Subsequent measurement of the financial instruments in the statement of financial position reflects the designation of the financial instruments. The Group determines the classification at initial recognition and for the purpose of the first adoption of the standard, as at transitional date on 1 August 2010. The effects of the remeasurement on 1 August 2010 of the financial instruments brought forward from the previous financial year are adjusted to the opening retained profits as disclosed in the statement of changes in equity.

Prior to the adoption of FRS 139, financial derivatives of the Group were recognised on their settlement dates. Outstanding derivatives at the balance sheet date were not recognised. With the adoption of FRS 139, the financial derivatives are stated at fair value which is equivalent to the marking of the financial derivatives to market, using prevailing market rates. Financial derivatives with positive market values (unrealised gains) are included under current assets and financial derivatives with negative market values (unrealised losses) are included under current liabilities in the statement of financial position. Any gains or losses arising from changes in fair value on financial derivatives during the financial period that do not qualify for hedge accounting and the ineffective portion of an effective hedge, are taken directly to the income statement.

(d) Amendments to FRS 117, Leases

The amendments to FRS 117 requires entities with existing leases of lands and buildings (combined) to reassess the classification of lands as a finance or operating lease. The Group has reclassified the existing leasehold lands to property, plant and equipment following this reassessment, with no effect on the reported profit or equity. However, as a result of the adoption of the Amendments to FRS 117, comparatives balances have been restated as follows:

'	As previously reported	Effects of changes in FRS 117	As restated
	RM'000	RM'000	RM'000
Property, plant and equipment	170,906	34,177	205,083
Prepaid land lease payments	34,177	(34,177)	-

A2 Audit report

The Group's preceding annual financial statements for the financial year ended 31 July 2010 was not qualified.

A3 Seasonal or cyclical factors

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 guarter under review.

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 for the current financial quarter under review.

A7 Dividends paid

A single tier interim dividend of 6% amounted to RM6,462,106 in respect of the financial year ended 31 July 2010 was paid on 10 August 2010.

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A8 Segment information

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

Current financial quarter and current year to date ended 31 October 2010

Revenue	RM'000
Manufacturing Property development Total revenue	138,413 48,212 186,625
Results	RM'000
Manufacturing Property development Profit from operations	7,453 13,531 20,984
Reconciliation of profit before taxation	RM'000
Profit from operations Share of profits of associate Finance cost	20,984 509 (452) 21,041

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 2010.

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:-

- (i) Companies Commission of Malaysia ("CCM") had on 2 August 2010 issued notice to the Company's dormant subsidiary, Scientex Chemical Sdn Bhd for the name to be struck-off from the register under Section 308 of the Companies Act, 1965. At the expiration of the 3 months from the date of the CCM's notice, the subsidiary will be struck off from the register and dissolved thereon.
- (ii) The following dormant subsidiaries have been struck off from the register pursuant to Section 308 of the Companies Act, 1965 during the current financial quarter:
 - a) Scientex Trading Sdn Bhd
 - b) Scientex Enterprise Sdn Bhd
 - c) Scientex Property Sdn Bhd
 - d) Yamatex (Malaysia) Sdn Bhd
 - e) Scientex Auto Industries Sdn Bhd
 - f) Scientex Development (Pasir Gudang) Sdn Bhd

A12 Contingent liabilities

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

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A13 Capital commitments

Authorised capital commitment not recognised in the interim financial statements as at 31 October 2010 are as follows:

RM'000

Approved and contracted for purchase of plant and machinery

13,980

A14 Related party transaction

The Group's related party transaction in the current guarter ended 31 October 2010 are as follows:

Purchase of goods from associated company of approximately RM7,072,000

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2010

B1 Review of performance

The Group recorded a revenue of RM186.6 million for the current financial quarter ended 31 October 2010, an increase of 13.2% as compared to RM164.9 million recorded in the preceding financial year corresponding quarter. The higher revenue achieved was contributed mainly by the property division due to higher sales achieved from the launch of properties at the new land acquired in the previous financial year.

Profit before taxation of the Group for the current financial quarter ended 31 October 2010 was RM21.0 million, an increase of 43.2% as compared to RM14.7 million recorded in the preceding financial year corresponding quarter. The higher profit before taxation was consistent with the higher revenue and profit margin achieved by the property division.

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 RM186.6 million, marginally lower as compared to RM191.7 million recorded in the preceding financial quarter.

Profit before taxation for the current financial quarter under review was RM21.0 million, as compared to RM21.7 million recorded in the preceding financial quarter.

B3 Current financial year prospects

In tandem with the general economic recovery experienced by most Asian economies, the Group achieved higher revenue and profit for the current financial quarter ended October 2010 compared to preceding year corresponding financial quarter. The sharp recovery indicates that the global economic recovery has gained traction and this further underscores the expansion efforts undertaken by the Group to increase capacity for its industrial packaging products to cater for the growing demand from its key markets. The Group will continue to leverage on its strength to build up its capacity and to focus on its key markets but will remain wary and vigilant to the fast changing developments in the external environment.

The domestic economy has been resilient and the implementation of the 10th Malaysia Plan coupled with the various initiatives announced by the Government to spur development in particular within the Iskandar Malaysia region would augur well for the Group's development projects which are located in the said region. The Group is cautiously optimistic that such initiatives would spur demand for both commercial and housing products for the current financial year.

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 ended | 31.10.2010 | 31.10.2009 | RM'000 | RM'

The Group's effective tax rate for the current financial quarter and current year to date 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 31 October 2010 were as follows:-

(a) Long Term Borrowings	RM'000	RM'000
Term Loan	400	
-Secured	408	
-Unsecured	23,480	23,888
(b) Short Term Borrowings		
- Secured		
Term loan	204	
Other bank borrowings	3,300	
- Unsecured		
Term loan	10,890	
Other bank borrowings	23,536	37,930
·		61,818
		RM'000
Included in total borrowings are borrowings denominated in foreign currencies		Equivalent
- United States Dollars		10,030
- Japanese Yen		180
		10,210

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

B10 Derivative financial instruments

With the adoption of FRS 139, financial derivatives are recognised on their respective contract dates. The related accounting policies are disclosed in Note A1 in the section on Notes to the Interim Financial Report.

As at the date of the statement of financial position 31 October 2010, the Group has the following outstanding derivative financial instruments:

Fair value amount RM'000
10,560
RM'000

The contracted rates will be used to convert the foreign currency amounts into Ringgit Malaysia. No cash outlay was required for the derivatives.

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

For the quarter ended 31 October 2010, there have been no significant changes to the Group's exposure to credit risk, market risk and liquidity risk from the previous financial year. Also, there have been no changes to the Group's risk management objectives, policies and processes since the previous financial year end.

B11 Gain and losses arising from Fair Value Changes of Financial Assets/Liabilities

There are no gains or losses arising from fair value changes of financial assets/liabilities measured at fair value through profit or loss for the current quarter.

B12 Material litigation

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

B13 Dividends

In respect of the financial year ended 31 July 2010, the Board of Directors recommended a single tier final dividend of 12%. The dividend has been approved by the shareholders at the Annual General Meeting held on 15 December 2010 and is payable on 24 January 2011 to depositors registered in the Record of Depositors on 7 January 2011.

B14 Earnings per share

		3 months	ended
(a) Basic earnings per share		31.10.2010	31.10.2009
Profit attributable to equity			
holders of the Company	(RM'000)	17,005	12,728
Weighted average number of			
ordinary shares in issue	('000)	215,404	215,404
Basic earnings per share	(sen)	7.89	5.91

(b) Fully diluted earnings per share

There was no dilution in earnings per share as there was no dilutive potential ordinary shares as at 31 October 2010.

By Order of the Board

Ng Boon Ngee (MAICSA 7053979) Company Secretary

15 December 2010