

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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 January 2011 The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 31 January 2011 INDIVIDUAL QUARTER CUMULATIVE QUARTER Current Preceding year Current Preceding year corresponding corresponding year year quarter to date period quarter 31.1.2011 31.1.2010 31.1.2011 31.1.2010 RM'000 RM'000 RM'000 RM'000 Revenue 194,886 158,714 381,511 323,628 Operating profit 23,927 14,879 44,911 28,833 Interest expense (323)(205)(775)(304) Investing results 161 390 670 1,225 44,806 23,765 Profit before tax 15,064 29,754 Taxation (4,029)(1,601)(7,613)(3,076)Profit for the period 19,736 37,193 13,463 26,678 Profit attributable to: Equity holders of the Company 19,076 12,938 36,081 25,666 Minority interests 660 525 1,112 1,012 37,193 Profit for the period 19,736 13,463 26,678 Earnings per share attributable to equity holders of the Company (sen) 8.86 6.01 16.75 11.92

(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

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the six months ended 31 January 2011

	INDIVIDUA	L QUARTER	CUMULATIVE QUARTER	
	Current	Preceding year	Current	Preceding year
	year	corresponding	year	corresponding
	quarter	quarter	to date	period
	31.1.2011	31.1.2010	31.1.2011	31.1.2010
	RM'000	RM'000	RM'000	RM'000
Profit for the period	19,736	13,463	37,193	26,678
Other comprehensive loss:				
Foreign currency translation differences	(817)	(861)	(817)	(861)
Total comprehensive income for the period	18,919	12,602	36,376	25,817
Total comprehensive income attributable to:				
Equity holders of the Company	18,403	12,168	35,408	24,896
Minority interests	516	434	968	921
Total comprehensive income for the period	18,919	12,602	36,376	25,817

(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 January 2011

	AS AT CURRENT FINANCIAL QUARTER ENDED 31.1.2011 RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.07.2010 RM'000
ASSETS	(Unaudited)	(Audited)
Non-current assets		
Property, plant and equipment	203,202	205,083
Land held for property development	214,322	216,675
Investment in associates	9,552	8,882
Other investments	5,037	5,037
Current assets	432,113	435,677
Property development costs	64,156	54,404
Inventories	61,124	63,375
Trade and other receivables	114,196	98,254
Derivative financial assets	864	-
Cash and bank balances	32,598	23,353
	272,938	239,386
TOTAL ASSETS	705,051	675,063
EQUITY AND LIABILITIES Equity attributable to equity holders of the Company Share capital Reserves	115,000 322,551 437,551	115,000 299,348 414,348
Minority interests	37,170	36,449
Total equity	474,721	450,797
Non-current liabilities		
Borrowings	20,346	26,169
Retirement benefit obligations	6,314	6,314
Deferred tax liabilities	20,639	20,639
	47,299	53,122
Current liabilities	40.120	12.010
Borrowings	48,139	42,019
Retirement benefit obligations	530	659
Trade and other payables Income tax payable	128,043 6,319	125,183 3,283
meome tax payable	183,031	171,144
75 (11: 1 19:4:		
Total liabilities	230,330	224,266
TOTAL EQUITY AND LIABILITIES	705,051	675,063
Net assets per share attributable to ordinary equity holders of the Company (RM)	2.03	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 SIX MONTHS ENDED 31 JANUARY 2011

	}		Attributable to Equity Holders of the Company								
	-								I		
	Issued capital RM'000	Share premium RM'000	Property revaluation surplus RM'000	exchange reserve RM'000	Treasury shares RM'000	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	-	-	-	(673)	-	-	-	36,081	35,408	968	36,376
Acquisition of treasury shares	-	-	-	-	(728)	-	-	-	(728)	-	(728)
Acquisition of additional interest in an existing subsidiary	-	-	-	-	-	-	-	-	-	(350)	(350)
Dividends	-	-	-	-	-	-	-	(12,916)	(12,916)	-	(12,916)
At 31 January 2011	115,000	21,350	31,613	(2,044)	(21,810)	461	17,467	275,514	437,551	37,170	474,721
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	-	-	-	(770)	-	-	-	25,666	24,896	921	25,817
Acquisition of additional interest in existing subsidiaries	-	-	-	-	-	-	-	-	-	(90)	(90)
At 31 January 2010	115,000	21,350	35,878	214	(21,081)	461	17,467	230,701	399,990	36,967	436,957

(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 six months ended 31 January 2011

	6 MONTHS ENDED 31.1.2011 RM'000	6 MONTHS ENDED 31.1.2010 RM'000
Net cash generated from operating activities	39,628	47,204
Net cash used in investing activities	(9,593)	(71,384)
Net cash (used in)/generated from financing activities	(20,790)	46,282
NET CHANGE IN CASH AND CASH EQUIVALENTS	9,245	22,102
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	23,173	15,439
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	32,418	37,541
Cash and cash equivalents in the cash flow statement comprise:		
Cash and bank balances	31,293	27,653
Short term deposits	1,305	10,068
Bank overdrafts	(180)	(180)
	32,418	37,541

(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 JANUARY 2011

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 financial year beginning 1 August 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**

Financial Instruments: Recognition and Measurement FRS 139 Amendment to FRS 2 Share-based Payment: Vesting Conditions and Cancellations Amendments to FRS 1 First-time Adoption of 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. The 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:

'	' '	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 except for the following:

Treasury shares

During the current financial period ended 31 January 2011, the Company repurchased 363,100 ordinary shares of RM0.50 each from the open market. The repurchased shares were held as treasury shares. As at 31 January 2011, the number of treasury shares held was 14,959,562 ordinary shares of RM0.50 each.

A7 Dividends paid

A single tier final dividend of 12% amounted to RM12,916,346 in respect of the financial year ended 31 July 2010 was paid on 24 January 2011.

A8 Segment information

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

Current financial quarter ended 31 January 2011

Revenue	RM'000
Manufacturing	142,271
Property development	52,615
Total revenue	194,886
Results	RM'000
Manufacturing	7,629
Property development	16,298
Profit from operations	23,927
Reconciliation of profit before taxation	RM'000
Profit from operations	23,927
Share of profits of associate	161
Finance cost	(323)
	23,765
Current year to date ended 31 January 2011	
Revenue	RM'000
Manufacturing	280,684
Property development	100,827
Total revenue	381,511
Results	RM'000
Manufacturing	15,082
Property development	29,829
Profit from operations	44,911
Reconciliation of profit before taxation	RM'000
Profit from operations	44,911
Share of profits of associate	670
Finance cost	(775)
	44,806

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.

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

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:-

- (a) A dormant subsidiary, Scientex Chemical Sdn Bhd has been struck off from the register pursuant to Section 308 of the Companies Act, 1965 during the current financial guarter.
- (b) On 20 December 2010, Scientex Packaging Berhad, a wholly-owned subsidiary which was dormant, commenced Members' Voluntary Winding-Up pursuant to Section 254(1)(b) of the Companies Act, 1965.

A12 Contingent liabilities

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

A13 Capital commitments

Authorised capital commitment not recognised in the interim financial statements as at 31 January 2011 are as follows:

RM'000

Approved and contracted for purchase of plant and machinery

12,741

A14 Related party transaction

The Group's related party transaction in the current financial quarter and current financial period ended 31 January 2011 are as follows:

3 months ended 6 months ended 31.1.2011 31.1.2011 RM'000 RM'000

Purchase of goods from associated company

6,418 13,490

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 31 JANUARY 2011

B1 Review of performance

The Group recorded a revenue of RM194.9 million for the current financial quarter ended 31 January 2011, an increase of 22.8% as compared to RM158.7 million recorded in the preceding financial year corresponding quarter . Revenue of the Group for the current financial period increased by 17.9% from RM323.6 million to RM381.5 million as compared to the preceding financial year corresponding period. The higher revenue achieved was contributed by both manufacturing and property division. The increase in the property division's revenue was mainly due to the 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 January 2011 was RM23.8 million, an increase of 57.8% as compared to RM15.1 million recorded in the preceding financial year corresponding quarter. The Group achieved a profit before taxation of RM44.8 million in the current financial period as compared to RM29.8 million recorded in the preceding financial year corresponding period, representing an increase of 50.6%. The higher profit before taxation was consistent with the higher revenue achieved by both manufacturing and 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 RM194.9 million, marginally increase as compared to RM186.6 million recorded in the preceding financial quarter.

Profit before taxation for the current financial quarter under review was RM23.8 million, as compared to RM21.0 million recorded in the preceding financial quarter.

B3 Current financial year prospects

The Group achieved higher revenue and profit for the current financial quarter ended 31 January 2011 in line with the relatively quicker recovery experienced by the Asian economies. The Group remains focused on its expansion efforts to increase capacity for its industrial packaging products to meet the increase in demand. With greater volume capacity, the Group is able to leverage on operational cost efficiency for its products and penetrate more markets with quality and competitively priced products. The Group will continue to monitor closely and remain vigilant to the external changes in its operating environment.

With the Malaysian economy achieving growth rate of 7.2% in 2010 and expected to achieve growth of 5-6% in 2011, the Group is cautiously optimistic that its impending property launches this financial year would continue to receive good response. The implementation of the 10th Malaysia Plan, the development of the Iskandar Malaysia region and the Economic Transformation Programmes announced by the Government and which are in the process of implementation would spur development within the Iskandar Malaysia region and this would see an increase in demand for commercial and residential properties within the development areas of which the Group's development projects are located.

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.

B5 Taxation

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

	3 months e	3 months ended		ended
	31.1.2011	31.1.2011 31.1.2010		31.1.2010
	RM'000	RM'000	RM'000	RM'000
In respect of current quarter:				
- Income tax	4,029	1,601	7,613	3,076

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.

B 6	Realised and unrealised profits		Immediate
		Current	Preceding
		quarter ended	quarter ended
		31.1.2011	31.10.2010
		RM'000	RM'000
	Total retained profit of the Company and its subsidiaries:		
	- Realised	300,017	292,913
	- Unrealised	1,225	1,398
		301,242	294,311
	Total share of retained profits from associated company:		
	- Realised	6,755	6,594
	- Unrealised	(203)	(203)
		307,794	300,702
	Less: Consolidation adjustments	(32,280)	(31,348)
	Total Group retained profits as per consolidated accounts	275,514	269,354

B7 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 guarter under review.

B8 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.

B9 Status of corporate proposals

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

B10 Borrowings and debt securities

The Group's borrowings as at 31 January 2011 were as follows:-

(a) Long Term Borrowings	RM'000	RM'000
Term Loan		
-Secured	346	
-Unsecured	20,000	20,346
(b) Short Term Borrowings		
- Secured		
Term loan	198	
Other bank borrowings	1,800	
- Unsecured		
Term loan	11,617	
Other bank borrowings	34,524	48,139
		68,485
		RM'000
Included in total borrowings are borrowings denominated in foreign currencies		Equivalent
- United States Dollars		19,019
- Japanese Yen		180
		19,199

B11 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 January 2011, the Group has the following outstanding derivative financial instruments:

Derivatives	Contract amount	Fair value amount
	RM'000	RM'000
Currency forward contracts: - Less than 1 year	8,304	7,440

During the current financial quarter and period, the Group recognised a loss of RM0.68 million and a gain of RM0.86 million respectively, arising from fair value changes in derivatives assets. The fair value changes were attributable to the changes in foreign exchange spot and forward rate.

As at 15 March 2011, the Group has also entered into foreign currency forward contracts to hedge its exposure in US Dollar as follows:

Foreign Currency	Notional Amount ('000)	Exchange Rate	Equivalent in RM'000	Maturity Date
USD	3,670	3.056	11,216	Mar'11 - Jul'11

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 current financial period ended 31 January 2011, 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.

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

B12 Material litigation

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

B13 Dividends

The Board of Directors does not recommend any dividend for the current financial quarter under review.

B14 Earnings per share

		3 months en	ded	6 months ended	
(a) Basic earnings per share		31.1.2011	31.1.2010	31.1.2011	31.1.2010
Profit attributable to equity					
holders of the Company	(RM'000)	19,076	12,938	36,081	25,666
Weighted average number of					
ordinary shares in issue	('000')	215,303	215,404	215,353	215,404
Basic earnings per share	(sen)	8.86	6.01	16.75	11.92

(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 January 2011.

By Order of the Board

Ng Boon Ngee (MAICSA 7053979) Company Secretary

15 March 2011