

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

# QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 January 2013 The figures have not been audited.

# CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 31 January 2013

·	INDIVIDUA	L QUARTER	CUMULATI	VE QUARTER
	Current	Preceding year	Current	Preceding year
	year	corresponding	year	corresponding
	quarter	quarter	to date	period
	31.1.2013	31.1.2012	31.1.2013	31.1.2012
	RM'000	RM'000	RM'000	RM'000
Revenue	271,084	214,489	512,700	428,251
Operating profit	34,174	25,999	65,658	52,539
Interest expense	(727)	(253)	(895)	(445)
Investing results	(252)	93	(239)	30
Profit before tax	33,195	25,839	64,524	52,124
Taxation	(7,196)	(5,079)	(13,249)	(9,974)
Profit for the period	25,999	20,760	51,275	42,150
Profit attributable to:				
Owners of the parent	25,607	20,184	50,482	40,817
Non-controlling interests	392	576	793	1,333
Profit for the period	25,999	20,760	51,275	42,150
Earnings per share attributable to owners				
of the parent (sen per share)	11.91	9.39	23.48	18.98

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2012)



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

# QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 January 2013

The figures have not been audited.

# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the six months ended 31 January 2013

	INDIVIDUA	AL QUARTER	CUMULATIVE QUARTER		
	Current	Preceding year	Current	Preceding year	
	year	corresponding	year	corresponding	
	quarter	quarter	to date	period	
	31.1.2013	31.1.2012	31.1.2013	31.1.2012	
	RM'000	RM'000	RM'000	RM'000	
Profit for the period	25,999	20,760	51,275	42,150	
Other comprehensive income :					
Foreign currency translation	(707)	-	(1,273)	1,151	
Total comprehensive income for the period	25,292	20,760	50,002	43,301	
Total comprehensive income attributable to:					
Owners of the parent	25,032	20,184	49,411	41,813	
Non-controlling interests	260	576	591	1,488	
	25,292	20,760	50,002	43,301	

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2012)



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

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 31 January 2013

	AS AT CURRENT FINANCIAL QUARTER ENDED 31.1.2013 RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.07.2012 RM'000
ASSETS	(Unaudited)	(Audited)
Non-current assets		
Property, plant and equipment	476,673	210,856
Investment properties	4,586	4,621
Land held for property development	263,242	260,198
Investment in jointly controlled entity	21,949	22,464
Investment in associate	10,333	10,056
Other investments	5,037	5,037
Command assets	781,820	513,232
Current assets Property development costs	52 911	71,138
Inventories	52,811 92,489	60,981
Trade and other receivables	194,261	127,356
Cash and bank balances	50,805	36,335
Cush und built builties	390,366	295,810
TOTAL ASSETS	1,172,186	809,042
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EQUITY AND LIABILITIES		
Current liabilities		
Loans and borrowings	126,048	50,721
Retirement benefit obligations	267	267
Trade and other payables	212,265	155,615
Income tax payable	10,589	6,491
	349,169	213,094
Net current assets	41,197	82,716
Non-current liabilities		
Loans and borrowings	196,315	5,000
Retirement benefit obligations	7,957	7,682
Deferred tax liabilities	23,843	23,563
	228,115	36,245
Total liabilities	577,284	249,339
Net assets	594,902	559,703
Equity attributable to owners of the parent		
Share capital	115,000	115,000
Reserves	442,166	410,715
Non controlling interests	557,166 37,736	525,715
Non-controlling interests  Total equity	594,902	33,988
Total equity	394,902	559,703
TOTAL EQUITY AND LIABILITIES	1,172,186	809,042
Net assets per share attributable to owners of the parent (RM)	2.59	2.44



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

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE SIX MONTHS ENDED 31 JANUARY 2013

	ļ										
	-  -			Non-distributa <b>Foreign</b>				· ·	Total equity	<b>.</b>	
	Share capital RM'000	Share premium RM'000	Property revaluation surplus RM'000	currency translation reserves RM'000	Treasury shares RM'000	Other reserves RM'000	Capital redemption reserves RM'000	Retained earnings RM'000	attributable to owners of the parent RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 August 2012	115,000	19,233	26,388	(1,259)	(21,811)	461	17,467	370,236	525,715	33,988	559,703
Total comprehensive income for the period	-	-	-	(1,071)	-	-	-	50,482	49,411	591	50,002
Transactions with owners:											
Arising from dilution of interest in an existing subsidiary	-	-	-	-	-	-	-	(757)	(757)	3,857	3,100
Dividends	-	-	-	-	-	-	-	(17,203)	(17,203)	(700)	(17,903)
Total transactions with owners	-	-	-	-	-	-	-	(17,960)	(17,960)	3,157	(14,803)
At 31 January 2013	115,000	19,233	26,388	(2,330)	(21,811)	461	17,467	402,758	557,166	37,736	594,902
At 1 August 2011	115,000	19,233	29,132	(2,664)	(21,810)	461	17,467	310,525	467,344	38,778	506,122
Total comprehensive income for the period	-	-	-	996	-	-	-	40,817	41,813	1,488	43,301
Transactions with owners:											
Acquisition of additional interest in an existing subsidiary	-	-	-	-	-	-	-	1,006	1,006	(7,756)	(6,750)
Dividends	-	-	-	-	-	-	-	(15,053)	(15,053)	(775)	(15,828)
Total transactions with owners	-	-	-	-	-	-	-	(14,047)	(14,047)	(8,531)	(22,578)
At 31 January 2012	115,000	19,233	29,132	(1,668)	(21,810)	461	17,467	337,295	495,110	31,735	526,845

(The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2012)



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

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW For the six months ended 31 January 2013

	6 MONTHS ENDED 31.1,2013 RM'000	6 MONTHS ENDED 31.1.2012 RM'000
OPERATING ACTIVITIES		
Profit before taxation	64,524	52,124
Adjustments	13,751	11,802
Operating cash flows before changes in working capital	78,275	63,926
Changes in working capital		
Decrease in inventories	12,371	15,235
Decrease in development properties	15,497	13,425
Increase in receivables	(15,853)	(15,709)
Decrease in payables	(1,537)	(19,449)
Total changes in working capital	10,478	(6,498)
Cash flows from operations	88,753	57,428
Taxation paid	(9,101)	(6,205)
Gratuity and retirement benefits paid	(205)	(49)
Net cash flows from operating activities	79,447	51,174
INVESTING ACTIVITIES		
Net cash outflow on acquisition of subsidiaries	(275,528)	-
Purchase of property, plant and equipment	(21,789)	(29,747)
Payment for additional investments	-	(13,377)
Proceeds arising from dilution of interest in a subsidiary	3,100	-
Proceeds from disposal of property, plant and equipment	-	11
Interest received	768	683
Net cash flows used in investing activities	(293,449)	(42,430)
FINANCING ACTIVITIES		
Dividends paid	(17,903)	(15,828)
Net drawdown/(repayment) of term loans	195,475	(4,338)
Net drawdown of short term borrowings	52,008	26,933
Interest paid	(1,108)	(734)
Net cash flows from financing activities	228,472	6,033
NET CHANGE IN CASH AND CASH EQUIVALENTS	14,470	14,777
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	36,335	40,765
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	50,805	55,542
Cash and cash equivalents in the cash flow statement comprise:		
Cash and bank balances	40,612	26,339
Short term deposits	10,193	29,203
	50,805	55,542

(The Condensed Consolidated Statement of Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2012)

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

# NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 31 JANUARY 2013

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

#### A1. Changes in 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 2012. 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 2012, except for the following:

#### (i) Adoption of Amendments to FRSs

On 1 August 2012, the Group and the Company adopted the following new and amended FRSs mandatory for annual financial periods beginning on or after 1 August 2012.

FRS 124 Related Party Disclosures
Amendments to FRS 7 Transfers of Financial Assets

Amendments to FRS 112 Deferred Tax: Recovery of Underlying Assets

Amendments to FRS 101 Presentation of Items of Other Comprehensive Income

Except for the changes in accounting policies arising from the adoption of the new disclosures required under the Amendments to FRS 7 and FRS 101, the Group expect that the adoption of the other standards above will have no material impact on the current year financial statements.

#### (ii) Malaysian Financial Reporting Standards (MFRS Framework)

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 and IC Interpretation 15: Agreements for Construction of Real Estate, including its parent, significant investor and venturer (herein called 'Transitioning Entities').

Adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.

The Group falls within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 July 2015. In presenting its 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.

#### A2 Audit report

The Group's preceding annual financial statements for the financial year ended 31 July 2012 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 quarter under review.

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#### 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

Profit before taxation

During the current financial period ended 31 January 2013, the Company repurchased 100 ordinary shares of RM0.50 each from the open market. The repurchased shares were held as treasury shares. As at 31 January 2013, the number of treasury shares held was 14,959,962 ordinary shares of RM0.50 each.

#### A7 Dividends paid

	The amount of dividend paid by the Company since 31 July 2012 was as follows:	DAMOOO
	In respect of the financial year ended 31 July 2012:	RM'000
	Single tier final dividend of 16%; 8 sen per ordinary share declared on 19 December 2012 and paid on 31 January 2013	17,203
<b>A8</b>	Segment information	
	Segment information is presented in respect of the Group's business segments.	
	Current financial quarter ended 31 January 2013	
	Revenue	RM'000
	Manufacturing	193,506
	Property development	77,578
	Total revenue	271,084
	.56.76.76.76.76.76	27.1,001
	Results	RM'000
	Manufacturing	11,131
	Property development	23,043
	Profit from operations	34,174
	Total non-operations	04,174
	Reconciliation of profit before taxation	RM'000
	Profit from operations	34,174
	Investing results	(252)
	Finance cost	(727)
	Profit before taxation	33,195
	Current year-to-date ended 31 January 2013	
	Revenue	RM'000
	Manufacturing	366,151
	Property development	146,549
	Total revenue	512,700
	Results	RM'000
	Manufacturing	21,630
	Property development	44,028
	Profit from operations	65,658
	Reconciliation of profit before taxation	RM'000
	Profit from operations	65,658
	Investing results	(239)
	Finance cost	(895)
	Double by Land to continue	C4 F04

64,524

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#### A9 Disclosure items

The following items have been included in arriving at profit before tax:

	3 months en	ded	6 months e	nded	
	31.1.2013 31.1.2012		31.1.2013	31.1.2012	
	RM'000	RM'000	RM'000	RM'000	
(a) Interest income	(514)	(423)	(768)	(683)	
(b) Other income	(411)	(321)	(859)	(683)	
(c) Interest expense	727	253	895	445	
(d) Depreciation	6,939	5,999	12,698	11,968	
(e) Net write back of receivables	-	(48)	(28)	(2)	
(f) Net provision for/write off of inventories	194	192	236	186	
(g) Net foreign exchange (gain)/loss	(530)	40	(671)	(55)	

In the current financial quarter and current year-to-date ended 31 January 2013, there were no:

- Gain or loss on disposal of quoted or unquoted investments or properties;
- Impairment of assets:
- Gain or loss on derivatives; and
- Any other exceptional items.

#### 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:

On 3 October 2012, the Company announced that Scientex Packaging Film Sdn Bhd ("SPFSB"), its wholly-owned subsidiary, had entered into a conditional share sale agreement with GW Plastics Holdings Berhad to acquire 100% equity interest in Great Wall Plastic Industries Berhad ("GW Plastic") and GW Packaging Sdn Bhd ("GW Packaging") for a total cash consideration of RM283.2 million. The transaction was completed on 8 January 2013. The acquisition has been accounted for using the acquisition method. The condensed consolidated interim financial statements include the results of GW Plastic and GW Packaging for the one-month period from the date of acquisition.

The provisional fair value of the identifiable assets and liabilities of GW Plastic and GW Packaging as at the date of acquisition was:

	Fair value recognised on acquisition RM'000
Assets Property, plant and equipment	257,177
Trade and other receivables	50.979
Inventories	44,115
Cash and bank balances	7,672
	359,943
Liabilities	
Trade and other payables	(57,071)
Borrowings	(19,159)
Provision of taxation	(233)
Deferred tax liability	(280)
	(76,743)
Net identifiable assets	283,200
Goodwill on consolidation	
Purchase consideration transferred	283,200
Analysis of cash flows on acquisition:	
Net cash acquired	7,672
Cash paid	(283,200)
Net cash outflow	(275,528)

From the date of acquisition, GW Plastic and GW Packaging have contributed RM25,400,000 of revenue and net profit contribution of the acquisition to the Group is approximately RM900,000. The transaction costs of approximately RM926,000 have been expensed and deducted from operating profit in the statement of comprehensive income and are part of the operating cash flow in the statement of cash flows.

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#### 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 2013 are as follows:

RM'000

Approved and contracted for purchase of plant and machinery

31,459

## A14 Related party transactions

The Group's related party transactions in the current financial quarter ended 31 January 2013 are as follows:

	3 months ended		6 months e	nded
	31.1.2013 31.1.2012		31.1.2013	31.1.2012
	RM'000	RM'000	RM'000	RM'000
Purchase of goods from associated company	10,712	11,047	21,436	20,636
Rental income from jointly controlled entity	(232)	(232)	(463)	(463)

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

# ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 31 JANUARY 2013

#### **B1** Review of performance

#### (i) Current quarter review

For the current quarter ended 31 January 2013, the Group recorded revenue of RM271.1 million, an increase of 26.4% as compared to RM214.5 million recorded in the preceding year corresponding quarter. Profit before tax was RM33.2 million, an increase of 28.5% as compared to RM25.8 million in the preceding year corresponding quarter.

**Manufacturing** revenue recorded was RM193.5 million, an increase of 30.5% compared to the preceding year corresponding quarter. The increase was partly attributed to the higher sales demand for our stretch film products mainly in the export markets. In addition, the acquisition of GW Plastic and GW Packaging was completed in January 2013. Hence, the increase was also due to the one-month contribution from the newly acquired subsidiaries. Profit from operations increased from RM7.5 million to RM11.1 million, in line with the higher revenue recognised and also higher margin from the product mix.

**Property** revenue recorded an increase of 17.2%, from RM66.2 million in the preceding year corresponding quarter to RM77.6 million in the current quarter. Profit from operations recorded was RM23.0 million compared to RM18.5 million in the preceding year corresponding quarter, an increase of 24.4%. The higher revenue and profit was in line with the buoyant property market in Johor. In addition, the product mix sold in the current quarter also carried a higher profit margin as compared to the product mix sold in the preceding year corresponding quarter.

#### (ii) 6-month review

For the 6-month financial period ended 31 January 2013, the Group recorded revenue of RM512.7 million compared to the preceding year corresponding period of RM428.3 million. Profit before tax increased from RM52.1 million to RM64.5 million, an increase of 23.8%. The increase is attributable to both the manufacturing and property segments.

**Manufacturing** segment recorded revenue of RM366.2 million, an increase of 21.1% compared to the preceding financial year corresponding period of RM302.4 million. Consistent with the current quarter review as above, profit from operations has also increased from RM16.9 million to RM21.6 million. The increase in revenue and profit was mainly due to the higher export sales and also the contribution from the new subsidiaries.

**Property** segment recorded revenue of RM146.5 million in the current financial period, registering an increase of 16.5%. Profit from operations also increased from RM35.6 million in the preceding financial year corresponding period to RM44.0 million in the current financial period. The increase in revenue and profit were due to the higher demand for property in Johor especially in Iskandar Malaysia region and areas within its close proximity.

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

Profit before taxation for the current financial quarter under review was RM33.2 million, an increase of 6.0% compared to RM31.3 million recorded in the preceding financial quarter. The increase was mainly due to the one-month contribution by the new subsidiaries under the manufacturing division.

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#### B3 Current financial year prospects

#### Manufacturing

The Malaysian economy registered a higher growth in Q4 2012 by 6.4% (3Q: 5.3%) underpinned by continued strength in domestic demand. The fragile but improving world economy which is expected to register stronger growth in 2013 is expected to provide greater boost to the Group's products which are mainly export oriented. However, the Group takes cognizance of the fact that the world economy remains susceptible to crisis risks such as the potential re-ignition of the Eurozone debt crisis, the "fiscal cliff" and debt ceiling in the United States, the decline in the pace of growth in China and the potential currency wars that could affect global demand.

The prevailing global uncertainty posed by these risks have compelled the Group to be prudent and cautious and maintain its vigilance in managing its raw material costs and to address currency fluctuations in the price of its raw materials as part of its continuous risk management strategy. The Group continues to look into ways of reducing operational costs and wastage, acquire state of the art machinery to boost production efficiency and tapping synergies from operations which will lower production costs whilst boosting margins. The recent completion of the acquisition of GW Plastic and GW Packaging in January 2013 has certainly boosted the Group's manufacturing capacity for stretch film whilst at the same time provide the Group with an immediate foot print in the recession-proof food and beverage industry by virtue of its newly acquired flexible food packaging business. Apart from the operational efficiencies and synergistic benefits expected from the acquisition, the Group will also be able to have access to a larger network of customer base. Barring the eruption of any of the crises outlined above, the Group remains hopeful that its performance for the current financial year will be in line with expectations.

#### **Property**

The Group's property launches in Melaka and Johor continue to receive good response from buyers due to the good locations of its projects, innovative products and strategic pricing of its products. With investments pouring into the Iskandar Malaysia region where most of the Group's projects are located in or within close proximity, the Group is fairly optimistic that the take up rates for its future launches will be well accepted as more people are attracted to live and work in the state of Johor. The Government's initiative under the Economic Transformation Programme, particularly in the Iskandar Region continues to receive strong support from both local and foreign investors and this will translate into strong growth for the domestic economy. The Group is hence optimistic that its property division will continue to perform as well if not better in its current financial year, barring any unforeseen circumstances.

#### 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 and current year-to-date were as follows:-

	3 months ended		6 months ended	
	31.1.2013 31.1.2012 31.1.2013		31.1.2013	31.1.2012
	RM'000	RM'000	RM'000	RM'000
In respect of current quarter :				
- Income tax	7,196	5,079	13,249	9,974

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.

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В6	Realised and unrealised profits		Preceding year
		Current	corresponding
		quarter ended	quarter ended
		31.1.2013	31.1.2012
		RM'000	RM'000
	Total retained profit of the Company and its subsidiaries :		
	- Realised	609,940	430,392
	- Unrealised	(701)	(1,078)
		609,239	429,314
	Total share of retained profits from associated company / jointly controlled entity:		
	- Realised	7,148	6,921
	- Unrealised	(366)	(278)
		616,021	435,957
	Less: Consolidation adjustments	(213,263)	(98,662)
	Total Group retained earnings	402,758	337,295

# B7 Status of corporate proposals

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

#### B8 Borrowings and debt securities

The Group's borrowings as at 31 January 2013 were as follows :-

(a) Long Term Borrowings Term loan	RM'000	RM'000
- Secured	192,766	
- Unsecured	3,549	196,315
	<del></del>	•
(b) Short Term Borrowings		
- Secured		
Term loan	6,100	
Other bank borrowings	17,846	
- Unsecured		
Term loan	12,219	
Other bank borrowings	89,883	126,048
		322,363
		RM'000
Included in total borrowings are borrowings denominated in foreign currencies		Equivalent
- United States Dollars		174,549
- Japanese Yen		3,700
·		178,249

## B9 Material litigation

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

## B10 Dividends

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

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## **B11** Earnings per share

(a) Basic earnings per share		3 months ended		6 months ended	
		31.1.2013	31.1.2012	31.1.2013	31.1.2012
Profit attributable to equity					
holders of the Company	(RM'000)	25,607	20,184	50,482	40,817
Weighted average number of					
ordinary shares in issue	('000')	215,040	215,040	215,040	215,040
Basic earnings per share	(sen)	11.91	9.39	23.48	18.98

# (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 2013.

By Order of the Board

Ng Boon Ngee (MAICSA 7053979) Company Secretary

27 March 2013