

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

# **QUARTERLY REPORT**

Quarterly report on consolidated results for the financial quarter ended 30 April 2013

The figures have not been audited.

# CONDENSED CONSOLIDATED INCOME STATEMENT

For the nine months ended 30 April 2013

For the fille months ended 30 April 2013	INDIVIDUA	L QUARTER	CUMULATIV	E QUARTER
	Current	Preceding year	Current	Preceding year
	year	corresponding	year	corresponding
	quarter	quarter	to date	period
	30.4.2013	30.4.2012	30.4.2013	30.4.2012
	RM'000	RM'000	RM'000	RM'000
Revenue	345,102	226,760	857,802	655,011
Operating profit	39,962	25,780	105,620	78,319
Interest expense	(1,956)	(252)	(2,851)	(697)
Investing results	233	(14)	(6)	16
Profit before tax	38,239	25,514	102,763	77,638
Taxation	(8,292)	(4,961)	(21,541)	(14,935)
Profit for the period	29,947	20,553	81,222	62,703
Profit attributable to:				
Owners of the parent	29,535	19,711	80,017	60,528
Non-controlling interests	412	842	1,205	2,175
Profit for the period	29,947	20,553	81,222	62,703
Earnings per share attributable to owners				
of the parent (sen per share)	13.73	9.17	37.21	28.15

(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 30 April 2013

The figures have not been audited.

# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the nine months ended 30 April 2013

Tor the mile months ended by right 2010	INDIVIDUA	L QUARTER	<b>CUMULATIVE QUARTER</b>		
	Current	Preceding year	Current	Preceding year	
	year	corresponding	year	corresponding	
	quarter	quarter	to date	period	
	30.4.2013	30.4.2012	30.4.2013	30.4.2012	
	RM'000	RM'000	RM'000	RM'000	
Profit for the period	29,947	20,553	81,222	62,703	
Other comprehensive income:					
Foreign currency translation	(157)	(672)	(1,430)	479	
Total comprehensive income for the period	29,790	19,881	79,792	63,182	
Total comprehensive income attributable to:					
Owners of the parent	29,378	19,103	78,789	60,916	
Non-controlling interests	412	778	1,003	2,266	
	29,790	19,881	79,792	63,182	

(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 30 April 2013**

AS AT   CURRENT   FRECEDING   FRECEDING	As at 30 April 2013		
FINANCIAL QUARTER ENDED 30.4.2013   FINANCIAL QUARTER ENDED 30.4.2013   RN'000   RN'0000			
ASSETS			
ASSETS   Clumadited   Clumadi			
ASSETS         (Unaudited)         RAY00           Non-current assets         478,428         210,856           Property, plant and equipment         478,428         210,856           Investment properties         4,568         4,621           Land held for property development         20,664         260,018           Investment in jointly controlled entity         21,925         22,464           Investment in associate         10,509         10,056           Other investments         5,037         5,037           Other investments         5,037         5,037           Property development costs         56,418         71,138           Inventories         56,418         71,138           Inventories         56,418         71,338           Cash and bank balances         38,609         36,335           Cash and bank balances         38,609         36,335           Cash and borrowings         1,180,851         809,042           EQUITY AND LIABILITIES         Current Enablities         21,338         155,615           Current Enablities         21,338         155,615           Income tax payable         11,790         6,491           Potential Enablities         21,338         2,00		_	
Non-current assets			
Non-current assets         478,428         210,856           Property, plant and equipment         478,628         4,621           Land held for property development         260,664         260,198           Investment in jointly controlled entity         21,925         22,464           Investment in associate         10,590         10,056           Other investments         5,037         5,037           Other investments         5,037         5,037           Forperty development costs         781,212         513,232           Property development costs         73,519         60,981           Inventories         73,519         60,981           Take and other receivables         211,093         127,356           Cash and bank balances         58,609         36,335           Sequent Liabilities         399,639         295,810           FQUITY AND LIABILITIES         1180,851         809,042           EQUITY AND LIABILITIES         143,818         50,721           Retirement benefit obligations         267         267           Trade and other payables         11,990         6,491           Income tax payable         11,990         6,491           Non-current liabilities         20,000         50,			
Property, plant and equipment		(Unaudited)	(Audited)
Investment properties			
Land held for property development   260,664   260,198   Investment in jointly controlled entity   21,925   22,464   Investment in associate   10,590   10,056   Other investments   5,037			
Investment in jointly controlled entity   12,925   22,464     Investment in associate   10,590   10,056     Other investments   5,037   5,037     Current assets   781,212   513,232     Current assets   781,212   513,232     Property development costs   56,418   71,138     Inventories   73,519   60,981     Trade and other receivables   211,093   127,356     Cash and bank balances   58,609   36,335     Cash and bank balances   58,609   36,335     Cash and borrowings   143,818   50,721     EQUITY AND LIABILITIES   267   267     Trade and other payables   221,338   155,615     Income tax payable   11,790   6,491     Trade and other payables   221,338   155,615     Income tax payable   11,790   6,491     Non-current liabilities   22,426   82,716     Non-current liabilities   21,338   23,563     Deferred tax liabilities   23,843   23,563     Deferred tax liabilities   577,590   249,339     Net assets   603,261   559,703     Equity attributable to owners of the parent   Share capital   115,000   115,000     Reserves   469,816   410,715     Non-controlling interests   18,445   33,988     Total EQUITY AND LIABILITIES   1,180,851   809,042     Total EQUITY AND LIABILITIES   1,180,851   809,042	1 1		· · · · · · · · · · · · · · · · · · ·
Investment in associate		· · · · · · · · · · · · · · · · · · ·	
Other investments         5,037         5,037           Current assets         781,212         513,232           Property development costs         56,418         71,138           Inventories         73,519         60,981           Trade and other receivables         211,093         127,356           Cash and bank balances         58,609         36,335           TOTAL ASSETS         1,180,851         809,042           EQUITY AND LIABILITIES         Current liabilities         207         267           Loans and borrowings         143,818         50,721         726           Retirement benefit obligations         267         267         267           Trade and other payables         11,790         6,491         377,213         213,094           Net current assets         2,2426         82,716           Non-current liabilities         2         2,2426         82,716           Non-current liabilities         168,430         5,000           Retirement benefit obligations         8,104         7,682           Deferred tax fliabilities         23,843         23,563           Total liabilities         577,590         249,339           Net assets         603,261         559,703			
Property development costs		· · · · · · · · · · · · · · · · · · ·	· ·
Current assets         56,418         71,138           Property development costs         56,418         71,138           Inventories         73,519         60,981           Trade and other receivables         211,093         127,356           Cash and bank balances         58,609         36,335           TOTAL ASSETS         1,180,851         809,042           EQUITY AND LIABILITIES           Current liabilities           Loans and borrowings         143,818         50,721           Retirement benefit obligations         267         267           Trade and other payables         21,338         155,615           Income tax payable         11,790         6,491           Non-current liabilities         22,426         82,716           Non-current liabilities         23,843         2,563           Loans and borrowings         168,430         5,000           Retirement benefit obligations         8,104         7,682           Deferred tax liabilities         23,843         23,663           Deferred tax liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent         584,816	Other investments		
Property development costs		781,212	513,232
Inventories   73,519   60,981     Trade and other receivables   211,093   127,356     Cash and bank balances   58,609   36,335     Section   399,639   295,810     TOTAL ASSETS   1,180,851   809,042     EQUITY AND LIABILITIES     Current liabilities   267   267     Trade and other payables   143,818   50,721     Retirement benefit obligations   267   267     Trade and other payables   11,790   6,491     Trade and other payable   377,213   213,094     Net current assets   22,426   82,716     Non-current liabilities   23,843   23,563     Deferred tax liabilities   23,843   23,563     Deferred tax liabilities   200,377   36,245     Total liabilities   577,590   249,339     Net assets   603,261   559,703     Equity attributable to owners of the parent   584,816   525,715     Non-controlling interests   18,445   33,988     Total equity   603,261   559,703     TOTAL EQUITY AND LIABILITIES   1,180,851   809,042			
Trade and other receivables         211,093         127,356           Cash and bank balances         38,609         36,335           TOTAL ASSETS         1,180,851         809,042           EQUITY AND LIABILITIES         Current liabilities           Loans and borrowings         143,818         50,721           Retirement benefit obligations         267         267           Trade and other payables         221,338         155,615           Income tax payable         11,790         6,491           Non-current liabilities         Loans and borrowings         168,430         5,000           Retirement benefit obligations         8,104         7,682           Deferred tax liabilities         23,843         23,563           Deferred tax liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent Share capital         115,000         115,000           Reserves         469,816         410,715           Non-controlling interests         18,445         33,988           Total equity         603,261         559,703           TOTAL EQUITY AND LIABILITIES         1,180,851         809,042	1 1		
Cash and bank balances         58,609         36,335           399,639         295,810           TOTAL ASSETS         1,180,851         809,042           EQUITY AND LIABILITIES         Current liabilities         30,021           Loans and borrowings         143,818         50,721           Retirement benefit obligations         267         267           Trade and other payables         11,790         6,491           Income tax payable         11,790         6,491           Net current assets         22,426         82,716           Non-current liabilities         168,430         5,000           Loans and borrowings         8,104         7,682           Deferred tax liabilities         23,843         23,563           Deferred tax liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent         Share capital         115,000         115,000           Reserves         469,816         410,715         Non-controlling interests         18,445         33,988           Total equity         603,261         559,703         50,003         50,000         50,000         50,000         50,000         50,000 <th< th=""><td></td><td>· · · · · · · · · · · · · · · · · · ·</td><td></td></th<>		· · · · · · · · · · · · · · · · · · ·	
TOTAL ASSETS			
TOTAL ASSETS	Cash and bank balances		
EQUITY AND LIABILITIES Current liabilities Loans and borrowings Retirement benefit obligations Trade and other payables Income tax payable Income tax payable  Non-current liabilities Loans and borrowings Retirement benefit obligations  Non-current liabilities Loans and borrowings Retirement benefit obligations Peferred tax liabilities  Loans and borrowings Retirement benefit obligations Peferred tax liabilities  Total liabilities  Total liabilities  Equity attributable to owners of the parent Share capital Reserves  469,816 A10,715 Non-controlling interests Total equity  TOTAL EQUITY AND LIABILITIES  1,180,851 809,042		399,639	295,810
EQUITY AND LIABILITIES Current liabilities Loans and borrowings Retirement benefit obligations Trade and other payables Income tax payable Income tax payable  Non-current liabilities Loans and borrowings Retirement benefit obligations  Non-current liabilities Loans and borrowings Retirement benefit obligations Peferred tax liabilities  Loans and borrowings Retirement benefit obligations Peferred tax liabilities  Total liabilities  Total liabilities  Equity attributable to owners of the parent Share capital Reserves  469,816 A10,715 Non-controlling interests Total equity  TOTAL EQUITY AND LIABILITIES  1,180,851 809,042			
Current liabilities	TOTAL ASSETS	1,180,851	809,042
Current liabilities			
Loans and borrowings   143,818   50,721     Retirement benefit obligations   267   267     Trade and other payables   11,790   6,491     Income tax payable   11,790   6,491	•		
Retirement benefit obligations         267         267           Trade and other payables         221,338         155,615           Income tax payable         11,790         6,491           377,213         213,094           Net current assets         22,426         82,716           Non-current liabilities         200,376         5,000           Retirement benefit obligations         8,104         7,682           Deferred tax liabilities         23,843         23,663           Deferred tax liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent         115,000         115,000           Reserves         469,816         410,715           Non-controlling interests         18,445         33,988           Total equity         603,261         559,703           TOTAL EQUITY AND LIABILITIES         1,180,851         809,042		1.12.010	50 <b>501</b>
Trade and other payables       221,338       155,615         Income tax payable       11,790       6,491         377,213       213,094         Net current assets       22,426       82,716         Non-current liabilities       300       5,000         Retirement benefit obligations       8,104       7,682         Deferred tax liabilities       23,843       23,563         Total liabilities       577,590       249,339         Net assets       603,261       559,703         Equity attributable to owners of the parent       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042			· ·
Income tax payable	_		
Net current assets         277,213         213,094           Non-current liabilities         22,426         82,716           Loans and borrowings         168,430         5,000           Retirement benefit obligations         8,104         7,682           Deferred tax liabilities         23,843         23,563           Total liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent         115,000         115,000           Reserves         469,816         410,715           Non-controlling interests         18,445         33,988           Total equity         603,261         559,703           TOTAL EQUITY AND LIABILITIES         1,180,851         809,042	- ·		,
Net current assets         22,426         82,716           Non-current liabilities         168,430         5,000           Retirement benefit obligations         8,104         7,682           Deferred tax liabilities         23,843         23,563           Total liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent         115,000         115,000           Reserves         469,816         410,715           Non-controlling interests         18,445         33,988           Total equity         603,261         559,703           TOTAL EQUITY AND LIABILITIES         1,180,851         809,042	Income tax payable	,	
Non-current liabilities         168,430         5,000           Retirement benefit obligations         8,104         7,682           Deferred tax liabilities         23,843         23,563           200,377         36,245           Total liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent         115,000         115,000           Reserves         469,816         410,715           Non-controlling interests         18,445         33,988           Total equity         603,261         559,703           TOTAL EQUITY AND LIABILITIES         1,180,851         809,042		3/1,213	213,094
Non-current liabilities         168,430         5,000           Retirement benefit obligations         8,104         7,682           Deferred tax liabilities         23,843         23,563           200,377         36,245           Total liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent         115,000         115,000           Reserves         469,816         410,715           Non-controlling interests         18,445         33,988           Total equity         603,261         559,703           TOTAL EQUITY AND LIABILITIES         1,180,851         809,042	Not august agasta	22.426	92 716
Loans and borrowings       168,430       5,000         Retirement benefit obligations       8,104       7,682         Deferred tax liabilities       23,843       23,563         200,377       36,245         Net assets       577,590       249,339         Net assets       603,261       559,703         Equity attributable to owners of the parent Share capital Reserves       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042	Net current assets	22,420	02,710
Loans and borrowings       168,430       5,000         Retirement benefit obligations       8,104       7,682         Deferred tax liabilities       23,843       23,563         200,377       36,245         Net assets       577,590       249,339         Net assets       603,261       559,703         Equity attributable to owners of the parent Share capital Reserves       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042	Non-current lighilities		
Retirement benefit obligations       8,104       7,682         Deferred tax liabilities       23,843       23,563         200,377       36,245         Total liabilities       577,590       249,339         Net assets       603,261       559,703         Equity attributable to owners of the parent       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042		168 430	5 000
Deferred tax liabilities       23,843       23,563         200,377       36,245         Total liabilities       577,590       249,339         Net assets       603,261       559,703         Equity attributable to owners of the parent Share capital Reserves       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042			
200,377   36,245		· · · · · · · · · · · · · · · · · · ·	
Total liabilities         577,590         249,339           Net assets         603,261         559,703           Equity attributable to owners of the parent Share capital Reserves         115,000         115,000           Reserves         469,816         410,715           Non-controlling interests         584,816         525,715           Non-controlling interests         18,445         33,988           Total equity         603,261         559,703           TOTAL EQUITY AND LIABILITIES         1,180,851         809,042	Befored an incommed		
Net assets       603,261       559,703         Equity attributable to owners of the parent       115,000       115,000         Share capital       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       584,816       525,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042		200,511	30,213
Net assets       603,261       559,703         Equity attributable to owners of the parent       115,000       115,000         Share capital       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       584,816       525,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042	Total liabilities	577.590	249.339
Equity attributable to owners of the parent         Share capital       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       584,816       525,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042		277,270	2.7,557
Equity attributable to owners of the parent         Share capital       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       584,816       525,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042	Net assets	603.261	559.703
Share capital       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       584,816       525,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042			
Share capital       115,000       115,000         Reserves       469,816       410,715         Non-controlling interests       584,816       525,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042	Equity attributable to owners of the parent		
Reserves       469,816       410,715         584,816       525,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042	- ·	115,000	115,000
Non-controlling interests       584,816       525,715         Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042	•		
Non-controlling interests       18,445       33,988         Total equity       603,261       559,703         TOTAL EQUITY AND LIABILITIES       1,180,851       809,042			
Total equity         603,261         559,703           TOTAL EQUITY AND LIABILITIES         1,180,851         809,042	Non-controlling interests		
TOTAL EQUITY AND LIABILITIES  1,180,851  809,042	_		
	• •		
	TOTAL EQUITY AND LIABILITIES	1,180,851	809,042
Net assets per share attributable to owners of the parent (RM)  2.72  2.44	-		
1 vet assets per share attributable to owners of the parent (Kivi)	Net assets per chare attributable to owners of the parent (DM)	2.72	2.44
	The assets per share authoritable to owners of the parent (Kivi)	2.12	Z. <del>44</del>

(The Condensed Consolidated Statement of Financial Position 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 CHANGES IN EQUITY FOR THE NINE MONTHS ENDED 30 APRIL 2013

				Attribu		•					
	-  -			Non-distributa <b>Foreign</b>			1		Total equity		
	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	-	-	-	(1,228)	-	-	-	80,017	78,789	1,003	79,792
Transactions with owners:											
Dilution of interest in an existing subsidiary	-	-	-	-	-	-	-	(757)	(757)	3,857	3,100
Acquisition of additional interest in an existing subsidiary	-	-	-	-	-	-	-	(1,728)	(1,728)	(19,440)	(21,168)
Dividends	-	-	-	-	-	-	-	(17,203)	(17,203)	(963)	(18,166)
Total transactions with owners	-	-	-	-	-	-	-	(19,688)	(19,688)	(16,546)	(36,234)
At 30 April 2013	115,000	19,233	26,388	(2,487)	(21,811)	461	17,467	430,565	584,816	18,445	603,261
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	-	-	-	388	-	-	-	60,528	60,916	2,266	63,182
Transactions with owners:											
Acquisition of additional interest in an existing subsidiary	-	-	-	-	-	-	-	1,006	1,006	(7,931)	(6,925)
Dividends	-	-	-	-	-	-	-	(15,053)	(15,053)	(775)	(15,828)
Total transactions with owners	-	-	-	-	-	-	-	(14,047)	(14,047)	(8,706)	(22,753)
At 30 April 2012	115,000	19,233	29,132	(2,276)	(21,810)	461	17,467	357,006	514,213	32,338	546,551

(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 nine months ended 30 April 2013**

	9 MONTHS ENDED 30.4.2013 RM'000	9 MONTHS ENDED 30.4.2012 RM'000
OPERATING ACTIVITIES		
Profit before taxation	102,763	77,638
Adjustments	24,830	17,263
Operating cash flows before changes in working capital	127,593	94,901
Changes in working capital		
Decrease in inventories	31,088	10,870
Decrease in development properties	14,536	19,844
Increase in receivables	(32,591)	(21,166)
Increase/(decrease) in payables	7,708	(6,939)
Total changes in working capital	20,741	2,609
Cash flows from operations	148,334	97,510
Taxation paid	(16,610)	(14,402)
Gratuity and retirement benefits paid	(298)	(75)
Net cash flows from operating activities	131,426	83,033
INVESTING ACTIVITIES		
Net cash outflow on acquisition of subsidiaries	(275,528)	_
Purchase of property, plant and equipment	(32,963)	(33,836)
Payment for additional investments	(21,168)	(52,644)
Proceeds arising from dilution of interest in a subsidiary	3,100	-
Proceeds from disposal of property, plant and equipment	58	11
Net dividend received	114	126
Interest received	1,165	1,006
Net cash flows used in investing activities	(325,222)	(85,337)
FINANCING ACTIVITIES		
Dividends paid	(18,166)	(15,828)
Net drawdown/(repayment) of term loans	177,002	(5,588)
Net drawdown of short term borrowings	60,366	29,168
Interest paid	(3,132)	(1,111)
Net cash flows from financing activities	216,070	6,641
NET CHANGE IN CASH AND CASH EQUIVALENTS	22,274	4,337
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	36,335	40,765
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	58,609	45,102
Cash and cash equivalents in the cash flow statement comprise:		
Cash and bank balances	34,823	25,523
Short term deposits	23,786	19,579
	58,609	45,102

(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 30 APRIL 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 period 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 period under review.

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

#### Changes in debts and equity securities **A6**

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 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 30 April 2013, the number of treasury shares held was 14,959,962 ordinary shares of RM0.50 each.

Subsequent to the end of the current financial period, on 28 May 2013 and 21 June 2013, the Company sold 5,000,000 and 1,115,500 treasury shares at an average price of RM4.45 and RM5.00 each in the open market for a total consideration of approximately RM22.2 million and RM5.6 million respectively. The cost of the treasury shares are at an average price of RM1.46 per share. The sale resulted in an increase of RM27.7 million in total equity attributable to shareholders.

As at the date of this report, the number of treasury shares held is 8,844,462 ordinary shares of RM0.50 each at a carrying amount of approximately RM12.9 million.

#### Dividends paid **A7**

The amount of dividend paid by the Company since 31 July 2012 was as follows:

RM'000

In respect of the financial year ended 31 July 2012:

Single tier final dividend of 16%; 8 sen per ordinary share declared on 19 December 2012 and paid on 31 January 2013

17,203

#### **A8 Segment information**

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

Current financial quarter ended 30 April 2013	
Revenue	RM'000
Manufacturing Property development Total revenue	275,272 69,830 345,102
<u>Results</u>	RM'000
Manufacturing Property development Profit from operations	16,675 23,287 39,962
Reconciliation of profit before taxation	RM'000
Profit from operations Investing results Finance cost Profit before taxation	39,962 233 (1,956) 38,239
Current year-to-date ended 30 April 2013	
Revenue	RM'000
Manufacturing Property development Total revenue	641,423 216,379 857,802
<u>Results</u>	RM'000
Manufacturing Property development Profit from operations	38,305 67,315 105,620
Reconciliation of profit before taxation	RM'000
Profit from operations Investing results Finance cost Profit before taxation	105,620 (6) (2,851) 102,763

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

#### A9 Disclosure items

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

	3 months en	ded	9 months e	nded	
	30.4.2013	30.4.2012	30.4.2013	30.4.2012	
	RM'000	RM'000	RM'000	RM'000	
(a) Interest income	(397)	(323)	(1,165)	(1,006)	
(b) Other income	(221)	(299)	(1,080)	(982)	
(c) Interest expense	1,956	252	2,851	697	
(d) Depreciation	9,311	5,612	22,009	17,580	
(e) Net write back of receivables	(4)	(3)	(32)	(5)	
(f) Net provision for/write off of inventories	254	15	490	201	
(g) Net foreign exchange (gain)/loss	(1,351)	(194)	(2,022)	(249)	

In the current financial quarter and current year-to-date ended 30 April 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

Other than as disclosed elsewhere in this report, there were no material events subsequent to the end of the current financial period 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 period under review, except for the followings:

(i) 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 consolidated using the acquisition method from January 2013.

The provisional fair value of the identifiable assets and liabilities of the 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	<u> </u>
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)
1101 00011 00111011	(213,320)

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

#### A11 Changes in the composition of the Group (Cont'd)

(i) From the date of acquisition, GW Plastic and GW Packaging have contributed approximately RM122,786,000 of revenue and net profit contribution of the acquisition to the Group is approximately RM4,542,000 (net of interest cost for the acquisition).

For the current financial quarter under review, GW Plastic and GW Packaging have contributed approximately RM97,386,000 of revenue and RM3,642,000 of net profit (net of interest cost for the acquisition).

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 in the preceding financial quarter.

(ii) On 16 April 2013, the Company announced that Scientex Japan Co., Ltd., a wholly-owned subsidiary of Scientex Polymer Sdn Bhd, which in turn a wholly-owned subsidiary of the Company, had applied to the Legal Affairs Bureau of Japan on 14 March 2013 for deregistration. A representative office, Scientex Japan Representative Office, was set up to resume the operations and Scientex Japan Co., Ltd. will be dissolved on the expiration of two months from the date of publication of the deregistration in the gazette on 2 April 2013.

#### 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 30 April 2013 are as follows:

RM'000

Approved and contracted for purchase of plant and machinery

23,061

#### A14 Related party transactions

The Group's related party transactions in the current financial quarter and current financial period ended 30 April 2013 are as follows:

	3 months ended		9 months ended	
	30.4.2013	30.4.2013 30.4.2012		30.4.2012
	RM'000	RM'000	RM'000	RM'000
Purchase of goods from associated company Rental income from jointly controlled entity	11,654 (232)	10,819 (232)	33,090 (695)	31,455 (695)

(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 30 APRIL 2013

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

#### (i) Current quarter review

For the current quarter ended 30 April 2013, the Group recorded revenue of RM345.1 million, an increase of 52.2% as compared to RM226.8 million recorded in the preceding year corresponding quarter. Profit before tax was RM38.2 million, an increase of 49.9% as compared to RM25.5 million in the preceding year corresponding quarter.

**Manufacturing** revenue recorded was RM275.3 million, an increase of 64.6% compared to RM167.3 million in the preceding year corresponding quarter. The increase was mainly due to the full quarter contribution from the newly acquired GW Plastic and GW Packaging, of which the acquisition was completed in January 2013. Profit from operations increased from RM8.9 million to RM16.7 million, in line with the higher revenue recognised.

**Property** revenue recorded an increase of 17.4%, from RM59.5 million in the preceding year corresponding quarter to RM69.8 million in the current quarter. Profit from operations recorded was RM23.3 million compared to RM16.9 million in the preceding year corresponding quarter, an increase of 37.7%. 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) 9-month review

For the 9-month financial period ended 30 April 2013, the Group recorded revenue of RM857.8 million compared to the preceding year corresponding period of RM655.0 million. Profit before tax increased from RM77.6 million to RM102.8 million, an increase of 32.4%. The increase is attributable to both the manufacturing and property segments.

**Manufacturing** segment recorded revenue of RM641.4 million, an increase of 36.6% compared to the preceding financial year corresponding period of RM469.7 million. Consistent with the current quarter review as above, profit from operations has also increased from RM25.8 million to RM38.3 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 RM216.4 million in the current financial period, an increase of 16.8% compared to the preceding financial year corresponding period. Profit from operations also increased from RM52.5 million in the preceding financial year corresponding period to RM67.3 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 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 RM38.2 million, an increase of 15.2% compared to RM33.2 million recorded in the preceding financial quarter. The increase was mainly due to the contribution by the new subsidiaries under the manufacturing division for the full quarter as compared to the one-month contribution in the preceding financial quarter.

## B3 Current financial year prospects

#### Manufacturing

The Group remains cautious that the world economy remains susceptible to crises risks such as the potential re-ignition of the Eurozone debt crisis or breakdown in the monetary union, the fiscal tightening arising from the budget sequestration or the failure to raise the debt ceiling or the premature withdrawal of the quantitative easing program, all of which could scuttle the ongoing recovery in the United States. Other risks include the current slowdown in the pace of growth in China and the volatility in the major trading currencies which could affect global demand. (Source: International Monetary Fund, World Economic Outlook, April 2013 publication; Bank Negara Malaysia in its press release dated 15 May 2013 entitled "Economic And Financial Developments In Malaysia In The First Quarter of 2013")

The Group remains focused on its main markets in the Asia Pacific region which continue to exhibit strong growth and demand for its products whilst remaining vigilant in managing its credit risks, volatility in raw material costs and currency fluctuations as it tries to minimise such volatility as part of its continuous risk management strategy. With the full integration of the GW Plastic and GW Packaging into its stable, the Group is beginning to derive greater operational efficiencies and economies of scale. In addition, the Group sees good prospects worldwide for its consumer packaging business and the Group has embarked on a RM50 million expansion plan to boost its blown film production capacity. Included in the estimated investment cost are 5 new world renowned lines which is expected to be delivered in stages in the second half of financial year ending 2014. With the lines fully operational, it is expected to increase its current production capacity by approximately 50% to meet rising demand for such products. The Group remains confident that with the right marketing focus and strategy, proper risk management policy being put in place and reviewed periodically and in the absence of any of the crises as outlined above happening, the Group is expected to perform credibly for the rest of the current financial year.

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

#### B3 Current financial year prospects (Cont'd)

#### **Property**

With the recently concluded general elections, the present government is expected to maintain its current policies which has been announced, including the initiatives under the Economic Transformation Programme as well as the focus on the Iskandar Malaysia region which continues to receive good support from the Government as well as private investors which will transform Iskandar Malaysia to be an investment destination and a special economic hub in Johor. Its proximity to Singapore and the proposed mass rapid transit line to Singapore will boost connectivity and enhance its viability as more and more businesses are attracted to set up their operations there. This will in turn boost demand for residential and commercial properties within the locality and the Group's development projects in Pasir Gudang, Skudai, Kulai and the newly launched development projects in Senai are expected to benefit from such initiatives. The range of products offered by the Group from affordable homes to high end luxury homes and well designed commercial and factory lots are specially designed and intended to cater to the broad spectrum of buyers and investors alike. Barring unforeseen circumstances, the Group is optimistic that its property division will continue to perform well for the rest of 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.

#### **B5** Taxation

Details of tax expense for the current financial quarter and current year-to-date were as follows:-

	3 months en	ded	9 months ended	
	30.4.2013	30.4.2012	30.4.2013	30.4.2012
	RM'000	RM'000	RM'000	RM'000
In respect of current quarter:				
- Income tax	8,292	4,961	21,541	14,935

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>B6</b>	Realised and unrealised profits		Preceding year
		Current	corresponding
		quarter ended	quarter ended
		30.4.2013	30.4.2012
		RM'000	RM'000
	Total retained profit of the Company and its subsidiaries :		
	- Realised	640,708	455,296
	- Unrealised	(1,203)	(800)
		639,505	454,496
	Total share of retained profits from associated company / jointly controlled entity:		
	- Realised	7,381	6,907
	- Unrealised	(366)	(278)
		646,520	461,125
	Less: Consolidation adjustments	(215,955)	(104,119)
	Total Group retained earnings	430,565	357,006

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

#### 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 30 April 2013 were as follows :-

(a) Long Term Borrowings Term loan	RM'000	RM'000
- Secured	148,766	
- Unsecured	19,664	168,430
(b) Short Term Borrowings		
- Secured		
Term loan	20,100	
Other bank borrowings	17,775	
Unaccured		
- Unsecured	7 624	
Term loan	7,631	4.40.040
Other bank borrowings	98,312	143,818 312,248
		312,246
		RM'000
Included in total borrowings are borrowings denominated in foreign currencies		Equivalent
- United States Dollars		214,964
- Japanese Yen		1,260
		216,224

## **B9** Material litigation

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

#### **B10** Dividends

In respect of the financial year ending 31 July 2013, the Board of Directors declared a single tier interim dividend of 14%; 7 sen per ordinary share (single tier interim dividend for 2012: 6 sen per ordinary share), payable on 16 August 2013.

# B11 Earnings per share

	3 months ended		ded	9 months ended	
(a) Basic earnings per share		30.4.2013	30.4.2012	30.4.2013	30.4.2012
Profit attributable to equity					
holders of the Company	(RM'000)	29,535	19,711	80,017	60,528
Weighted average number of					
ordinary shares in issue	('000')	215,040	215,040	215,040	215,040
Basic earnings per share	(sen)	13.73	9.17	37.21	28.15

# (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 2013.

By Order of the Board

Ng Boon Ngee (MAICSA 7053979) Company Secretary

25 June 2013