

UNICO-DESA PLANTATIONS BERHAD
CONDENSED CONSOLIDATED INCOME STATEMENTS
For the second quarter ended 30 September 2009
(The figures have not been audited.)

	Individual Quarter		Cumulative Quarters	
	3 months ended 30 September		6 months ended 30 September	
	2009 RM'000	2008 RM'000	2009 RM'000	2008 RM'000
Revenue	53,265	95,720	109,982	199,775
Cost of sales	(33,128)	(69,850)	(74,893)	(137,295)
Gross profit	20,137	25,870	35,089	62,480
Other income	237	451	361	680
Other expenses - Replanting	(1,738)	(82)	(4,917)	(193)
Selling and distribution costs	(117)	(120)	(242)	(217)
Administrative expenses	(4,388)	(5,950)	(8,706)	(11,594)
Profit from operations	14,131	20,169	21,585	51,156
Finance cost	(1,518)	(1,729)	(2,941)	(3,404)
Profit from ordinary activities before taxation	12,613	18,440	18,644	47,752
Taxation	(3,096)	(4,889)	(4,419)	(12,117)
Profit after taxation	9,517	13,551	14,225	35,635
Net profit attributable to:				
Equity holders of the Company	9,517	13,551	14,225	35,635
Minority interest	-	-	-	-
Net Profit for the period	9,517	13,551	14,225	35,635
Earnings per share - basic / diluted (sen)	1.10	1.55	1.64	4.08

(The Condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the financial year ended 31 March 2009)

UNICO-DESA PLANTATIONS BERHAD
CONDENSED CONSOLIDATED BALANCE SHEETS
As at 30 September 2009
(The figures have not been audited.)

	30 September 2009	31 March 2009
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	108,220	109,088
Biological assets	475,124	475,528
Prepaid lease payments	176,705	177,894
Deferred tax asset	1,928	1,878
Goodwill arising on consolidation	2,982	2,982
Hire purchase receivables	112,010	108,752
Current assets		
Inventories	9,081	9,021
Receivables, deposits and prepayments	8,257	8,942
Hire purchase receivables	33,543	31,260
Tax recoverable	479	392
Deposit, cash and bank balances	33,409	22,585
	<u>84,769</u>	<u>72,200</u>
	<u>961,738</u>	<u>948,322</u>
EQUITY AND LIABILITIES		
Share capital	220,800	220,800
Revaluation and other reserves	440,575	440,828
Retained earnings	99,164	102,240
	<u>760,539</u>	<u>763,868</u>
Less: Treasury shares	(11,658)	(11,658)
Total equity	748,881	752,210
Non-current liabilities		
Borrowings	99,262	57,264
Deferred taxation liabilities	41,639	41,576
	<u>140,901</u>	<u>98,840</u>
Current liabilities		
Payables	22,158	17,484
Bank overdrafts	3,284	8,341
Borrowings	22,727	46,618
Current tax liabilities	6,486	7,528
Dividends payable	17,301	17,301
	<u>71,956</u>	<u>97,272</u>
Total liabilities	<u>212,857</u>	<u>196,112</u>
	<u>961,738</u>	<u>948,322</u>
Net Assets per share (RM)	0.8657	0.8695

(The Condensed Consolidated Balance Sheet should be read in conjunction with the audited financial statements for the financial year ended 31 March 2009)

UNICO-DESA PLANTATIONS BERHAD
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 30 September 2009

(The figures have not been audited.)

	Issued and fully paid ordinary shares of RM0.25 each		Revaluation and other reserves	Treasury Shares	Retained earnings	Total
	Number of shares 000	Nominal value RM'000	RM'000	RM'000	RM'000	RM'000
At 1 April 2009	883,200	220,800	440,828	(11,658)	102,240	752,210
Net profit	-	-	-	-	14,225	14,225
Reversal of revaluation reserve on biological assets written off	-	-	(253)	-	-	(253)
Final dividends for the financial year Ended 31 March 2009	-	-	-	-	(17,301)	(17,301)
At 30 September 2009	883,200	220,800	440,575	(11,658)	99,164	748,881
At 1 April 2008	883,200	220,800	99,448	(4,287)	95,697	411,658
Net profit	-	-	-	-	35,635	35,635
Purchase of treasury shares	-	-	-	(2,448)	-	(2,448)
Final dividends for the financial year Ended 31 March 2008	-	-	-	-	(32,701)	(32,701)
At 30 September 2008	883,200	220,800	99,448	(6,735)	98,631	412,144

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 March 2009)

UNICO-DESA PLANTATIONS BERHAD
CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
For the year ended 30 September 2009
(The figures have not been audited.)

	6 Months Ended	
	30 September	
	2009	2008
	RM'000	RM'000
Net Profit for the financial period	14,225	35,635
Adjustment for items not involving the movement of cash or cash equivalents		
Depreciation of property, plant and equipment	2,816	2,559
Prepaid lease rental	1,189	1,183
Allowance for doubtful debts	592	2,744
Inventories written down/(reversal)	(145)	(27)
Interest expense	2,941	3,404
Interest income	(188)	(423)
Biological assets - written off	151	-
Property, plant and equipment written off	-	27
Taxation	4,419	12,117
	<u>11,775</u>	<u>21,584</u>
	26,000	57,219
Changes in working capital		
Inventories	86	4,639
Receivables	(5,449)	(14,059)
Payables	4,673	3,068
	<u>(690)</u>	<u>(6,352)</u>
Cash flow from operations	25,310	50,867
Tax paid	(5,535)	(5,100)
Net cash from operating activities	<u>19,775</u>	<u>45,767</u>
Cash flows (used in)/from investing activities		
Purchase of property, plant and equipment	(1,947)	(2,097)
Additional of biological assets	-	(326)
Interest received	188	423
Net cash used in investing activities	<u>(1,759)</u>	<u>(2,000)</u>
Cash flows (used in)/from financing activities		
Repayment of term loans	(6,442)	(11,557)
Draw down of term loans	25,000	-
Repayment of block discounting	(6,772)	(5,662)
Draw down of block discounting	6,321	12,875
Interest paid	(2,941)	(3,404)
Purchase of treasury shares	-	(2,448)
Dividends paid	(17,301)	-
Net cash from financing activities	<u>(2,135)</u>	<u>(10,196)</u>
Net increase in cash and cash equivalents during the financial period	15,881	33,571
Cash and cash equivalents at beginning of financial year	14,244	7,874
Cash and cash equivalents at end of financial period	<u>30,125</u>	<u>41,445</u>

	6 Months Ended	
	30 September	
	2009	2008
	RM'000	RM'000
<u>Cash and cash equivalents</u>		
Deposits with a licensed bank	30,000	37,500
Cash and bank balances	3,409	8,429
Bank overdraft	(3,284)	(4,484)
	<u>30,125</u>	<u>41,445</u>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the audited financial statements for the financial year ended 31 March 2009)

Notes to the Interim Financial Statements
for the second quarter ended 30 September 2009

A1 Accounting Policies And Basis Of Preparation

The interim financial statements are unaudited.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 March 2009.

The interim financial statements have been prepared in accordance with Financial Reporting Standards (FRS) 134 Interim Financial Reporting and Chapter 9 part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

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 financial year ended 31 March 2009.

A2 Seasonal and Cyclical Factors

The Group's plantation operations are affected by seasonal crop production, weather conditions and fluctuating commodity prices.

A3 Unusual Items due to Their Nature, Size or Incidence

For the current financial quarter under review, there were no unusual items that may affect the amount stated in the interim financial statements.

A4 Change in Estimates

There were no changes in estimates that have material effect in the current financial quarter results.

Notes to the Interim Financial Statements
for the second quarter ended 30 September 2009

A5 Issuances, Cancellations, Repurchases, Resale and Repayments of Debt and Equity Securities

During the quarter under review, there were no issuance and repayment of debt and equity securities, share buy-back, share cancellations and resale of treasury shares.

The total treasury shares held by the Company as at 30 September 2009 was 18.13 million shares.

A6 Dividend Paid

There was no dividend paid during the current financial quarter ended 30 September 2009.

Unico-Desa Plantations Berhad (Company No : 78983-V)**Notes to the Interim Financial Statements**
for the second quarter ended 30 September 2009**A7 Segment Reporting**

Segment reporting for the year-to-date ended 30.09.2009

	Plantations	Hire Purchase Financing and related activities	Others	Consolidated
	RM'000	RM'000	RM'000	RM'000
Revenue				
External revenue	95,038	14,944	0	109,982
Total revenue	<u>95,038</u>	<u>14,944</u>	<u>0</u>	<u>109,982</u>
Result				
Profit/(Loss) from operations	11,749	9,841	(5)	21,585
Finance cost				(2,941)
Tax expense				(4,419)
Net profit				<u>14,225</u>

Segment reporting for the year-to-date ended 30.09.2008

	Plantations	Hire Purchase Financing and related activities	Others	Consolidated
	RM'000	RM'000	RM'000	RM'000
Revenue				
External revenue	185,104	14,671	0	199,775
Total revenue	<u>185,104</u>	<u>14,671</u>	<u>0</u>	<u>199,775</u>
Result				
Profit/(Loss) from operations	43,155	8,006	(5)	51,156
Finance cost				(3,404)
Tax expense				(12,117)
Net profit				<u>35,635</u>

Notes to the Interim Financial Statements
for the second quarter ended 30 September 2009

A8 Post Balance Sheet Event

There were no material events subsequent to the end of the current financial quarter that have not been reflected in this interim financial report.

A9 Changes in the Composition of the Group

For the current financial quarter under review, there were no changes in the composition of the Group, including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.

A10 Changes in Contingent Liabilities and Contingent Assets

There were no contingent liabilities or contingent assets since the last annual balance sheet as at 31 March 2009.

A11 Capital Commitments

Capital commitments not provided for in the consolidated interim financial statements are as follows:

	30.09.09 RM'000	30.09.08 RM'000
Property, plant and equipment :		
Authorised and contracted	992	3,234
Authorised but not contracted	0	752
	<u>992</u>	<u>3,986</u>

A12 Related Party Disclosures

There was no significant related party transaction during the current financial quarter.

Unico-Desa Plantations Berhad (Company No : 78983-V)

Notes to the Interim Financial Statements

for the second quarter ended 30 September 2009

B1. Review Of Performance

The Group's total Profit Before Tax (PBT) for FY10-Q2 was RM12.6 mil as compared to RM18.4 mil in FY09-Q2.

This 32% drop in the Group's PBT was mainly due to:

a) Plantation Division

PBT decreased by 46% from RM14.7 mil (FY09-Q2) to RM7.9 mil (FY10-Q2) as a result of lower average selling prices of CPO and PK, and replanting program.

b) Hire Purchase Division

PBT improved by 27% to RM4.7 mil (FY10-Q2) as compared to RM3.7 mil (FY09-Q2) due to higher hire purchase portfolio and lower allowance for doubtful debts.

	Individual Quarter		Cumulative Quarters	
	3 Months Ended		6 Months Ended	
	30 September		30 September	
	2009	2008	2009	2008
	RM'mil	RM'mil	RM'mil	RM'mil
Revenue				
Plantations	45.5	88.1	95.0	185.1
Hire Purchase Financing	7.8	7.6	15.0	14.7
Other	0	0	0	0
	53.3	95.7	110.0	199.8

Profit before tax				
Plantations	7.9	14.7	9.8	40.4
Hire Purchase Financing	4.7	3.7	8.8	7.4
Other	0	0	0	0
	12.6	18.4	18.6	47.8

FFB Statistic				
FFB - Internal (mt)	58,116	59,491	103,743	118,447
FFB - External (mt)	31,498	68,278	65,884	130,412
	89,614	127,769	169,627	248,859

CPO produced (mt)	18,941	26,478	35,702	51,541
PK produced (mt)	4,621	5,764	8,590	11,259
OER (%)	21.14	20.72	21.05	20.71
KER (%)	5.16	4.51	5.06	4.52
CPO average selling price (RM/MT)	2,428	2,901	2,505	3,102
PK average selling price (RM/MT)	1,054	1,563	1,089	1,786

Notes to the Interim Financial Statements
for the second quarter ended 30 September 2009

B2 Comparison of Results with Preceding Quarter

The Group's total Profit Before Tax (PBT) for current quarter was RM12.6 mil as compared to RM6.0 mil of the immediate preceding quarter.

The 110% increase in the Group's PBT was mainly due to:

- a.) Plantation Division
PBT increased by 316% from RM1.9 mil to RM7.9 mil as a result of higher internal FFB production, better OER and KER, and lower replanting expenses incurred during the current financial quarter.
- b.) Hire Purchase Division
PBT increased by 15% to RM4.7 mil as compared to RM4.1 mil as in the immediate preceding quarter due to a higher hire purchase portfolio.

	Q2 2010 RM' Million	Q1 2010 RM' Million
Revenue		
Plantations	45.5	49.5
Hire Purchase Financing	7.8	7.2
Other	0	0
	53.3	56.7
Profit before tax		
Plantations	7.9	1.9
Hire Purchase Financing	4.7	4.1
Other	0	0
	12.6	6.0
FFB Statistic		
FFB - Internal (mt)	58,116	45,627
FFB - External (mt)	31,498	34,386
	89,614	80,013
CPO produced (mt)	18,941	16,762
PK produced (mt)	4,621	3,969
OER (%)	21.14	20.95
KER (%)	5.16	4.96
CPO average selling price (RM/MT)	2,428	2,581
PK average selling price (RM/MT)	1,054	1,120

Notes to the Interim Financial Statements
for the second quarter ended 30 September 2009

B3 Prospects and Outlook

As a result of the current low CPO and PK prices and the ongoing replanting program, the profit that was achieved in the previous financial year is not expected to be matched.

Under the current circumstances and barring any deterioration in economic conditions, the performance of the Group for the remaining year is expected to be reasonable.

B4 Profit Forecasts

The Group did not issue any profit forecasts for the period under review.

B5 Taxation

Tax charge/(credit) for the quarter and financial period ended 30 September 2009 are set out below:

	3 months ended 30/09/2009 RM'000	6 months ended 30/09/2009 RM'000
(a) Current Income Tax	2,566	4,406
(b) Deferred Taxation	530	13
	<u>3,096</u>	<u>4,419</u>

B6 Sale of Unquoted Investments and/or Properties

During the current financial quarter, there were no sales of any unquoted investment and/or properties.

B7 Particulars of Purchases and Disposal of Quoted Securities

There were no dealings in quoted securities for the current quarter ended 30 September 2009.

B8 Status of Corporate Proposals Announced but not yet Completed

There are no corporate proposals announced as at the date of this report.

Unico-Desa Plantations Berhad (Company No : 78983-V)

Notes to the Interim Financial Statements
for the second quarter ended 30 September 2009

B9 Group Borrowings

The Group's borrowings as at 30 September 2009 are as follows: -

Type of Borrowing		As at 30.09.09 Total RM'000	As at 31.03.09 Total RM'000
<u>Plantations</u>			
Bank Overdraft		357	1,610
Term Loans	- within 1 year	12,884	37,884
	- later than 1 year and not later than 2 years	12,884	12,884
	- later than 2 years and not later than 5 years	47,015	28,457
		72,783	79,225
<u>Hire Purchase</u>			
Bank Overdraft		2,927	6,731
Term Loans	- later than 1 year and not later than 2 years	1,042	-
	- later than 2 years and not later than 5 years	12,504	-
	- later than 5 years	11,454	-
		25,000	-
Block Discounting Payables	- within 1 year	9,843	8,734
	- later than 1 year and not later than 5 years	14,363	15,923
		24,206	24,657
<u>Total Group Borrowings</u>			
Bank Overdraft		3,284	8,341
Term Loans		97,783	79,225
Block Discounting Payables		24,206	24,657
		125,273	112,223

All borrowings as at 30 September 2009 were secured.

The Group does not have any borrowings that is denominated in foreign currency.

Notes to the Interim Financial Statements
for the second quarter ended 30 September 2009

B10 Off Balance Sheet Financial Instruments

The Group does not have any off balance sheet financial instruments which position has not been closed as at 30 September 2009 or any such financial instruments entered into after 30 September 2009.

B11 Pending Material Litigation

- (1) WRIT OF SUMMONS SERVED ON UNICO-DESA PLANTATIONS BERHAD – KUALA LUMPUR HIGH COURT (COMMERCIAL DIVISION) SUIT NO. D1-22-1853-2008

Reference is made to the Company's announcement dated 21 October 2008 in respect of the above matter.

The matter is currently fixed for further case management on 15 December 2009.

The matter has also been fixed for full trial on 1 March 2010 to 5 March 2010, 8 March 2010 to 12 March 2010, 12 April 2010 to 16 April 2010 and 19 April 2010 to 23 April 2010.

The Company's solicitors is of the opinion the Company has a good chance of success in defending the case. After taking into account its solicitors opinion and due deliberation by the Directors, the Board is of the opinion that there is no basis to such claim.

- (2) PETITION AND SUMMONS FOR DIRECTIONS SERVED ON UNICO-DESA PLANTATIONS BERHAD - KUALA LUMPUR HIGH COURT (COMMERCIAL DIVISION) SUIT NO. D-26-39-2009

Reference is made to the Company's announcements dated 8 July 2009 and 10 July 2009 in respect of the above matter.

The Court has fixed the applications by the 7th Respondent (i.e. Mr. Oh Teik Khim) and the 12th Respondent (i.e. Unico Holdings Bhd) to strike out the Petition for hearing on 25 January 2010.

The Court has also fixed the Summons for Directions for mention on 3 February 2010 pending disposal of the abovementioned striking out applications.

Notes to the Interim Financial Statements
for the second quarter ended 30 September 2009

B11 Pending Material Litigation(continued)

The Petitioners had on 8 October 2009 filed a Notice of Discontinuance against the 9th Respondent (i.e. Mr. Ng Siek Chuan @ Ng Soon Lai).

The Company is in the midst of taking legal advice from its solicitors and will instruct its solicitors to take appropriate steps in response to the Petition and Summons For Directions.

B12 Dividend

No interim dividend has been declared for the current financial quarter ended 30 September 2009.

B13 Earnings Per Share

Basic Earnings Per Share is calculated by dividing the Group's net profit by the number of ordinary shares in issue during the financial year, excluding ordinary shares purchased by the Company and held as treasury shares.

	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
Basic	30/09/2009	30/09/2008	30/09/2009	30/09/2008
Net Profit (RM'000)	9,517	13,551	14,225	35,636
Weighted average number of ordinary shares (units)	865,065,461	872,858,563	865,065,461	873,752,898
Basic earnings per share (sen)	1.10	1.55	1.64	4.08

B14 Audit Report For The Preceding Annual Financial Statements

The audited financial statements of the Group for the preceding financial year ended 31 March 2009 was not qualified.