

<u>Part A – Explanatory Notes Pursuant To Malaysian Financial Reporting Standard (MFRS) 134 "Interim Financial Reporting"</u>

A1. Basis Of Preparation

The interim financial report is unaudited and has been prepared in accordance with MFRS 134 "Interim Financial Reporting" and paragraph 9.22 of the Bursa Malaysia Listing Requirements. The interim financial report also complies with IAS 34 "Interim Financial Reporting" issued by the International Accounting Standards Board. For the periods up to and including the year ended 31 May 2012, the Group prepared its financial statements in accordance with Financial Reporting Standards ("FRS").

The quarterly interim financial report is the Group's MFRS condensed interim financial report for part of the period covered by the Group's first MFRS annual financial statements for the year ending 31 May 2013. MFRS 1 First-Time Adoption of Malaysian Financial Reporting Standards ("MFRS 1") has been applied.

The interim financial report has been prepared on a condensed basis and as such it should be read in conjunction with the audited annual financial statements for the financial year ended 31 May 2012.

The transition from FRS to MFRS does not have any material impact on the Group's financial position, financial performance or cash flows.

A2. Auditors' Report On Preceding Annual Financial Statements

The audit report in respect of the financial statements of the Group for the preceding year was not subject to any qualification.

A3. Seasonal Or Cyclical Factors

The Group's results were not materially affected by any major seasonal or cyclical factors in the current quarter.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income Or Cash Flows

There were no unusual nature and amount of items affecting assets, liabilities, equity, net income or cash flow of the Group during the quarter under review.

A5. Changes in Estimates

There were no material changes in estimates during the quarter under review.

A6. Issuance and Repayment of Debt and Equity Securities

There were no new debts and equity security issued during the current quarter.

A7. Dividends Paid

No dividends were paid during the quarter under review.

A8. Operating segments

	Manufacturing RM'000	Trading RM'000	Integrated hotel operation and property investment RM'000	Current Quarter ended 28/02/2013 Total RM'000
Segment profit	326	665	483	1,474
Included in the measure of segment profit are:				
Revenue from external customers	7,205	55,543	2,639	65,387
Depreciation and amortisation	173	30	604	807

Reconciliation of reportable segment profit: -

	Current Quarter ended 28/02/2013 RM'000
Profit	
Total profit for reportable segments	1,474
Finance costs	(35)
Unallocated expenses	(105)
Unallocated income	74
Consolidated profit before tax	1,408



A9. Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment has been brought forward without amendment from the previous financial year.

A10. Capital Commitments

Authorised capital expenditure for property, plant and equipment not provided for in the financial statements were as follows:-

	As at 28 February 2013 RM'000	As at 31 May 2012 RM'000
Property, plant and equipment		
 contracted 	0	I
 not contracted 	225	395
Total	225	396
	======	======

A11. Material Events Subsequent to the End of the Interim Period

There were no material events subsequent to the end of the current reporting period until the date of this report, which are expected to have a material operational or financial impact on the Group.

A12. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter under review.

A13. Changes in Contingent Liabilities Or Contingent Assets

	As at 28 February 2013 RM'000	As at 31 May 2012 RM'000	
 i) Guarantees relating to borrowings of subsidiaries 	97,700 =====	97,700 =====	
ii) Contingent liability in relation to arbitration on a disputed brokerag	ge fee	226	
claim	236	236	
	=====	=====	



<u>Part B - Explanatory Notes Pursuant to Paragraph 9.22 of the Bursa Malaysia Securities</u> Exchange Listing Requirements

B1. Review Of Performance

	Individua	l quarter	Cumulative Quarter		
	28.02.2013 RM'000	29.02.2012 RM'000	28.02.2013 RM'000	29.02.2012 RM'000	
Revenue					
Manufacturing	7,205	9,228	24,780	31,156	
Trading	55,543	37,487	186,619	155,654	
Integrated hotel operation					
and property investment	2,639	3,681	7,792	7,921	
Group	65,387	50,396	219,191	194,731	
•	=====	=====	======	======	
Segment profit					
Manufacturing	326	606	1,410	1,313	
Trading	665	(115)	3,226	427	
Integrated hotel operation					
and property investment	483	<u> 577</u>	1,478	1,633	
Group	1,474	1,068	6,114	3,373	
	=====	=====	=====	=====	

Quarterly Performance Review

Revenue of the Group for the third financial quarter ended 28 February 2013 of RM65.39 million was 29.74% higher than the preceding corresponding financial quarter of RM50.40 million mainly due to higher sales from the trading segment.

In tandem with the increase in sales volume, cost of sales of the Group for the current quarter have also increased by 34.84% to RM62.55 million from RM46.39 million in the preceding corresponding quarter.

Consequently, the Group reported a profit before taxation for the current quarter of RM1.41 million as compared to a profit before taxation of RM1.02 million in the preceding corresponding quarter.



Financial Year Performance Review

Manufacturing segment

For the nine months ended 28 February 2013, revenue decreased by 20.47% from RM31.16 million to RM24.78 million mainly due to decrease in export volume, while segment profit increased from RM1.31 million to RM1.41 million as compared to the preceding year corresponding period in 2012.

Trading segment

For the nine months ended 28 February 2013, revenue increased by 19.90% from RM155.65 million to RM186.62 million while segment profit increased from RM0.43 million to RM3.23 million as compared to the preceding year corresponding period in 2012.

This increase in revenue and segment profit was mainly due to increase in export trading.

Integrated hotel operation and property investment segment

For the nine months ended 28 February 2013, revenue decreased by 1.64% from RM7.92 million to RM7.79 million mainly due to decrease in occupancy rate, while segment profit decreased from RM1.63 million to RM1.48 million as compared to preceding year corresponding period in 2012.

B2. Variation Of Current Quarter Results Compared With The Preceding Quarter

Revenue for the current quarter was RM65.39 million compared to RM75.49 million recorded in the immediate preceding quarter.

The Group's profit before taxation for the current quarter was RM1.41 million compared to the profit before taxation of RM1.99 million for the preceding quarter.

B3. Current Year Prospects

Current economic challenges and the volatility of commodity prices and currency exchange rates are expected to continue to present challenging business conditions for the Group. However, the Group will keep pursuing its initiatives to further optimize its operations and mitigate as much as possible the impact of higher input costs.

The Board of Directors believes that the performance of the Group for the remaining financial year 2012/2013 will be competitive.

B4. Variance of Actual Profit from Profit Forecast or Profit Guarantee

Not applicable to the Group as there was no profit forecast or profit guarantee.

B5. Taxation

		Current Year		Preceding Year	
		Quarter Y ended	Year To Date ended	Quarter ended	Year-To-Date ended
		28.02.2013 RM'000	28.02.2013 RM'000	29.02.2012 RM'000	29.02.2012 RM'000
Income tax - current year		163	1,051	398	1,428
	Total	163	1,051	398	1,428

B6. Sale of Unquoted Investment and Properties

There were no sales of unquoted investments or properties during the current quarter under review.

B7. Quoted Securities

There were no purchases or disposals of quoted securities by the Group during the quarter under review.

B8. Status of Corporate Proposals

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

B9. Borrowings and Debt Securities

Details of the Group's borrowings as at 28 February 2013 are as follows:

	RM'000
Short term borrowings: -	
Bank overdraft (unsecured)	1,034
Total borrowings	1,034
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B10. Financial Instruments With Off Balance Sheet Risk

The Group does not have any financial instruments with off balance sheet risk as at the date of this report.

B11. Material Litigation

There is no material litigation for the Group as at the date of this report.

B12. Dividends

The Board of Directors has declared a second interim dividend of 1.25 sen per ordinary share of RM0.50, tax exempt totalling RM1,509,700 in respect of the financial year ending 31 May 2013 and payable on 30 May 2013 to Depositors registered in the Record of Depositors at the close business on 15 May 2013.

B13. Realised and Unrealised Profits / Losses

	As at 28 February 2013	As at 31 May 2012
	RM'000	RM'000
Total retained profits		
Realised	56,031	52,519
Unrealised	(444)	165
	55,587	52,684
Less: Consolidation adjustments	(29,921)	(29,921)
Total group retained profits as per consolidated accou	nts 25,666	22,763
	=====	=====

B14. Earnings Per Share

8	Quarter Ended		Cumulative	Quarter
		Preceding	Current	Preceding
	Current	Year	Year To	Year
	Quarter	Corresponding	Date	Corresponding
	Ended	Quarter Ended	Ended	Year To Date Ended
	28.02.13	29.02.12	28.02.13	29.02.12
Basic Earnings				
Per Share:				
Net profit for				
the period (RM'000)	1,245	624	4,412	2,462
Weighted average				
number of ordinary				
shares ('000)	120,776	120,776	120,776	120,776
Basic Earnings				
Per Share (Sen)	1.03	0.52	3.65	2.04
		=====	======	======