

<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 Group has applied MFRS 1 First-Time Adoption of Malaysian Financial Reporting Standards ("MFRS 1") for the annual financial statements for the year ended 31 May 2013. The transition from FRS to MFRS does not have any material impact on the Group's financial position, financial performance or cash flows.

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 2013.

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 31/08/2013 Total RM'000
Segment profit	375	1,592	533	2,501
Included in the measure of segment profit are:	;			
Revenue from external customers	7,394	46,416	2,655	56,465
Depreciation and amortisation	177	30	599	806

Reconciliation of reportable segment profit: -

	Current Quarter ended 31/08/2013 RM'000
Profit	
Total profit for reportable segments	2,501
Finance costs	(9)
Unallocated expenses	(92)
Unallocated income	167
Consolidated profit before tax	2,567
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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 31 August 2013 RM'000	As at 31 May 2013 RM'000
Property, plant and equipment		
 contracted 	-	-
 not contracted 	-	40
Total	-	40
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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 31 August 2013 RM'000	As at 31 May 2013 RM'000
Guarantees relating to borrowings		
of subsidiaries	52,700	97,700
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<u>Part B - Explanatory Notes Pursuant to Paragraph 9.22 of the Bursa Malaysia Securities</u> <u>Exchange Listing Requirements</u>

B1. Review Of Performance

	Individual	Individual quarter		
	31.08.2013 RM'000	31.08.2012 RM'000		
Revenue				
Manufacturing	7,394	8,166		
Trading	46,416	67,518		
Integrated hotel operation				
and property investment	2,655	2,628		
Group	56,465	78,312		
Segment profit				
Manufacturing	375	388		
Trading	1,592	1,522		
Integrated hotel operation				
and property investment	533	553		
Group	2,501	2,463		
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Quarterly Performance Review

Revenue of the Group for the first financial quarter ended 31 August 2013 of RM56.46 million was 27.90% lower than the preceding corresponding financial quarter of RM78.31 million mainly due to lower sales from the trading segment.

In tandem with the decrease in sales volume, cost of sales of the Group for the current quarter have also decreased by 29.50% to RM52.65 million from RM74.68 million in the preceding corresponding quarter.

Consequently, the Group reported a profit before taxation for the current quarter of RM2.57 million as compared to a profit before taxation of RM2.06 million in the preceding corresponding quarter.



Segment Performance Review

Manufacturing segment

For the three months ended 31 August 2013, revenue decreased by 9.55% from RM8.17 million to RM7.39 million mainly due to lower palm oil prices. However, segment profit remained relatively unchanged with a slight decrease from RM0.39 million to RM0.38 million as compared to preceding corresponding period in 2013.

Trading segment

For the three months ended 31 August 2013, revenue decreased by 31.25% from RM67.52 million to RM46.42 million while segment profit increased from RM1.52 million to RM1.59 million as compared to the preceding year corresponding period in 2013.

The decrease in revenue was mainly due to decrease in export trading. However, segment profit has increased mainly due to better profit margin.

Integrated hotel operation and property investment segment

For the three months ended 31 August 2013, the performance of the integrated hotel operation and property investment segment remain quite consistent with that of the preceding year corresponding period in 2013.

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

Revenue for the current quarter was RM56.46 million compared to RM57.22 million recorded in the immediate preceding quarter.

The Group's profit before taxation for the current quarter was RM2.57 million compared to the profit before taxation of RM1.73 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 2013/2014 will remain comparable to the previous year's performance despite the challenging business conditions.

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

		Curre	Current Year		Preceding Year	
		Quarter ended	Year To Date ended	Quarter ended	Year-To-Date ended	
		31.08.2013 RM'000	31.08.2013 RM'000	31.08.2012 RM'000	31.08.2012 RM'000	
Income tax - current year		730	730	443	443	
	Total	730	730	443	443	

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 31 August 2013 are as follows:

	KM*000
Short term borrowings: -	
Bank overdraft (unsecured)	<u>81</u>
Total borrowings	81
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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.

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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 an 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 2014 and payable on 29 November 2013 to Depositors registered in the Record of Depositors at the close business on 15 November 2013.

B13. Realised and Unrealised Profits / Losses

Realised and Unrealised Profits / Losses		
•	As at 31 August 2013	As at 31 May 2013
	RM'000	RM'000
Total retained profits		
Realised	57,630	55,331
Unrealised	(1,219)	(757)
	56,411	54,574
Less: Consolidation adjustments	(29,925)	(29,925)
Total group retained profits as per consolidated account	nts 26,486	24,649
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B14. Earnings Per Share

	Quarte	er Ended	Cumulative	e Quarter
		Preceding	Current	Preceding
	Current	Year	Year To	Year
	Quarter	Corresponding	Date	Corresponding
	Ended	Quarter Ended	Ended	Year To Date Ended
	31.08.13	31.08.12	31.08.13	31.08.12
Basic Earnings				
Per Share:				
Net profit for				
the period (RM'000)	1,837	1,617	1,837	1,617
Weighted average				
number of ordinary				
shares ('000)	120,776	120,776	120,776	120,776
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Basic Earnings				
Per Share (Sen)	1.52	1.34	1.52	1.34
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