

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2011

PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARDS (“FRS”) 134: INTERIM FINANCIAL REPORTING

1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements.

The interim financial report should be read in conjunction with the audited financial statements for the financial year ended 30 June 2010 and the accompanying explanatory notes attached to the interim financial report.

These explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Company and its subsidiaries (“Group”) since the financial year ended 30 June 2010.

2. Summary of significant accounting policies

a) Changes in accounting policies

Significant accounting policies adopted are consistent with the audited financial statements for the financial year ended 30 June 2010 except for the adoption of the following new Financial Reporting Standards (“FRSs”), Amendments to FRSs and IC Interpretations by the Group with effect from 1 July 2010.

FRS, Amendments to FRSs and IC Interpretations

Revised FRS 3 (2010) Business Combinations
FRS 4 Insurance Contracts
FRS 7 Financial Instruments: Disclosures
Revised FRS 101 (2009) Presentation of Financial Statements
Revised FRS 123 (2009) Borrowing Costs
Revised FRS 127 (2010) Consolidated and Separate Financial Statements
Revised FRS 139 (2010) Financial Instruments: Recognition and Measurement
Amendments to FRS 1 and FRS 127: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
Amendments to FRS 101 and FRS 132: Puttable Financial Instruments and Obligations Arising on Liquidation
Amendments to FRS 138: Consequential Amendments Arising from Revised FRS 3 (2010)
IC Interpretation 9 Reassessment of Embedded Derivatives
IC Interpretation 10 Interim Financial Reporting and Impairment
Amendments to IC Interpretation 9: Scope of IC Interpretation 9 and Revised FRS 3 (2010)
Annual Improvements to FRSs (2009)

The adoption of above standards and interpretation did not have significant impact on the financial performance or position of the Group except for those discussed below:

FRS 139 Financial Instruments: Recognition and Measurement

The adoption of FRS 139 has resulted in changes to the accounting policies relating to recognition and measurement of financial instruments. A financial instrument is recognised in the financial statements when, and only when, the Group becomes a party to the contractual provisions of the instrument. A financial instrument is recognised initially, at its fair value plus, in the case of a financial instrument not a fair value through profit or loss, transactions costs that are directly attributable to the acquisition of issue of the financial instruments.

Derivative

Prior to adoption of FRS 139, the Group's derivative contract were recognised in the financial statements on settlement date. With the adoption of FRS 139, derivative contracts are now categorised as fair value through profit or loss and measured at their fair values with the gain or loss recognised in the profit or loss.

Impairment of trade receivables

Prior to 1 July 2010, allowance for doubtful debts was recognised when it was considered uncollectible. Upon the adoption of FRS 139, an impairment loss is recognised when there is objective evidence that an impairment loss has been incurred. The amount of the loss is measured as the difference between the receivable's carrying amount and the present value of the estimated future cash flows discounted at the receivable's original effective interest rate. As at 1 July 2010, the Group has remeasured the allowance for impairment losses as that date in accordance with FRS 139 and this standard did not have any significant impact on the financial position and results of the Group.

b) Standards issued not relevant to the Group's operations

The following standards and interpretations that have been issued are not relevant to the Group's operations.

Revised FRS 1 (2010) First-time Adoption of Financial Reporting Standard

Amendments to FRS 1: Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters

Amendments to FRS 2: Vesting Conditions and Cancellations

Amendments to FRS 2: Scope of FRS 2 and Revised FRS 3 (2010)

Amendments to FRS 5: Plan to Sell the Controlling Interest in a Subsidiary

Amendments to FRS 7, FRS 139 and IC Interpretation 9

Amendments to FRS 7: Improving Disclosures about Financial Instruments

Amendments to FRS 132: Classification of Rights Issues and the Transitional Provision in Relation to Compound Instruments

IC Interpretation 11: FRS 2 – Group and Treasury Share Transactions

IC Interpretation 12 Service Concession Arrangements

IC Interpretation 13 Customer Loyalty Programmes

IC Interpretation 14: FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

IC Interpretation 15 Agreements for the Construction of Real Estate

IC Interpretation 16 Hedges of a Net Investment in a Foreign Operation

IC Interpretation 17 Distribution of Non-cash Assets to Owners

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2011

3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements of the Group for the financial year ended 30 June 2010 was not subject to any audit qualification.

4. Seasonality or Cyclicity Factors

The business operations of the Group are generally in the retail sector, which are subject to seasonal variations such as major local festive seasons, school holidays and carnival sales.

5. Unusual Items

There was no item, which is unusual because of their nature, size or incidence that has affected the assets, liabilities, equity, net income or cash flows of the Group in the quarterly financial statements under review.

6. Material Changes in Estimates

There were no changes in estimates of amounts that have had a material effect in the quarterly financial statements under review.

7. Dividends Paid

No dividend was paid during the current quarter under review.

8. Valuation of Property, Plant and Equipment

Property, plant and equipment are stated at cost or revalued less depreciation and impairment losses if any. The Group's land and building had been revalued during the current quarter under review.

9. Debt and Equity Securities

There were no changes in the debt and equity securities for the current quarter under review.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2011

10. Segmental Reporting

Segmental information for the Group by business segment is presented as follows:

Period Ended 30 June 2011	Investment holding RM' 000	Design and manufacturing RM' 000	Retailing RM' 000	Distribution and trading RM' 000	Elimination RM' 000	Consolidated RM' 000
Revenue						
External sales	-	26,116	21,203	93,683	-	141,002
Inter-segment sales	16,750	28,617	-	17,725	(63,092)	-
Total revenue	16,750	54,733	21,203	111,409	(63,092)	141,002
Results						
Profit before tax	16,372	5,670	2,380	18,247	(17,426)	25,243
Tax expense						(6,960)
Profit after tax						18,283
Attributable to :						
Owners of the parent						18,283
Non-controlling interests						-
						18,283

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2011

Period Ended 30 June 2010	Investment holding RM' 000	Design and manufacturing RM' 000	Retailing RM' 000	Distribution and trading RM' 000	Elimination RM' 000	Consolidated RM' 000
Revenue						
External sales	-	22,381	20,364	84,796	-	127,541
Inter-segment sales	14,023	29,756	-	45,561	(89,340)	-
Total revenue	14,023	52,137	20,364	130,357	(89,340)	127,541
Results						
Profit before tax	11,964	4,701	2,208	17,444	(14,654)	21,663
Tax expense						(6,135)
Profit after tax						15,528
Attributable to :						
Owners of the parent						15,528
Non-controlling interests						-
						15,528

11. Changes in Composition of the Group

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

12. Contingent Liabilities

Save as disclosed below, the Group does not have any contingent liabilities since the last audited financial statements for the financial year ended 30 June 2010:

	As at 30.06.2011 RM'000	As at 30.06.2010 RM'000
Bank guarantee	579	454

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2011

13. Related Party Transactions

The Company entered into the following transaction with related parties during the financial year under review:

	Current Year Quarter 30.06.2011 RM'000	Current Year-To-date 30.06.2011 RM'000
a) Transaction with Yoon Fah Realty Sdn Bhd in which certain directors of the Company have substantial interest:		
- Rental of premises	101	450
b) Transaction with The Store Corporation Bhd in which a director of the Company is also a director of The Store Corporation Bhd		
- Supply of home linen products	1,095	4,363
	<hr/> <hr/>	<hr/> <hr/>

14. Material Events Subsequent to the End of the Current Financial Quarter

The Directors proposed to undertake bonus issue involve the issuance of 40,000,000 new ordinary share of RM0.50 each in the Company on the basis of one (1) bonus share for every three (3) existing shares. The proposed bonus issue will be presented for shareholders' approval via shareholders' meeting. Subject to shareholders' approval, the entitlement date will be determined later.

Saved as above, there are no material events subsequent to the end of the interim period that have not been reflected in the financial statements for the financial year ended 30 June 2011.

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS

1. Review of Performance of the Group

For the current quarter under review, the Group recorded revenue and profit before tax of RM34.38 million and RM6.20 million respectively, representing 18.3% increased in revenue and 14.0% increased in profit before tax as compared to previous year corresponding quarter revenue and profit before tax of RM29.05 million and RM5.44 million respectively.

For the financial year ended 30 June 2011, the Group recorded revenue and profit before tax of RM141.00 million and RM25.24 million respectively, representing 10.6% increased in revenue and 16.5% increased in profit before tax as compared to previous year revenue and profit before tax of RM127.54 million and RM21.66 million respectively.

The sales growth was attributed from higher export, institutional and retail sales. Higher sales in retails were mainly from opening of new counters with premier departmental stores, hypermarkets and two boutique shops at Viva Home. The higher profit before tax was mainly due to higher sales generated and one-off listing expenses incurred in the preceding year.

2. Material Changes in the Quarterly Results as Compared to the Results of the Immediate Preceding Quarter

The Group posted revenue of RM34.38 million for the current quarter under review, a decrease of RM2.43 million or 6.6% compared to RM36.81 million in the immediate preceding quarter ended 31 March 2011. Higher revenue in the immediate preceding quarter was contributed by mega sales and Chinese New Year festive sales.

The Group's current quarter profit before tax decreased by RM0.34 million or 5.2% to RM6.20 million as compared to RM6.54 million in the immediate preceding quarter was mainly due to lower sales in current quarter.

3. Prospects for the Current Financial Year

The recovery in the global financial crisis is still uncertain and the local retail market will remain challenging and competitive in moving forward. However, with the Group's underlying fundamental strength of efficient business operations, financial stability and wide distribution network, the Board expects a satisfactory growth in the financial performance of the Group for the coming financial year ending 30 June 2012 with plans and strategies already in place to weather these challenging times.

4. Profit Forecast or Profit Guarantee

The Group has not issued any profit forecast or profit guarantee for the current financial quarter under review.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2011

5. Taxation

The tax expense charged for the current financial quarter and current financial year to-date under review includes the following:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.06.2011 RM'000	Preceding Year Corresponding Quarter 30.06.2010 RM,000	Current Year-To-Date 30.06.2011 RM'000	Preceding Year Corresponding Period 30.06.2010 RM'000
Current taxation	1,470	1,875	6,573	6,716
Under/(Over) provision prior years	(11)	(18)	455	(868)
Deferred taxation	172	287	(68)	287
	<u>1,631</u>	<u>2,144</u>	<u>6,960</u>	<u>6,135</u>

The tax expense for the Group reflects an effective tax rate of approximately 27.6%, which is higher than the statutory tax rate of 25% due to certain tax not allowable expense and under provision of tax in prior years.

6. Sale of Unquoted Investments and/or Properties

There was no disposal of unquoted investments and/or properties held by the Group for the current quarter and financial year to-date under review.

7. Purchase and/or Disposal of Quoted Securities

There was no purchase or disposal of quoted securities by the Group during the current quarter and financial year to-date under review.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2011

8. Status of Corporate Proposals

(a) Utilisation of Initial Public Offering (“IPO”) proceeds

The Group revised the utilisation of the IPO proceeds vide an announcement on 24 February 2011. The status of the revised utilisation of the proceeds is as follows:-

Details of the proposed utilisation of proceeds	Revised utilisation RM'000	Utilised to date RM'000	Balance to be utilised RM'000	Intended timeframe for utilisation from the date of Listing
Repayment of bank borrowing	9,000	(9,000)	-	Within 6 months
Local and overseas expansion	1,000	(482)	518	Within 24 months
Finance the construction costs of a new warehouse on an existing piece of land owned by the Group	5,000	(32)	4,968	Within 36 months
Working capital	4,656	(4,656)	-	Within 24 months
Estimated listing expenses	2,494	(2,494)	-	Within 6 months
Total	22,150	(16,664)	5,486	

9. Group Borrowings and Debt Securities

The Group's total borrowings and debts securities as at 30 June 2011 are as follows:

	Short Term Borrowing RM'000	Long Term Borrowing RM'000	Total RM'000
Secured			
Bankers' acceptances	10,642	-	10,642
Hire Purchase Payable	9	-	9
	10,651	-	10,651

10. Financial Instruments

As at 30 June 2011, the Group has the following outstanding forward currency contract to hedge against its trade receivable.

Foreign Currency	Contracted Amount ('000)	Equivalent Amount In Ringgit Malaysia ('000)	Fair Value In Ringgit Malaysia ('000)	Maturity Date
SGD	500	1,230	1,226	09-Dec-11

11. Changes in Material Litigation

On 13 August 1998, Syarikat Yoong Onn Sdn Bhd (“SYOSB”), a wholly owned subsidiary company of Yoong Onn Corporation Berhad and Yoon Fah Realty Sdn Bhd (“YFR”), filed a suit at the High Court of Malaysia in Kuala Lumpur against Agenda Istimewa Sdn Bhd (“the Defendant”) for the refund of the deposit in the sum of RM520,150.00 together with the interest at the rate of 8% per annum, general damages and a declaration that the sale and purchase agreements entered into between SYOSB and the Defendant and between YFR and the Defendant for the purchase of four (4) industrial lots by SYOSB and one (1) industrial lot by YFR from the Defendant were lawfully terminated and/or rescinded.

The trial of the suit was completed on 4 August 2009 and the Court delivered its judgment on 27 October 2009. The Court dismissed the suit by SYOSB and YFR (“the Plaintiffs”) with costs and allowed the Defendant’s counter-claim for a declaration that the sale and purchase agreements were lawfully terminated and/or rescinded by the Defendant and awarded in favour of the Defendant special damages of RM520,150.00, general damages for breach of contract, and 8% interest per annum on the sum due and payable to the Defendant. (“Judgment Sum”)

On 13 May 2010, the Plaintiffs have paid the Judgment Sum of RM1,005,015.30.

On 28 October 2009, the Plaintiffs gave instructions to their solicitors to file an appeal and an application for stay of execution against the High Court Judge’s judgment dated 27 October 2009. The Notice of Appeal was filed at the Court of Appeal on 10 November 2009 against the judgment of the High Court. The application for stay of execution was dismissed with costs on 26 March 2010. The Court of Appeal has fixed the date for the hearing of the appeal on 31 October 2011.

The directors are of the opinion that the Company has a reasonable prospect of success in the appeal.

Save as disclosed above, there is no material litigation pending as at the date of this announcement.

12. Dividend Proposed

The Board does not recommend dividend for current quarter under review.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2011

13. Earning Per Share

(a) Basic

The basic earnings per share has been calculated by dividing the Company's profit attributable to the owners for the current financial quarter and current financial year to-date by the weighted average number of ordinary shares in issue during the current financial quarter and financial year to-date under review.

	Current Year Quarter 30.06.2011	Preceding Year Corresponding Quarter 30.06.2010	Current Year-To-Date 30.06.2011	Preceding Year Corresponding Period 30.06.2010
Profit attributable to owners of the parent (RM'000)	4,564	3,300	18,283	15,528
Weighted average number of ordinary shares in issue ('000)	120,000	120,000	120,000	107,932
Basic earnings per share (sen)	3.80	2.75	15.24	14.39

(b) Diluted

The Company does not have any convertible share or convertible financial instruments for the current quarter and financial year to-date under review.

14. Realised and Unrealised Profits / Losses

Pursuant to Bursa Malaysia Securities Berhad disclosure of realised and unrealised profits / losses, the Group realised and unrealised profits / (losses) as at 30 June 2011 were as follows:-

	As At 30.06.2011 RM'000	As At 31.03.2011 RM'000
Total retained profits / (losses) of the Company and its subsidiaries :		
-Realised	89,400	83,683
-Unrealised	38	1
	<hr/>	<hr/>
	89,438	83,684
Less: consolidated adjustments	(13,605)	(12,415)
Total consolidated retained profits	<hr/> <hr/>	<hr/> <hr/>
	75,833	71,269

15. Authorisation

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Board on 26 August 2011.