



SEREMBAN ENGINEERING BERHAD ("SEB")
(Company No.45332X)

CONDENSED INTERIM FINANCIAL STATEMENTS
UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

	3 months ended		9 months ended	
	30.09.2010 RM	30.09.2009 RM	30.09.2010 RM	30.09.2009 RM
Revenue	11,678,319	15,981,153	27,910,510	51,982,757
Cost of Sales	<u>(10,432,601)</u>	<u>(12,502,443)</u>	<u>(23,475,098)</u>	<u>(39,741,812)</u>
Gross Profit	1,245,718	3,478,710	4,435,412	12,240,945
Other Income	147,436	11,118	331,878	113,131
Administrative Expenses	(1,095,332)	(917,215)	(3,537,207)	(3,374,332)
Other Operating Expenses	(51,348)	(290,231)	(70,473)	(322,976)
Finance Costs	(129,172)	(129,321)	(358,711)	(487,185)
Share of profit of jointly controlled entities	(9,333)	(2,783)	(9,333)	(2,783)
Profit before tax	<u>107,969</u>	<u>2,150,278</u>	<u>791,566</u>	<u>8,166,800</u>
Income tax expense	(29,698)	(487,350)	(225,835)	(1,980,383)
Profit for the period	<u>78,271</u>	<u>1,662,928</u>	<u>565,731</u>	<u>6,186,417</u>
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	<u>78,271</u>	<u>1,662,928</u>	<u>565,731</u>	<u>6,186,417</u>
Profit attributable to:				
Owners of the parent	66,589	1,613,302	561,691	6,069,976
Non-Controlling Interest	<u>11,682</u>	<u>49,626</u>	<u>4,040</u>	<u>116,441</u>
	<u>78,271</u>	<u>1,662,928</u>	<u>565,731</u>	<u>6,186,417</u>
Earnings per share - (in sen)				
Basic earnings per share	0.08	2.02	0.80	8.60

The Condensed Interim Financial Statements should be read in conjunction with SEB's audited consolidated financial statements for the financial year ended 31 December 2009 with the accompanying explanatory notes attached to the financial statements



SEREMBAN ENGINEERING BERHAD ("SEB")
(Company No. 45332X)

CONDENSED INTERIM FINANCIAL STATEMENTS
UNAUDITED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2010

	Unaudited as at 30.9.2010 RM	Audited as at 31.12.2009 RM
ASSETS		
Non-current assets		
Property, plant and equipment	26,670,966	26,221,076
Investment properties	97,000	97,000
Investment in jointly controlled entity	4,696	14,028
	<u>26,772,662</u>	<u>26,332,104</u>
Current assets		
Inventories	16,422,658	5,325,130
Trade and other receivables	16,688,669	23,084,693
Amount due from contract customers	2,616,184	3,170,319
Deposit, cash and bank balances	21,535,914	11,663,047
	<u>57,263,425</u>	<u>43,243,189</u>
TOTAL ASSETS	<u>84,036,087</u>	<u>69,575,293</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	40,000,000	1,000,000
Share premium	5,177,275	
Reserves	8,193,221	42,167,529
Equity attributable to owners of the parent	<u>53,370,496</u>	<u>43,167,529</u>
Non-controlling interest	<u>520,476</u>	<u>516,435</u>
Total equity	<u>53,890,972</u>	<u>43,683,964</u>
Non-current liabilities		
Long term borrowings	2,602,604	3,032,870
Hire purchase payables	253,927	108,238
Deferred tax liabilities	2,311,582	2,249,511
	<u>5,168,113</u>	<u>5,390,619</u>
Current liabilities		
Trade and other payables	15,928,852	12,200,612
Bank borrowings	8,920,372	7,365,979
Hire purchase payables	114,361	84,431
Tax liability	13,417	849,688
	<u>24,977,002</u>	<u>20,500,710</u>
TOTAL LIABILITIES	<u>30,145,115</u>	<u>25,891,329</u>
TOTAL EQUITY AND LIABILITIES	<u>84,036,087</u>	<u>69,575,293</u>
Net Asset per share attributable to owners of the parent (RM)	0.67	43.17

The Condensed Interim Financial Statements should be read in conjunction with SEB's audited consolidated financial statements for the financial year ended 31 December 2009 with the accompanying explanatory notes attached to the financial statements.



SEREMBAN ENGINEERING BERHAD ("SEB")
(Company No. 45332X)

CONDENSED INTERIM FINANCIAL STATEMENTS
UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

	9 months ended 30/09/2010 RM	9 months ended 30/09/2009 RM
Cash flows from operating activities		
Profit before tax	791,569	8,166,800
Adjustments for:		
Depreciation of property, plant and equipment	934,754	858,944
Write-back of allowance for doubtful debt	(1,500)	214,560
(Gain) on disposal of PPE	(28,458)	-
Property, plant & equipment written off	2,698	1,954
Interest expenses	321,161	446,195
Interest income	(172,910)	(57,080)
Share of loss of jointly controlled entities	9,332	2,783
Operating profit before changes in working capital	1,856,646	9,634,156
Changes in working capital:		
Inventories	(11,097,527)	6,725,888
Trade and other receivables	6,990,612	(9,161,624)
Trade and other payables	3,728,239	(5,737,885)
Amount due from contract customers	554,135	1,122,613
Cash generated from operating activities	2,032,105	2,583,148
Tax paid	(2,124,283)	(1,276,646)
Interest paid	(321,161)	(446,195)
Interest received	172,910	57,080
Net cash from / (used in) operating activities	(240,429)	917,387
Cash flows from investing activities		
Purchase of property, plant and equipment	(1,157,025)	(2,362,841)
Proceeds from disposal of PPE	64,140	-
Investment in jointly controlled entity	(1)	(17,900)
Net cash used in investing activities	(1,092,886)	(2,380,741)
Cash flows from financing activities		
Net (increase) in fixed deposit pledged	(17,496)	(14,633)
Drawdown from term loans	697,000	1,800,000
Dividend paid	(5,500,000)	-
Listing expenses paid	(1,266,362)	(424,273)
Repayment to hire-purchase payables	(90,381)	(231,962)
Repayment of term loans	(1,802,004)	(724,129)
Net movement in trade bills	2,299,000	(2,427,000)
Proceeds from public issue	16,938,800	-
Net cash from / (used in) financing activities	11,258,557	(2,021,997)
Net increase / (decrease) in cash and cash equivalents	9,925,242	(3,485,351)
Cash and cash equivalents at beginning of financial period	10,228,682	9,629,183
Cash and cash equivalents at end of financial period	20,153,924	6,143,832
Cash and cash equivalents at end of period comprise:		
Cash & bank balances	5,848,439	6,500,865
Deposits with licensed banks	15,687,475	1,124,184
	21,535,914	7,625,049
Less: Fixed deposits not readily available for use	(1,146,537)	(1,124,184)
	20,389,377	6,500,865
Bank overdraft- unsecured	(235,453)	(357,033)
	20,153,924	6,143,832

The Condensed Interim Financial Statements should be read in conjunction with SEB's audited consolidated financial statements for the financial year ended 31 December 2009 with the accompanying explanatory notes attached to the financial statements.



SEREMBAN ENGINEERING BERHAD ("SEB")
(Company No.45332X)

CONDENSED INTERIM FINANCIAL STATEMENTS
UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2010

	Attributable to Equity Holders of the Parent						Non- controlling Interests	Total Equity
	Share Capital	Share Premium	Non-distributable	Distributable	Total			
			Revaluation reserve	Retained Profit				
RM	RM	RM	RM	RM	RM	RM		
At 1 January 2010	1,000,000	-	4,820,484	37,347,045	43,167,529	516,435	43,683,964	
Issue of bonus shares	39,000,000	5,177,275	(1,027,000)	(28,009,000)	15,141,276	-	15,141,276	
Dividend paid	-	-	-	(5,500,000)	(5,500,000)	-	(5,500,000)	
Total comprehensive income for the period	-	-	-	561,691	561,691	4,040	565,731	
At 30 September 2010	<u>40,000,000</u>	<u>5,177,275</u>	<u>3,793,484</u>	<u>4,399,736</u>	<u>53,370,496</u>	<u>520,476</u>	<u>53,890,972</u>	
At 1 January 2009	1,000,000	-	1,126,511	28,342,093	30,468,604	269,137	30,737,741	
Total comprehensive income for the period	-	-	-	6,069,976	6,069,976	116,441	6,186,417	
At 30 September 2009	<u>1,000,000</u>	<u>-</u>	<u>1,126,511</u>	<u>34,412,069</u>	<u>36,538,580</u>	<u>385,578</u>	<u>36,924,158</u>	