

CONDENSED INTERIM FINANCIAL STATEMENTS UNAUDITED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2013

	Unaudited as at 30.09.2013 RM	(Restated) Audited as at 31.12.2012 RM	(Restated) AS AT 01.01.2012 RM
ASSETS			
Non-current assets			
Property, plant and equipment	46,231,007	45,479,179	37,586,974
Deferred Tax Asset	113,699	107,072	07,000
Investment properties	92,402	93,631	97,000
Investment in Associate & Jointly Controlled Company	8,567,595 55,004,703	8,783,333 54,463,215	37,683,974
Current assets	33,004,703	34,403,213	37,003,774
Inventories	26,387,242	27,020,036	24,187,720
Trade and other receivables	45,590,550	29,291,518	29,547,053
Deposit, cash and bank balances	7,607,296	14,928,825	24,472,875
	79,585,088	71,240,379	78,207,648
TOTAL ASSETS	134,589,791	125,703,594	115,891,622
DOLLARY AND ALABAM STATE			
EQUITY AND LIABILITIES			
Equity Share capital	40,000,000	40,000,000	40,000,000
Treasury Shares	(145,594)	(144,211)	(22,048)
Other Reserves	5,583,931	5,583,931	5,583,931
Reserves	22,720,320	19,084,849	13,719,633
Equity attributable to owners of the parent	68,158,657	64,524,569	59,281,516
Non-controlling interest	616,851	703,257	1,014,603
Total equity	68,775,508	65,227,826	60,296,119
Non-current liabilities			
Bank borrowings	8,158,042	9,010,713	5,318,961
Hire purchases and lease payables	772,580	845,249	274,387
Deferred tax liabilities	2,430,875	2,686,789	2,650,632
	11,361,497	12,542,751	8,243,980
Current liabilities	21 802 (40	20,527,435	32,948,833
Trade and other payables	21,892,649 32,215,374	27,087,287	14,277,332
Bank borrowings Hire purchases and lease payables	344,763	318,295	125,358
The purchases and lease payables	54,452,786	47,933,017	47,351,523
TOTAL LIABILITIES	65,814,283	60,475,768	55,595,503
TOTAL EQUITY AND LIABILITIES	134,589,791	125,703,594	115,891,622
Net Asset per share attributable to owners of the parent (RM)	0.86	0.81	0.74

The Condensed Interim Financial Statements should be read in conjunction with SEB's audited consolidated financial statements for the financial year ended 31 December 2012 with the accompanying explanatory notes attached to the financial statements.



CONDENSED INTERIM FINANCIAL STATEMENTS UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013

	***************************************		Attributable to Equity	Attributable to Equity Holders of the Parent	atas .	<u> </u>		
		Kurmeren IIII III III III III III III III III	Non-distributable	Ammunion more management and the second	←- Distributable>		Non-Controlling	
	Share Capital RM	Share Premium RM	Treasury Shares RM	Revaluation Reserve RM	Retained Profit RM	Total RM	Interests RM	Total Equity RM
As at I lanuary 2013	40 000 000	5.583.931	(144.211)	ı	19,084,849	64,524,569	703,257	65,227,826
As at 1 samuary 2013					100 000 0	F03 OCC 3	196 406)	\$ 142.101
Total comprehensive income for the period Arising from incorporation of and investment in					705,677,5	7,229,507	(80,400)	5,145,101
Substitutions & associates Dividend Paid		9	•		(1,594,036)	(1,594,036)		(1,594,036)
Share buy back	•	•	(1,383)	•	1	(1,383)	,	(1,383)
A 40 SEPTEMBED 4012	40 000 000	5 583 931	(145.594)		22,720,320	68,158,657	616,851	68,775,508
AS at 30 SEP I EM BEK 2013	000,000,00							
At 1 January 2012, as previously stated	40,000,000	5,583,931	(22,048)	3,793,484	9,924,465	59,279,832	1,014,603	60,294,435
Effect of transition to MFRS	ī	ı		(3,793,484)	3,793,484	ī		•
At 1 January 2012, as restated	40,000,000	5,583,931	(22,048)		13,717,949	59,279,832	1,014,603	60,294,435
Dividend paid			•	•	(1,595,574)	(1,595,574)		(1,595,574)
Arising from subscription of shares in subsidiary company	,			,		•		
Changes in ownership interest in subsidiary that do not result in a loss of control			•	•			(405,582)	(405,582)
Total comprehensive income for the period		ı	ï		6,962,474	6,962,474	94,236	7,056,710
Share buy back	,	1	(122,163)	•		(122,163)		(122,163)
At 31 December 2012	40,000,000	5,583,931	(144,211)		19,084,849	64,524,569	703,257	65,227,826



CONDENSED INTERIM FINANCIAL STATEMENTS UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013

	3rd quarter ended		9 months/ Financial	period ended
	30.09.2013	30.09.2012	30.09.2013	30.09.2012
	RM	RM	RM	RM
Revenue	26,464,805	30,554,871	75,743,997	78.697.577
				W
Cost of Sales	(22,179,527)	(25,709,746)	(61,826,099)	(65,946,262)
Gross Profit	4,285,278	4,845,124	13,917,898	12.751.315
Other Income	278,853	142,238	673,144	686.178
Administrative Expenses	(1,931.013)	(1,526,248)	(5,953,810)	(4.722.640)
Other Operating Expenses	(99.312)	(226,149)	(271,524)	(368.522)
Finance Costs	(517,684)	(356,226)	(1,299,150)	(935.254)
Share of profit / (loss) of Associate company	(142,746)	(21,286)	(215,738)	(42.534)
Share of profit / (loss) of jointly controlled entities	-1	(142)		(326)
Profit before tax	1,873.376	2,857,311	6,850,820	7.368.219
Income tax expense	(498,585)	(625,679)	(1,707,719)	(1.650.255)
Profit for the year	1,374,791	2,231,632	5,143,101	5.717.964
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	1,374,791	2,231,632	5,143,101	5,717,964
Profit attributable to: Owners of the parent Non-Controlling Interest	1,464,408 (89,617) 1,374,791	2,099,916 131,716 2,231,632	5,229,507 (86,406) 5,143,101	5.629.808 88.156 5.717.964
Basic earnings per share	1.84	2.63	6.56	7.05

The Condensed Interim Financial Statements should be read in conjunction with SEB's audited consolidated financial statements for the financial year ended 31 December 2012 with the accompanying explanatory notes attached to the financial statements



CONDENSED INTERIM FINANCIAL STATEMENTS UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013

	9 months ended 30.09.2013 RM	9 months ended 30.09.2012 RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	6,850,820	7,368,219
Adjustment for:-		
Impairment loss on trade receivables - collective impairment	_	(3,000)
- individual impairment	-	-
Bad Debt Written off Depreciation PPE	1,694,285	2,514 1,407,078
Depreciation of investment property	4,897	-
(Gain)/ Loss on disposal of property, plant and equipment	94,950	-
Property, Plant & Equipment Written Off	9,209	874,660
Share of results in associates Share of loss of jointly controlled entity	215,738	(22,443)
Interest expenses	1,133,089	850,036
Interest income	(11,592)	(178,384)
	9,991,396	10,298,680
Changes in working capital Inventories	632,793	(1,978,857)
Amount due from contract customers	(2,261,456)	(1,770,037)
Trade and other receivables, prepayment and other assets	(15,187,431)	(15,070,661)
Trade and other payables Amount due from ultimate holding company	1,235,630	(7,252,285) 2,062,746
Amount due from unimate notding company		
Cash generated from / (used in) operations	(5,589,068)	(11,940,377)
Interest paid Interest received	(1,133,089) 11,592	(850,036) 178,384
Tax refund	993,079	-
Tax paid	(1,682,884)	(1,095,395)
Net cash generated from / (used in) operating activities	(7,400,370)	(13,707,424)
CASH FLOWS FROM INVESTING ACTIVITIES Investment in Associated Company	_	(6,734,829)
Proceeds from disposal of property, plant and equipment	(94,950)	(0,131,021)
Purchase of property, plant and equipment	(2,460,005)	(5,043,720)
Net cash used in investing activities	(2,554,955)	(11,778,549)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown from Term Loan		807,299
Drawdown from hire purchase and lease payables Drawdown from Revolving Credit	194,000 5,500,000	559,200 1,500,000
Dividend paid	(1,594,036)	(1,595,574)
Released of fixed deposit pledged	1,211,760	457,270
Net movement in trade bills	268,400	10,638,706
Repayment of hire purchase and lease payables	(240,200)	(121,639)
Repayment of term loans Purchase of treasury shares	(825,028) (1,383)	(379,669) (100,400)
•		
Net cash generated from financing activities	4,513,513	11,765,193
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING OF	(5,441,812)	(13,720,780)
THE FINANCIAL YEAR	13,049,108	22,524,941
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR	7,607,296	8,804,161
CASH AND CASH EQUIVALENTS COMPRISE OF:		
Fixed deposit pledged with a licensed bank	-	3,287,747
Repo deposits	2,622,306	. 700 A20
Cash and bank balances	4,984,990 7,607,296	6,720,428 10,008,175
Less: FD pledged with licensed bank	7,007,270	(1,204,013)
	7,607,296	8,804,162
Bank overdraft- unsecured	7,607,296	8,804,161
	7,007,290	8,804,101

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Notes on the quarterly report – 30 September 2013

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") 134
INTERIM FINANCIAL REPORTING

A1. Basis of preparation

These condensed consolidated interim financial statements, for the period ended 30 September 2013, have been prepared in accordance with MFRS 134 *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board ("MASB"), and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's Audited Financial Statements for the year ended 31 December 2012. These condensed interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

A2. Significant Accounting Policies

The significant accounting policies and the methods adopted for the unaudited condensed financial statements are consistent with those adopted for the audited financial statement for the financial year ended 31 December 2012

The adoption of the following MFRSs and Amendments to MFRSs that came into effect on 1 January 2013 did not have significant impact on the unaudited condensed consolidated financial statements upon their initial application.

MFRS 10 Consolidated Financial Statements

MFRS 11 Joint Arrangements

MFRS 12 Disclosure of Interests in Other Entities

MFRS 13 Fair Value Measurement

MFRS 119 (Revised) Employee Benefits

MFRS 127 Separate Financial Statements

MFRS 128 Investments in Associates and Joint Ventures

Amendments to MFRS 7: Disclosures - Offsetting Financial Assets and Financial Liabilities

Amendments to MFRS 10, MFRS 11 and MFRS 12: Transition Guidance

IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine

Annual Improvements to MFRSs 2009 - 2011 Cycle

MFRS and Amendments to MFRS that are applicable to the Group but not yet effective

The Group has not applied in advance the following accounting standards and interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective for the current financial period:-

MFRSs and IC Interpretations (Including The Consequential Amendments)	Effective Date
MFRS 9 Financial Instruments	1 January 2015
Amendments to MFRS 9 and MFRS 7: Mandatory Effective Date of MFRS 9 and Transition Disclosures	1 January 2015
Amendments to MFRS 10, MFRS 12 and MFRS 127: Investment Entities	1 January 2014
Amendments to MFRS 132: Offsetting Financial Assets and Financial Liabilities	1 January 2014
Amendments to MFRS 136: Recoverable Amount Disclosures for Non-financial	1 January 2014



Notes on the quarterly report – 30 September 2013

Assets

Amendments to MFRS 139: Novation of Derivatives and Continuation of Hedge Accounting

1 January 2014

IC Interpretation 21 Levies

1 January 2014

A3. Qualification of Annual Financial Statements

The latest audited consolidated financial statements of SEB for the financial year ended 31 December 2012 were not qualified.

A4. Seasonal and cyclical factors

The Group's business operation results were not materially affected by any major seasonal or cyclical factors during the financial period ended 30 September 2013. However, the process equipment's business operation result is very much dependent on the timing of completion of each project.

A5. Unusual nature and amounts of items affecting assets, liabilities, equity, net income or cash flows

There were no items of unusual nature and amounts affecting assets, liabilities, equity, net income or cash flows during the financial period ended 30 September 2013.

A6. Changes in accounting estimates

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

A7. Debt and Equity Securities

During the financial year, the Company re-purchased 2,000 of its issued ordinary shares of RM0.50 each ("SEB Shares") from open market at an average price of approximately RM0.67 per share. The total consideration paid for the re-purchase including transaction cost was RM1,382.41. The shares re-purchased are held as treasury shares in accordance with section 67A of the Companies Act, 1965 and are presented as a deduction from total equity.

As at 30 September 2013, the number of treasury shares held was 300,200 SEB Shares as treasury shares out of its 80,000,000 SEB Shares.

A8. Dividend Paid

During the financial year ended 30 September 2013, an interim single-tier dividend of 4% amounting to RM1,594,036 in respect of financial year ending 31 December 2013 was paid on 3 June 2013.



Notes on the quarterly report – 30 September 2013

A9. Segment information

The Group is principally engaged in the fabrication of process equipment and metal structure and the provision of maintenance, repair and shutdown works. Therefore, business segmental information has not been prepared as the Group's revenue, operating profit, assets employed, liabilities, capital expenditure, depreciation and non-cash expenses are confined to one business segment and located in Malaysia.

Major segments analyzed by geographical location of customers are as follows:-

	9 months per	9 months period ended		
	30.09.2013 <u>RM</u>	30.09.2012 <u>RM</u>		
Revenue				
-Domestic	37,518,506	33,127,937		
-Overseas	38,225,491	45,569,640		
	75,743,997	78,697,577		

A10. Carrying Amount of Revalued Assets

The Group did not revalue any of its property, plant and equipment for the current quarter under review and the valuation of property, plant and equipment have been brought forward without amendment from the audited consolidated financial statements of SEB for the financial year ended 31 December 2012.

A11. Capital Commitment

The amount of capital commitment is as follow:

Approved and contracted for:	<u>RM</u>
Purchase of Property, Plant & Equipment and Investment	55,100

A12. Material events subsequent to the end of the interim

There was no material event subsequent to the end of the current quarter under review.

A13. Changes in the composition of the Group

There was no change in the composition of the Group during the current quarter under review.

A14. Changes in contingent liabilities and contingent assets

As at the date of this announcement, there were no material contingent liabilities and contingent assets incurred by the Group which, upon becoming enforceable, may have a material impact on the financial position of the Group.



Notes on the quarterly report – 30 September 2013

PART B: ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA SECURITIES

B1. Review of performance

The current quarter results showed lower Group revenue of RM 26.46 million and lower net profit after taxation (PAT) after non-controlling interest of RM 1.46 million as compared to a revenue of RM 30.55 million and PAT after Non-controlling interest of RM 2.10 million in the corresponding quarter in the previous financial year.

Meanwhile, the current year results also showed lower Group revenue of RM 75.74 million and lower net profit after taxation (PAT) after non-controlling interest of RM 5.23 million as compared to a revenue of RM 78.70 million and PAT after Non-controlling interest of RM 5.63 million in the corresponding quarter in the previous financial year.

The unfavourable results were mainly due to lower sales recorded coupled with higher operating cost especially on admin expenses, finance cost and sharing on loss from associate company.

B2. Variation of results against preceding quarter

The Group recorded a lower profit before taxation ("PBT") of RM 1.87 million for the current quarter as compared to preceding quarter of RM 3.35 million mainly due to lower sales and profit margin coupled with higher operating cost.

B3. Prospects for the Current Financial Year

The Company expects the market condition in the palm oil industry to remain challenging. In view of the current order books and enquiries received from both the general and other industries including oil and gas, the Board is confident of achieving satisfactory performance for this financial year.

B4. Profit forecast or profit guarantee

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

B5. Tax expense

	Quarter Ended 30.09.2013	9 Months Ended 30.09.2013
	<u>RM'000</u>	<u>RM'000</u>
Income Tax	490	1,970
Deferred Tax	9	(262)
Total	499	1,708

The effective tax rate for the current quarter under review was higher than the statutory tax rate of 25% mainly due to adding back of non allowable expenses for the current quarter.



Notes on the quarterly report - 30 September 2013

B6. Notes to the Statements of Comprehensive Income

	9 months en	ded	Year to date e	nded
	30.09.2013 RM'000	30.09.2012 RM'000	30.09.2013 RM'000	30.09.2012 RM'000
Interest income	(2)	(29)	(11)	(178)
Interest expense	387	331	1,133	850
Depreciation	612	489	1,699	1,407
Total	997	791	2,821	2,079

B7. Unquoted investments and/or properties

The Group has not disposed of any unquoted investments and/or properties during the current quarter under review.

B8. Quoted Securities

There was no purchase or disposal of quoted securities during the financial year under review.

B9. Corporate Proposals

Joint Venture Agreement ("JV Agreement")

The Group has instructed solicitors to commence action to dissolve the Joint Venture Company, Groupage SEB Sdn Bhd and the Joint Venture Agreement will be terminated accordingly.

B10. Group Borrowings

The Group's borrowings as at 30 September 2013 were as follows:-

Current	<u>RM'000</u>
Secured – Bank overdraft	-
- Term loans	846
- Trade bills	31,369
- Hire Purchases	345
	32,560
Non- current	
Secured – Term loans	8,158
- Hire Purchases	773
	8,931
***	41,491



Notes on the quarterly report - 30 September 2013

B11. Financial instruments

The Group does not have any financial instruments with off balance sheet risk, the latest practicable date which is not earlier than 7 days from the date of this quarterly report.

B12. Changes in material litigation

The Group is not engaged in any material litigation and arbitration, either as plaintiff or defendant, which has material effect on the financial position of the Group, and the Board is not aware of any proceedings pending or threatened, or of any facts likely to give rise to any proceedings, which might materially and adversely affect the position or business of the Group.

B13. Dividends

Saved as disclosed in Note A8, the Board does not recommend any dividend in respect of current quarter under review.

B14. Earnings per ordinary share (sen)

(a) Basic

Basic earnings per ordinary share amounts are calculated by dividing profit for the period attributable to ordinary equity owners of the parent by the weighted average number of ordinary shares in issue during the finance quarter ended 30 September 2013 are computed as follow:-

	Current quarter	Current year-to-date
Basic earnings per share	<u>RM</u>	<u>RM</u>
Net profit attributable to ordinary equity holders of the company	1,464,408	5,229,507
Weighted average number of ordinary shares in issue	79,701,060	79,701,060
Basic earnings per share (sen)	1.84	6.56

(b) Diluted

The diluted earnings per share of the Group were not presented as there were no dilutive potential ordinary shares during the financial year.



Notes on the quarterly report – 30 September 2013

B15. Realised and unrealised profit / losses disclosure

Pursuant to the Bursa Malaysia Securities Berhad's (Bursa Securities) directives dated 25 March 2010 and December 2010, the breakdown of the retained profits of the Group as at 30 September 2013, into realised and unrealised profits is as follows:

	As At End of Current Quarter	As At End of Preceding Quarter
	30.09.2013	30.06.2013
	RM	RM
Total retained profits / (losses) of the Company and the subsidiaries:-		
- Realised	26,238,330	24,552,663
- Unrealised	(2,317,176)	(2,309,040)
	23,921,154	22,243,623
Total share of accumulated profit / (losses) from associate and jointly controlled entities:-		
-Realised	(215,738)	(72,992)
-Unrealised	-	
	23,705,416	22,170,631
Less: Consolidation adjustments	(985,096)	(914,719)
Total group retained profits as per statement of financial position	22,720,320	21,255,912

The determination of realised and unrealised profits is compiled based on Guidance of Special Matter No. 1 "Determination of Realised and Unrealised Profits or Losses in the Context of Disclosures Pursuant to Bursa Malaysia Securities Berhad Listing Requirements", issued by the Malaysian Institute of Accountants on 20 December 2010.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Securities and should not be applied for any other purposes.

By Order of the Board

Wong Chee Kian Managing Director