

## Interim Financial Statements for the Fourth Quarter Ended 31 December 2012

## Condensed Consolidated Statements of Comprehensive Income for the Fourth Quarter Ended 31 December 2012

(Unaudited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter <u>31/12/2012</u> RM'000	Preceding Year Corresponding Quarter <u>31/12/2011</u> RM'000	Current Year To-Date <u>31/12/2012</u> RM'000	Preceding Year Corresponding Period <u>31/12/2011</u> RM'000
Revenue	165,617	161,180	657,156	637,872
Operating expenses	(163,996)	(163,491)	(654,712)	(642,421)
Other operating income	2,090	8,929	7,682	17,660
<b>Profit from operations</b>	<b>3,711</b>	<b>6,618</b>	<b>10,126</b>	<b>13,111</b>
Finance costs	(1,073)	(1,071)	(4,140)	(3,891)
Profit before taxation	2,638	5,547	5,986	9,220
Taxation	(1,575)	(83)	(3,623)	(1,955)
<b>Profit after taxation</b>	<b>1,063</b>	<b>5,464</b>	<b>2,363</b>	<b>7,265</b>
Other comprehensive income				
Available-for-sale financial assets	(66)	41	(126)	(89)
Currency translation differences	(4)	(4)	6	18
Other comprehensive income, net of tax	(70)	37	(120)	(71)
<b>Total comprehensive income</b>	<b>993</b>	<b>5,501</b>	<b>2,243</b>	<b>7,194</b>
Profit for the period attributable to:				
Owners of the parent	770	5,054	1,568	6,732
Non-controlling interests	293	409	795	533
	<b>1,063</b>	<b>5,463</b>	<b>2,363</b>	<b>7,265</b>
Total comprehensive income for the period attributable to:				
Owners of the parent	700	5,092	1,448	6,667
Non-controlling interests	293	409	795	527
	<b>993</b>	<b>5,501</b>	<b>2,243</b>	<b>7,194</b>
Earnings per share attributable to owners of the parent				
- Basic (sen)	1.06	6.97	2.16	9.29
- Diluted, sen	Not applicable	Not applicable	Not applicable	Not applicable

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

## Interim Financial Statements for the Fourth Quarter Ended 31 December 2012

## Condensed Consolidated Statements of Financial Position as at 31 December 2012

	AS AT END OF CURRENT QUARTER <u>31/12/2012</u> Unaudited RM'000	AS AT PRECEDING FINANCIAL YEAR END <u>31/12/2011</u> Audited RM'000
<b>Non-current Assets</b>		
Property, plant and equipment	37,392	38,845
Investment properties	44,109	46,505
Land held for property development	-	-
Investments in associated companies	7	7
Other investments	1,296	1,421
Goodwill	819	819
Deferred tax assets	1,597	1,372
	<u>85,220</u>	<u>88,969</u>
<b>Current Assets</b>		
Development Expenditure	11,184	7,720
Inventories	28,209	31,507
Trade and other receivables	245,545	214,065
Taxation recoverable	1,564	1,708
Short term investments	5,223	5,223
Cash and cash equivalents	15,971	11,354
	<u>307,696</u>	<u>271,577</u>
<b>Current Liabilities</b>		
Trade and other payables	140,119	121,648
Overdraft and short term borrowings	88,450	69,103
Commercial papers	-	10,000
Taxation	1,448	387
	<u>230,017</u>	<u>201,138</u>
<b>NET CURRENT ASSETS</b>	<u>77,679</u>	<u>70,439</u>
	<u>162,899</u>	<u>159,408</u>
<b>FINANCED BY:</b>		
<b>Total Equity</b>		
Share capital	72,469	72,469
Share premium	3,457	3,457
Reserves	74,356	74,539
Equity attributable to owners of the parent	150,282	150,465
Non-controlling interests	8,153	7,358
	<u>158,435</u>	<u>157,823</u>
<b>Non-current Liabilities</b>		
Term Financing-I	3,370	-
Other deferred liabilities	762	1,299
Deferred tax liabilities	332	286
	<u>4,464</u>	<u>1,585</u>
	<u>162,899</u>	<u>159,408</u>

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

## Interim Financial Statements for the Fourth Quarter Ended 31 December 2012

## Condensed Consolidated Statements of Changes in Equity for the Fourth Quarter Ended 31 December 2012

(Unaudited)

	Attributable to Owners of the Parent				Total	Non-Controlling Interests	Total Equity
	Share Capital	Share Premium	Other Reserves	Retained Profits			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
12 months ended							
<u>31 December 2012</u>							
At 1 January 2012	72,469	3,457	250	74,289	150,465	7,358	157,823
Profit after taxation for the financial period	-	-	-	1,568	1,568	795	2,363
Other comprehensive income for the financial period, net of tax							
- Fair value changes of available-for-sale financial assets	-	-	(126)	-	(126)	-	(126)
- Foreign currency translation	-	-	6	-	6	-	6
Total comprehensive income for the financial period	-	-	(120)	1,568	1,448	795	2,243
Dividends paid to owners of the Parent	-	-	-	(1,631)	(1,631)	-	(1,631)
At end of the financial period	72,469	3,457	130	74,226	150,282	8,153	158,435
12 months ended							
<u>31 December 2011</u>							
At 1 January 2011	72,469	3,457	315	66,257	142,498	10,115	152,613
Profit after taxation for the financial period	-	-	-	6,732	6,732	533	7,265
Other comprehensive income for the financial period, net of tax							
- Fair value changes of available-for-sale financial assets	-	-	(83)	-	(83)	(6)	(89)
- Foreign currency translation	-	-	18	-	18	-	18
Total comprehensive income for the financial period	-	-	(65)	6,732	6,667	527	7,194
Additional investment in a subsidiary				2,931	2,931	(3,419)	(488)
Dividends paid to owners of the Parent	-	-	-	(1,631)	(1,631)	-	(1,631)
Issue of share capital to minority shareholders of subsidiaries	-	-	-	-	-	135	135
At end of the financial period	72,469	3,457	250	74,289	150,465	7,358	157,823

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

Interim Financial Statements for the Fourth Quarter Ended 31 December 2012

**Condensed Consolidated Statements of Cash Flows for the Fourth Quarter Ended 31 December 2012**  
(Unaudited)

	1.1.2012 to <u>31.12.2012</u> RM'000	1.1.2011 to <u>31.12.2011</u> RM'000
Cash flows (used in)/from operating activities		
Profit before taxation	5,986	9,220
Adjustments for:-		
Non-cash items	6,192	(3,140)
Non-operating items	<u>(867)</u>	<u>(806)</u>
Operating profit before working capital changes	11,311	5,274
Net change in current assets	(33,489)	(16,953)
Net change in current liabilities	<u>18,589</u>	<u>1,380</u>
Cash flows from operations	(3,589)	(10,299)
Taxation paid	<u>(2,597)</u>	<u>(2,755)</u>
Net cash from/(used in) operating activities	<u>(6,186)</u>	<u>(13,054)</u>
Cash flows used in investing activities		
Equity investments	14	(349)
Other investments	<u>1,074</u>	<u>(1,785)</u>
Net cash used in investing activities	<u>1,088</u>	<u>(2,134)</u>
Cash flows used in financing activities		
Transfer from/(to) finance service reserve account	209	(14)
Dividends paid	(1,631)	(1,631)
Repayment of commercial papers	(10,000)	(5,000)
Proceed from term financing-i	4,118	-
Repayment of term loan	-	(135)
Repayment of hire purchase financing	(1,370)	(1,008)
Short term bank borrowings	<u>7,626</u>	<u>12,843</u>
Net cash used in financing activities	<u>(1,048)</u>	<u>5,055</u>
Net increase/(decrease) in cash and cash equivalents	(6,146)	(10,133)
Cash and cash equivalents at beginning of financial period	5,762	15,895
Cash and cash equivalents at end of financial period	<u>(384)</u>	<u>5,762</u>
Cash and cash equivalent at the end of the financial period comprise of:		
	<u>31.12.2012</u> RM'000	<u>As at 31.12.2011</u> RM'000
Cash and bank balances	15,730	10,903
Bank overdrafts	<u>(16,114)</u>	<u>(5,141)</u>
	<u>(384)</u>	<u>5,762</u>

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

**A EXPLANATORY NOTES AS PER FRS 134**

**A1. Accounting Policies**

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements for the year ended 31 December 2011.

The Group has adopted the Malaysian Financial Reporting Standard (“MFRS”) issued by Malaysian Accounting Standards Board (“MASB”) that will also comply with International Financial Reporting Standards in the preparation of its financial statements with effect from 1 January 2012. These interim financial statements are the Group’s first MFRS condensed interim financial statements for part of the period covered by the Group’s first MFRS annual financial statements for the year ending 31 December 2012. MFRS 1: First-time Adoption of Malaysian Financial Reporting Standards has therefore been applied.

The adoption of the MFRS framework did not result in any substantial change to the Group’s accounting policies nor any significant impact on its financial statements, as the accounting policies adopted by the Group under the previous FRS framework are consistent with those of the MFRS framework.

**A2. Audit Report**

The audit report of the most recent annual financial statements was not subject to any qualification.

**A3. Seasonal Or Cyclical Factors**

There is no major seasonality or cyclicity in the Group’s operations.

**A4. Unusual Items**

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group during the current interim period.

**A5. Changes In Estimates**

There were no changes in estimates of amounts reported in prior financial years that have a material effect in the current interim period.

**A6. Debt And Equity Securities**

There were no share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current interim period.

**A7. Payment Of Dividend**

A first and final dividend of 3.0 sen per share less income tax at 25% on ordinary shares of RM1.00 each amounting to RM1,630,564 in respect of the financial year ended 31 December 2011 was paid on 17 August 2012.

**A8. Segmental Reporting**

As at 31 December 2012

	Trading	Contract	Manufacture	Property Development	Property and Investment Holding	Others	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	585,548	62,014	-	8,444	1,150	-	657,156
Profit/(Loss) from Operations	6,000	1,944	(1,336)	2,787	746	(15)	10,126
Finance costs							(4,140)
Profit before taxation							5,986
Income tax expenses							(3,623)
Profit after taxation							2,263

**A9. Property, Plant And Equipment**

Property, plant and equipment, other than freehold land are stated at cost less accumulated depreciation and any impairment losses. Freehold land is stated at cost less any impairment and is not depreciated.

**A10. Material Subsequent Events**

There are no material events subsequent to the end of the current interim period that have not been reflected in these interim financial statements.

**A11. Changes In Composition Of The Group**

There were no changes in the composition of the Group for the current interim period including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.

**A12. Contingent Liabilities**

There are no material changes in contingent liabilities and contingent assets since the last annual balance sheet date.

**B. ADDITIONAL INFORMATION REQUIRED BY BMSB'S LISTING REQUIREMENTS**

**B1. Review Of Performance**

The Group recorded a turnover of RM657 million with a pre-tax profit of RM5.99 million for the financial year ended 31 December 2012. Compared to the previous year, turnover rose by 3.0% while pre-tax profit dropped by 35.1%. Whilst profit from business activities improved, pre-tax profit was lower compared to 2011 result due to the decrease in fair value of the Group's investment properties as opposed to an increase in fair value of similar assets last year.

**B2. Comparison With Preceding Quarter's Result**

In the quarter under review, the Group posted a turnover of RM166 million, an increase of 5.5% compared to preceding quarter. Pre-tax profit was higher by 123%, from RM1.18 million in the previous quarter to RM2.64 million due mainly to higher turnover and better average gross profit margin.

**B3. Current Year Prospects**

Barring any unforeseen circumstances the Group expects its operations to remain stable.

**B4. Variances From Profit Forecast And Profit Guarantee**

The company did not make a profit forecast and therefore comments on variances with forecast profit are not applicable.

**B5. Taxation**

Taxation comprises the following:

	Individual Quarter <u>31/12/2012</u> RM'000	Cumulative Quarter <u>31/12/2012</u> RM'000
Malaysian income tax:		
Current year tax	1,619	3,491
Prior year tax	83	310
Deferred taxation	(127)	(178)
Total income tax expense	<u>1,575</u>	<u>3,623</u>

**B6. Sale Of Investments And Properties**

There is no material gain or loss from disposal of investments or properties for the period under review.

**B7. Purchase Or Disposal Of Quoted Securities**

- a) There is no purchase or disposal of quoted securities for the current interim period.
- b) Total investments in quoted shares as at 31 December 2012 are as below:

	<u>RM'000</u>
(i) At cost	7,289
(ii) At carrying value	685
(iii) At market value	685

**B8. Status Of Corporate Proposals**

There is no uncompleted corporate announcement as at the date of this report.

**B9. Group Borrowings And Debt Securities**

The group borrowings and debt securities which are denominated in Ringgit Malaysia as at 31 December 2012 are as below:

	<u>RM'000</u>
Secured	11,346
Unsecured	77,104
Total short term borrowings	<u>88,450</u>
Secured long term borrowings	<u>3,370</u>
Total borrowings	<u><u>91,820</u></u>

**B10. Off Balance Sheet Financial Instruments**

There are no financial instruments with off balance sheet risk as at the date of this report.

**B11. Material Litigation**

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



**B12. Dividend**

The Directors propose a first and final single tier dividend of 3.0 sen per ordinary shares for the financial year ended 31 December 2012 (2011: 3.0 sen less income tax at 25%). The proposed dividend is subject to the approval of the shareholders at an Annual General Meeting to be held on a date to be announced later.

**B13. Earnings Per Share**

The basic earnings per share for the financial period have been calculated by dividing the Group's earnings by the weighted average number of ordinary shares issued.

	Individual Quarter		Cumulative Quarter	
	<u>31/12/2012</u>	<u>31/12/2011</u>	<u>31/12/2012</u>	<u>31/12/2011</u>
Profit attributable to owners of the parent (RM'000)	770	5,054	1,568	6,732
Weighted average number of shares outstanding ('000)	72,469	72,469	72,469	72,469
Basic earnings per share (sen)	1.06	6.97	2.16	9.29

**B14. Realised and Unrealised Profits Disclosures**

The breakdown of the retained profits of the Group as at the end of the reporting period into realised and unrealised profits/(losses) are as below:

	As at	As at
	<u>31/12/2012</u>	<u>31/12/2011</u>
	RM'000	RM'000
Total retained profits		
- realised	62,336	62,728
- unrealised	<u>11,932</u>	<u>11,603</u>
	74,268	74,331
Total share of accumulated losses of associate		
- realised	(42)	(42)
- unrealised	<u>-</u>	<u>-</u>
	<u>74,226</u>	<u>74,289</u>

BY ORDER OF THE BOARD

Chan Lai Choon

Secretary

Kuala Lumpur

27 February 2013