MKH BERHAD **(formerly known as Metro Kajang Holdings Berhad) (Company No. 50948-T)**
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
INTERIM REPORT FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2012

	(Unaudited)	(Audited)	(Unaudited)	(Audited)
	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year-to-Date	Preceding Year-to-Date
	30.09.2012	30.09.2011	30.09.2012	30.09.2011
	RM'000	RM'000	RM'000	RM'000
CONTINUING OPERATIONS				
Revenue	**179,838**	115,294	**545,244**	306,022
Cost of sales	**(118,637)**	(79,148)	**(362,181)**	(213,415)
Gross profit	**61,201**	36,146	**183,063**	92,607
Other income	**18,553**	10,826	**21,965**	15,421
Sales and marketing expenses	**(7,654)**	(9,796)	**(18,173)**	(17,615)
Administrative expenses	**(20,588)**	(10,819)	**(53,139)**	(36,184)
Other expenses	**(11,989)**	(6,893)	**(29,543)**	(10,558)
Profit from operations	**39,523**	19,464	**104,173**	43,671
Share of profit of an associate	**4,998**	5,143	**14,640**	15,420
Interest expenses	**(6,272)**	(6,447)	**(20,810)**	(16,210)
Profit before tax from continuing operations	**38,249**	18,160	**98,003**	42,881
Tax expense	**(11,725)**	(2,628)	**(27,135)**	(8,079)
Profit for the year from continuing operations	**26,524**	15,532	**70,868**	34,802
DISCONTINUED OPERATIONS				
Profit for the year from discontinued operations	-	1,008	**1,201**	2,886
Profit for the year	**26,524**	16,540	**72,069**	37,688
Other comprehensive income				
Foreign exchange translation differences	**(8,733)**	5,778	**(22,967)**	10,606
Revaluation surplus on land & buildings	-	16,599	-	16,599
Income tax relating to components of other comprehensive income	-	(2,726)	-	(2,726)
Other comprehensive income for the year	**(8,733)**	19,651	**(22,967)**	24,479
Total comprehensive income for the year	**17,791**	36,191	**49,102**	62,167
Profit attributable to:				
Owners of the parent	**26,941**	16,989	**74,054**	38,015
Non-controlling interest	**(417)**	(449)	**(1,985)**	(327)
	26,524	16,540	**72,069**	37,688
Total comprehensive income attributable to:				
Owners of the parent	**18,172**	36,627	**51,057**	62,468
Non-controlling interest	**(381)**	(436)	**(1,955)**	(301)
	17,791	36,191	**49,102**	62,167
Earnings per share				
Basic Earnings per ordinary share (sen)	**9.26**	5.84	**25.44**	13.06
Diluted Earnings per ordinary share (sen)	-	-	-	-
Proposed/Declared Dividend per share (sen)	**5.00**	5.00	**5.00**	5.00

The condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2011 and the accompanying explanatory notes attached to the interim Financial Report.

MKH BERHAD **(formerly known as Metro Kajang Holdings Berhad) (Company No. 50948-T)**
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
INTERIM FINANCIAL REPORT AS AT 30 SEPTEMBER 2012

	(Unaudited)	(Audited)
	30.09.2012	30.09.2011
Assets	**RM'000**	RM'000
Property, plant and equipment	**163,355**	124,079
Intangible assets	**6,108**	6,108
Biological assets	**210,400**	176,510
Prepaid lease payments	**29,145**	30,471
Investment properties	**237,681**	216,081
Investment in associated companies	**50,417**	38,277
Land held for property development	**261,507**	263,474
Deferred tax assets	**21,704**	12,975
Receivables, deposits and prepayments	**35,413**	12,197
Total Non-Current Assets	**1,015,730**	880,172
Property development costs	**127,891**	114,895
Inventories	**42,852**	11,742
Amount due from customers on contracts	**1,952**	1,650
Accrued billings	**103,068**	29,564
Receivables, deposits and prepayments	**94,418**	92,614
Current tax assets	**1,094**	1,752
Cash and cash equivalents	**109,667**	62,868
Assets of disposal group classified as held for sale	**-**	83,789
Total Current Assets	**480,942**	398,874
TOTAL ASSETS	**1,496,672**	1,279,046
Equity		
Share capital	**291,044**	264,585
Translation reserve	**(16,013)**	6,984
Revaluation reserve	**9,030**	10,102
Retained earnings	**490,878**	431,562
Reserves of disposal group classified as held for sale	**-**	20,571
Equity attributable to Equity holders of the Company	**774,939**	733,804
Non-Controlling Interest	**(1,801)**	154
Total Equity	**773,138**	733,958
Liabilities		
Deferred tax liabilities	**38,022**	41,028
Provisions	**1,894**	1,153
Loans and borrowings - long-term	**307,780**	243,298
Payables, deposits received and accruals	**15,758**	9,964
Total Non-Current Liabilities	**363,454**	295,443
Provisions	**18,482**	8,755
Progress billings	**6,943**	8,041
Payables, deposits received and accruals	**135,274**	73,709
Loans and borrowings - short-term	**193,067**	133,204
Current tax liabilities	**6,314**	3,208
Liabilities of disposal group classified as held for sale	**-**	22,728
Total Current Liabilities	**360,080**	249,645
Total Liabilities	**723,534**	545,088
TOTAL EQUITY AND LIABILITIES	**1,496,672**	1,279,046
Net Assets per share attributable to shareholders of the Company (RM)	**2.66**	2.52*

** The preceding year's net assets per share has been adjusted to effect the Bonus Issue of 26,458,525 new ordinary shares in order to be comparable to current year's net assets per share*

The condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2011 and the accompanying explanatory notes attached to the interim Financial Report.

MKH BERHAD (formerly known as Metro Kajang Holdings Berhad) (Company No. 50948-T)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY INTERIM REPORT FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2012

	< ------------ Non-distributable ----------- >				Distributable			
Group	**Share Capital RM'000**	**Translation Reserve RM'000**	**Revaluation Reserve RM'000**	**Revaluation Reserve of Disposal Group Classified as Held for Sale RM'000**	**Retained Earnings RM'000**	**Total RM'000**	**Non-Controlling Interests RM'000**	**Total Equity RM'000**
Financial period ended 30 September 2012								
At 1.10.2011 (audited)	264,585	6,984	10,102	20,571	431,562	733,804	154	733,958
Total comprehensive income for the year	-	(22,997)	-	-	74,054	51,057	(1,955)	49,102
Disposal of disposal group classified as held for sale	-	-	(1,072)	(20,571)	21,643	-	-	-
Transactions with owners								
Issuance of shares pursuant to Bonus Issue	26,459	-	-	-	(26,459)	-	-	-
Dividends	-	-	-	-	(9,922)	(9,922)	-	(9,922)
At 30.09.2012 (unaudited)	291,044	(16,013)	9,030	-	490,878	774,939	(1,801)	773,138
Financial period ended 30 September 2011								
At 1.10.2010 (audited)								
As previously stated	240,532	(3,596)	17,317	-	417,422	671,675	455	672,130
Effect of adopting the amendments to FRS117	-	-	(517)	-	-	(517)	-	(517)
As restated	240,532	(3,596)	16,800	-	417,422	671,158	455	671,613
Effect of adopting FRS139	-	-	-	-	178	178	-	178
	240,532	(3,596)	16,800	-	417,600	671,336	455	671,791
Total comprehensive income for the year	-	10,580	13,873	-	38,015	62,468	(301)	62,167
Transactions with owners								
Reserve attributable to disposal group classified as held for sale	-	-	(20,571)	20,571	-	-	-	-
Issuance of shares pursuant to Bonus Issue	24,053	-	-	-	(24,053)	-	-	-
At 30.09.2011 (audited)	264,585	6,984	10,102	20,571	431,562	733,804	154	733,958

The condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2011 and the accompanying explanatory notes attached to the interim Financial Report.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
INTERIM REPORT FOR FINANCIAL YEAR ENDED 30 SEPTEMBER 2012

	(Unaudited) 30.09.2012 RM'000	(Audited) 30.09.2011 RM'000
Cash Flows From Operating Activities		
Profit before taxation		
- continuing operations	98,003	42,881
- discontinued operations	1,542	4,309
Adjustments for non-cash items	24,543	(1,126)
Operating profit before changes in working capital	124,088	46,064
Change in property development costs	(12,405)	(9,948)
Change in inventories	461	(2,444)
Change in amount due from/(to) customers on contracts	(302)	(1,286)
Change in receivables, deposits and prepayments	(107,652)	(37,788)
Change in payables and accruals	67,531	28,753
Cash generated from operations	71,721	23,351
Interest paid	(26,524)	(16,580)
Interest received	1,488	869
Tax paid	(28,662)	(13,554)
Tax refund	490	1,131
Net cash from/(used in) operating activities	18,513	(4,783)
Cash Flows From Investing Activities		
Additions to investment property	(2,570)	-
Additions to land held for property development	(34,611)	(40,320)
Acquisition of property, plant and equipment	(56,051)	(61,471)
Additions to biological assets	(51,804)	(57,761)
Acquisition of investment in an associate	(200)	-
Disposal of investment in subsidiaries, net of cash disposed	56,345	-
Dividend received	-	2,265
Proceeds from disposal of property, plant and equipment	257	530
Proceed from disposal of investment property	55	18
Proceeds from disposal of land held for property development	-	1,304
Proceeds from redemption of reedemable preference shares	2,700	-
Proceeds from disposal of non-current assets classified as held for sale	-	250
Proceeds from disposal of other investment	-	154
Net cash used in investing activities	(85,879)	(155,031)
Cash Flows From Financing Activities		
Dividend paid	(9,922)	(9,020)
Net drawdown of bank borrowings	113,796	128,046
Payments of finance lease liabilities	(1,562)	(669)
Proceeds from Government grant	250	1,741
Net cash from financing activities	102,562	120,098
Net increase/(decrease) in cash and cash equivalents	35,196	(39,716)
Effect of exchange rate fluctuations	(3,264)	(320)
Cash and cash equivalents at beginning of the year	45,599	85,635
Cash and cash equivalents at end of the year	77,531	45,599

The notes on cash and cash equivalents can be referred to paragraph B5 (ii).

The condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2011 and the accompanying explanatory notes attached to the interim Financial Report.

EXPLANATORY NOTES

A1. BASIS OF PREPARATION

The quarterly financial statements have been prepared in accordance with Financial Reporting Standards ("FRS") 134 – Interim Financial Reporting and Appendix 9B of the Bursa Malaysia Securities Berhad Listing Requirements, and should be read in conjunction with Metro Kajang Holdings Berhad's audited financial statements for the financial year ended 30 September 2011.

CHANGES IN ACCOUNTING POLICIES

The accounting policies and methods of computation adopted by the Group in this interim financial statement are consistent with those adopted for the annual financial statements for the financial year ended 30 September 2011 except for the adoption of the following new and revised Financial Reporting Standards ("FRSs"), Amendments to FRSs and IC Interpretations and Technical Releases ("TR"):

Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters (Amendment to FRS 1)
Improving Disclosures about Financial Instruments (Amendments to FRS 7)
Additional Exemptions for First-time Adopters (Amendments to FRS 1)
Group Cash-settled Share-based Payment Transactions (Amendments to FRS 2)
Amendments to FRSs contained in the document entitled *"Improvements to FRSs (2010)"*

IC Interpretation 4	Determining whether an Arrangement contains a Lease
IC Interpretation 18	Transfers of Assets from Customers
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments

Prepayments of Minimum Funding Requirement (Amendments to IC Interpretation 14)

TR i-4	Shariah Compliant Sale Contracts

The adoption of the above FRSs, Amendments to FRSs, IC Interpretations and TR does not have any effect on the financial performance and position of the Group except for those discussed below.

Amendments to FRS 7 [Improvements to FRSs (2010)]
The amendment clarifies that quantitative disclosures of risk concentrations are required if the disclosures made in other parts of the financial statements are not readily apparent. The disclosure on maximum exposure to credit risk is not required for financial instruments whose carrying amount best represents the maximum exposure to credit risk. The Group expects to improve the disclosures on maximum exposure to credit risk upon adoption of these amendments.

MFRS Framework, new and revised FRSs, Amendments to FRSs and IC Interpretation issued but not yet effective On 19 November 2011, MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework") in conjunction with the MASB"s plan to converge with International Financial Reporting Standards ("IFRS") in 2012. The MFRS Framework comprises Standards as issued by the International Accounting Standards Board ("IASB") that are effective on 1 January 2012 and new/revised Standards that will be effective after 1 January 2012

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual financial periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate, including its parent, significant investor and venturer (herein referred as “Transitioning Entities”). The adoption of the MFRS Framework by Transitioning Entities is deferred by another year and hence, will be mandatory only for annual financial period beginning on or after 1 January 2014.

The Group, which is a transitioning entity, elected to continue preparing its financial statements in accordance with the FRS framework for annual financial periods beginning before 1 January 2014. As such, the Group will present its first financial statements in accordance with the MFRS framework for the financial year beginning on 1 October 2014. In presenting its first MFRS financial statements, the Group may be required to restate the comparative financial statements to amounts reflecting the application of the MFRS Framework.

The Group is currently in the process of determining the financial impact arising from the initial application of MFRS Framework.

MASB also has issued the following new and revised FRSs, Amendments to FRSs and IC Interpretation that are not yet effective and have not been early adopted in preparing these condensed financial statements:

		For financial periods beginning on or after
FRS 9	Financial Instruments (IFRS 9 issued by IASB in November 2009)	1 January 2015
FRS 9	Financial Instruments (IFRS 9 issued by IASB in October 2010)	1 January 2015
FRS 10	Consolidated Financial Statements	1 January 2013
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosure of Interests in Other Entities	1 January 2013
FRS 13	Fair Value Measurement	1 January 2013
FRS 119	Employee Benefits (as amended in November 2011)	1 January 2013
FRS 124	Related Party Disclosures (Revised)	1 January 2012
FRS 127	Separate Financial Statements (as amended in November 2011)	1 January 2013
FRS 128	Investments in Associates and Joint Ventures (as amended in November 2011)	1 January 2013
Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters (Amendments to FRS 1)		1 January 2012
Presentation of Items of Other Comprehensive Income (Amendments to FRS 101)		1 July 2012
Deferred tax: Recovery of Underlying Assets (Amendments to FRS 112)		1 January 2012
Disclosures—Transfers of Financial Assets (Amendments to FRS 7)		1 January 2012
Disclosures—Offsetting Financial Assets and Financial Liabilities (Amendments to FRS 7)		1 January 2013
Offsetting Financial Assets and Financial Liabilities (Amendments to FRS 132)		1 January 2014
Government Loans (Amendments to FRS 1)		1 January 2013
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine	1 January 2013

	For financial periods beginning on or after
Amendments to FRSs contained in the document entitled “Improvements to FRSs (2012)”	1 January 2013
Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance (Amendments to FRS 10, FRS 11 and FRS 12)	1 January 2013

The adoption of the above FRSs, Amendments to FRSs and IC Interpretation is not expected to have any significant impact on the financial performance and position of the Group upon their initial application, except for those discussed below:

FRS 9 Financial Instruments

The standard outlines the recognition and measurement of financial assets, financial liabilities and the derecognition criteria for financial assets. Financial assets are to be measured either at amortised cost or fair value through profit and loss, with an irrevocable option on initial recognition to recognise some equity financial assets at fair value through other comprehensive income. A financial asset can only be measured at amortised cost if the Group has a business model to hold the asset to collect contractual cash flows and the cash flows arise on specific dates and are solely for payment of principal and interest on the principal outstanding. On adoption of the standard the Group will have to redetermine the classification of its financial assets specifically for available-for-sale and held-to-maturity financial assets. Most financial liabilities will continue to be carried at amortised cost, however, some financial liabilities will be required to be measured at fair value through profit and loss (for example derivatives) with changes in the liabilities’ credit risk to be recognised in other comprehensive income. The derecognition principles of MFRS 139, ‘Financial Instrument: Recognition and Measurement’, have been transferred to MFRS 9, there is unlikely to be an impact on the Group from this section of the standard when it is applied. The Group has not evaluated the full extent of the impact that the standard will have on its financial statements.

FRS 10 Consolidated Financial Statements and FRS 127 Separate Financial Statements (as amended in November 2011)

FRS 10 replaces the consolidation part of the former FRS 127. FRS 127 (as amended in November 2011) deals only with accounting for investments in subsidiaries, joint ventures and associates in the separate financial statements of an investor (retains the part on separate financial statements in the former MFRS 127). FRS 10 establishes a single control model that applies to all entities (including special purpose entities). The changes introduced by FRS 10 will require the management to exercise significant judgement to determine which entities are controlled, and therefore are required to be consolidated by the Group, compared with the requirements that were in FRS 127. Therefore, FRS 10 may change which entities are consolidated within a group. The Group is currently determining the impact of the changes to the concept of control.

FRS 12 Disclosure of interests of Other Entities

MFRS 12 prescribes the disclosure requirements on subsidiaries, joint arrangements, associates and involvement in unconsolidated structured entities. The standard requires an entity to disclose information that helps users of its financial statements to evaluate the nature and risks associated with its interests in other entities and the effects of those interests on its financial statements. The Group is currently determining the impact of the disclosure requirements. As this is a disclosure standard, it will have no impact on the financial position and performance of the Group when implemented.

MFRS 13 Fair Value Measurement
FRS 13 conceptualises the meaning of fair value and provides a framework on how to measure fair value of assets, liabilities and equity required or permitted by other FRSs.

Revised FRS 124 Related Party Disclosures
The revised FRS 124 clarifies the definition of a related party to simplify the identification of such relationships and to eliminate inconsistencies in its application. The Revised FRS 124 expands the definition of a related party and would treat two entities as related to each other whenever a person (or a close member of that person's family) or a third party has control or joint control over the entity, or has significant influence over the entity. The revised standard also introduces a partial exemption of disclosure requirements for government-related entities. If a government controlled or significantly influenced an entity, the entity requires disclosures that are important to users of financial statements but eliminates requirements to disclose information that is costly to gather and of less value to users. This balance is achieved by requiring disclosure about these transactions only if they are individually or collectively significant. As this is a disclosure standard, the standard will have no impact on the financial position and performance of the Group when implemented.

Deferred tax: Recovery of Underlying Assets (Amendments to FRS 112)
Amendments to FRS 112 provide a limited exception for measuring deferred tax liabilities and deferred tax assets when investment property is measured using the fair value model. The amendments introduce a rebuttable presumption that the investment property is recovered entirely through sale. However, this presumption is rebutted if the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. The Group has not evaluated the full extent of the impact that the amendments will have on its financial statements.

IC Interpretation 19 Extinguishing Financial Liabilities with Equity Instruments
The interpretation clarifies the accounting when an entity renegotiates the terms of a financial liability with its creditor and extinguishes the financial liability by issuing equity instruments to the creditor. It requires the entity to recognise a gain or loss within profit or loss being the difference between the fair value of the equity instruments and the carrying amount of the liability. If the fair value of the equity instruments issued cannot be reliably measured the fair value of the liability extinguished is used to measure the equity instrument. The interpretation is unlikely to have a material impact on the financial statements of the Group.

A2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors have expressed an unqualified opinion on the Company's statutory financial statements for the financial year ended 30 September 2011 in their report dated 10 January 2012.

A3. SEASONAL OR CYCLICAL FACTORS

The Group's operations were not materially affected by seasonal or cyclical factors other than the general effects of the prevailing economic conditions.

A4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter and the financial year-to-date.

A5. CHANGES IN ESTIMATES

There were no material changes in estimates that have had material effect in the current quarter and the financial year-to-date.

A6. ISSUANCE AND REPAYMENT OF DEBT AND EQUITY SECURITIES

There were no issuance, cancellations, repurchases, resale and repayment of debt and equity securities except the Bonus Issue of 26,458,525 new Ordinary Shares on the basis of one (1) Bonus Share for every ten (10) existing Shares held. The Bonus Issue was completed on 23 May 2012.

A7. DIVIDEND PAID

On 26 March 2012, the Company paid a final dividend of 5.0 sen less 25% tax per ordinary share of RM1.00 each amounting to RM9,921,956 for the financial year ended 30 September 2011.

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A8. OPERATING SEGMENTS

(a) Segment Analysis – Business Segments

Financial year ended 30 September 2012

	Property development & construction RM'000	Hotel & property investment RM'000	Trading RM'000	Manu-facturing RM'000	Plantation RM'000	Investment holding RM'000	Non-reportable segment RM'000	Non-Halal (Discontinued Operations) Farming, food processing & retail RM'000	Eliminations RM'000	Consolidated RM'000
Revenue										
Total external revenue	390,610	32,180	63,027	13,286	44,912	-	1,229	10,632	-	555,876
Inter-segment revenue	6,534	-	61	-	-	11,877	-	-	(18,472)	-
Total segment revenue	397,144	32,180	63,088	13,286	44,912	11,877	1,229	10,632	(18,472)	555,876
Results										
Operating result	82,108	26,026	4,452	1,094	232	(4,432)	(3,363)	1,601	(4,800)	102,918
Interest expense	(16,121)	(2,678)	-	-	(409)	(13,046)	(383)	(59)	11,827	(20,869)
Interest income	3,864	377	7	199	243	5,177	16	-	(7,027)	2,856
Share of profits of an associate	14,640	-	-	-	-	-	-	-	-	14,640
Segment result	84,491	23,725	4,459	1,293	66	(12,301)	(3,730)	1,542	-	99,545
Tax expense										(27,476)
Profit for the period										72,069
Assets										
Segment assets	695,495	278,253	21,346	23,988	368,831	11,564	23,980	-	-	1,423,457
Investment in an associate	50,217	200	-	-	-	-	-	-	-	50,417
Deferred tax assets										21,704
Current tax assets										1,094
Total assets										1,496,672
Liabilities										
Segment liabilities	335,232	70,470	8,417	2,140	111,962	149,676	1,301	-	-	679,198
Deferred tax liabilities										38,022
Current tax liabilities										6,314
Total liabilities										723,534
Other segment information										
Depreciation and amortisation	1,970	1,284	21	364	5,075	21	26	761	-	9,522
Additions to non-current assets other than financial instruments and deferred tax assets	36,025	4,123	3	225	104,802	-	15	1,483	-	146,676

Note: The construction division has been combined with property development division to form a reportable segment as major part of its revenue is derived from internal property development projects.

A8. OPERATING SEGMENTS (continued)

(b) Segment Analysis – Business Segments (continued)

Financial year ended 30 September 2011

	Property development & construction RM'000	Hotel & property investment RM'000	Trading RM'000	Manu-facturing RM'000	Plantation RM'000	Investment holding RM'000	Non-reportable segment RM'000	Non-Halal (Discontinued Operations) Farming, food processing & retail RM'000	Eliminations RM'000	Consolidated RM'000
Revenue										
Total external revenue	203,417	31,789	58,821	10,883	-	132	980	35,994	-	342,016
Inter-segment revenue	-	-	159	-	-	11,273	-	-	(11,432)	-
Total segment revenue	203,417	31,789	58,980	10,883	-	11,405	980	35,994	(11,432)	342,016
Results										
Operating result	25,566	22,436	3,477	445	(8,702)	(441)	(48)	4,420	(1,117)	46,036
Interest expense	(12,679)	(2,224)	(26)	-	(40)	(4,800)	(93)	(123)	3,982	(16,003)
Interest income	3,114	130	-	91	44	1,185	26	12	(2,865)	1,737
Share of profits of an associate	15,420	-	-	-	-	-	-	-	-	15,420
Segment result	31,421	20,342	3,451	536	(8,698)	(4,056)	(115)	4,309	-	47,190
Tax expense										(9,502)
Profit for the period										37,688
Assets										
Segment assets	523,483	256,259	20,319	23,464	296,642	4,231	17,856	83,788	-	1,226,042
Investment in an associate	38,277	-	-	-	-	-	-	-	-	38,277
Deferred tax assets										12,975
Current tax assets										1,752
Total assets										1,279,046
Liabilities										
Segment liabilities	288,369	60,419	9,686	2,126	56,052	60,294	1,178	15,092	-	493,216
Deferred tax liabilities										48,605
Current tax liabilities										3,267
Total liabilities										545,088
Other segment information										
Depreciation and amortisation	1,332	957	23	563	770	21	6	2,792	-	6,464
Additions to non-current assets other than financial instruments and deferred tax assets	42,453	1,878	19	47	107,309	3	3	11,985	(575)	163,122

Note: The construction division has been combined with property development division to form a reportable segment as major part of its revenue is derived from internal property development projects.

A8. OPERATING SEGMENTS (continued)

(a) Segment Analysis – Geographical Segments

	Revenue		Non-current assets	
	30.09.2012	**30.09.2011**	**30.09.2012**	**30.09.2011**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Continuing operations				
Malaysia	487,046	295,139	548,665	529,619
The Peoples' Republic of China	13,286	10,883	11,972	12,440
Republic of Indonesia	44,912	-	347,559	274,664
	545,244	306,022	908,196	816,723
Discontinued operations				
Malaysia	10,632	35,994	-	71,668
	555,876	342,016	908,196	888,391

The non-current assets do not include financial instruments and deferred tax assets.

A9. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The valuations of property, plant and equipment have been brought forward without any amendments from the previous audited financial statements.

A10. MATERIAL EVENT SUBSEQUENT TO THE END OF THE INTERIM PERIOD

There were no material events subsequent to the end of the current quarter under review that have not been reflected in the financial statements.

A11. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group in the current quarter and the financial year-to-date except the following:

a) Disposal of the entire issued and paid-up share capital of Makin Jernih Sdn. Bhd. comprising 33,000,000 ordinary shares of RM1/- each together with its subsidiaries namely, Chau Yang Farming Sdn. Bhd., Tip Top Meat Sdn. Bhd. and AA Meat Shop Sdn. Bhd. (collectively referred as Disposal Group classified as held for sale) to Charoen Pokphand Foods (Malaysia) Sdn. Bhd. (“CPFM”) for a total cash consideration of RM64.0 million. The disposal was completed on 16 January 2012; and

b) Disposal of the entire issued and paid-up share capital of Cekap Corporation Berhad comprising 2,000,000 ordinary shares of RM1/- each for a total cash consideration of RM432,000. The disposal was completed on 21 September 2012.

A12. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

As at 20 November 2012, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim Financial Report, the net changes in the contingent liabilities of the Company to financial institutions and suppliers for banking and trade credit facilities granted to subsidiary companies since the preceding financial year ended 30 September 2011 recorded an increase of approximately RM103.0 million. Total credit facilities granted to subsidiaries with corporate guarantees issued by the Company to the lenders and utilised by subsidiaries as at 20 November 2012 was approximately RM633.7 million and RM431.8 million respectively.

A13. CAPITAL COMMITMENTS

The capital commitment of the Group is as follows:

	As at 30.09.2012 RM'000
Approved, contracted but not provided for:	
- Investment property for hotel and property investment division	24,320
- Property, plant and equipment for plantation division	9,070
Approved but not contracted and not provided for:	
- Property, plant and equipment for plantation division	43,900
	77,290

A14. RELATED PARTY TRANSACTIONS

There were no related party transactions in the current quarter and the financial year-to-date except the following:

	Current Quarter 30.09.2012 RM'000	Financial Year-to-Date 30.09.2012 RM'000
Sales of development properties to:		
- Directors of the Company	1,689	4,397
-Person connected to a Director of the Company	-	533
- Corporate shareholder of a subsidiary company	3,900	3,900
- Corporation in which a Director of the Company has interest	1,865	1,865
-Other key management personnel of the Group	686	4,220
	8,140	14,915

The property sales will be billed in progressive stages over the development period of the project.

Other key management personnel comprise persons other than the Directors of Company, having authority and responsibility for planning, directing and controlling the activities of the Company, either directly or indirectly.

The Directors are of the opinion that all the above transactions have been entered into in the normal course of business and have been established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

ADDITIONAL INFORMATION REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1. REVIEW OF PERFORMANCE OF THE GROUP FOR:

(i) Fourth quarter ended 30 September 2012

The Group recorded higher revenue and profit before tax from continuing operations for the current quarter of RM179.8 million and RM38.2 million as compared to the preceding year corresponding quarter of RM115.3 million and RM18.2 million respectively. The increase in Group's revenue by 56% and profit before tax by 110% was mainly due to the following:

a) higher revenue and profit before tax contribution from property and construction division of RM31.7 million and RM2.0 million respectively from the on-going and new projects, namely Hill Park Home, Pelangi Semenyih 2, Sentosa Heights, Saville@Melawati, Kajang2 and Pelangi Seri Alam 1. The profit before tax was lower by the recognition of loss on long term trade deposits measured at amortize cost of approximately RM5.9 million.

b) revenue and profit before tax contribution from plantation division of RM35.1 million and RM19.1 million respectively from the increase in sales and gross profit of CPO from both matured and immatured palms.

   This division is expected to contribute positively to the Group's profit before tax in the next financial year ending 30 September 2013.

(ii) Current year ended 30 September 2012 by Segments

Property and construction
This division recorded higher revenue and profit before tax of RM390.6 million and RM84.5 million for the current year as compared to the preceding year of RM203.4 million and RM31.4 million respectively. The increase in revenue by 92% and profit before tax by 169% was mainly due to higher percentage of sales and profit recognition of on-going and new projects from the property and construction division as mentioned in paragraph B1(i)(a) above.

As at 30.9.2012, the Group has locked-in unbilled sales value of RM400.0 million from which attributed sales revenue and profits will be recognised progressively as their development percentage of completion progresses.

Hotel and property investment
This division recorded revenue and profit before tax of RM32.2 million and RM23.7 million for the current year as compared to the preceding year of RM31.8 million and RM20.3 million respectively. The increase in revenue and profit before tax was mainly due to increase in average rental rates, lower operating costs couple with the higher recognition of gain on changes in fair value of certain investment properties by RM3.5 million as compared to previous year.

Trading
This division recorded higher revenue and profit before tax of RM63.0 million and RM4.5 million for the current year as compared to the preceding year of RM58.8 million and RM3.5 million respectively. The increase in revenue by 7% and profit before tax by 29% was mainly due to increase in sales of building materials to the Group's subcontractors.

Manufacturing
This division recorded revenue and profit before tax of RM13.3 million and RM1.3 million for the current year as compared to the preceding year of RM10.9 million and RM0.5 million respectively.

Plantation
As at to date, this division has planted approximately 15,000 hectares out of the plantable area of 15,200 hectares (total land area of 15,942.6 hectares) representing 98% of the plantable area.

This division achieved revenue of RM44.9 million in the current year and has turnaround from the preceding year loss before tax of RM8.7 million to the current year profit before tax of RM66,000. The turnaround from a loss before tax position to a profit before tax position was mainly attributable to the increase in sales and gross profit of CPO from both matured and immatured palms. This division is expected to contribute positively to the Group's profit before tax in the next financial year ending 30 September 2013.

Investment holding
This division revenue and losses were mainly derived from the inter-group transactions which were eliminated at the Group level.

Non-reportable segment
The losses recorded by this division of RM3.7 million as compared to the preceding year loss before tax of RM0.1 million was mainly due to impairment loss on receivables amounting to RM3.6 million.

Discontinued operations: Non-Halal Livestock farming, food processing and retail
The Group has completed the disposal of this Non-Halal division on 16 January 2012, there will be no revenue and operation profit contribution from this division for the current quarter.

B2. COMMENT ON MATERIAL CHANGES IN THE PROFIT BEFORE TAX OF THE CURRENT QUARTER COMPARED WITH PRECEDING QUARTER

	4th Quarter ended 30.09.2012 RM'000	**3rd Quarter ended 30.06.2012 RM'000**
Profit before tax from:		
- Continuing operations	38,249	20,006
- Discontinued operations	-	-
	38,249	20,006

The profit before tax from the continuing operations for the current quarter was higher at RM38.2 million compared to RM20.0 million in the preceding quarter mainly attributable to recognition of gain on changes in fair value of certain investment properties totaling RM12.7 million and profit contribution from the plantation division by RM19.0 million. Nevertheless, the profit before tax contribution from the investment properties and plantation divisions was lower by low profit contribution from the property and construction division in the current quarter of RM17.5 million as compared to preceding quarter of RM28.9 million.

The low profit contribution from the property and construction division in the current quarter was due to recognition of loss on long term trade deposits measured at amortize cost of approximately RM5.9 million .

B3. VARIANCE OF ACTUAL PROFIT FROM PROFIT FORECAST AND PROFIT GUARANTEE

This is not applicable to the Group.

B4. CURRENT YEAR PROSPECTS

The Board of Directors expect the Group to achieve satisfactory results for the financial year ending 30 September 2013 arising from the profit recognition of the ongoing projects that have been launched and locked-in in the previous financial years by the property and construction division and the positive profit contribution from the plantation as more palms are entering into maturity stage in the next financial year.

B5. (i) PROFIT BEFORE TAX FROM CONTINUING OPERATIONS

The profit before tax of the Group from continuing operations is arrived at after (charging)/crediting:

	Current Quarter 30.09.2012 RM'000	Financial year-to-date 30.09.2012 RM'000
Amortization of prepaid lease payments	(198)	(794)
Amortization of biological assets	(809)	(1,860)
Bad debts written off	-	(20)
Depreciation of property, plant and equipment	(2,496)	(6,106)
Impairment loss on:		
- land held for property development	-	(1,099)
- property, plant and equipment	(54)	(54)
- receivables	(90)	(3,660)
Interest expense	(6,272)	(20,810)
Deposits written off	(688)	(688)
Loss on disposal of investment property	-	(117)
Net gain/(loss) on foreign exchange:		
- realised	125	215
- unrealised	579	(3,830)
Interest income	1,455	2,856
Reversal of impairment loss on receivables	76	240

B5. (ii) CASH AND CASH EQUIVALENTS

The cash and cash equivalents at end of the period comprise of the following:

	(Unaudited) 30.09.2012 RM'000	(Audited) 30.09.2011 RM'000
Continuing operations		
Cash and bank balances	26,049	26,006
Cash held under housing development accounts	68,663	27,352
Cash held under sinking fund accounts	-	3
Deposits with licensed banks	13,738	7,723
Short term funds	1,217	1,784
Bank overdrafts	(32,136)	(19,826)
	77,531	43,042
Discontinued operations		
Cash and bank balances	-	3,770
Deposits with licensed banks	-	-
Bank overdrafts	-	(1,213)
	-	2,557
	77,531	45,599

B6. DISCONTINUED OPERATIONS AND DISPOSAL GROUP CLASSIFIED AS HELD FOR SALE

	(Unaudited)	(Audited)	(Unaudited)	(Audited)
	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year-to-Date	Preceding Year-to-Date
	30.09.2012	30.09.2011	30.09.2012	30.09.2011
	RM'000	RM'000	RM'000	RM'000
Revenue	-	9,540	10,632	35,994
Cost of sales	-	(7,135)	(7,469)	(24,074)
Gross profit	-	2,405	3,163	11,920
Other income	-	121	661	225
Distribution expenses	-	(161)	(259)	(863)
Administrative expenses	-	(836)	(1,800)	(6,512)
Other expenses	-	(61)	(164)	(307)
Profit from operations	-	1,468	1,601	4,463
Interest expenses	-	(36)	(59)	(154)
Profit before tax	-	1,432	1,542	4,309
Tax expense	-	(424)	(341)	(1,423)
Profit for the year	-	1,008	1,201	2,886

B6. DISCONTINUED OPERATIONS AND DISPOSAL GROUP CLASSIFIED AS HELD FOR SALE (continued)

	(Unaudited)	(Audited)	(Unaudited)	(Audited)
	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year-to-Date	Preceding Year-to-Date
	30.09.2012	30.09.2011	30.09.2012	30.09.2011
	RM'000	RM'000	RM'000	RM'000
Included in profit before tax from discontinued operations are:				
Depreciation of property, plant and equipment	-	(693)	(761)	(2,792)
Interest expense	-	(5)	(59)	(123)
Net gain on disposal of investment in subsidiaries	-	-	612	-
Inventories written off	-	-	(23)	-
Net gain/(loss) on foreign exchange	-	19	(1)	9

B7. TAX EXPENSE

The taxation of the Group from continuing operations comprises of the following: -

	Current Quarter 30.09.2012 RM'000	Financial Year-to-Date 30.09.2012 RM'000
Current taxation		
- income taxation	11,281	32,774
- deferred taxation	560	(5,178)
	11,841	27,596
Under provision in prior year	(116)	(461)
	11,725	27,135

The effective tax rate applicable to the Group for the financial year-to-date is higher than the statutory rate of taxation as certain expenses were disallowed for tax purposes.

B8. STATUS OF CORPORATE PROPOSALS ANNOUNCED

There were no corporate proposals announced which is pending completion as at the date of issue of this announcement except the following:

a) Renounceable Rights Issue of 29,104,378 New Ordinary Shares of RM1.00 each in MKH ("MKH Share(s)" or Share(s)") ("Rights Share(s)") on the basis of One (1) Rights Share for every Ten (10) existing MKH Shares held together with 29,104,378 Free Detachable Warrants in MKH ("Warrant(s)") on the basis of One (1) Free Warrant for every One (1) Rights Share subscribed for at 5.00 p.m. on 10 December 2012 at an issue price of RM1.80 per Rights Share ("Rights Issue With Warrants"). The exercise price for the Warrant is RM2.26 per Warrant; and

B8. STATUS OF CORPORATE PROPOSALS ANNOUNCED (continued)

b) Bonus Issue of 29,104,378 New MKH Shares ("Bonus Share(s)") to be credited as fully Paid-Up on the basis of One (1) Bonus Share for every One (1) Rights Share subscribed by the shareholders of MKH and/or their Renouncee(s) pursuant to the Rights Issue with Warrants ("Bonus Issue").

The above corporate proposals were announced on 13 August 2012 and are expected to be completed in January 2013.

B9. GROUP BORROWINGS AND DEBT SECURITIES

The loans and borrowings (including finance lease liabilities) of the Group from continuing operations are as follows: -

	As at 30.09.2012 RM'000
Short-term - unsecured	67,872
Short-term - secured	124,409
Long-term - secured	308,566
	500,847

The Group's loans and borrowings from continuing operations include foreign currency bank borrowings as follows:

	Denominated in United States Dollar RM'000	**Denominated in Ringgit Malaysia RM'000**
Short-term - secured	3,500	10,737
Long-term - secured	38,500	118,098
	42,000	128,835

B10. MATERIAL LITIGATION

There was no material litigation involving the Group during the current quarter under review.

B11. DIVIDEND

The Board of Directors is please to propose a Final Dividend of 5.0 sen per share less 25% tax per ordinary share of RM1.00 each for the financial year ended 30 September 2012, subject to shareholders' approval at the forthcoming Annual General Meeting held at a date to be determined later.

B12. EARNINGS PER SHARE ("EPS")

	Current Year Quarter 30.09.2012 (unaudited)	Preceding Year Corresponding Quarter 30.09.2011 (audited)	Current Year-to-Date 30.09.2012 (unaudited)	Preceding Year-to-Date 30.09.2011 (audited)
BASIC EPS				
Profit attributable to Owners of the parent (RM'000) from:				
- continuing operations	**26,941**	15,981	**72,853**	35,129
- discontinued operations	**-**	1,008	**1,201**	2,886
	26,941	16,989	**74,054**	38,015
Weighted average number of ordinary shares ('000)	**291,044**	264,585	**291,044**	264,585
BASIC EPS (sen)				
from:				
- continuing operations	**9.26**	5.49*	**25.03**	12.07*
- discontinued operations	**-**	0.35*	**0.41**	0.99*
	9.26	5.84*	**25.44**	13.06*

** The preceding year's EPS has been adjusted to effect the Bonus Issue of 26,458,525 new ordinary share in order to be comparable to current year's EPF.*

DILUTED EPS (sen)

Not applicable

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B13. REALISED AND UNREALISED PROFITS OR LOSSES

The following analysis of realised and unrealised retained earnings of the Group as at the reporting date is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad ("Bursa Malaysia") dated 25 March 2010 and prepared in accordance with the Guidance on Special Matter No. 1, *Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements*, issued by the Malaysian Institute of Accountants.

The retained earnings of the Group is analysed as follows:

	As at 30.09.2012 RM'000	**As at 30.9.2011 RM'000**
Total retained earnings of its subsidiaries		
- realised	526,559	474,830
- unrealised	46,913	69,928
	573,472	544,758
Total share of retained earnings from an associate		
- realised	43,171	28,530
	616,643	573,288
Less: Consolidation adjustments	(125,765)	(141,726)
Total retained earnings of the Group	490,878	431,562

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

B14. AUTHORISATION FOR ISSUE

The interim Financial Report were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 27 November 2012.