

MALTON

Malton Berhad

(Company No: 320888-T)

INTERIM FINANCIAL REPORT
30 JUNE 2013

MALTON BERHAD

(Company No: 320888-T)

Interim Financial Report – 30 JUNE 2013

	Page No.
Condensed Consolidated Statement Of Comprehensive Income	1
Condensed Consolidated Statement Of Financial Position	2
Condensed Consolidated Statement Of Changes In Equity	3
Condensed Consolidated Statement Of Cash Flows	4
 Explanatory Notes To The Interim Financial Statements:	
Part A: Explanatory Notes Pursuant To FRS 134	5 – 9
Part B: Explanatory Notes Pursuant To Appendix 9B Of The Main Market Listing Requirements Of Bursa Malaysia Securities Berhad	10 – 17

MALTON BERHAD

(Company No : 320888-T)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FOURTH QUARTER AND YEAR ENDED 30 JUNE 2013

(These figures have not been audited)

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR TO DATE
	30.6.2013 RM'000	30.6.2012 RM'000	30.6.2013 RM'000	30.6.2012 RM'000
Revenue	130,067	112,947	359,179	340,438
Operating Expenses	(106,904)	(79,736)	(308,387)	(272,041)
Other Operating Income	7,480	5,923	16,601	12,431
Finance Costs	(4,039)	(5,121)	(15,271)	(16,058)
Share in Results of Associated Companies	(3,345)	4,404	(1,969)	16,259
Profit before Taxation	23,259	38,417	50,153	81,029
Taxation	(7,113)	(9,451)	(14,766)	(18,999)
Net Profit for the Year	16,146	28,966	35,387	62,030
Other Comprehensive Income				
Change in fair value of available-for-sale financial assets	(230)	(35)	180	(380)
	15,916	28,931	35,567	61,650
Attributable to:				
Owners of the Company	16,146	28,966	35,387	62,030
Non-Controlling Interests	-	-	-	-
Net Profit for the Year	16,146	28,966	35,387	62,030
Earnings per Share Attributable to Equity Holders of the Company (Sen)				
Basic	3.86	6.93	8.46	14.84
Fully Diluted	3.18	5.48	7.47	12.25

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

MALTON BERHAD
(Company No : 320888-T)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited	Audited
	As At	As At
	30.6.2013	30.06.2012
	RM'000	RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	9,271	10,351
Investment Properties	45,045	44,818
Land held for Property Development	208,809	212,574
Investment in Associated Companies	6,430	8,399
Other Investments	1,390	1,006
Deferred Tax Assets	2,791	3,950
Other Receivable	17,990	22,417
	<u>291,726</u>	<u>303,515</u>
Current Assets		
Property Development	101,524	196,780
Inventories	117,069	28,834
Trade Receivables	140,065	72,106
Accrued Billings	19,168	5,314
Amount due from contract customer	2,641	1,017
Other Receivables, JV Deposits and Prepaid Expenses	233,122	51,020
Tax recoverable	11,464	11,341
Short term funds	1,067	149,369
Fixed Deposits with Licensed Banks	9,691	15,090
Cash and Bank Balances	79,220	65,899
	<u>715,031</u>	<u>596,770</u>
TOTAL ASSETS	<u><u>1,006,757</u></u>	<u><u>900,285</u></u>
EQUITY AND LIABILITIES		
Equity Attributable to Equity Holders of the Company		
Share Capital	418,104	418,104
Share Premium	6	6
Other Reserves	25,486	25,306
Retained Earnings	168,828	143,894
	<u>612,424</u>	<u>587,310</u>
Non-Controlling Interests	-	-
Total Equity	<u>612,424</u>	<u>587,310</u>
Non-Current Liabilities		
RCSLS - Liability component	115,193	109,732
Bank Borrowings	50,043	44,442
Hire-Purchase Payables	1,419	1,593
Deferred Tax Liabilities	5,799	7,184
	<u>172,454</u>	<u>162,951</u>
Current Liabilities		
Trade Payables	138,060	93,514
Advance Billings	17,215	5,725
Other Payables and Accrued Expenses	21,872	39,798
Bank Borrowings	38,526	2,349
Hire-Purchase Payables	720	599
Tax Liabilities	5,486	8,039
	<u>221,879</u>	<u>150,024</u>
TOTAL EQUITY AND LIABILITIES	<u><u>1,006,757</u></u>	<u><u>900,285</u></u>
Net Assets Per Share Attributable to Equity Holders of the Company (RM)	<u>1.46</u>	<u>1.40</u>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

MALTON BERHAD

(Company No : 320888-T)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2013
(These figures have not been audited)**

	Attributable to Owners of the Company							Retained Earnings RM'000	Non-Controlling Interests RM'000	Total RM'000
	Share Capital RM'000	RCSLS Equity Component RM'000	Non-Distributable				Distributable			
Share Premium RM'000			Available-for-sale Reserve RM'000	Warrant Reserve RM'000	Revaluation Reserve RM'000	Option Reserve RM'000				
Balance as at 1.7.2011	348,353	-	255	(493)	-	2,065	190	158,759	-	509,129
Bonus issue	69,671	-	(255)	-	-	-	-	(69,416)	-	-
Issuance of RCSLS	-	3,379	-	-	20,552	-	-	-	-	23,931
Issuance of shares										
- Conversion of RCSLS	40	(1)	-	-	-	-	-	(6)	-	33
- Exercise of Warrants	40	-	6	-	(6)	-	-	-	-	40
Total comprehensive income	-	-	-	(380)	-	-	-	62,030	-	61,650
Dividends to equity holders	-	-	-	-	-	-	-	(7,473)	-	(7,473)
Balance as at 30.6.2012	418,104	3,378	6	(873)	20,546	2,065	190	143,894	-	587,310
Balance as at 1.7.2012	418,104	3,378	6	(873)	20,546	2,065	190	143,894	-	587,310
Total comprehensive income	-	-	-	180	-	-	-	35,387	-	35,567
Dividends to equity holders	-	-	-	-	-	-	-	(10,453)	-	(10,453)
Balance as at 30.6.2013	418,104	3,378	6	(693)	20,546	2,065	190	168,828	-	612,424

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

MALTON BERHAD

(Company No : 320888-T)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**FOR THE YEAR ENDED 30 JUNE 2013****(These figures have not been audited)**

	30.6.2013	30.6.2012
	RM'000	RM'000
CASH FLOWS FROM/(USED IN)		
OPERATING ACTIVITIES		
Profit before Taxation	50,153	81,029
Adjustments for :		
Finance costs	15,271	16,058
Write off of:		
Development expenditure	36	-
Property, plant and equipment	8	4
Share in results of associated companies	1,969	(16,259)
Gain on fair value adjustment	20	-
Depreciation of property, plant & equipment	2,175	2,220
Reversal of impairment loss on other investment	-	-
Distribution income on short term funds	(1,090)	(2,378)
Gain on disposal of an associated company	-	(2,763)
Gain on disposal of property, plant & equipment	(111)	(109)
Allowance for doubtful debts no longer required	-	(229)
Allowance for foreseeable loss	-	681
Interest income	(8,046)	(4,926)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	60,385	73,328
CHANGES IN WORKING CAPITAL		
(Increase)/Decrease:		
Property development - current portion	96,908	11,125
Inventories	(88,235)	10,509
Receivables	(245,634)	16,258
Accrued billings	(13,855)	51,548
Amount owing by contract customers	(1,623)	162
Increase/(Decrease) in:		
Advance billings	11,490	707
Payables	28,498	(65,451)
CASH USED IN OPERATIONS	(152,066)	98,186
Income tax paid net of refund	(17,669)	(30,715)
NET CASH USED IN OPERATING ACTIVITIES	(169,735)	67,471
INVESTING ACTIVITIES		
Interest received	8,046	2,763
Distribution income from short term funds received	1,090	2,378
(Increase)/Decrease in:		
Property development - non-current portion	5,815	(28,116)
Short term funds	148,097	(149,166)
Proceeds from disposal of investment in associated company	-	34,000
Proceeds from disposal of property, plant and equipment	111	113
Withdrawal/(Placement) of fixed deposit	(2,108)	1,509
Addition to property, plant & equipment	(522)	(1,822)
Purchase of investment properties	(227)	(1,122)
NET CASH FROM INVESTING ACTIVITIES	160,302	(139,463)
FINANCING ACTIVITIES		
Finance costs paid	(13,570)	(14,831)
Proceeds from RCSLS	-	139,341
Proceeds from exercise of warrant	-	40
Payment of corporate exercise expenses	-	(2,326)
Proceeds from borrowings	34,363	9,551
Repayment of borrowings	(4,026)	(77,797)
Repayment of hire purchase payables	(634)	(830)
Dividend paid	(10,453)	(7,473)
NET CASH (USED IN)/ FROM FINANCING ACTIVITIES	5,680	45,675
Net increase/(decrease) in cash and cash equivalents	(3,753)	(26,317)
Cash and cash equivalents at the beginning of the year	65,770	92,087
Cash and cash equivalents at the end of the year	62,017	65,770
Cash and cash equivalents comprise the followings :		
Fixed deposits net of amounts pledged	7,000	14,507
Cash and bank balances	66,543	51,347
Bank overdrafts	(11,526)	(84)
	62,017	65,770

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

PART A: EXPLANATORY NOTES PURSUANT TO FRS 134

1 Accounting Policies and Method of Computation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standard 134 Interim Financial Reporting 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 financial year ended 30 June 2012.

The same accounting policies and methods of computation are followed in the interim financial statements as compared with the annual audited financial statements for the financial year ended 30 June 2012 except for the adoption of the following new/revised Financial Reporting Standards ("FRS") and Issues Committee Interpretations ("IC Interpretation") issued by the Malaysian Accounting Standards Board ("MASB") effective for the financial period beginning on or after 1 July 2012:

FRS 7	Financial Instruments: Disclosures (Amendments relating to transfers of financial assets)
FRS 101	Presentation of Financial Statements (Amendment relating to presentation of items of other comprehensive income)
FRS 112	Amendments to FRS 112 (Deferred Tax: Recovery of underlying Assets)
FRS 124 (2010)	Related Party Disclosures
FRS 127 (2011)	Separate Financial Statements (as amended in November 2011)
FRS 128 (2011)	Investment in Associates and Joint Ventures (as amended in November 2011)

The adoption of these new and revised FRSs did not result significant changes in the accounting policies of the Group and has no significant effect on the financial performance or position of the Group.

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") had issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards Framework ("MFRS Framework"), a fully-IFRS compliant framework. Entities other than private entities shall apply the MFRS Framework for annual periods beginning on or after 1 January 2012, with the exception of Transitioning Entities ("TEs").

TEs, being entities within the scope of MFRS 141 *Agriculture* and/or IC Interpretation 15 *Agreements for the Construction of Real Estate*, including its parents, significant investors and venturers were given a transitional period of two years, within which the MFRS Framework is mandatory to be adopted by the TEs. Following the announcement by the MASB on 7 August 2013, the transitional period for TEs has been extended for an additional year. Therefore, the mandatory adoption date of the MFRS Framework for TEs has been extended from annual periods beginning on or after 1 January 2014 to annual periods beginning on or after 1 January 2015.

The Group being a TE has availed itself of these transitional arrangements and will continue to apply FRSs in the preparation of its financial statements. Accordingly, the Group will be required to apply MFRS 1 *First-time adoption of Malaysian Financial Reporting Standards* in its financial statements for the financial year ending 30 June 2016, being the first set of financial statements prepared in accordance with new MFRS Framework. Further, an explicit and unreserved statement of compliance with IFRSs will be made in these financial statements.

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

The following FRS and IC Interpretation have been issued by the MASB but are not yet effective, and have yet to be adopted by the Group:

FRS 1	First-time Adoption of Financial Reporting Standards (Amendment to Government Loans) ¹
FRS 1	First-time Adoption of Financial Reporting Standards (Amendment to Improvements to FRSs (2012)) ¹
FRS 7	Financial Instruments: Disclosures (Amendments relating to Disclosures - Offsetting Financial Assets and Financial Liabilities) ¹
FRS 9	Financial Instruments (IFRS 9 issued by IASB in November 2009) ³
FRS 9	Financial Instruments (IFRS 9 issued by IASB in October 2010) ³
FRS 10	Consolidated Financial Statements ¹
FRS 10	Consolidated Financial Statements (Amendments relating to Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance) ¹
FRS 10	Consolidated Financial Statements (Amendments relating to Investment Entities) ²
FRS 11	Joint Arrangements ¹
FRS 11	Joint Arrangements (Amendments relating to Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance) ¹
FRS 12	Disclosures of Interests in Other Entities ¹
FRS 12	Disclosures of Interests in Other Entities (Amendments relating to Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance) ¹
FRS 12	Disclosures of Interests in Other Entities (Amendments relating to Investment Entities) ²
FRS 13	Fair Value Measurement ¹
FRS 101	Presentation of Financial Statements [Improvements to FRSs (2012)] ¹
FRS 116	Property, Plant and Equipment [Improvements to FRSs (2012)] ¹
FRS 119	Employee Benefits (2011) ¹
FRS 127	Separate Financial Statements (2011) ¹
FRS 127	Separate Financial Statements (2011) (Amendments relating to Investment Entities) ²
FRS 128	Investments in Associates and Joint Ventures (2012) ¹
FRS 132	Financial Instruments: Presentation [Amendment relating to Improvements to FRSs (2012)] ¹
FRS 132	Financial Instruments: Presentation (Amendments relating to Offsetting Financial Assets and Financial Liabilities) ²
FRS 134	Interim Financial Reporting [Amendment to Improvements to FRSs (2012)] ¹
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine ¹

¹ Effective for annual periods beginning on or after January 1, 2013

² Effective for annual periods beginning on or after January 1, 2014

³ Effective for annual periods beginning on or after January 1, 2015

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

Consequential amendments were also made to various FRSs as a result of these new/revised FRSs.

The directors anticipate that abovementioned FRSs and IC Interpretations will be adopted in the annual financial statements of the Group when they become effective and that the adoption of these FRSs and IC Interpretations will have no material impact on the financial statements of the Group in the period of initial application.

2 Audit Report

The auditors' report on preceding year's annual financial statements of the Company and of the Group was not qualified.

3 Seasonal or Cyclical Factors

The business operations of the Group are not significantly affected by any seasonal or cyclical factors.

4 Unusual Items

There were no material items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size or incidence.

5 Changes in Estimates

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

6 Debt and Equity Securities

There were no issuance, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter.

7 Dividend Paid

On 25 January 2013, the Company paid a first and final tax exempt dividend of 2.5% in respect of the financial year ended 30 June 2012 as approved by the shareholders at the Annual General Meeting of the Company held on 23 November 2012.

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

8 Segmental Reporting

a) Analysis by business segments for the year ended 30 June 2013:

	Property development	Construction & project management	Property trading	Others	Elimination	Group
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External Sales	157,237	194,799	6,442	701		359,179
Internal Sales	-	15,318	-	25,882	(41,200)	-
	<u>157,237</u>	<u>210,117</u>	<u>6,442</u>	<u>26,583</u>	<u>(41,200)</u>	<u>359,179</u>
Results						
Segmental operating profit/(loss)	40,715	18,817	3,008	11,309	(15,592)	58,257
Interest and distribution income						9,136
Profit from operations						<u>67,393</u>
Finance costs						(15,271)
Share in results of associated companies						(1,969)
Profit before tax						<u>50,153</u>
Income tax expense						(14,766)
Net profit for the Year						<u><u>35,387</u></u>

b) Analysis by business segments for the year ended 30 June 2012:

	Property development	Construction & project management	Property trading	Others	Elimination	Group
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External Sales	217,571	104,159	18,333	375		340,438
Internal Sales	-	63,911	-	29,522	(93,433)	-
	<u>217,571</u>	<u>168,070</u>	<u>18,333</u>	<u>29,897</u>	<u>(93,433)</u>	<u>340,438</u>
Results						
Segmental operating profit/(loss)	57,726	17,717	4,481	26,989	(33,389)	73,524
Interest and distribution income						7,304
Profit from operations						<u>80,828</u>
Finance costs						(16,058)
Share in results of associated companies						16,259
Profit before tax						<u>81,029</u>
Income tax expense						(18,999)
Net profit for the Year						<u><u>62,030</u></u>

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

9 Revaluation of Property, Plant and Equipment

The valuation of property, plant and equipment has been brought forward without any amendments from the annual financial statements for the financial year ended 30 June 2012.

10. Material Events Subsequent to the end of the Reporting Period

There were no material events subsequent to the current quarter ended 30 June 2013 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

11 Changes in the Composition of the Group

There were no material changes in the composition of the Group arising from business combinations, acquisition or disposal of subsidiary companies and long-term investments, restructurings and discontinued operations for the Group for the quarter under review.

12 Contingent Liabilities

As at this reporting date, the Group does not have any material contingent liabilities.

13 Significant Related Party Transactions

The significant transactions with entities in which certain Directors of the Company are also Directors are as follows:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.6.2013 RM'000	Preceding Year Corresponding Quarter 30.6.2012 RM'000	Current Year To-Date 30.6.2013 RM'000	Preceding Year Corresponding Year To-Date 30.6.2012 RM'000
Rental paid/payable to:				
Pavilion REIT #	535	535	2,141	1,071
Capital Flagship Sdn Bhd*	-	-	-	1,070
Purchase of gifts and hampers				
Crabtree & Evelyn (Malaysia) Sdn Bhd	2	-	75	-

Pavilion REIT is managed by Pavilion REIT Management Sdn Bhd, a company in which certain Directors of the Company have directorships.

* Previously paid/payable to Capital Flagship Sdn Bhd prior to the listing of Pavilion REIT.

14 Capital Commitments

There is no outstanding capital commitment as at the end of the current quarter.

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

**PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

1 Review of Performance

During the financial year under review, the local property market remained positive amid measures undertaken by the Government to curb excessive property speculations. The Malaysian economy recorded an improved growth of 4.3% in the second quarter of 2013 as compared to 4.1% recorded in the first quarter of 2013.

The Group's revenue improved by 5.5% to RM359.2 million for the current financial year as compared to RM340.4 million reported in the previous financial year while pre-tax profit decreased by 38.0% to RM50.2 million for the current financial year as compared to RM81.0 million reported in the previous financial year.

The Group's revenue for the current quarter improved by 15.2% to RM130.1 million as compared to RM112.9 million reported in the previous corresponding quarter while pre-tax profit for the current quarter decreased to RM23.3 million as compared to RM38.4 million reported in the previous corresponding quarter. Revenue from the property development division improved marginally as compared to the previous corresponding quarter with contribution from the on-going projects namely Bukit Rimau, Amaya Maluri, and The Cantonment @ Penang. Profit from the property development division however declined as compared to the previous corresponding quarter due to completion of previous commercial property projects which enjoyed better margins. Revenue and profit from construction and project management division showed an increase in current quarter due to contribution from new contracts secured as compared to previous corresponding quarter.

The share of results of associated companies during the quarter declined to a loss of RM3.3 million as compared to profit RM4.4 million reported in the previous corresponding quarter as a result of higher imputed interest expense and the disposal of Austin Heights Sdn Bhd in the last financial year.

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

The Group's revenue increased to RM130.0 million for the current quarter as compared to RM73.8 million for the immediate preceding quarter. The 76.2% improvement was mainly attributed to higher billings from Nova Saujana in Subang (which was launched in March 2013) and Amaya Maluri in Cheras under the property development division as well as higher billings from external construction projects. The Group recorded a pre-tax profit of RM23.3 million for the current quarter as compared to the pre-tax profit of RM2.9 million for the immediate preceding quarter. The higher pre-tax profit for the current quarter was mainly due to work progress for new projects launched during the financial year.

3 Prospects for the current Financial Year Ending 30 June 2014

The Malaysian economic prospects and business fundamentals are expected to be stable with a revised projected growth of between 4.5% to 5.0% for the year 2013 to be driven largely by domestic consumption with the global economy continues to face downside risks.

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

In the meantime, the on-going development projects of the Group namely, Bukit Rimau, The Cantonment @ Penang and Nova Saujana, together with the on-going construction contracts in hand, will continue to contribute positively to the earnings of the Group for the financial year ending 30 June 2014. During the financial year ending 30 June 2014, the Group has plans to continue to launch new property projects within the Klang Valley, including the upcoming mixed development project in Bukit Jalil, Kuala Lumpur.

Barring unforeseen circumstances, the Board of Directors envisages the Group to achieve satisfactory results for the financial year ending 30 June 2014.

4 Profit Forecast or Profit Guarantee

Not applicable as the Group has not issued any profit forecast or profit guarantee.

5 Taxation

Details of taxation are as follows:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.6.2013 RM'000	Preceding Year Corresponding Quarter 30.6.2012 RM'000	Current Year To-Date 30.6.2013 RM'000	Preceding Year Corresponding Year To-Date 30.6.2012 RM'000
Current taxation	6,438	10,387	14,925	19,038
Under/(Over) provision in prior year	570	(188)	67	(193)
Deferred taxation	105	(748)	(226)	154
	<u>7,113</u>	<u>9,451</u>	<u>14,766</u>	<u>18,999</u>

The effective tax rate for the current year to-date (before share of results of associated companies) is higher than the statutory tax rate due to the incurrence of certain expenses that are not deductible for tax purposes and losses incurred by certain subsidiary companies which do not qualify for group relief.

6 Profits /(Loss) on Sale of Unquoted Investments and/or Properties

There was no disposal of unquoted investment and/or properties for the quarter under review.

7 Purchases or Disposals of Quoted Securities

There was no purchase and disposal of quoted securities by the Group for the current financial quarter under review.

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

8 Status of Corporate Proposals

On 10 May 2013, Khuan Choo Property Management Sdn Bhd (“KCPM”), a wholly-owned subsidiary of the Company had entered into the following agreements:

- (a) Conditional Sale and Purchase Agreement (“**VSQ SPA**”) entered into between KCPM and Bukit Damansara Development Sdn Bhd (“BDDSB”) for the proposed disposal of a 20-storey office building and 964 car park bays (“VSQ Properties”), which formed part of a property project undertaken by KCPM known as V Square @ PJ City Centre in Petaling Jaya, Selangor, to BDDSB for a consideration of RM140,000,000 to be satisfied by BDDSB via a written irrevocable absolute assignment of BDDSB’s entitlement comprising office space at Pusat Bandar Damansara Complex in Damansara Heights, Kuala Lumpur which is proposed to be redeveloped/refurbished by Impian Ekspresi Sdn Bhd (“IESB”) (“Subject Entitlement”) to KCPM (“**Proposed VSQ Disposal**”); and
- (b) Conditional Sale and Purchase Agreement (“**Office Entitlement SPA**”) between KCPM and BDDSB for KCPM to acquire the Subject Entitlement from BDDSB for the purchase price of RM140,000,000 to be fully satisfied by KCPM when the absolute beneficial ownership of the VSQ Properties is vested unto BDDSB pursuant to the terms and conditions of the VSQ SPA (“**Proposed Office Entitlement Acquisition**”).

The Proposed VSQ Disposal and Proposed Office Entitlement Acquisition are hereinafter collectively referred to as the “**Proposed Asset Exchange**”.

Simultaneously with the Proposed Asset Exchange, KCPM and IESB had also entered into an agreement dated 10 May 2013 to vary and/or clarify certain terms of the rights, title, benefits and interest over the Subject Entitlement which are to be assigned by BDDSB to KCPM pursuant to the Proposed Asset Exchange, which included amongst others, fixing the office space in the Redeveloped PBD Complex to be received by KCPM forming the Subject Entitlement at 186,667 square feet in net lettable area.

IESB has also agreed to grant KCPM a conditional put option giving KCPM the right to require IESB to acquire the Subject Entitlement from KCPM, subject to terms and conditions as provided in the Put Option Agreement dated 10 May 2013.

The above proposals are conditional upon the approvals being obtained from:-

- (a) Board of Directors of the Company (excluding the interested directors);
- (b) the non-interested shareholders of the Company at an Extraordinary General Meeting to be convened;
- (c) Economic Planning Unit of the Prime Minister’s Department, Malaysia, where required; and
- (d) any other necessary approvals by the relevant authorities.

Saved for the above, there was no other outstanding corporate proposal for the Group.

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

9 Borrowings and Debt Securities

The Group's borrowings and debt securities as at the end of the current quarter are as follows:

	RM'000
RCSLS – Liability component	115,193
Term Loans	46,678
Revolving credits	27,000
Bridging loans	3,365
Bank overdrafts	11,526
Hire Purchase Payables	2,139
Total	<u>205,901</u>
Repayment due within next 12 months	<u>39,246</u>
Repayment due after 12 months	<u>166,655</u>

All borrowings are denominated in Ringgit Malaysia and are secured.

10 Status of Utilisation of Proceeds raised from Rights Issue

The proposed and actual utilisation of proceeds amounting to RM139,341,169 which was raised from the Rights Issue of RM139,341,169 nominal value of 7-year 6% Redeemable Convertible Secured Loan Stocks (“RCSLS”) together with 139,341,169 free new warrants and 69,670,584 new ordinary shares of RM1.00 each attached thereto (“Rights Issue”) are as follows:-

Description	Proposed Utilisation RM'000	Actual Utilisation RM'000	Reclassifi- cation RM'000	Balance RM'000	Intended timeframe for utilisation
Repayment of existing borrowings	60,000	34,449	(25,551)*	-	
Working capital and/or strategic acquisitions/ investments/ expansion	74,551	94,089	25,925	6,387^	24 months from listing of the RCSLS on 8 July 2011 #
Advance deposit of first quarterly interest payment for the RCSLS into debt service reserve account	2,090	2,090	-	-	
Expenses for the Rights Issue	2,700	2,326	(374)*	-	
Total	<u>139,341</u>	<u>132,954</u>	<u>-</u>	<u>6,387</u>	

*The balance unutilized amounts under Repayment of existing borrowings and Expenses for the Rights Issue of RM25,551,000 and RM374,000, respectively had been reclassified for working capital purposes.

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

#The Board of Directors had extended the period of utilisation of the amount earmarked for working capital and/or strategic acquisitions/investments/expansion from 12 months to 24 months from the date of listing of the RCSLS.

^This amount has been transferred to the Debt Service Reserve Account which is maintained by the Security Trustee acting as trustee on behalf of the holders of the RCSLS pursuant to the clause 2.3(a)(i)(11) of the Security Trust Deed dated 27 May 2011 to be used only for the early redemption of the RCSLS.

11 Off Balance Sheet Financial Instruments

There were no off balance sheet arrangements entered into nor were there any off balance sheet financial instruments issued by the Group as at the date of this report.

12 Material Litigation

Save as disclosed below, there is no pending material litigation as at the date of this report:-

- (i) **Claim by Impian Ekspresi Sdn Bhd (“IESB”) (as the first plaintiff), Khuan Choo Property Management Sdn Bhd (“KCPM”) (as the second plaintiff) and Pembinaan Gapadu Sdn Bhd (“PGSB”) (as the third plaintiff) against Bukit Damansara Development Sdn Bhd (“BDDSB”) and Damansara Assets Sdn Bhd (“DASB”) (both collectively referred to as the “Defendants”)**

By a Writ of Summons and Statement of Claim dated 25 November 2011 (as amended), IESB commenced an action against the Defendants and claimed, primarily for specific performance of the Joint Venture Agreement dated 7 January 2009 entered into amongst IESB, BDDSB and DASB (“JV Agreement”) as varied by a Supplemental Agreement dated 31 January 2011 (“First Supplemental Agreement”) involving, inter alia, IESB acquiring a freehold land measuring 38,740 square meters in land area held under Geran 61509, Lot No. 54325, Mukim Kuala Lumpur, District of Kuala Lumpur (“PBD Land”) together with nine (9) blocks of office/commercial buildings (“PBD Complex”) currently known as Pusat Bandar Damansara Kuala Lumpur (“Subject Property”) from BDDSB for purposes of developing, redeveloping, constructing, refurbishing, selling, granting leases/tenancies and in any manner dealing with the Subject Property.

The second and third plaintiffs, KCPM and PGSB (both wholly-owned subsidiaries of the Company) claimed for, inter-alia, an order of the High Court of Kuala Lumpur (“High Court”) directing the Defendants to do all necessary acts to fulfill their obligations within 14 days from the date of the order of the High Court to execute the sale and purchase agreements as set out in the Appendix to the First Supplemental Agreement with KCPM and PGSB as the case may be, in relation to the following:-

- (a) sale by KCPM of a block of corporate office with gross area of approximately 207,772 square feet and 963 car parks erected on a piece of leasehold land under HS(D) 236663, PT No. 5, Seksyen 27, Daerah Petaling, Negeri Selangor (now identified as Block 1 of VSQ) for a consideration of RM141,307,980.00 in exchange for ownership of such amount of office space in the PBD Complex and/or any part of the office building within the vicinity of the PBD Complex to the prevailing market value of RM141,307,980.00; and

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

- (b) sale by PGSB of a block of 7-storey corporate office with gross area of approximately 86,856 square feet and 223 car parks to be erected on a piece of leasehold land held under HS(D) 177909, PT No. 4, Daerah Petaling, Negeri Selangor for a consideration of RM58,692,020.00 in exchange for ownership of such amount of office space in the PBD Complex and/or any part of the office building within the vicinity of the PBD Complex to the prevailing market value of RM58,692,020.00.

The abovementioned claims shall hereinafter be collectively referred to as the “Specific Performance Suit”.

On 8 November 2011, BDDSB filed three (3) separate Originating Summons against the plaintiffs wherein BDDSB prayed for inter alia, the private caveats entered by the plaintiffs on the PBD Land be removed forthwith. On 31 January 2012, the High Court dismissed all the three (3) aforementioned Originating Summons with cost. BDDSB did not file an appeal to the Court of Appeal.

The Defendants, had on 13 March 2012, filed a counter claim against IESB for, inter-alia, finance costs, legal costs, administration costs, a declaration that the private caveats over the Subject Property were wrongfully entered into by IESB in 2009 and by KCPM and PGSB in 2011 and damages/compensation for the alleged wrongful entry of the said private caveats (hereinafter referred to as the “Counterclaim”). The amount of damages/compensation sought under the Counterclaim was not determinable at this stage.

IESB and the Defendants had agreed to an amicable settlement to the dispute over the JV Agreement and the First Supplemental Agreement upon terms and conditions as set out in the Second Supplemental Agreement dated 10 May 2013 entered into amongst IESB, BDDSB and DASB, wherein the relevant parties had agreed, inter alia, that the Specific Performance Suit and the Counterclaim shall be kept in abeyance pending full payment of the cash entitlement amounting to RM500 million by IESB to BDDSB. Upon full settlement of the said cash entitlement by IESB, the Specific Performance Suit and the Counterclaim shall be withdrawn with each party bearing its own costs without liberty to file afresh.

The case management which has been initially fixed on 8 July 2013 has been vacated and the High Court has fixed the matter for further case management on 11 December 2013, pending the payment of the cash entitlement by IESB to BDDSB.

13 Dividend

No interim dividend has been recommended for the financial quarter ended 30 June 2013.

14 Earnings Per Share (“EPS”)

Basic

The basic earnings per ordinary share of the Group for the current quarter and current year to date have been calculated based on the Group’s profit attributable to equity holders of the Company of RM16,146,000 and RM35,387,000 respectively and on the weighted average number of ordinary shares in issue and ranking for dividend during the financial year.

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

Fully Diluted

Under FRS 133 on Earnings Per Share, the options pursuant to the Employee Shares Option Scheme and Warrants have no dilutive effect as both the exercise prices of the options and Warrants are above the average market price of the Company's shares during the quarter ended 30 June 2013.

The diluted earnings per ordinary share of the Group for the current quarter and current year to date have been calculated based on the Group's adjusted profit attributable to equity holders of the Company of RM17,713,000 and RM41,656,000 respectively and on the weighted average number of ordinary shares in issue and issuable and ranking for dividend during the financial year assuming full conversion of the outstanding RCSLS.

(a) Basic EPS	Individual Quarter		Cumulative Quarter	
	Current Quarter 30.6.2013	Preceding Year Corresponding Qtr 30.6.2012	Current Year To Date 30.6.2013	Preceding Year to Date 30.6.2012
Profit attributable to equity holders of the Company (RM'000)	16,146	28,966	35,387	62,030
Weighted average number of shares in issue ('000)	418,104	418,103	418,104	418,065
Basic earnings per share (sen)	3.86	6.93	8.46	14.84
(b) Diluted EPS	Current Quarter 30.6.2013	Preceding Year Corresponding Qtr 30.6.2012	Current Year To Date 30.6.2013	Preceding Year to Date 30.6.2012
Profit attributable to equity holders of the Company (RM'000)	16,146	28,966	35,387	62,030
Effects on earnings upon conversion of RCSLS (RM'000)	1,567	1,567	6,269	6,269
	<u>17,713</u>	<u>30,533</u>	<u>41,656</u>	<u>68,299</u>
Weighted average number of shares in issue ('000)	418,104	418,103	418,104	418,065
Effects of dilution	139,301	139,301	139,301	139,301
Adjusted weighted average number of shares in issue and issuable ('000)	<u>557,405</u>	<u>557,404</u>	<u>557,405</u>	<u>557,366</u>
Diluted earnings per share (sen)	3.18	5.48	7.47	12.25

MALTON BERHAD (Company No. 320888-T)
**UNAUDITED CONSOLIDATED RESULTS FOR THE FOURTH QUARTER
AND FINANCIAL YEAR ENDED 30 JUNE 2013**

15 Profit Before Tax

The following items have been included in arriving at profit before tax:

After charging:	Individual Quarter		Cumulative Quarter	
	Current Quarter	Preceding Year	Current Year	Preceding
	30.6.2013	Corresponding Qtr	To Date	Year to Date
	RM'000	30.6.2012	30.6.2013	30.6.2012
	RM'000	RM'000	RM'000	RM'000
Interest expense	4,039	5,121	15,271	16,058
Depreciation and Amortization	556	554	2,175	2,220
After crediting:				
Interest income	2,739	544	8,046	4,926
Gain on disposal of associated company	-	2,763	-	2,763
Other income	4,735	1,730	7,465	2,364
Distribution income from short term funds	6	886	1,090	2,378

There were no provision for and write off of receivables, provision for and write off of inventories, gain or loss on disposal of quoted or unquoted investment or properties, impairment of assets, foreign exchange gain or loss, gain or loss on derivatives and exceptional items for the current quarter under review and financial year ended 30 June 2013.

16 Realised and Unrealised Retained Earnings

	As at 30.6.2013 RM'000	As at 31.3.2013 RM'000
Total retained earnings:		
Company and subsidiaries		
-realised profit	382,058	360,646
-unrealised (loss)/profit	(131)	844
	<u>381,927</u>	<u>361,490</u>
Associated companies		
-realised profit/(loss)	1,936	(2,291)
-unrealised profit	4,494	12,066
	<u>6,430</u>	<u>9,775</u>
Less: Consolidation adjustments	(219,529)	(218,583)
Total group retained earnings as per unaudited consolidated financial statements	<u>168,828</u>	<u>152,682</u>