

**EUPE CORPORATION BERHAD***(Company No.: 377762-V)**(Incorporated in Malaysia under the Companies Act, 1965)***PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION****SUMMARY OF KEY FINANCIAL INFORMATION
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2014**

		3 Months Ended		12 Months Ended	
		Current Quarter 28 FEB 2014 RM '000	Corresponding Quarter 28 FEB 2013 RM '000	Current Year to date 28 FEB 2014 RM '000	Corresponding Year to date 28 FEB 2013 RM '000
1.	Revenue	50,033	31,219	186,119	146,638
2.	Profit/(loss) before tax	5,671	5,704	20,050	25,004
3.	Profit/(loss) for the year	4,043	3,269	13,344	16,691
4.	Profit/(loss) attributable to ordinary equity holders of the parent	3,889	3,103	12,923	14,845
5.	Basic earnings/ (loss) per shares (sen)	3.04	2.42	10.10	11.60
6.	Proposed/declared dividend per share (sen)	0.00	0.00	2.00	0.00

		AS AT END OF CURRENT QUARTER	AS AT PRECEEDING FINANCIAL YEAR END
7.	Net assets per share attributable to ordinary equity holders of the parent (RM)	2.13	2.05

**EUPE CORPORATION BERHAD***(Company No.: 377762-V)**(Incorporated in Malaysia under the Companies Act, 1965)***CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME****for the financial year ended 28 February 2014***(The figures have not been audited)*

	3 MONTHS ENDED		12 MONTHS ENDED	
	CURRENT QUARTER	CORRESPONDING QUARTER	CURRENT YEAR TO DATE	CORRESPONDING YEAR TO DATE
	28/02/2014 RM'000	28/02/2013 RM'000	28/02/2014 RM'000	28/02/2013 RM'000
REVENUE	50,033	31,219	186,119	146,638
COST OF SALES	(40,982)	(21,447)	(153,361)	(107,767)
GROSS PROFIT	9,051	9,772	32,758	38,871
OTHER OPERATING INCOME	813	912	2,521	2,134
MARKETING AND DISTRIBUTION COSTS	(621)	(762)	(2,534)	(2,597)
ADMINISTRATION EXPENSES	(2,450)	(2,959)	(9,296)	(9,461)
OTHER OPERATING EXPENSES	(926)	(919)	(2,727)	(2,246)
FINANCE COST	(394)	(300)	(1,497)	(1,646)
SHARE OF RESULT IN JOINT VENTURES	198	(40)	825	(51)
PROFIT BEFORE TAX	5,671	5,704	20,050	25,004
TAX EXPENSE	(1,628)	(2,435)	(6,706)	(8,313)
PROFIT FOR THE YEAR	4,043	3,269	13,344	16,691
UNREALISED GAIN / (LOSS) ON FOREIGN EXCHANGE	2	(84)	(590)	(184)
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATION	14	0	14	0
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	4,059	3,185	12,768	16,507
PROFIT ATTRIBUTABLE TO:				
EQUITY HOLDERS OF THE COMPANY	3,889	3,103	12,923	14,845
MINORITY INTEREST	154	166	421	1,846
	4,043	3,269	13,344	16,691
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:				
EQUITY HOLDERS OF THE COMPANY	3,905	3,019	12,347	14,661
MINORITY INTEREST	154	166	421	1,846
	4,059	3,185	12,768	16,507
EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY:				
BASIC EARNINGS PER SHARE (SEN)	3.04	2.42	10.10	11.60
DILUTED EARNINGS PER SHARE (SEN)	3.04	2.42	10.10	11.60

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2013 and the accompanying explanatory notes attached to the financial Statements)

**EUPE CORPORATION BERHAD***(Company No.: 377762-V)**(Incorporated in Malaysia under the Companies Act, 1965)***CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 28 February 2014***(The figures have not been audited)*

	AS AT 28/02/2014 RM'000	AS AT 28/2/2013 RM'000
<u>ASSETS</u>		
PROPERTY, PLANT AND EQUIPMENT	74,789	75,286
OTHER INVESTMENTS	13	12
LAND HELD FOR PROPERTY DEVELOPMENT	151,885	144,990
INVESTMENT PROPERTIES	31,221	32,226
INVESTMENTS IN JOINT VENTURES	2,148	1,110
DEFERRED PLANTATION EXPENDITURES	4	121
DEFERRED TAX ASSETS	1,080	1,186
CURRENT ASSETS		
Property development costs	50,058	72,581
Inventories	15,754	12,208
Trade and other receivables	64,143	48,797
Sinking and redemption funds	240	211
Tax recoverable	853	413
Cash and bank balances	22,065	27,639
	<u>153,113</u>	<u>161,849</u>
TOTAL ASSETS	<u>414,253</u>	<u>416,780</u>
<u>EQUITY AND LIABILITIES</u>		
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT		
Share capital	128,000	128,000
Reserves	144,291	133,864
	<u>272,291</u>	<u>261,864</u>
Minority interest	5,042	8,021
	<u>277,333</u>	<u>269,885</u>
LONG TERM AND DEFERRED LIABILITIES		
Borrowings	28,272	40,108
Deferred taxation	17,518	17,384
	<u>45,790</u>	<u>57,492</u>
CURRENT LIABILITIES		
Progress Billings	29,139	37,037
Trade and other payables	27,857	30,342
Provision for infrastructure & renovation cost	3,777	6,964
Borrowings	29,419	12,977
Tax liabilities	938	2,083
	<u>91,130</u>	<u>89,403</u>
TOTAL EQUITY AND LIABILITIES	<u>414,253</u>	<u>416,780</u>
NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (RM)		
	<u>2.13</u>	<u>2.05</u>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2013 and the accompanying explanatory notes attached to the financial Statements)



EUPE CORPORATION BERHAD

(Company No.: 377762-V)

(Incorporated in Malaysia under the Companies Act, 1965)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
for the financial year ended 28 February 2014

(The figures have not been audited)

	---- ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENTS ----					MINORITY INTEREST	TOTAL EQUITY
	Share capital RM'000	Share premium RM'000	Exchange Translation reserve RM'000	Retained profits RM'000	Sub-total RM'000		
Balance as at 1 March 2013	128,000	5,982	-	127,882	261,864	8,021	269,885
Additional minority interest' shares in subsidiary companies	-	-	-	-	-	-	-
Total comprehensive income	-	-	14	12,333	12,347	421	12,768
Dividend paid	-	-	-	(1,920)	(1,920)	(3,400)	(5,320)
Balance as at 28 February 2014	<u>128,000</u>	<u>5,982</u>	<u>14</u>	<u>138,295</u>	<u>272,291</u>	<u>5,042</u>	<u>277,333</u>
Balance as at 1 March 2012	128,000	5,982	-	113,300	247,282	6,046	253,328
Additional minority interest' shares in subsidiary companies	-	-	-	-	-	129	129
Total comprehensive income	-	-	-	14,661	14,661	1,846	16,507
Dividend paid	-	-	-	(79)	(79)	-	(79)
Balance as at 28 February 2013	<u>128,000</u>	<u>5,982</u>	<u>-</u>	<u>127,882</u>	<u>261,864</u>	<u>8,021</u>	<u>269,885</u>

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2013 and the accompanying explanatory notes attached to the financial statement)

**EUPE CORPORATION BERHAD**

(Company No.: 37762-V)

(Incorporated in Malaysia under the Companies Act, 1965)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW**for the financial year ended 28 February 2014**

(The figures have not been audited)

	12 MONTHS ENDED	
	28/02/2014	28/02/2013
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	169,274	125,928
Cash payments to suppliers and creditors	(137,871)	(79,796)
Cash payments to employees and for expenses	(26,868)	(20,709)
Cash generated from operations	<u>4,535</u>	<u>25,423</u>
Interest expenses - overdraft	(96)	(307)
Rental income received	452	404
Deposit received/(paid)	(127)	374
Insurance compensation received	110	-
Tax paid / (refund)	(8,022)	(5,374)
Net cash from operating activities	<u>(3,148)</u>	<u>20,520</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	1,124	858
Dividend received	-	3
Purchase of property, plant and equipment & IP	(3,404)	(5,205)
Proceed from disposal of property, plant and equipment	44	36
Proceeds from sales of Investment Property	961	-
Subsequent expenditure on investment properties	(245)	(1,000)
Deposit refund / (paid) for acquisition of land	(806)	(36,274)
Gain from foreign exchange -land deposit	-	-
Subscription in ordinary shares of subsidiaries	-	(353)
Investment from joint ventures	3,391	4,875
Other investment	-	153
Fixed deposits released from pledge / (pledge to licensed bank)	(471)	(117)
Net cash used in investing activities	594	(37,024)
CASH FLOWS FROM FINANCING ACTIVITIES		
Issuance of share capital	-	128
Dividend paid	(5,320)	(79)
Drawdown of revolving credit	9,600	12,700
Drawdown of term loan	-	29,386
Drawdown of hire purchase loan	2,030	-
Net creation of bankers' acceptance	1,351	(381)
Repayment of revolving credit	(3,700)	(14,200)
Repayment of term loan	(5,025)	(5,483)
Repayment of hire purchase loan	(270)	(22)
Term loan interest paid	(2,275)	(1,956)
Revolving credit interest paid	(227)	(87)
Discount paid on bankers' acceptance	(194)	(146)
Hire purchase interest paid	(52)	(3)
(Repayment to)/Advance from director	-	-
Net cash used in financing activities	<u>(4,082)</u>	<u>19,857</u>
Net increase in cash and cash equivalents	<u>(6,636)</u>	<u>3,353</u>
Effect of exchange rate changes	(29)	(1)
Cash and cash equivalents at beginning of financial year	24,858	21,506
Cash and cash equivalents at end of financial year	<u><u>18,193</u></u>	<u><u>24,858</u></u>

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2013 and the accompanying explanatory notes attached to the financial Statements)



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2014

1 Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with FRS 134 Interim Financial Reporting and Chapter 9 Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 28 February 2013. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 28 February 2013.

2 Accounting policies

The accounting policies, methods of computation & basis of consolidation adopted by the Group in the unaudited condensed interim financial statements are consistent with the audited financial statements for the year ended 28 February 2013 except for the adoption of the following new / revised Financial Reporting Standards (FRS), Amendments to FRSs and Interpretations as follows:

FRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2013

- FRS 10 Consolidated Financial Statements
- FRS 11 Joint Arrangements
- FRS 12 Disclosure of Interests in Other Entities
- FRS 13 Fair Value Measurement
- FRS 119 Employee Benefits (2011)
- FRS 127 Separate Financial Statements (2011)
- FRS 128 Investments in Associates and Joint Ventures (2011)
- IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine
- Amendments to FRS 7 Financial Instruments: Disclosures – Offsetting Financial Assets and Financial Liabilities
- Amendments to FRS 1 First-time Adoption of Financial Reporting Standards – Government Loans
- Amendments to FRS 1 First-time Adoption of Malaysian Financial Reporting Standards
- Amendments to FRS 101 Presentation of Financial Statements
- Amendments to FRS 116 Property, Plant and Equipment
- Amendments to FRS 132 Financial Instruments: Presentation
- Amendments to FRS 134 Interim Financial Reporting
- Amendments to FRS 10 Consolidated Financial Statements: Transition Guidance
- Amendments to FRS 11 Joint Arrangements: Transition Guidance
- Amendments to FRS 12 Disclosure of Interests in Other Entities: Transition Guidance
- Amendments to IC Interpretation 2 Members' Shares in Co-operative Entities and Similar Instruments



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FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2014**

FRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2014

- Amendments to FRS 132 Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities
- Amendments to FRS 10 Consolidated Financial Statements – Investment Entities
- Amendments to FRS 12 Disclosure of Interests in Other Entities – Investment Entities
- Amendments to FRS 127 Separate Financial Statements – Investment Entities

FRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2015

- FRS 9 Financial Instruments (2009)
- FRS 9 Financial Instruments (2010)
- Amendments to FRS 7 Financial Instruments: Disclosure – Mandatory Date of FRS 9 and Transition Disclosures

The adoptions of the above FRSs, Amendment to FRSs and IC Interpretations are not expected to have any material impact on the financial statements of the Group in the period of initial application.

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC Interpretation 15), including its parent, significant investor and venture (herein called “Transitioning Entities”).

On 4 July 2012, MASB has decided to allow Transitioning Entities to defer the adoption of the new MFRS Framework for an additional one year. MFRS Framework will therefore be mandated for all Transitioning Entities for annual periods beginning on or after 1 January 2014.

The Group falls within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 28 February 2015. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.



**EUPE CORPORATION BERHAD (377762-V)
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The Group is currently in the process of determining the financial impact arising from the adoption of the MFRS Framework. Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements for the financial year ended 29 February 2014 could be different if prepared under the MFRS Framework.

The Group expects to be in a position to fully comply with the requirements of MFRSs for the financial year ending 28 February 2015.

3 Audit Report Qualification

The audited reports for the financial year ended 28 February 2013 were not subject to any qualification

4 Seasonal or cyclical factors

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

5 Exceptional or unusual items

There were no exceptional or unusual items for the current financial year.

6 Change in estimates of amounts reported previously

There were no changes in estimates reported in prior periods that have a material effect on the current financial year.

7 Debt and equity securities

There were no other issuance, cancellation, repurchases, resale and repayments of debt and equity securities for the current financial year.

8 Dividend paid

An interim dividend of 2 sen per ordinary share less income tax 25% amounting to RM1.92 million was paid on 23 August 2013 in respect of the financial year ending 28 February 2014.



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2014

9 Segmental information

For 12 months ended 28 February 2014:

	Property Development RM'000	Property Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Revenue	114,089	128,597	14,690	2,954	260,330
Inter-segment	(8,808)	(64,574)	-	(829)	(74,211)
	<u>105,281</u>	<u>64,023</u>	<u>14,690</u>	<u>2,125</u>	<u>186,119</u>
Segment Result	<u>18,534</u>	<u>4,313</u>	<u>(1,719)</u>	<u>(859)</u>	<u>20,269</u>
Interest income					1,278
Finance costs					(1,497)
Profit before taxation					<u>20,050</u>
Taxation					(6,706)
Profit for the year					<u>13,344</u>

For 12 months ended 28 February 2013:

	Property Development RM'000	Property Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Revenue	98,332	108,637	15,373	2,612	224,954
Inter-segment	(1,000)	(76,800)	(18)	(498)	(78,316)
	<u>97,332</u>	<u>31,837</u>	<u>15,355</u>	<u>2,114</u>	<u>146,638</u>
Segment Result	<u>24,428</u>	<u>1,476</u>	<u>(110)</u>	<u>(253)</u>	<u>25,541</u>
Interest income					1,109
Finance costs					(1,646)
Profit before taxation					<u>25,004</u>
Taxation					(8,313)
Profit for the year					<u>16,691</u>

10 Valuation of property, plant and machinery

There were no valuation of property, plant and equipment carried out during the current financial year.

11 Material events subsequent

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



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2014

12 Changes in composition of the Group

On 02 September 2013 Australasia Development Pty Ltd, a 70% owned subsidiary of ECB in Australia, has set up a 50% owned company in Australia under the name of The Surrey Sunbury Pty Ltd (TSSPL) in Australia with an issued and paid up capital of AUD100 or approximately RM300.

13 Changes in contingent liabilities and contingent assets

The changes in contingent liabilities since the last annual balance sheet date made up to 28 February 2014 are as follows: -

	As at 1.3.2013 RM'000	Addition / (Deletion) RM'000	As at 28.2.2014 RM'000
Guarantees given to licensed banks for credit facilities utilised by the subsidiary companies	<u>41,633</u>	<u>2,627</u>	<u>44,260</u>
Guarantees given to suppliers for credit facilities utilised by the subsidiary companies	<u>603</u>	<u>836</u>	<u>1,439</u>
Total guarantees given for credit facilities available to the subsidiary companies	<u>89,617</u>	<u>11,400</u>	<u>101,017</u>

The provision of financial assistance to third parties will not have any financial impact on the Company unless its subsidiary companies default on payments.

14 Capital commitments

The amount of capital commitments not provided for in the interim financial report as at 28 February 2014 is as follows:

	RM'000
Land held for property development:-	
Approved & uncontracted	<u>72,439</u>

15 Capital expenditures

The additions and disposals to the property, plant and equipment during the current financial year to date were as follows:

	RM'000
Purchase of property, plant and equipment	<u>3,404</u>



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
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Additional information required by the BMSB's Listing Requirements

1 Review of performance

Property Development

Q4 FYE 2014 revenue at RM 26.3 million was 11 % lower than the preceding quarter. In Q4 FYE 2014, we experienced a slight slowdown in the rate of completion of work.

On a year to year basis, property revenue at RM 105.3 million which is RM 8.0 million above the FYE 2013.

Profit before tax for Q4 FYE 2014 was RM 5.9 million compared to the preceding quarter which was RM 5.6 million. This represents an improvement in margins due to more homes in Q4 reaching its completion stage of construction when compared to Q3.

Profits before tax for FYE 2014 was 18.6 million compared to RM 24.0 million in the preceding year. The profit in the preceding years was boosted by the simultaneous completion of several projects.

Property Construction

Revenue for Q4 FYE 2014 of RM 19.2 million was 3 % more than the preceding quarter. Revenue for the FYE 2014 was RM 64.0 million, doubled that of FYE 2013. The volume of construction has been ramping up through the year supported largely by new construction projects.

PBT for Q4 FYE 2014 at RM 1.2 million, was RM 0.1 million lower than its preceding quarter. For the 12 months to 28th February 2014, the doubling of revenue in the FYE 2014 helped the construction division achieve a profit before tax of RM 4.1 million compared to RM 1.4 million in the preceding financial year.

Chalet and Golf Management

In Q4 FYE 2014, the revenue from the Chalet and Golf Management fell by 3% (RM 127 thousand) compared against its preceding quarter. This drop is a seasonal variation within the normal range of the hotel and resort industry.

On a year on year comparison, revenue for 12 months to 28th February 2014 fell by 4% (RM 665 thousand) compared to its preceding year. The division made a loss in Q4 FYE 2014 of RM 1.2 million as opposed to a loss of RM 220 thousand in the preceding quarter due largely to deterioration in room revenue. This division made a loss of RM 1.8 million compared to a loss of RM 181 thousand in the preceding financial year. This was again caused by the same factor as reported above.



**EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
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Others

Q4 FYE 2014 revenue of RM 730 thousand is RM 220 thousand more than the preceding quarter. Other Income for the 12 months to 28th February 2014 and 2013 both stood at RM 2.1 million. Loss in Q4 2014 was RM 190 thousand, which less than the preceding quarter.

For the 12 months to 28th February 2014, loss was RM 1.0 million which was RM 0.6 million more than the preceding 12 months.

2 Variance of results against preceding quarter

The group achieved a revenue of RM 50.0 million in Q4 FYE 2014 which was RM 2.7 million less than the preceding quarter. Of this the property and construction sector accounted for RM 2.8 million shortfalls in the quarter on quarter comparison against the preceding quarter. The property and construction sector accounted for 91% of the group's revenue.

The group posted a PBT of RM 5.7 million for Q4 FYE 2014 against a PBT of RM 6.3 million in the preceding quarter as a result of the lower revenue.

Current year's profit before tax at RM 20.0 million which is RM 5.0 million less than the preceding year which stood at RM 25.0 million mainly due to the simultaneous completion of a few projects in the preceding quarter.

3 Current year / future prospects

In this coming FYE 2015, we expect to witness the launch of two new upmarket housing projects in Sungai Petani and two new condominium projects in prime locations in Kuala Lumpur. These projects will increase the group's revenue and establish a strong growth and profit trajectory.

4 Profit forecast

There were no profit forecast or profit guarantee for the current financial year to date.



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2014

5 Taxation

	Current Quarter Q4 28 Feb 2014 RM'000	Preceding Quarter Q4 28 Feb 2013 RM'000	Current Year To-date 28 Feb 2014 RM'000	Preceding Year To-date 28 Feb 2013 RM'000
Current year taxation	3,049	1,771	6,572	7,584
- In respect of prior years	53	(168)	(4)	180
Section 110 (dividend)	(1,700)	(8)	-	(27)
Deferred taxation	226	840	138	576
	1,628	2,435	6,706	8,313

The effective tax rate for the financial year was higher than the statutory income tax rate in Malaysia due to the losses of certain subsidiaries that were not available for full set off against taxable profits of other subsidiaries and certain expenses which were not deductible for tax purposes.

6 Status of corporate proposal

There was no corporate proposal that has been announced as at the date of this announcement.

7 Borrowings and debt securities

The Group borrowings & debts securities as at 28 February 2014 were as follows:

	Secured RM'000
Bank Overdrafts	2,161
Short Term Bank Borrowings	27,258
Long Term Bank Borrowings	28,272
	57,691

The Group has no borrowing and debt securities denominated in foreign currency.

8 Realised and unrealised profits / losses

The details of the Group retained earnings as at 28 February 2014 comprised as follows:

	As at 28.2.2014 RM' 000	As at 28.2.2013 RM' 000
Total retained earnings of the Company and its subsidiaries :		
- Realised profits	155,309	143,890
- Unrealised losses	(17,014)	(16,139)
Total retained profits as per consolidated accounts	138,295	127,751



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2014

9 Changes in material litigation

There were no material litigations, which would have a material adverse effect on the financial results for the current financial year.

10 Dividend payable

The Board does not recommend the payment of any dividend for the current financial quarter under review.

11 Earnings per share

	Current Quarter RM	Year To-date RM
<i>Basic earnings per share</i>		
Net profit attributable to ordinary shareholders (RM'000)	4,043	13,344
Weighted average number of ordinary shares ('000)	128,000	128,000
Basic earnings per share (sen)	3.04	10.10

12 Notes to the Statement of Comprehensive Income

	Current Quarter RM'000	Year To-date RM'000
Interest income	321	1,278
Interest expense	397	1,497
Other income	492	1,243
Depreciation and amortization	1,018	3,918
Provision for write off of receivables	15	90
Impairment of assets	-	28