A. Notes to the financial report for the first financial quarter ended 30 September 2013

1. Basis of preparation

The interim financial statements of the Group are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards ("FRS") 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 and 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 30th June 2013.

The auditors' report on the financial statements of the Group for the financial year ended 30th June 2013 was not subject to any qualification.

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the most recent annual audited financial statements for the year ended 30th June 2013 except for the adoption of the following Financial Reporting Standards ("FRS") and Amendments to FRSs :-

FRS 10 *Consolidated Financial Statements*

FRS 11 *Joint Arrangements*

FRS12 *Disclosure of Interest in Other Entities*

FRS 13 *Fair Value Measurement*

FRS 119 *Employees Benefits* (amended in 2011)

FRS 127 *Separate Financial Statements* (amended in 2011)

FRS 128 *Investments in Associates and Joint Ventures* (amended in 2011)

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

Amendments to FRS 1 *Government Loans*

Amendments to FRS 7 *Disclosures – Offsetting Financial Assets and Financial Liabilities*

Amendments to FRS 10, FRS 11 and FRS 12 *Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance*

Amendments to FRSs contained in the document entitled "Improvements to FRSs (2012)"

The adoption of the above amended/revised FRSs did not have any significant impact on the Group's consolidated financial statements of the current quarter or the comparative financial statement.

In November 2011, the MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS") framework. The issuance was made in conjunction with the MASB's plan to converge with International Financial Reporting Standards ("IFRS") in 2012. The MFRS framework is a fully IFRS-compliant framework and equivalent to IFRSs.

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* and/or IC Interpretation 15 *Agreements for Construction of Real Estate*, including their parents, significant investors and venturers ("Transitioning Entities").

Transitioning Entities are allowed to continue applying the FRS framework for annual periods beginning on or after 1 January 2014.

Being a Transitioning Entity as defined above, the Group has elected to continue preparing their financial statements in accordance with the FRS framework and will present their first MFRS financial statements when the MFRS framework is mandated by the MASB. Management is currently examining the financial impacts of transition to the MFRS framework.

2. Seasonal or cyclical operations

The business operations of the Group are subject to cyclical effects of the global semiconductors and electronics industries.

3. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that unusual because of their nature, size or incidence

There were no other events affecting the assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size or incidence during the current quarter under review.

4. Nature and amount of changes in estimates of amounts reported in prior interim periods of the current financial year, which give a material effect in the current interim period

There were no significant changes in estimates of amounts reported in prior interim periods of the current financial year or prior years, that have a material effect in the current quarter.

5. Issuance, cancellations, repurchases, resale or repayments of debts and equity securities

There were no issuance, cancellations, repurchase, resale and repayments of debts and equity securities for the current financial quarter.

6. Dividend Paid

There were no dividend paid for the quarter and financial period under review (30.09.2012 : Nil)

7. Segment Information

For management purposes, the Group is organised into business units based on their products and services.

The Group's reportable operating segments are as follows:

a) Precision Tooling & Equipment – Manufacture of precision molds, tooling & dies, design & manufacture of automated machines, semiconductor assembly and testing equipment.

b) Precision Metal Components – Manufacture of precision machined components, precision stamping, sheet metal parts and surface treatment.

c) Metal Fabrication – Manufacture of metal works and structures, modules and parts for oil and gas production and extraction equipment.

d) Property Development – Property development

e) Other operating segments – Include small operations related to food & beverage business, money lending, general trading and hotel operation.

Current Period ended 30/09/2013	Precision Tooling & Equipment	Precision Metal Components	Metal Fabrication	Property Development	Other Operating Segments	Unallocated Non-Operating Segments	Eliminations	Total
	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Revenue from external customer	4,720	17,391	3,596	-	198	58	-	25,963
Intersegment revenue	78	-	-	-	-	418	(496)	-
Interest income	10	17	9	-	-	145	-	181
Interest expense	-	37	-	-	15	-	(15)	37
Depreciation and amortisation	88	940	190	-	61	71	-	1,350
Tax expense	70	334	-	-	-	5	-	409
Reportable segment profit/(loss) after taxation	242	1,131	65	(7)	(23)	(453)	14	969
Reportable segment assets	11,153	53,190	15,024	15,138	19,615	93,688	(64,103)	143,705
Expenditure for non-current assets	3	1,265	221	-	18	5	-	1,512
Reportable segment liabilities	3,701	20,593	1,462	2,426	6,255	4,790	(16,453)	22,774

Corresponding Period ended 30/09/2012	Precision Tooling & Equipment	Precision Metal Components	Metal Fabrication	Property Development	Other Operating Segments	Unallocated Non-Operating Segments	Eliminations	Total
	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Revenue from external customer	7,078	14,330	4,916	-	249	60	-	26,633
Intersegment revenue	18	24	-	-	382	-	(424)	-
Interest income	8	204	3	-	-	184	-	399
Interest expense	-	2	106	-	-	-	(106)	2
Depreciation and amortisation	101	1,011	186	-	60	72	-	1,430
Tax expense	137	464	-	-	2	13	-	616
Reportable segment profit/(loss) after taxation	682	1,185	(458)	6	(99)	55	(126)	1,245
Reportable segment assets	14,930	82,139	17,325	13,652	6,665	94,857	(57,870)	171,698
Expenditure for non-current assets	136	1,207	153	-	17	1	-	1,514
Reportable segment liabilities	6,586	9,916	8,961	3,375	4,207	4,773	(17,825)	19,993

Segment information by geographical regions

The following is an analysis of Group's revenue by geographical market, irrespective of the origin of the goods/services :

	30.09.2013 (RM'000)	30.09.2012 (RM'000)
Malaysia	15,995	14,832
China	1,579	1,446
Singapore	4,440	6,164
Europe	136	1,477
United Kingdom	517	349
United States of America	2,717	1,520
Other Asia Pacific Countries	579	845
Total	**25,963**	**26,633**

Information about major customer

Revenue from a customer of Precision Metal Components segment contributed approximately RM2.74 million (10.56%) of the total Group's revenues.

8. Valuation of property, plant and equipment

The valuation of property, plant and equipment has been brought forward without any amendment from the previous annual report.

9. Subsequent events

There were no other material events subsequent to the end of the reporting financial period.

10. Changes in the composition of the group

There were no major changes in the composition of the Group during the financial period ended 30th September 2013 except on 26 September 2013 the Group has received the approval letter from the Registrar of Foreign Investment in the People's Republic of China to strike off its wholly owned sub-subsidiary, namely Suzhou Univex Metal Tech Co. Ltd.

11. Contingent assets and contingent liabilities

There were no contingent assets or liabilities as at the date of the report. (30.09.2012: RM Nil).

12. Material related party transaction

There was no material transaction entered by the group with any related party.

13. Capital Commitments

Authorised capital commitments not recognized in the interim financial statement as at 30th September 2013 are as follows : -

Property, plant & equipment	RM'000
Contracted	14,673
Not contracted	4,560
Total	**19,233**

B. Additional information required by the Listing Requirements of Bursa Securities

1. Review of performance

For the quarter under review, the Group recorded revenue of RM25.96 million, with a profit after tax of RM0.96 million as compared to profit after tax of RM1.24 million in the preceding year corresponding quarter.

The precision metal components segment reported profit after tax at par with preceding year corresponding quarter of RM1.13 million despite there was an increase in revenue by RM3.06 million. The un-correlation between the revenue and profit reported was due to the poor performance of surface treatment and china operation which had pulled down the segment's profit.

The precision tooling & equipment segment recorded significant dropped in revenue and profit after tax by RM2.35 million and RM0.44 million respectively, as a result of low incoming order from semiconductors business.

The metal fabrication segment managed to turn the operation from loss making of RM0.45 million to marginal profit of RM0.06 million, mainly due to improved efficiency as a result of merging of operations to Johor Plant.

2. Comparison with preceding quarter's results

The Group reported a profit after tax of RM0.96 million as compared to loss of RM0.60 million in preceding quarter.

The precision tooling & equipment segment managed to turn profitable as compared preceding quarter despite the drop in revenue by RM0.5 million.

The metal fabrication segment turned profitable from its loss making position after the relocation of factory to Johor plant.

3. Commentary on the prospects of the Group

Given the soft external demand, the Group foresees that the performance for the coming quarters remain challenging but with room for improvement as compared to last financial year.

Subsequent to the relocation of operations to Johor Plant, the metal fabrication segment is benefited from cost effectiveness and better control, thus is optimistic of turning to profitable in coming quarters.

Precision tooling & equipment segment shall maintain its current level of operations with no significant growth expected in coming quarters.

For precision metal component segment, the Malaysia operation is expected to remain profitable for the coming quarters with its high effort in business development activities to bring in high value products. For China operations, in view of its unsatisfactory performance, the management will continue to implement cost control measure. To diversify the product base, the Malaysia precision metal components segment has set up a new die-casting operation which is currently under trial run mode. The management believes that the new setup should be able to enhance the segment's revenue base in the coming quarters.

The Group will continue its conservative stance in working capital management and adhere to stringent cost control, apart from tackling the underperformed business segments.

4. Variance on forecast profit/profit guarantee

No profit forecast or profit guarantee was issued during the period.

5. Profit for the period

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year quarter ended 30/09/2013	Preceding Year Corresponding quarter ended 30/09/2012	Current Year todate 30/09/2013	Preceding Corresponding Period 30/09/0212
Group	RM'000	RM'000	RM '000	RM '000
Profit for the period is arrived at after (crediting)/charging :-				
Interest income	(181)	(398)	(181)	(398)
Interest expenses	37	2	37	2
Depreciation of property, plant and equipment	1,350	1,430	1,350	1,430
Inventories written down	-	112	-	112
Loss on disposal of property, plant and equipment	3	-	3	-
Gain on forex	(133)	-	(133)	-
Loss on derivatives	51	-	51	-
Impairment loss on available for sales Financial assets	-	47	-	47
Property, plant and equipment written off	4	-	4	-

Save as disclosed above, other items as required under Appendix 9B, Part A (16) of the Bursa Listing Requirements are not applicable.

6. Taxation

Taxation comprises the following:-

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year quarter ended 30/09/2013	Preceding Year Corresponding quarter ended 30/09/2012	Current Year to date 30/09/2013	Preceding Year Corresponding Period 30/09/2012
	RM '000	RM '000	RM '000	RM '000
Current tax	(370)	(597)	(370)	(597)
Deferred tax	(39)	(19)	(39)	(19)
	(409)	**(616)**	**(409)**	**(616)**

The effective tax rates for the period are higher than the statutory tax rate mainly due to the losses of certain subsidiaries cannot be set off against taxable profits made by other subsidiaries, and certain expenses which are not deductible for tax purposes.

7. Status of corporate proposals

There were no corporate proposals announced as at the date of this interim report but pending completion.

8. Group borrowings and debts securities

Particular of the loan and borrowing for the Group as at 30th September 2013 :-

Short Term Loan & Borrowing	Total Loan And Borrowing (RM'000) 30/09/2013	Total Loan And Borrowing (RM'000) 30/09/2012
Repayable within 12 months	640	-
Repayable more than 12 months	2,154	-
Total	2,794	-

9. Derivative Financial Instrument

During the quarter, the Group entered into the foreign exchange forward contract to hedge exposure to currency risk for receivables which are denominated in a currency other than the functional currency of the Group.

The outstanding of foreign exchange forward contract as at 30th September 2013 :

	Contract Value RM'000	**Fair Value RM'000**	**Loss on Fair Value Changes RM'000**
Less than 1 year			
- US Dollar	**495**	**483**	**12**

Forward foreign exchange contract is entered into with credit worthy financial institute to hedge part of the Group's sales from exchange rate movements. Given that the contract is entered into with credit worthy financial institute, credit risk for non-performance by the counterparty is minimal.

With the adoption of FRS 139, all derivative financial instruments held by the Group will be recognised as assets or liabilities in the balance sheets date, and will be classified as financial assets or financial liabilities at fair value through profit and loss. Derivative contracts is recognized and measured at fair value on the date a derivative contract is entered into and are subsequently re-measured at fair value with changes in fair value recognised in the income statement at each reporting date.

10. Gain and losses arising from Fair Value Changes of Financial Liabilities

There were no gain and losses arising from fair value changes of financial liabilities for the current quarter and current financial year to date.

11. Breakdown of realised and unrealised profits or losses of the Group

	30/09/2013 RM'000	30/09/2012 RM'000
Total retained profits of the Company and its subsidiaries		
Realised	50,868	52,235
Unrealised	(3,762)	(3,647)
	47,106	48,588
Consolidation adjustments and eliminations	1,907	(8,520)
	49,013	**40,068**

12. Material litigation

On 27th July 2007, Polytool Integration Sdn Bhd ("PIN", the "Plaintiff"), a subsidiary of the Company, commenced legal proceedings against an insurance company (the "Defendant") claiming a sum of RM705,000 for one of its damaged Dicing Saw Machine that was insured by the Defendant. The Penang High Court had on 24th February 2012 dismissed the claim. On 8th March 2012, PIN had filed a Notice of Appeal to Court of Appeal but on 28th October 2013 the Court of Appeal dismissed PIN's claim. The management decided not to pursue further on the case.

On 2nd November 2012, Kewjaya Sdn Bhd ("Kewjaya", the "Plaintiff"), a subsidiary of the Company, had served a Bankruptcy Notice to a default loan guarantor for the default loan of RM2.0 million and interests thereof. The loan guarantor's application to set aside the bankruptcy notice was dismissed by the court on 05th August 2013. The loan guarantor has filed in his appeals and the hearing of loan guarantor's appeal is fixed on 27th November 2013 and hearing of loan guarantor's application for setting aside the Creditor's Petition is fixed on 5th December 2013.

13. Dividend

The Board of Directors do not recommend any dividend for the financial quarter ended 30th September 2013 (30.09.2012 : Nil).

14. Earnings Per Share ("EPS")

Basic earning per share

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year quarter ended 30/09/2013	Preceding Year Corresponding quarter ended 30/09/2012	Current Year to date 30/09/2013	Preceding Year Corresponding Period 30/09/2012
	RM '000	RM '000	RM '000	RM '000
Profit attributable to ordinary equity holders of the parent	724	148	724	148
Weighted average				
- Issued ordinary shares at beginning of period	68,081	68,081	68,081	68,081
- Effect of Shares Buy Back	(728)	(728)	(728)	(728)
	67,353	**67,353**	**67,353**	**67,353**
Earning per share (sen)				
Basic/diluted	**1.08**	**0.22**	**1.08**	**0.22**

The Group has no dilution in its earnings per ordinary share in the quarter under review and financial year to date as there are no dilutive potential ordinary shares.

15. Provision for Financial Assistance

Pursuant to Paragraph 8.23 and 10.08 of the Listing Requirements and Practice Note No. 11/2001 of the Bursa Malaysia Securities Berhad, the followings are the financial assistance provided by the Group as at 30th September 2013:

	As at 30/09/2013 RM'000
Loan given to non-wholly owned subsidiaries	176
Loan given by a licensed money lending company within the Group to third parties	9
	185

The provision of the financial assistance does not have any effect on the issued and paid-up capital and substantial shareholders' shareholding of the Company and does not have any material impact on the net assets, net tangible assets, earnings and gearing of the Group.

16. Audit report of preceding annual financial statements

The Group's audited financial statements for the year ended 30th June 2013 were reported without any qualification.