

Y&G CORPORATION BHD

(Co No : 6403-X)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2012**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30 Sept 2012 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30 Sept 2011 RM'000	CURRENT YEAR TODATE 30 Sept 2012 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30 Sept 2011 RM'000
Revenue	38,608	9,354	117,544	22,170
Operating expenses	(37,089)	(8,632)	(111,059)	(20,771)
Other operating income / (loss)	115	(12)	798	(21)
Profit From Operations	1,634	710	7,283	1,378
Corporate exercise cost	26	0	(17)	0
Interest income (*)	14	0	51	0
Interest expenses (*)	(64)	(2)	(240)	(11)
Profit Before Tax	1,610	708	7,077	1,367
Taxation	(478)	(196)	(3,056)	(472)
Profit For The Period	1,132	512	4,021	895
Other Comprehensive Income	0	0	0	0
Total Comprehensive Income	1,132	512	4,021	895
Attributable to:				
Equity holders of the parent	1,132	512	4,021	895
Non-controlling interests	0	0	0	0
	1,132	512	4,021	895

(*) : The comparative figures of Interest Income & Interest Expense have been restated to conform with current periods' presentation.

**Total Comprehensive Income / (Loss) attributable
to equity holders of the parent :**

a) Basic Earnings per share (Sen)	0.74	1.00	2.61	1.75
b) Diluted	0.74	1.00	2.61	1.75

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the Year Ended 31 December 2011 and the accompanying notes attached to the Interim Financial Statements)

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2012

	As at end of Current Quarter 30 Sept 2012 RM'000	As at Preceding Year Ended 31 Dec 2011 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	17,636	17,401
Investment properties	1,600	1,600
Land held for development	66,121	66,060
Goodwill on consolidation	555	555
	<u>85,912</u>	<u>85,616</u>
CURRENT ASSETS		
Property development expenditure	81,826	110,401
Trade receivables	41,829	48,699
Other receivables and deposits	487	473
Cash and bank balances	14,265	4,725
	<u>138,407</u>	<u>164,298</u>
TOTAL ASSETS	<u>224,319</u>	<u>249,914</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of parent -		
Share capital	153,869	153,869
Accumulated profits	13,977	9,956
	<u>167,846</u>	<u>163,825</u>
NON-CONTROLLING INTERESTS	2,058	2,058
TOTAL EQUITY	<u>169,904</u>	<u>165,883</u>
NON-CURRENT LIABILITY		
Long term borrowings	500	1,551
Deferred taxation	11,950	15,188
	<u>12,450</u>	<u>16,739</u>
CURRENT LIABILITIES		
Trade payables	12,855	42,066
Non-trade payables and accruals	9,193	4,445
Amount due to directors	15,159	14,899
Short term borrowings	580	3,748
Taxation	4,178	2,134
	<u>41,965</u>	<u>67,292</u>
TOTAL LIABILITIES	54,415	84,031
TOTAL EQUITY AND LIABILITIES	<u>224,319</u>	<u>249,914</u>
Net assets / share attributable to ordinary equity holders of the parent (RM)	1.09	1.06

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the Year Ended 31 December 2011 and the accompanying notes attached to the Interim Financial Statements)

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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2012**

	Share Capital RM'000	Accumulated Profits/(Losses) RM'000	Non-Controlling Interests RM'000	TOTAL EQUITY RM'000
<u>Current Quarter</u>				
Balance as at 1 January 2012	153,869	9,956	2,058	165,883
Total Comprehensive Income	0	4,021	0	4,021
Balance as at 30 September 2012	153,869	13,977	2,058	169,904
<u>Preceding Year's Corresponding Quarter</u>				
Balance as at 1 January 2011	51,000	(34,968)	2,071	18,103
Total Comprehensive Income	0	895	0	895
Balance as at 30 September 2011	51,000	(34,073)	2,071	18,998

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the Year Ended 31 December 2011 and the accompanying notes attached to the Interim Financial Statements)

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2012**

	Current Quarter Ended 30 Sept 2012 RM'000	Preceding Year Quarter 30 Sept 2011 RM'000
PROFIT BEFORE TAX	7,077	1,367
ADJUSTMENTS :		
Depreciation	304	84
Interest expenses	240	11
Interest income	(51)	0
Operating Profit Before Working Capital Changes	7,570	1,462
CHANGES IN WORKING CAPITAL :		
Decrease/(Increase) in receivables	6,856	(2,565)
Decrease/(Increase) in development expenditure	28,575	0
(Decrease)/Increase in payables	(24,203)	2,938
Cash Generated From Operations	18,798	1,835
Taxes paid	(4,250)	(817)
Net Cash Flow Generated From Operating Activities	14,548	1,018
INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	(539)	(103)
Expenditure incurred on land held for development	(61)	(242)
Interest income	51	0
Net Cash Flow Used In Investing Activities	(549)	(345)
FINANCING ACTIVITIES		
Repayment of term loan	(4,361)	(848)
Funds from finance lease	250	0
Repayment of obligation under finance lease	(108)	(24)
Interest expenses	(240)	(11)
Net Cash Flow Used In Financing Activities	(4,459)	(883)
NET CHANGE IN CASH AND CASH EQUIVALENTS	9,540	(210)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	4,725	311
CASH AND CASH EQUIVALENTS AT END OF PERIOD	14,265	101
<u>Represented by :</u>		
Cash and bank balances	14,265	101

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the Year Ended 31 December 2011 and the accompanying notes attached to the Interim Financial Statements)