

Condensed Consolidated Financial Statements For the Quarter and Six Months Ended 30 June 2013

Company No. 290729-W (Incorporated in Malaysia)



Condensed Consolidated Statement of Comprehensive Income For the Quarter and Six months ended 30 June 2013

(The figures below have not been audited)

	Individ 30/06/13 (RM'000)	ual quarter 30/06/12 (RM'000)	Cumulati 30/06/13 (RM'000)	ve quarter 30/06/12 (RM'000)
Revenue	182,170	191,804	359,426	363,305
Operating expenses	(174,025)	(182,314)	(344,460)	(348,078)
Other income	401	652	1,776	1,471
Operating profit	8,546	10,142	16,742	16,698
Depreciation and amortisation	(1,672)	(1,628)	(3,316)	(3,270)
Interest expenses	(2,180)	(2,346)	(4,222)	(4,649)
Interest income	546	431	1,165	659
Provision for and write off of receivables	(209)	(1,087)	(408)	(1,813)
Provision for and write off of inventories Gain/(loss) on disposal of quoted or	(28)	-	(28)	-
unquoted investments or properties	60	-	60	-
Impairment of assets	(13)	14	(27)	-
Foreign exchange gain or loss	1	(6)	(2)	(3)
Profit before tax	5,051	5,520	9,964	7,622
Taxation	(1,167)	(1,397)	(2,326)	(2,440)
Profit for the period	3,884	4,123	7,638	5,182
Other Comprehensive Income net of tax	-	-	-	-
Total Comprehensive Income for the period	3,884	4,123	7,638	5,182
Profit attributable to:- Owner of the parent Non-controlling interest	3,626 258	3,643 480	7,126 512	4,457 725
•		-		
Profit for the period	3,884	4,123	7,638	5,182
Earnings per share (sen):-				
Basic earning per share	2.17	2.18	4.26	2.67
Diluted earning per share	1.74	1.74	3.41	2.13
3 .				

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying Notes to the Interim Financial Report and the audited financial statements of the Company for the financial year ended 31 December 2012.

Company No. 290729-W (Incorporated in Malaysia)



Condensed Consolidated Statement of Financial Position As at 30 June 2013

(The figures below have not been audited)

ASSETS	Unaudited As at 30.06.13 (RM'000)	Audited As at 31.12.12 (RM'000)
Non-Current assets	(11111 000)	(11111 000)
Property, plant & equipment	67,898	69,167
Investment properties	13,359	13,647
Investments	3,874	3,874
Goodwill	777	777
	85,908	87,465
Current assets		
Inventories	101,858	96,319
Trade & other receivables	240,420	206,151
Cash & cash equivalents	23,435	20,401
	365,713	322,871
TOTAL ASSETS	451,621	410,336
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent		
Share Capital	83,578	83,578
Reserves	83,083	75,914
	166,661	159,492
Non-controlling interest	14,255	13,738
Total equity	180,916	173,230
Non-current liabilities		
Borrowings	2,335	2,611
Deferred tax liabilities	2,806	3,038
	5,141	5,649
Current liabilities		
Trade & other payables	47,063	41,936
Borrowings	217,006	189,071
Taxation	1,495	450
	265,564	231,457
Total liabilities	270,705	237,106
TOTAL EQUITY AND LIABILITIES	451,621	410,336
Net assets per share attributable to ordinary		
equity holders of the parent (RM)	0.99	0.95

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the accompanying Notes to the Interim Financial Report and the audited financial statements of the Company for the financial year ended 31 December 2012

.

Company No. 290729-W (Incorporated in Malaysia)



Condensed Consolidated Statement of Changes in Equity For the Six months ended 30 June 2013

(The figures below have not been audited)

Attributable to equity holders of the parent

	Share Capital (RM'000)	Non- Distributable Capital Reserves (RM'000)	Distrib Warrant Reserve (RM'000)	utable Retained earnings (RM'000)	Total (RM'000)	Minority interests (RM'000)	Total Equity (RM'000)
At 1 January 2013	83,578	21,923	566	53,425	159,492	13,738	173,230
Total comprehensive income for the period Reserve on foreign exchange Disposal of a subsidiary company Acquisition of a subsidiary company	- - - -	- 44 - -	- - -	7,126 - (1)	7,126 44 (1)	512 - - 89	7,638 44 (1) 89
Dividend paid to minority interest At 30 June 2013	83,578	21,967	566	60,550	166,661	(84) 14,255	180,916
At 1 January 2012	83,578	21,923	566	45,583	151,650	13,391	165,041
Total comprehensive income for the period Acquisition of additional shares in a subsidiary Company from minority interest	-	-	-	4,457 -	4,457	725 (22)	5,182 (22)
At 30 June 2012	83,578	21,923	566	50,040	156,107	14,094	170,201

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying Notes to the Interim Financial Report and the audited financial statements of the Company for the financial year ended 31 December 2012

Company No. 290729-W (Incorporated in Malaysia)



Condensed Consolidated Statement of Cash Flows For the Six months ended 30 June 2013

(The figures below have not been audited)

,	6 months	
	30/06/13	30/06/12
Cash flows from operating activities	(RM'000)	(RM'000)
Profit before tax from operation	9,964	7,622
Adjustment for non-cash items :-		
Depreciation and amortization	3,316	3,270
Interest expenses	4,222	4,649
Interest income	(1,165)	(659)
Provision for and write off of receivables	408	1,813
Non-cash items	(1,033)	(1,211)
Operating profit before working capital changes	15,712	15,484
Increase in inventories	(5,567)	(6,077)
(Increase)/decrease in receivables	(35,100)	(10,884)
Decrease in payables	5,124	3,892
Cash (used)/ generated from operations	(19,831)	2,415
Interest received	1,082	580
Interest paid	(3,610)	(4,305)
Net tax paid	(138)	(2,677)
Net cash outflow from operating activities	(22,497)	(3,987)
Cash flows from investing activities		
Purchase of property, plant and equipment	(1,567)	(2,201)
Purchase of quoted investment	-	(13)
Purchase of investment properties	(9)	(36)
Purchase of additional shares in a subsidiary company from MI	-	(5)
Net cash inflow from disposal of a subsidiary company	9	-
Proceeds from disposal of property, plant and equipment	132	188
Proceeds from disposal of investment property	330	-
Interest received	82	79
Interest paid	(451)	
Net cash outflow from investing activities	(1,474)	(1,988)
Cash flows from financing activities		
Net repayments of term loans	(98)	(509)
Repayments of finance lease liabilities	(1,207)	(1,797)
Net proceeds from short term borrowings	34,237	16,703
Proceeds from issuance of shares to minority interest	90	-
Dividend paid to minority interest	(84)	-
Interest paid	(162)	(344)
Decreased/ (increased) in fixed deposit pledged	(591)	4,157
Net cash inflow from financing activities	32,185	19,228
Net increase in cash & cash equivalents	8,214	13,253
Cash & cash equivalents at beginning of the financial year	(1,828)	(7,780)
Cash & cash equivalents at end of the financial year	6,386	5,473

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the accompanying Notes to the Interim Financial Report and the audited financial statements of the Company for the financial year ended 31 December 2012.

Company No. 290729-W (Incorporated in Malaysia)



QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2013

1. Basis of Preparation

These interim financial statements of the Group are not audited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards ("MFRS") 134 – *Interim Financial Reporting* and the applicable disclosure provisions of the Main Market 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 31 December 2012 which were prepared under the Financial Reporting Standards ("FRS").

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 financial year ended 31 December 2012.

2. Significant Accounting Policies

As at the date of authorisation of these interim financial statements, the Group have not made early adoption of the following MFRSs, IC Interpretations and Amendments to MFRSs which have been issued and will be effective for the financial periods as stated below:-

Effective for annual periods beginning on or after 1 January 2014

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

Effective for annual periods beginning on or after 1 January 2015

- MFRS 9 Financial Instruments (IFRS 9 issued by IASB in November 2009 and October 2010)
- Amendments to MFRS 7 Disclosures Mandatory Effective Date of MFRS 9 and Transition Disclosures

The Group plans to apply the abovementioned MFRSs (and its consequential amendments) and Interpretations in the respective annual periods based on their effective dates and applicability.

The initial application of the above applicable standards (and its consequential amendments) and interpretations, is not expected to have any material impact on the financial statements of the Group.

3. Auditors' Report in respect of the 2012 Annual Financial Statemen

The auditors' report on the financial statements for the financial year ended 31 December 2012 was not qualified.

Company No. 290729-W (Incorporated in Malaysia)



4. Seasonality or Cyclicality of Interim Operations

The Group's performance was not affected by any significant seasonal or cyclical factors in the current quarter under review.

5. Unusual Items affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group during the quarter and six months ended 30 June 2013.

6. Changes in Estimates

There were no changes in estimates that have had a material effect during the quarter and six months ended 30 June 2013.

7. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayment of debt and equity securities during the quarter and six months ended 30 June 2013.

8. Dividends Paid

No dividend has been paid during the quarter and six months ended 30 June 2013.

9. Segment Information

	3 months	s ended	6 months ended		
Segment Revenue	30.06.13	30.06.12	30.06.13	30.06.12	
	(RM'000)	(RM'000)	(RM'000)	(RM'000)	
Trading of hardware & building materials	234,894	230,018	444,015	430,724	
Trading of IT related products	18,801	21,953	37,883	42,975	
Others	858	719	1,325	1,179	
Total revenue including inter-segment sales	254,553	252,690	483,223	474,878	
Elimination of inter segment sales	(72,383)	(60,886)	(123,797)	(111,573)	
Total revenue	182,170	191,804	359,426	363,305	

Company No. 290729-W (Incorporated in Malaysia)



9. Segment Information (Cont'd)

	3 months	3 months ended		s ended
	30.06.13 (RM'000)			30.06.12 (RM'000)
Profit/ (loss) from operations	,	,	,	,
Trading of hardware & building materials	8,096	9,469	15,886	15,709
Trading of IT related products	410	657	826	1,005
Others	40	16	30	(16)
	8,546	10,142	16,742	16,698
Profit/ (loss) before taxation				
Trading of hardware & building materials	5,181	5,402	10,265	7,813
Trading of IT related products	260	526	543	755
Others	(390)	(408)	(844)	(946)
	5,051	5,520	9,964	7,622

10. Carrying Amount of Revalued Assets

There were no revaluation of property, plant and equipment brought forward from the previous audited financial statements as the Group did not adopt a revaluation on its property, plant and equipment.

11. Material Events Subsequent to the Balance Sheet Date

There were no material events which occurred subsequent to the balance sheet date until the date of this announcement.

12. Changes in Composition of the Group

The changes in the composition of the Group during the quarter and three months ended 31 March 2013 and up to the date of this Interim Financial Report is as follows:-

(a) the Company through a wholly-owned subsidiary company, Chuan Huat Hardware (Sdn.) Berhad ("CHHSB") had on 1 March 2013 entered into Shareholders' Agreement with Lawrence Hiew, Yeo Eng Hiong and Dennis Justin Tan Swee Liang for the subscription of 110,000 ordinary shares of RM1.00 each in CHRB Trading Sdn Bhd (formerly known as CHRB Realty Sdn. Bhd.) ("CHRB Trading") representing 55% of the total issued and paid-up share capital of CHRB Trading at par value of RM1.00 each for cash consideration of RM110,000.00 ("Subscription"). Upon the Subscription, CHRB Trading will become a subsidiary of CHHSB and CHRB.

Company No. 290729-W (Incorporated in Malaysia)



13. Contingent Liabilities/Contingent Assets

30/06/13 (RM'000)	31/12/12 (RM'000)	Changes (RM'000)
206.040	275 500	20.450
296,040	275,590	20,450
33,900	33,900	0
	(RM'000) 296,040	(RM'000) (RM'000) 296,040 275,590

14. Capital Commitments

The Group has commitments as follows:

	30/06/13	31/12/12	Changes
	(RM'000)	(RM'000)	(RM'000)
Capital expenditure approved and contracted for	579	457	122

15. Related Party Transactions

The related parties of the Group and of the Company comprise the following:

Related companies being subsidiary companies of Chuan Huat Resources Berhad (CHRB) are as follow:-.

- i) Chuan Huat Metal Sdn Bhd (CHM), a 80% owned subsidiary
- ii) Pineapple Resources Berhad, a 63.85% owned subsidiary and it's subsidiary companies (PRB Group)
- iii) Keyline Consulting Sdn Bhd (KLC), a 70% owned subsidiary
- iv) CHRB Building Materials Sdn Bhd (CHRBBM), a 60% owned subsidiary

Other related parties being an associated company of the Chuan Huat Resources Berhad Group of companies and companies in which Directors of the Company and Directors of subsidiary companies have an interest.

The significant related party transactions are as follows:

	6 months ended 30/06/13 (RM'000)	6 months ended 30/06/12 (RM'000)
a) Sale of goods to		
i) <u>Other related parties</u> Ahmad Zaki Sdn Bhd	3,808	11,194
ii) <u>Subsidiaries</u>		
CHM	532	7,207
KLC	443	597
CHRB BM	345	1,027

Company No. 290729-W (Incorporated in Malaysia)



15. Related Party Transactions (Cont'd)

b) Purchase of goods from		
 i) Other related parties Amalgamated Industrial Steel Berhad 	831	863
ii) <u>Subsidiaries</u> KLC		1 210
CHM	3,726	1,210 433
CHRB BM	1,149	350
c) Others		
i) <u>Subsidiaries</u>		
Rental income received from subsidiaries	172	172
Security, water & electricity charges received from Subsidiaries	24	24
Management fee and incentive received from Subsidiaries	38	38
Interest expenses	33	46

Ahmad Zaki Sdn Bhd is a company in which Dato' Sri Haji Wan Zaki bin Haji Wan Muda, a Director of the Company, has a substantial financial interest.

Amalgamated Industrial Steel Berhad is a company in which CHRB had 7.33% indirect interest through a 100% owned subsidiary, Chuan Huat Hardware Holdings Sdn Bhd.

In the opinion of the Directors, the above related party transactions have been entered into in the normal course of business and have been established under terms that are no more favourable than those arranged with independent third parties.

16. Cash and Cash Equivalents

	6 months ended		
	30/06/13	30/06/12	
	(RM'000)	(RM'000)	
Fixed deposit with a licensed bank	7,016	4,474	
Cash and bank balances	16,420	22,558	
Bank overdraft	(15,734)	(21,099)	
	7,702	5,933	
Less : Fixed Deposits pledged	(1,316)	(460)	
	6,386	5,473	

Company No. 290729-W (Incorporated in Malaysia)



17. Review of Performance

The Group's revenue for the second quarter and six (6) months financial period ended 30 June 2013 have decreased by 5.02% and 1.07% respectively, as compared to the preceding year's corresponding financial period.

The Group recorded a profit before tax of RM5.05 million and RM9.96 million for the second quarter and the six (6) months of the financial period ended 30 June 2013 as compared to RM5.52 million and RM7.62 million in the preceding year corresponding financial period.

The details of the performance of the various segments are as follows:

	3 r	nonths ende	d	6 n	nonths ende	d
	30.06.13	30.06.12	Change	30.06.13	30.06.12	Change
	RM'000	RM'000	%	RM'000	RM'000	%
Revenue Trading of hardware & building materials	169,550	174,200	-2.67	335,134	331,019	1.24
Trading of IT related products	11,996	17,118	-29.92	23,436	31,576	-25.78
Others	624	486	28.40	856	710	20.56
Total	182,170	191,804	-5.02	359,426	363,305	-1.07
	3 r	nonths ende	d	6 n	nonths ende	d
	30.06.13	30.06.12	Change	30.06.13	30.06.12	Change
	RM'000	RM'000	%	RM'000	RM'000	%
Profit before taxation						
Trading of hardware building materials	5,181	5,402	-4.09	10,265	7,813	31.38
Trading of IT related products	260	526	-50.57	543	755	-28.08
Others	(390)	(408)	4.41	(844)	(946)	10.78
Total	5,051	5,520	-8.50	9,964	7,622	30.73

The reason for the changes in the various sectors are as follows:-

(i) <u>Trading of hardware & building materials</u>
The higher PBT was mainly due to better margins.

(ii) <u>Trading of IT related products</u>

The lower PBT was due to decrease in revenue during the period under review.

(iii) Others

The decrease in loss before tax ("LBT") mainly due to increase in revenue during the period under review.

Company No. 290729-W (Incorporated in Malaysia)



18. Material changes in profit before taxation against preceding quarter

The total revenue of the Group for the current quarter increased by RM4.9 million or 2.77% as compared to the immediate preceding quarter and the total profit before taxation ("PBT") in the current quarter increased by RM0.138 million or 2.81%. The detail analysis by business segment are as follow:

	Individual Quarter 3 months ended 30/06/13 31/03/13 Ch (RM'000) (RM'000)		
Revenue			
Trading of hardware & building Materials	169,550	165,584	2.39
Trading of IT related products	11,996	11,440	4.86
Others	624	232	168.97
Total	182,170	177,256	2.77
Profit before taxation			
Trading of hardware & building Materials	5,181	5,084	1.91
Trading of IT related products	260	283	-8.13
Others	(390)	(454)	14.10
Total	5,051	4,913	2.81

The reasons for the changes in the various sectors are as follows:-

(i) <u>Trading of hardware & building materials</u>
 The higher PBT during the quarter under review was mainly due to better margins.

(ii) Trading of IT related products

The PBT for the current quarter under review has decreased by 8.13% as compared to previous quarter ended 31 March 2013 mainly due to higher sponsorship received in the previous quarter.

(iii) Others

The lower LBT during the quarter under review was mainly due to increase in revenue.

19. Commentary on Prospects

The Malaysian construction industry is expected to remain active subsequent to the announcement of the launching of various mega projects especially the Klang Valley MRT (Mass Rapid Transit) and LRT (Light Rail Transit) Extension where the contracts have already been awarded. The Group's Trading of Hardware and Building Materials division is expected to benefit from these anticipated upward trends of demand for the wide range of construction materials especially steel products.

As for the Group's IT retail subsidiaries under the Pineapple Resources Group, The Information and Communication Technology (ICT) industry is expected to be robust for the rest of the year with the Government participation in the usage of the internet widely in all sectors and the availability of lower price internet devices. The current ICT market remains challenging but the Pineapple Resources Group will continue with its aggressive product promotions and participations in all major IT/PC fairs and road shows.

Company No. 290729-W (Incorporated in Malaysia)



20. Profit Forecast and Profit Guarantee

The Group is not subject to any profit forecast or profit guarantee requirements.

21. Income Tax Expenses

	3 months ended		6 months ended	
	30/06/13	30/06/12	30/06/13	30/06/12
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Malaysia income tax				
- current	1,315	1,531	2,558	2,471
 under/ (over) provision in 				
prior years		20	-	67
	1,315	1,551	2,558	2,538
Deferred taxation	(148)	(154)	(232)	(98)
TOTAL	1,167	1,397	2,326	2,440

The effective tax rate for the financial period ended 30 June 2013 and 30 June 2012 are not reflective of the statutory tax rate mainly due to the losses of certain subsidiaries which cannot be set off against taxable profits made by other subsidiaries, and certain expenses which are not deductible for tax purposes.

22. Corporate Proposals

The Group does not have any corporate proposals announced but not completed as at the date of this report.

23. Borrowings

	6 months ended		
	30/06/13	30/06/12	
	(RM'000)	(RM'000)	
Short Term			
Bank overdrafts (unsecured)	15,734	21,099	
Bills payable (unsecured)	199,479	193,596	
Finance lease liabilities	1,598	2,684	
Term loans (amount payable within 12 months)	195	416	
	217,006	217,795	
Long Term			
Finance lease liabilities	3,263	5,143	
Less : amount payable within 12 months	(1,598)	(2,684)	
_	1,665	2,459	
Term Loans (secured)	865	1,867	
Less : amount payable within 12 months	(195)	(416)	
	670	1,451	
_			
	2,335	3,910	

Company No. 290729-W (Incorporated in Malaysia)



24. Realised and Unrealised Profits / (Losses)

	As at 30/06/2013	As at 31/12/2012
	RM'000	RM'000
Total retained earnings of the Company and its subsidiaries:		
- Realised	63,214	56,485
-Unrealised	(2,364)	(2,760)
	60,850	53,725
Consolidation adjustments	(300)	(300)
Retained earnings as per statements of financial positions	60,550	53,425

25. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments as at the date of this report.

26. Changes in Material Litigation

As at date of this report, there were no changes in material litigation, including the status of pending material litigation since the last annual balance sheet date of 31 December 2012.

27. Dividends

The Board of Directors recommended a first and final dividend of 2.50 sen (5.0%) gross per ordinary share, less income tax at 25% (2012: first and final dividend of 3.50 sen (7.0%) gross per ordinary share, less income tax at 25%). and was approved by the shareholders at the Nineteenth Annual General Meeting of CHRB held on 25 June 2013. The dividend will be pay on 20 August 2013.

The entitlement date was fixed on 31 Jul 2013 and a Depositor shall qualify for entitlement only in respect of:

- (a) Shares transferred into Depositor's Securities Account before 4.00 p.m. on 31 Jul 2013 in respect of ordinary transfers;
- (b) Share bought on the Bursa Malaysia on a cum entitlement basis according to the rules of the Bursa Malaysia

Company No. 290729-W (Incorporated in Malaysia)



28. Earnings per share

a. Basic earnings per share

The basic earnings per share is calculated by dividing the profit attributable to owners of the parent for the period by the total number of ordinary shares of the Company in issue for the respective period as follows:

	3 months ended		6 months ended	
	30/06/13	30/06/12	30/06/13	30/06/12
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Profit attributable to the owners of the parent (RM'000)	3,626	3,643	7,126	4,457
Total number of ordinary shares in issue ('000)	167,156	167,156	167,156	167,156
Basic earnings per share (sen)	2.17	2.18	4.26	2.67

b. Diluted earnings per share

The diluted earnings per share is calculated by dividing the profit attributable to owners of the parent for the period by the total number of ordinary shares of the Company in issue adjusted for the effects of dilutive potential ordinary shares for the respective period as follows:

	3 months ended		3 months ended	
	30/06/13	30/06/12	30/06/13	30/06/12
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Profit attributable to the owners of the parent (RM'000)	3,626	3,643	7,126	4,457
Total number of ordinary shares in issue ('000)	167,156	167,156	167,156	167,156
Effects of dilution for Warrants ('000)	41,789	41,789	41,789	41,789
Adjusted number of ordinary shares in issue applicable to diluted earnings per share ('000)	208,945	208,945	208,945	208,945
Diluted earnings per share (sen)	1.74	1.74	3.41	2.13

28. Authorisation for Issue

This interim financial statement were authorised for issue by the Board of Directors in accordance with a resolution of the Directors.

BY ORDER OF THE BOARD

DATO' LIM LOONG HENG DEPUTY MANAGING DIRECTOR

Date: 30 August 2013