



ZECON BERHAD (134463-X)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2013

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Current Quarter 3 months ended		Cumulative Quarter 18 months      12 months	
	1.3.2013 to 30.06.2013	1.3.2012 to 30.06.2012	1.1.2012 to 30.06.2013	1.1.2011 to 31.12.2011
	Unaudited RM '000	Unaudited RM '000	Unaudited RM '000	Audited RM '000
Revenue	60,438	24,185	238,380	152,354
Cost of sales	(46,939)	(16,879)	(201,032)	(123,800)
<b>Gross profit</b>	<b>13,499</b>	<b>7,306</b>	<b>37,348</b>	<b>28,554</b>
Other operating income	429	481	3,216	2,243
Administrative expenses	(4,354)	(4,558)	(20,158)	(14,397)
Other expenses	(24,314)	-	(25,962)	(210)
<b>Operating profit</b>	<b>(14,741)</b>	<b>3,229</b>	<b>(5,555)</b>	<b>16,191</b>
Finance costs	(2,127)	(3,165)	(13,857)	(10,210)
Share of profit of associates	74	52	332	99
<b>(Loss)/profit before taxation</b>	<b>(16,794)</b>	<b>116</b>	<b>(19,080)</b>	<b>6,080</b>
Income tax expense	(2,850)	(1,429)	(5,593)	(5,055)
<b>(Loss)/profit for the period</b>	<b>(19,644)</b>	<b>(1,313)</b>	<b>(24,673)</b>	<b>1,025</b>
<b>(Loss)/profit for the period attributable to:</b>				
Owners of the parent	(21,408)	(1,315)	(24,416)	1,294
Non controlling interest	1,765	2	(257)	(269)
	<b>(19,644)</b>	<b>(1,313)</b>	<b>(24,673)</b>	<b>1,025</b>
<b>Earnings per share attributable to owners of the parent (sen per share)</b>				
Basic	(17.97)	(1.10)	(20.50)	1.09
Diluted	(17.97)	(1.10)	(20.50)	1.09

These condensed consolidated statements of comprehensive income should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.



ZECON BERHAD (134463-X)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2013

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	30 June 2013 unaudited RM'000	31 December 2011 Audited RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant & equipment	14,790	22,264
Prepaid lease payments	128	132
Land held for development	113,185	117,528
Intangible assets	13,805	14,603
Investment in associates	1,229	897
Investment in jointly controlled entities	-	4,061
Investment securities	207	265
Deferred tax assets	4,250	3,974
	147,594	163,724
<b>Current assets</b>		
Development costs	33,220	26,488
Inventories	2,915	2,915
Amount due from customers for contract work	67,822	60,279
Trade and other receivables	74,139	114,959
Deposits with licensed banks	34,713	28,686
Cash and bank balances	9,222	8,326
	222,030	241,653
<b>TOTAL ASSETS</b>	<b>369,624</b>	<b>405,378</b>



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FOR THE YEAR ENDED 30 JUNE 2013

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	30 June 2013 unaudited RM'000	31 December 2011 Audited RM'000
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the parent</b>		
Share capital	119,106	119,106
Share premium	3,559	3,559
Other reserves	5,113	5,109
Retained earnings	(20,151)	17,857
	107,576	145,580
<b>Non controlling interest</b>	3,916	4,573
<b>Total equity</b>	<b>111,492</b>	<b>150,153</b>
<b>Non-current liabilities</b>		
Borrowings	110,784	58,087
Trade and other payables	116	177
	110,901	58,265
<b>Current liabilities</b>		
Borrowings	36,175	74,441
Amount due to customers for contract work	27,243	27,318
Trade and other payables	70,573	82,686
Current tax payable	13,241	12,515
	147,232	196,960
<b>Total liabilities</b>	<b>258,132</b>	<b>255,225</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>369,624</b>	<b>405,378</b>

These condensed consolidated statements of financial position should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.



ZECON BERHAD (134463-X)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 JUNE 2013

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to Equity Holders of the Company						Total equity attributable to owners of the parents RM'000	Non controlling interests (NCI) RM'000	Total equity RM'000
	Non-Distributable					Distributable			
	Share capital RM'000	Share premium RM'000	Revaluation reserve RM'000	Exchange reserve RM'000	Other reserve RM'000	Retained earnings RM'000			
<b>Balance as at 1 January 2011 (restated)</b>	119,106	3,559	693	(15)	4,366	16,564	<b>144,273</b>	4,842	<b>149,114</b>
Total comprehensive Income	-	-	-	14	-	1,294	<b>1,307</b>	(269)	<b>1,038</b>
<b>Closing balance as at 31 Dec 2011</b>	<b>119,106</b>	<b>3,559</b>	<b>693</b>	<b>(1)</b>	<b>4,366</b>	<b>17,857</b>	<b>145,580</b>	<b>4,573</b>	<b>150,153</b>
<b>Opening balance as at 1 January 2012</b>	<b>119,106</b>	<b>3,559</b>	<b>693</b>	<b>(1)</b>	<b>4,366</b>	<b>17,857</b>	<b>145,580</b>	<b>4,573</b>	<b>150,153</b>
Total comprehensive Income	-	-	-	4	-	(24,416)	<b>(24,412)</b>	(257)	<b>(24,670)</b>
Acquisition of NCI	-	-	-	-	-	(13,592)	<b>(13,592)</b>	(399)	<b>(13,991)</b>
<b>Closing balance as at 30 JUNE 2013</b>	<b>119,106</b>	<b>3,559</b>	<b>693</b>	<b>3</b>	<b>4,366</b>	<b>(20,151)</b>	<b>107,576</b>	<b>3,916</b>	<b>111,492</b>

These condensed consolidated statements of changes in equity should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements



ZECON BERHAD (134463-X)

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2013

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	1.1.2012 to 30.06.2013 Unaudited RM '000 18 months	1.1.2011 to 31.12.2011 Audited RM '000 12 months
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
(Loss)/profit before taxation	(19,080)	6,080
Adjustments for :		
Amortisation of prepaid land lease payments	5	12
Bad debt written off	123	-
Impairment loss on receivables written-off	21,126	35
Depreciation of property, plant and equipment	8,479	7,193
(Gain)/loss on disposal of property, plant and equipment	(1,338)	(198)
Interest expense	13,857	10,210
Interest income	(1,355)	(822)
Impairment on goodwill	798	30
Impairment on investment	59	-
Impairment on investment in joint venture	4,061	800
Gain on foreign exchange rate	4	-
Impairment written back	-	274
Share of results of associates	(332)	(99)
<b>Operating profit before working capital changes</b>	<b>26,407</b>	<b>23,515</b>
(Increase) in development costs	(2,388)	(2,801)
Increase in amount due to customers for contract work	(7,617)	(16,423)
Decrease/(increase) in receivables	5,580	11,312
(Decrease)/increase in payables	(12,174)	14,587
<b>Cash generated from/(used in) operations</b>	<b>9,807</b>	<b>30,190</b>
Interest paid	(13,857)	(10,210)
Interest received	1,355	822
Taxation paid	(5,144)	(477)
<b>Net cash generated from / (used in) operating activities</b>	<b>(7,839)</b>	<b>20,325</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Acquisition of subsidiaries, net of cash acquired		-
Purchase of property, plant and equipment	(2,488)	(1,758)
Proceeds from disposal of PPE	2,819	8,184
<b>Net cash generated from/(used in) investing activities</b>	<b>331</b>	<b>6,426</b>



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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	1.1.2012 to 30.06.2013 Unaudited RM '000	1.1.2011 to 31.12.2011 Audited RM '000
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Repayment of term loan	(97,401)	(28,191)
Repayment of hire purchase payables	(1,546)	(1,092)
Repayment of bankers' acceptances and revolving credits	(104,385)	(63,676)
Hire purchase financing obtained	2,131	876
Proceeds from drawdown of term loan	116,779	-
Proceeds from banker's acceptances and revolving credits	99,862	56,436
Decrease in fixed deposits pledged	(6,026)	8,287
<b>Net cash (used in)/generated from financing activities</b>	<b>9,413</b>	<b>(27,361)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>1,904</b>	<b>(609)</b>
Cash and cash equivalents at the beginning of the period	6,343	6,952
<b>Cash and cash equivalents at the end of the period</b>	<b>8,247</b>	<b>6,343</b>