

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

| | As At Sept 30, 2013 (Unaudited) RM'000 | As At Mar 31, 2013 (Audited) RM'000 |
|--|---|--|
| ASSETS | | |
| Non-current assets | | |
| Property, plant and equipment | 15,769 | 15,958 |
| Investment properties | 16,267 | 16,319 |
| Prepaid lease payments on leasehold land | 1,733 | 1,755 |
| Land held for property development | 30,006 | 26,015 |
| Goodwill | 592 | 592 |
| Investment in associates | 1,138 | 1,173 |
| Total non-current assets | 65,505 | 61,812 |
| Current assets | | |
| Inventories | 1,408 | 1,880 |
| Property development costs | 28,715 | 20,792 |
| Gross amount due from customer on contract | - | 1,382 |
| Trade and other receivables | 17,376 | 8,446 |
| Current tax assets | 29 | 1,226 |
| Other assets | 137 | 2,193 |
| Short-term deposits with licensed banks | 914 | 1,855 |
| Cash and bank balances | 4,722 | 6,353 |
| Total current assets | 53,301 | 44,127 |
| Total assets | 118,806 | 105,939 |
| EQUITY AND LIABILITIES | | |
| Share capital | 126,784 | 126,784 |
| Accumulated losses | (25,301) | (32,067) |
| Total equity attributable to equity holders of the Company | 101,483 | 94,717 |
| Non-controlling interests | 136 | 136 |
| Total equity | 101,619 | 94,853 |
| Non-current liabilities | | |
| Borrowings | 101 | 101 |
| Deferred tax liabilities | 972 | 972 |
| Total non-current liabilities | 1,073 | 1,073 |
| Current liabilities | | |
| Trade and other payables | 12,480 | 9,537 |
| Borrowings | 2,341 | 97 |
| Current tax liabilities | 1,293 | 379 |
| Total current liabilities | 16,114 | 10,013 |
| Total liabilities | 17,187 | 11,086 |
| Total equity and liabilities | 118,806 | 105,939 |
| Net Assets per Share (RM) | 0.80 | 0.75 |

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended March 31, 2013 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

| | Individual Quarter | | Cumulative Quarter | |
|--|--|--|--|--|
| | 3 months ended Sept 30, 2013 (Unaudited) RM'000 | 3 months ended Sept 30, 2012 (Unaudited) RM'000 | 6 months ended Sept 30, 2013 (Unaudited) RM'000 | 6 months ended Sept 30, 2012 (Unaudited) RM'000 |
| Revenue | 17,441 | 11,705 | 36,196 | 20,881 |
| Cost of sales | <u>(11,732)</u> | <u>(8,050)</u> | <u>(24,293)</u> | <u>(14,420)</u> |
| Gross profit | 5,709 | 3,655 | 11,903 | 6,461 |
| Investment revenue | 10 | 38 | 19 | 71 |
| Other income | 202 | 51 | 232 | 103 |
| Other gains and losses | 54 | 1,675 | 54 | 1,692 |
| Distribution costs | (38) | (41) | (80) | (73) |
| Administrative expenses | (1,159) | (1,387) | (2,243) | (2,578) |
| Share of loss of associates | (37) | (22) | (35) | (293) |
| Finance costs | <u>(11)</u> | <u>(31)</u> | <u>(13)</u> | <u>(59)</u> |
| Profit before taxation | 4,730 | 3,938 | 9,837 | 5,324 |
| Tax expense | <u>(1,274)</u> | <u>(511)</u> | <u>(3,071)</u> | <u>(1,005)</u> |
| Profit for the Period | 3,456 | 3,427 | 6,766 | 4,319 |
| Other comprehensive gain/(loss): | | | | |
| Net fair value gain/(loss) on available-for-sale financial assets | <u>-</u> | <u>(2)</u> | <u>-</u> | <u>(2)</u> |
| Total comprehensive income for the period | <u>3,456</u> | <u>3,425</u> | <u>6,766</u> | <u>4,317</u> |
| Profit attributable to: | | | | |
| Equity holders of the Company | 3,456 | 3,427 | 6,766 | 4,319 |
| Non-controlling interests | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| | <u>3,456</u> | <u>3,427</u> | <u>6,766</u> | <u>4,319</u> |
| Total comprehensive income attributable to: | | | | |
| Equity holders of the Company | 3,456 | 3,425 | 6,766 | 4,317 |
| Non-controlling interests | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| | <u>3,456</u> | <u>3,425</u> | <u>6,766</u> | <u>4,317</u> |
| Basic earnings per ordinary share (sen) | 2.73 | 2.70 | 5.34 | 3.41 |
| Fully diluted earnings per ordinary share (sen) | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended March 31, 2013 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

| | Share Capital RM'000 | <u>Non- Distributable</u> Investment Revaluation Reserve RM'000 | Accumulated Losses RM'000 | Total RM'000 | Non- Controlling Interests RM'000 | Total Equity RM'000 |
|--|-------------------------------------|--|--|-------------------------|--|------------------------------------|
| Balance as of April 1, 2012 | 126,784 | 2 | (37,484) | 89,302 | 136 | 89,438 |
| Total comprehensive income for the period | - | (2) | 4,321 | 4,319 | - | 4,319 |
| Balance as of Sept 30, 2012 | 126,784 | - | (33,163) | 93,621 | 136 | 93,757 |
| Balance as of April 1, 2013 | 126,784 | - | (32,067) | 94,717 | 136 | 94,853 |
| Total comprehensive income for the period | - | - | 6,766 | 6,766 | - | 6,766 |
| Balance as of Sept 30, 2013 | 126,784 | - | (25,301) | 101,483 | 136 | 101,619 |

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended March 31, 2013 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

| | 6 months ended Sept 30, 2013 (Unaudited) RM'000 | 6 months ended Sept 30, 2012 (Unaudited) RM'000 |
|---|--|--|
| Cash flows from operating activities | | |
| Profit for the period | 6,766 | 4,319 |
| Adjustments for : | | |
| Non-cash items | 291 | 334 |
| Non-operating items | 3,033 | 261 |
| Operating profit before working capital changes | 10,090 | 4,914 |
| Movements in working capital: | | |
| Net changes in current assets | (12,943) | (7,210) |
| Net changes in current liabilities | 2,943 | 971 |
| Cash generated from/ (used in) operations | 90 | (1,325) |
| Tax paid | (1,027) | (512) |
| Tax refunded | 67 | 51 |
| Net cash used in operating activities | (870) | (1,786) |
| Cash flows from investing activities | | |
| Other investments | (3,933) | 1,779 |
| Net cash (used in)/ generated from investing activities | (3,933) | 1,779 |
| Cash flows from financing activities | | |
| Borrowings | 1,207 | (339) |
| Net cash generated from/ (used in) financing activities | 1,207 | (339) |
| Net decrease in cash and cash equivalents | (3,596) | (346) |
| Cash & cash equivalents at beginning of period | 7,307 | 11,412 |
| Cash & cash equivalents at end of period | 3,711 | 11,066 |
| Cash & cash equivalents at end of period consist of | | |
| Short-term deposits with licensed banks | 13 | 6,331 |
| Cash & bank balances | 4,722 | 4,735 |
| Bank overdraft | (1,024) | - |
| | 3,711 | 11,066 |

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended March 31, 2013 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A1 Basis of Preparation

The interim financial report is unaudited and has been prepared in compliance with FRS 134 Interim Financial Reporting and the additional disclosure requirements as in Part A of Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa”).

This interim financial report include only condensed consolidated financial statements and should be read in conjunction with the audited financial statements for the year ended March 31, 2013, as this interim report focus on events and transactions that are significant to an understanding of the changes in financial position and performance of the Group that have occurred since that report. The condensed consolidated financial statements and notes thereon do not include all of the information required for full set of financial statements prepared in accordance with Financial Reporting Standards (“FRSs”).

The preparation of an interim financial report in conformity with FRS 134 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

The significant accounting policies and method of computation adopted by the Group in this interim financial report are consistent with those of the audited financial statements for the year ended March 31, 2013.

The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board (“MASB”) but have not been adopted by the Company:

FRSs, Interpretations and amendments effective for annual periods beginning on or after 1 July 2012

- Amendments to FRS 101, Presentation of Financial Statements Presentation of Items of Other Comprehensive Income

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*

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

Basis of Preparation (continued)

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

- 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 financial Reporting Standards (Annual Improvements 2009-2011 Cycle)
- Amendments to FRS 101, Presentation of Financial Statements (Annual Improvements 2009-2011 Cycle)
- Amendments to FRS 116, Property, Plant and Equipment (Annual Improvements 2009-2011 Cycle)
- Amendments to FRS 132, Financial Instrument: Presentation (Annual Improvements 2009-2011 Cycle)
- Amendments to FRS 134, Interim Financial Reporting (Annual Improvements 2009-2011 Cycle)
- 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

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

- Amendments to FRS 10, Consolidated Financial Statement: Investment Entities
- Amendments to FRS 12, Disclosure of Interests in Other Entities: Investment Entities
- Amendments to FRS 127, Separate Financial Statements (2011): Investment Entities
- Amendments to FRS 132, Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities

FRSs, Interpretations and amendment 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: Disclosures – Mandatory Date of FRS 9 and Transition Disclosures

The Company plan to apply those standards, amendments or interpretations that are effective for annual periods beginning on or after 1 July 2012 and 1 January 2013, except for those marked “*” which are not applicable to the Company from the annual period beginning 1 January 2013.

The initial application of the other standards, amendments and interpretations are not expected to have any material financial impacts on the financial statements of the Company.

The Company’s financial statements for annual period beginning on 1 April 2014 will be prepared in accordance with the Malaysian Financial Reporting Standards (“MFRS”) issued by MASB and International Financial Reporting Standards (“IFRS”). As a result, the Company will not be adopting FRSs, Interpretations and amendments that are effective for annual periods beginning on or after 1 January 2011 and 1 January 2015.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A2 Qualification of Financial Statements

The auditors' report on the audited financial statements for the financial year ended March 31, 2013 dated July 10, 2013 was not subject to any qualification.

A3 Seasonal or Cyclical Factors

The principal business of the Group was not significantly affected by any significant seasonal or cyclical factors in the current quarter.

A4 Unusual Items

There were no material items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

A5 Changes in Estimates

There were no major changes in estimates which have a material effect in the current financial period ended September 30, 2013.

A6 Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares in the current quarter ended September 30, 2013.

A7 Dividends Paid

There were no dividends paid during the current financial quarter ended September 30, 2013.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A8 Segment Information

| | Investment Holdings RM'000 | Manufacturing RM'000 | Property Development RM'000 | Total RM'000 | Discontinued Operation RM'000 | Elimination RM'000 | Consolidated RM'000 |
|--|----------------------------------|-------------------------|-----------------------------------|-----------------|-------------------------------------|-----------------------|------------------------|
| Cumulative Quarters | | | | | | | |
| 6 months ended September 30, 2013 | | | | | | | |
| Revenue | | | | | | | |
| External sales | 181 | 18,373 | 17,642 | 36,196 | - | - | 36,196 |
| Inter-segment revenue | 6,090 | 33 | - | 6,123 | - | (6,123) | - |
| Total revenue | <u>6,271</u> | <u>18,406</u> | <u>17,642</u> | <u>42,319</u> | <u>-</u> | <u>(6,123)</u> | <u>36,196</u> |
| Results | | | | | | | |
| Segment profit | 5,393 | 5,085 | 5,708 | 16,186 | - | (6,374) | 9,812 |
| Investment revenue | | | | | | | 19 |
| Other gains and losses | | | | | | | 54 |
| Finance costs | | | | | | | (13) |
| Share of loss of associates | | | | | | | <u>(35)</u> |
| Profit before tax | | | | | | | 9,837 |
| Tax expense | | | | | | | <u>(3,071)</u> |
| Profit for the period | | | | | | | <u><u>6,766</u></u> |
| Cumulative Quarters | | | | | | | |
| 6 months ended September 30, 2012 | | | | | | | |
| Revenue | | | | | | | |
| External sales | 194 | 14,142 | 5,017 | 19,353 | 1,528 | - | 20,881 |
| Inter-segment revenue | 3 | 385 | - | 388 | 3,968 | (4,356) | - |
| Total revenue | <u>197</u> | <u>14,527</u> | <u>5,017</u> | <u>19,741</u> | <u>5,496</u> | <u>(4,356)</u> | <u>20,881</u> |
| Results | | | | | | | |
| Segment profit/(loss) | (92) | 3,430 | 792 | 4,130 | (1,558) | 1,341 | 3,913 |
| Investment revenue | | | | | | | 71 |
| Other gains and losses | | | | | | | 1,692 |
| Finance costs | | | | | | | (59) |
| Share of loss of associates | | | | | | | <u>(293)</u> |
| Profit before tax | | | | | | | 5,324 |
| Tax expense | | | | | | | <u>(1,005)</u> |
| Profit for the period | | | | | | | <u><u>4,319</u></u> |

Information on geographical segment is not presented as the Group operates predominantly in Malaysia.

A9 Valuation of Property, Plant & Equipment

The carrying amounts of property, plant and equipment have been brought forward from the previous audited financial statements without amendment.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A10 Material Subsequent Events

There were no material events subsequent to the current financial quarter ended September 30, 2013 up to the date of this announcement.

A11 Changes in the Composition of the Group

There were no changes in the composition of the Group in the current financial quarter ended September 30, 2013.

A12 Contingent Liabilities or Contingent Assets

The contingent liabilities of the Company are as follows:

| | Sept 30, 2013 RM'000 |
|--|---------------------------------|
| Unsecured: | |
| Corporate guarantees given by the Company to local banks and third parties for credit facilities granted to certain subsidiaries | <u>2,191</u> |

There were no contingent assets for the Group as at September 30, 2013.

Save as disclosed above, there were no material contingent liabilities or assets as at November 19, 2013 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

A13 Capital Commitments

The amount of capital commitments not provided for in the financial statements as at September 30, 2013 are as follows:

| | RM'000 |
|---------------------------------|---------------|
| Approved and contracted for: | |
| - Property, plant and equipment | <u>1,305</u> |

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B1 Review of Performance

During the 6 months period ended September 30, 2013, the Group registered revenue of RM36.20 million as compared to the revenue in preceding year corresponding quarter of RM20.88 million. Revenue has increased by approximately 73.3% due mainly to higher revenue increased by property development division of the Group for the period under review.

Revenue from manufacturing division increased 29.92% or 4.23 million to RM18.37 million in the current period as compared to RM14.14 million in the preceding year corresponding period. The operating profit of the manufacturing division increased to RM5.09 million in the current period from RM3.43 million in the corresponding period.

Revenue from the property development division increased 251% to RM17.64 million in the current period from RM5.02 million in the corresponding period, which mainly contributed by sales progress of existing SA65 project. The division recorded an operating profit of RM5.71 million as compared to the operating profit of RM0.79 million in the corresponding period.

During the same period, the profit before tax of the Group increased by 84.96% to RM9.84 million as compared to RM5.32 million in the preceding year corresponding period. The increase of profit before tax was mainly contributed by the higher revenue from the property development division.

B2 Variation of Results Against Immediate Preceding Quarter

The Group's revenue for the quarter ended September 30, 2013 decreased by 7.04% to RM17.44 million as compared to RM18.76 million in the preceding quarter ended June 30, 2013. The decrease in revenue was mainly due to lower revenue recorded by the manufacturing division of the Group for the current quarter.

The revenue from manufacturing division decreased 13.02% to RM8.55 million in the current quarter as compared to RM9.83 million in the preceding quarter. The operating profit of the manufacturing division was decreased to RM2.33 million in the current quarter from RM2.75 million in the preceding quarter.

The property development division recorded revenue of RM8.81 million in the current quarter or 0.34% decrease as compared to RM8.84 million in the preceding quarter. With the slightly soften revenue, the operating profit of the property development division has decreased to RM2.33 million in the current quarter as compared to the operating profit of RM2.75 million in the preceding quarter.

The profit before tax of the Group was decreased 7.44% to RM4.73 million in the current quarter from profit before tax of RM5.11 million in the immediate preceding quarter. This was mainly due to the higher shared of loss of associates during the current quarter.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B3 Prospects for the current financial year

The Group will continue developing the project that has started in financial year 2013, and targets to launch the Phase 2 development with GDV of approximately RM40 million in the last quarter of financial year 2014. In addition, the manufacturing division expected to contribute positively to the Group for the financial year ending March 31, 2014. The management will continue its effort in improving the efficiency and maintain its competitiveness in the market.

Barring any unforeseen circumstances, the Board of Directors is cautiously optimistic that the Group will remain resilient for the financial year ending March 31, 2014.

B4 Profit Forecast and Profit Guarantee

The Group did not publish any profit forecast or provide any profit guarantee for the financial period ended June 30, 2013.

B5 Tax Expense

| | Individual Quarter | | Cumulative Quarters | |
|-----------------------------|---------------------------|----------------------|----------------------------|----------------------|
| | 3 months ended | | 6 months ended | |
| | Sept 30, 2013 | Sept 30, 2012 | Sept 30, 2013 | Sept 30, 2012 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| Current tax expense | | | | |
| -Current | (1,274) | (511) | (3,071) | (1,005) |
| -Prior years | - | - | - | - |
| Deferred tax expense | | | | |
| -Current | - | - | - | - |
| -Prior years | - | - | - | - |
| | <u>(1,274)</u> | <u>(511)</u> | <u>(3,071)</u> | <u>(1,005)</u> |

The effective tax rate was higher than the statutory tax rate principally 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.

B6 Status of Corporate Proposal Announced

There were no corporate proposals as at the date of this announcement.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B7 Group Borrowings and Debts Securities

| | Sept 30, 2013 RM'000 |
|------------------------|---------------------------------|
| Current | |
| Trade bills | 1,268 |
| Bank overdraft | 1,024 |
| Hire-purchase payables | 49 |
| | <hr/> 2,341 |
| Non Current | |
| Hire-purchase payables | 101 |
| | <hr/> 2,442 |

The above borrowings are denominated in Ringgit Malaysia and represents secured short term borrowings and bank overdrafts.

The borrowings are secured against legal charge/ negative pledge over certain land and buildings of the Group, a lien over the Group's short term deposits and by corporate guarantees from the Company.

B8 Realised and Unrealised Profits/Losses Disclosure

The retained profits or accumulated losses of the Group as at September 30, 2013 and March 31, 2013 are analysed as follows:

| | As at Sept 30, 2013 (Unaudited) RM'000 | As at Mar 31, 2013 (Audited) RM'000 |
|--|---|--|
| Total retained profits/accumulated losses of the Company and its subsidiaries: | | |
| - Realised | 10,020 | 2,218 |
| - Unrealised | (972) | (972) |
| | <hr/> 9,048 | <hr/> 1,246 |
| Less: consolidation adjustments | (34,349) | (33,313) |
| Total accumulated losses as per Consolidated Statement of Financial Position | <hr/> (25,301) | <hr/> (32,067) |

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B9 Profit before taxation

The profit before taxation is stated after charging/ (crediting):

| | Individual Quarter 3 months ended | | Cumulative Quarters 6 months ended | |
|---|--|---------------------------------|---|---------------------------------|
| | Sept 30, 2013 RM'000 | Sept 30, 2012 RM'000 | Sept 30, 2013 RM'000 | Sept 30, 2012 RM'000 |
| Interest income on: | | | | |
| Short-term deposits | (9) | (37) | (19) | (70) |
| Interest expense on: | | | | |
| Short-term borrowings | 11 | 31 | 13 | 59 |
| Depreciation and amortisation | 145 | 154 | 291 | 334 |
| Other gains and losses: | | | | |
| Reversal of allowance for doubtful debts no longer required | - | (655) | - | (665) |
| Gain on disposal of property, plant and equipment | (67) | - | (67) | (29) |
| Gain on disposal of investment property | 13 | (1,021) | 13 | (1,021) |
| Property, plant and equipment written off | - | 1 | - | 23 |
| Other income: | | | | |
| Rental income | (202) | (49) | (230) | (101) |
| | <u> </u> | <u> </u> | <u> </u> | <u> </u> |

B10 Changes in Material Litigation

The Group was not engaged in any material litigation as at November 19, 2013 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

B11 Dividends

The directors do not recommend the payment of any dividend for the current financial period ended September 30, 2013.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE SECOND QUARTER ENDED SEPTEMBER 30, 2013**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B12 Earnings per Share

| | Individual Quarter | | Cumulative Quarter | |
|---|---|---|---|---|
| | 3 months ended Sept 30, 2013 | 3 months ended Sept 30, 2012 | 6 months ended Sept 30, 2013 | 6 months ended Sept 30, 2012 |
| Net profit attributable to shareholders (RM'000) | 3,456 | 3,427 | 6,766 | 4,319 |
| Weighted average number of ordinary shares in issue ('000) | 126,784 | 126,784 | 126,784 | 126,784 |
| Basic earnings per ordinary share (sen) | 2.73 | 2.70 | 5.34 | 3.41 |

BY ORDER OF THE BOARD

ONG TEIK HOE (MACS 00085)

Secretary

Penang
November 26, 2013