Part A1 : Quarterly Report

Quarterly report for the financial period ended : 30.09.2012
Quarter : 3rd Quarter
Financial Year End : 31.12.2012

The Figures Have not been audited

Part A2 : Summary of Key Financial Information for the financial period ended 30/09/2012

	Individua	al Quarter	Cumulative Period		
	Current year quarter 30.09.2012	Preceding year quarter 30.09.2011	Current year to date 30.09.2012	Preceding year to date 30.09.2011	
	RM'000	RM'000	RM'000	RM'000	
1 Revenue	12,911	9,403	29,085	33,122	
2 Profit/(Loss) before tax	7,407	5,049	12,430	17,398	
3 Profit/(Loss) for the period 4 Profit /(Loss) attributable to	5,937	3,747	8,654	12,696	
ordinary equity holders of the parent	4,563	2,075	5,244	7,048	
5 Basic earning per shares (sen)	3.80	1.73	4.37	5.87	
6 Proposed /Declared dividend per share (sen)	3.00	2.00	3.00	2.00	
	As at end of o	current quarter	-	ng financial year nd	
7 Net assets per share		1.2869		1.2657	

7 Net assets per share attributable to ordinary equity holders of the company (RM)

Part A3 : Additional Information

. Additional information				
	Individu	Individual Quarter		ive Period
	Current year	Preceding year	Current year	Preceding year
	quarter	quarter	to date	to date
	30.09.2012	30.09.2011	30.09.2012	30.09.2011
	RM'000	RM'000	RM'000	RM'000
1 Gross interest income	189	140	451	367
2 Gross interest expenses	20	1	44	12

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		Individual Current Year 3rd Qu	Preceding Year	Current Year	<u>ve Quarter</u> Preceding Year date
		30-Sep-12 RM'000	30-Sep-11 RM'000	30-Sep-12 RM'000	30-Sep-11 RM'000
Continuing Operations	Note				
Revenue		12,911	9,403	29,085	33,122
Cost of sales		(5,186)	(4,680)	(15,394)	(15,578)
Gross profit	_	7,725	4,723	13,691	17,544
Other income		1,021	1,295	2,465	3,280
Administrative expenses		(1,311)	(951)	(3,670)	(3,389)
Finance costs		(28)	(18)	(56)	(37)
Profit before taxation	-	7,407	5,049	12,430	17,398
Tax expense	18	(1,470)	(1,302)	(3,776)	(4,702)
Profit/(loss) after taxation	_	5,937	3,747	8,654	12,696
Other Comprehensive income/(loss), net of tax	K	-	-	-	-
Total comprehensive income/(loss) for the per	iod _	5,937	3,747	8,654	12,696
Profit/(loss) attributable to:					
Owners of the parent		4,563	2,075	5,244	7,048
Non-controlling interests		1,374	1,672	3,410	5,648
Profit/(loss) for the period	-	5,937	3,747	8,654	12,696
Total comprehensive income attributable to:					
Owners of the parent		4,563	2,075	5,244	7,048
Non-controlling interests		1,374	1,672	3,410	5,648
Total comprehensive income/(loss) for the per	iod	5,937	3,747	8,654	12,696
Earning Per Share attributable to owners of the parent:					
Earning/(loss) per share (Sen):-	27	3.80	1.73	4.37	5.87

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) CURRENT YEAR END 30-Sep-12 RM'000	(AUDITED) PRECEDING YEAR END 31-Dec-11 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	144,921	122,783
Biological assets	122,466	122,466
Investment Property	1,813	1,813
Investment in associated company	1,476	1,476
	270,676	248,538
Current assets		
Inventories	441	184
Amount due from customers	2,744	2,650
Trade receivables	5,584	4,945
Other receivables	872	674
Cash and cash equivalents	21,340	25,302
Tax Recoverable	150	213
	31,131	33,968
TOTAL 4005TO		200 500
TOTAL ASSETS	301,807	282,506
Share Capital Share Premium Revaluation Reserve Accumulated losses Total equity attributable to owners of the parent	119,997 1,333 87,754 (54,660) 154,424	119,997 1,333 87,754 (57,204) 151,880
Non-controlling Interests	67,500	68,290
TOTAL EQUITY	221,924	220,170
Non-current liabilities		
Hire purchase creditors	842	985
Deferred taxation	47,180	47,180
	48,022	48,165
Current liabilities		
Trade payables	5,374	7,127
Amount due to customers	100	163
Other payables	24,323	4,969
Dividend payable	1,050	+,505 5
Amount due from associate company	565	565
Provision for Taxation	449	1,342
	31,861	14,171
TOTAL LIABILITIES	79,883	62,336
TOTAL EQUITY AND LIABILITIES	301,807	282,506

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2012

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Attributable to owners of the parent → → Non- distributable →							
	Share Capital RM'000	Share Premium RM'000	Revaluation Reserve RM'000	Accumulated losses RM'000	Total RM'000	Non- controlling Interest RM'000	Total Equity RM'000
As at 1 January 2012	119,997	1,333	87,754	(57,204)	151,880	68,290	220,170
Total Comprehensive income for the period	t			5,244	5,244	3,410	8,654
Dividend paid to equity holders				(2,700)	(2,700)	-	(2,700)
Dividend paid to non-controlling Interests				-	0	(4,200)	(4,200)
Balance as at 30 Sept 2012	119,997	1,333	87,754	- 54,660	154,424	67,500	221,924
As 1 January 2011	119,997	1,333	57,775	(61,974)	117,131	50,493	167,624
Net profit for the quarter				7,048	7,048	5,648	12,696
Dividend paid to equity holders				(1,799)	(1,799)	-	(1,799)
Dividend paid to non-controlling Interests						(4,200)	(4,200)
Balance as at 30 Sept 2011	119,997	1,333	57,775	(56,725)	122,380	51,941	174,321

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2012 UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

CASH FLOWS FROM OPERATING ACTIVITIES	9 MONTHS ENDED 30-Sep-12 RM'000	12 MONTHS ENDED 31-Dec-11 RM'000
		(Restated)
Profit before taxation	12,430	18,483
Adjustments for:-	4.007	4 200
Non-cash items/non-operating items	1,297	1,386
Operating profit before working capital changes	13,727	19,869
Changes in working capital:-		
Net Change In Current Assets	942	460
Net Change In Current Liabilities	(6,067)	(529)
	8,602	19,800
Interest Paid	(44)	(46)
Tax refund/(paid)	(4,624)	(6,663)
Interest received	451	596
Dividend Paid to Non-controlling interests	(3,150)	(4,200)
Dividend Paid	(2,700)	(1,809)
Net cash (Used In)/ generated from operating activities	(1,465)	7,678
CASH FLOWS FROM INVESTING ACTIVITIES Proceeds from disposal of property, plant and equipment Purchase of property, plant and equipment	- (2,093)	176 (5,765)
Net cash used in investing activities	(2,093)	(5,589)
CASH FLOWS FROM FINANCING ACTIVITIES Payment of hire purchase creditors	(404)	(504)
Net cash used in financing activities	(404)	(504)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(3,962)	1,585
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR	25,302	23,717
CASH AND CASH EQUIVALENTS AT END OF THE FIANACIAL PERIOD	21,340	25,302
CASH AND CASH EQUIVALENTS COMPRISE THE FOLLOWING:		
Cash and bank balances	3,584	3,067
Fixed Deposit placed with licensed banks	17,756	22,235
. Mad Dapash placed with hoofied baring	21,340	25,302

Notes to the Interim Financial Statement - 30 September 2012

1 Basis of preparation

The unaudited interim financial report has been prepared in accordance with FRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The unaudited interim financial report should be read in conjunction with the audited financial statements for the year ended 31 December 2011. The explanatory notes attached to the unaudited interim financial report provide an explanation of the 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 2011.

To converge with International Financial Reporting Standards ("IFRSs") in 2012, the Malaysian Accounting Standards Board, the MASB had on 19 November 2011, issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRSs"), which are mandatory for annual financial periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate, including its parent, significant investor and venture ("Transitioning Entities").

Transitioning Entities will be allowed to defer adoption of the new MFRSs for an additional one year. Consequently, adoption of the MFRSs by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.

The Group falls within the scope of Transitioning Entities and has opted to defer adoption of MFRSs. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2014.

2 Changes in accounting policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2011, except for the adoption of the following Financial Reporting Standards (FRSs), Amendments to FRSs and Interpretations:

Effective for financial periods beginning on or after 1 July 2009:

FRS 8 Operating Segments

Effective for financial periods beginning on or after 1 January 2010:

FRS 4 Insurance Contracts

FRS 7 Financial Instruments: Disclosures

FRS 101 Presentation of Financial Statements (Revised)

FRS 123 Borrowing Costs

FRS 139 Financial Instruments: Recognition and Measurement
Amendment to FRS 1 First Time Adoption of Financial Reporting Standards
Amendment to FRS 2 Share-based Payment-Vesting Conditions and Cancellations

Amendment to FRS 7 Financial Instruments: Disclosures

Amendment to FRS 8 Operating Segments
Amendment to FRS 107 Statement of Cash Flows

Amendment to FRS 108 Accounting Policies, Changes in Accounting Estimates and Errors

Amendment to FRS 110 Events after the Reporting Period Amendment to FRS 116 Property, Plant and Equipment

Amendment to FRS 117 Leases

Amendment to FRS 132 Financial Instruments: Presentation

Amendment to FRS 134 Interim Financial Reporting
Amendment to FRS 136 Impairment of Assets
Amendment to FRS 140 Investment Property

 IC Interpretation 9
 Reassessment of Embedded Derivatives

 IC Interpretation 10
 Interim Financial Reporting and Impairment

 IC Interpretation 11
 FRS 2- Group and Treasury Share Transactions

Other than for the implications as discussed below, the application of the above FRSs, Amendments to FRSs and Interpretation did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.

(a) FRS 8: Operating Segment

FRS 8 requires a 'management approach', under which segment information is presented on the same basis as that used for internal reporting purposes. As a result, the Group's segmental reporting had been presented based on that used for internal reporting to the chief operating decision maker who makes decisions on the allocation of resources and assesses the performance of the reportable segments. This standard does not have any impact on the financial position and results of the Group.

(b) FRS 101: Presentation of Financial Statements (revised)

The revised FRS 101 has introduced changes in terminology used, format and contents of financial statements. Amongst others, components of interim financial statements presented now consist of a statement of financial position, a statement of comprehensive income, a statement of changes in equity, a statement of cash flows and notes to the financial statements. This standard separates owner and non-owner changes in equity. Therefore, the statement of changes in equity only includes details of transactions with owners. All non-owner changes in equity are presented as a single line labeled as total comprehensive income. The Standard also introduces the statement of comprehensive income: presenting all items of income and expense recognized in the income statement, together with all other items of recognized income and expense, either in one single statement, or in two linked statements. The revised FRS does not have any impact on the financial position and results of the Group.

(c) Amendment to FRS 117, Lease

Prior to 1 January 2010, leasehold land that normally had an indefinite economic life and where title is not expected to pass to the lessee by the end of the lease term, was treated as operating lease. The minimum lease payment or the up-front payment made on entering into or acquiring a leasehold land was accounted as prepaid lease payments and was amortised on a straight-line basis over the lease term.

(d) FRS 139: Financial Instruments- Recognition and Measurement

FRS 139 sets out the new requirements for the recognition and measurement of financial instruments. Financial instruments are recognised initially at fair value plus, in the case of financial assets or liabilities not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial assets or financial liabilities. The Group determines the classification at initial recognition and for the purpose of the first adoption of the standard, as at transitional date on 1 January 2010.

(i) Financial assets

Financial assets are classified as financial assets at fair value through profit or loss, held-to-maturity investments, loans and receivables and available-for-sale financial assets, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group's financial assets include cash and short term deposits, trade and other receivables.

All the Group's financial assets are measured at amortised cost using the effective interest method.

(ii) Financial liabilities

Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

The Group's financial liabilities include trade and other payables.

All the Group's financial liabilities are measured at amortised cost using the effective interest method.

3 Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the year ended 31 December 2011 was not qualified.

4 Seasonal or cyclical factors

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

5 Unusual items affecting the assets, liabilities, equity, net income, or cash flows

There were no unusual items affecting the assets, liabilities, equity, net income or cash flow of the Group for the current quarter and financial year-to-date.

6 Material changes in estimates

There were no changes in estimates that have had material effect in the current results.

7 Issuances, cancellations, repurchases, resale and repayments of debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year-to-date.

8 Dividend paid

The Company declared an interim dividend of 3.0 sen per ordinary share less 25% tax in respect of the financial year ending 2012. The interim dividend was paid on 27th July 2012.

9 Segmental reporting

Segmental information for the Group is presented as follows:

9 months financial period		Construction &			
ended 30 Sept 2012	<u>Plantation</u>	Property Development	<u>Investment</u>	Elimination	Consolidated
Segment Revenue	RM'000	RM'000	RM'000	RM'000	RM'000
External revenue	25,524	3,561	-	-	29,085
Inter-segment revenue		-	7,800	(7,800)	<u>-</u>
Total revenue	25,524	3,561	7,800	(7,800)	29,085
Segment Results		()			
Operating results	13,515	(/	7,590	(7,800)	12,486
Finance cost	(25)	(31)	=	=	(56)
Profit/(loss) before tax	13,490	(850)	7,590	(7,800)	12,430
Income tax expense	(3,747)	(29)	-		(3,776)
	9,743	(879)	7,590	(7,800)	8,654

9 months financial period ended 30 Sept 2011	Plantation	Construction & Property Development	Investment	<u>Elimination</u>	Consolidated
Segment Revenue		RM'000	RM'000	RM'000	RM'000
External revenue	32,157	965	=	-	33,122
Inter-segment revenue	-	-	7,800	(7,800)	-
Total revenue	32,157	965	7,800	(7,800)	33,122
Segment Results Operating results Finance cost Profit/(loss) before tax Income tax expense	20,823 (27) 20,796 (4,659) 16,137	(3,214)	(184) - (184) - (184)	- - - -	17,435 (37) 17,398 (4,702) 12,696
	10,137	(3,237)	(104)	-	12,090

The Group principally operates within Malaysia.

10 Valuation of Property, Plant & Equipment

There were no changes to the valuation of property, plant & equipment brought forward from the previous annual financial statements.

11 Material event subsequent to the end of the period not reflected in the current financial period.

There were no material events subsequent to the end of the period that have not been reflected in this quarterly report.

12 Changes in the composition of the Group

There were no changes in the composition of the Group for the current quarter and year-to-date.

13 Contingent liabilities or assets

There were no material contingent liabilities or contingent assets to be disclosed as at the date of this report.

14 Review of performance

The Group recorded a pre-tax profit of RM 12.4 million on a revenue of RM 29.1 million for the Q3 under review compared to a pre-tax profit of RM 17.4 million on a revenue of RM 33.1 million for the corresponding period in 2011.

The 20.63% decrease in the revenue of the Plantation Division to RM 25.5 million for the Q3 under review was due to the lower CPO prices realised compared to the corresponding period last year. The average CPO prices realised had decreased by 8.56% to RM 3,066 per M/T (2011: RM 3,353 per M/T). The total Group's FFB harvested during the Q3 under review had also decreased by 9.94% to 36,249 M/T (2011: 40,250 M/T) compared to the corresponding period in 2011.

There were RM 3.6 million construction revenue for the Q3 under review compared RM1.0 million to the corresponding period in the previous year as all projects were at the final stages of completion. The construction and development division's loss before tax of RM 0.8 million was mainly due to the Group's overhead and the administration cost to oversee the remaining outstanding contracts work and the proposed Kuantan Hi-Tech Park development. During the Quarter under review, the Group had received the full settlement sum of RM2.5 million from Kementerian Pengajian Tinggi Malaysia in respect of a completed project.

15 Comparison with the immediate preceding quarter's results

The profit before tax for the current quarter is RM 5.9 million which is higher compared to the result in the preceding quarter which was RM 3.0 million was mainly due to the recovery of RM2.5 million full settlement sum from Kementerian Pengajian Tinggi Malaysia.

16 Commentary on prospects

The Group anticipates the plantation division to register a lower profit for the financial year 2012 in view of the declining CPO prices and the lower FFB production for 2012.

The construction division has fully provided the foreseeable losses on all current projects which have reached the final stages of construction. The Group does not anticipate further losses on these projects.

17 Profit forecast

Not applicable as there was no profit forecast published.

18	Taxation		Individual Quarter 3 months ended		Quarter ended
		30.09.2012 RM'000	30.09.2011 RM'000	30.09.2012 RM'000	30.09.2011 RM'000
	Current Taxation Under/(Over) provision of tax in prior	1,470	1,302	3,776	4,702
		1,470	1,302	3,776	4,702
	Deferred Tax	-	=	=	-
	Share of taxation of subsidiary		-	-	
	Total income tax expense	1,470	1,302	3,776	4,702

The provision for income tax for the Group is mainly due to the chargeable income from the Plantation Division and interest income.

19 Unquoted investments and properties

There were no disposals of unquoted investments or properties during the current quarter.

20 Purchase or disposal of quoted securities

a. Sale proceeds and purchase consideration

There were no disposals and purchase of quoted investment or properties for the current quarter and financial year-to-date.

b. Investment in quoted securities as at end of the reporting period

There was no quoted securities as at end of the current quarter.

21 Status of uncompleted corporate proposals

There were no uncompleted corporate proposal as at the date of this report.

22 Borrowings and debts securities

There were no borrowings and debts securities as at the end of the current quarter.

23 Off balance sheet financial instruments

During the quarter under review, the Group did not enter into any contracts involving off balance sheet financial instruments.

24 Disclosure of Realised and Unrealised Profits (Unaudited)

Total retained profits / (accumulated losses) of th Company and its subsidiaries:	As at 30.09.2012 RM'000	As at 31.12.2011 RM'000
- Realised - Unrealised	(54,960) (47,180)	(163,173) (47,180)

Total share of retained profits / (accumulated losses) from associate company:

as per consolidated accounts		
Total group retained profits / (accumulated losses)	(54,660)	(57,204)
Less: Consolidated adjustments	48,482	154,123
	(103,142)	(211,327)
- Realised	(1,002)	(974)

25 Material Litigation

There were no material changes with regard to material litigation since the date of the last interim report dated 24.08.2012 except as follow:

i) Tasja Sdn Bhd vs Golden Approach Sdn Bhd

The full trial for this matter had been proceeded at Kuala Lumpur High Court and on 13 June 2012 the Court had delivered decision in favour of Tasja for the judgement sum of RM3,212,688.78 with interest and cost of RM20,000. Golden Approach Sdn Bhd had on 15.06.2012 filed an appeal against the High Court decision.

ii) Arbitration proceedings initiated by Tasja against Kementerian Pengajian Tinggi Malaysia ("Kementerian")

Tasja and Kementerian had entered into a mutual settlement agreement and in which Kemeterian will pay RM2.5 million to Tasja as full and final settlement. Tasja had on 19.07.2012 received the full settlement sum of RM2.5 million from Kementerian.

26 Dividend

The Company declared an interim dividend of 3.0 sen per ordinary share less 25% tax in respect of the financial year ending 2012. The interim dividend was paid on 27th July 2012.

27 Earnings per share

Profit attributable to ordinary equity holders of the parent (RM'000) Weighted average number of ordinary share in issue ('000) Basic earning per share (sen)

Individual Qua 3 months end		Cumulative 9 months	
30.09.2012	30.09.2011	30.09.2012	30.09.2011
5,937	3,747	8,654	12,696
119,997	119,997	119,997	119,997
3.80	1.73	4.37	5.87

There is no diluted earning per share as the Group has no dilutive potential ordinary share.

28 Additional notes to the Statement of Comprehensive Income

Profit before tax is arrived at after charging / (crediting):

Interest Income Interest expense Depreciation and amortization

<u>Individual Quarter</u>		Cumulative Quarter	
3 months ended		9 months ended	
30.09.2012	30.09.2011	30.09.2012	30.09.2011
RM'000	RM'000	RM'000	RM'000
(189)	(140)	(451)	(367)
20	1	44	12
633	311	1,702	1,163

29 Capital Expenditure not provided for in the Financial Statements

There were no capital commitments as at the end of the current finanacial quarter under review.