Part A1 : Quarterly Report

Quarterly report for the financial period ended : 30.09.2013
Quarter : 3rd Quarter
Financial Year End : 31.12.2013

The Figures Have not been audited

Part A2 : Summary of Key Financial Information for the financial period ended 30/09/2013

	Individu	al Quarter	Cumulative Period		
	Current year quarter 30.09.2013	Preceding year quarter 30.09.2012	Current year to date 30.09.2013	Preceding year to date 30.09.2012	
	RM'000	RM'000	RM'000	RM'000	
1 Revenue	8,928	12,911	23,280	29,085	
2 Profit/(Loss) before tax	2,933	7,407	5,435	12,430	
3 Profit/(Loss) for the period 4 Profit /(Loss) attributable to	1,853	5,937	2,823	8,654	
ordinary equity holders of the parent	855	4,563	608	5,244	
5 Basic earning per shares (sen)	0.71	3.80	0.51	4.37	
6 Proposed /Declared dividend per share (sen)	-	-	2.00	3.00	

As at end of current quarter

As at preceding financial year end

7 Net assets per share attributable to ordinary equity holders of the company (RM) 1.2761

1.2860

Part A3 : Additional Information

	Individu	al Quarter	Cumulative Period		
	Current year	Preceding year	Current year	Preceding year	
	quarter	quarter	to date	to date	
	30.09.2013	30.09.2012	30.09.2013	30.09.2012	
	RM'000	RM'000	RM'000	RM'000	
Gross interest income Gross interest expenses	1	189	281	451	
	19	20	49	44	

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		<u>Individual</u> Current Year 3rd Qu	Preceding Year	Current Year	ve Quarter Preceding Year date
		30-Sep-13	30-Sep-12	30-Sep-13	30-Sep-12
		RM'000	RM'000	RM'000	RM'000
Continuing Operations	Note				
Revenue		8,928	9,403	23,280	29,085
Cost of sales		(1,519)	(4,680)	(11,889)	(15,394)
Gross profit	-	7,409	4,723	11,391	13,691
Other income		391	1,295	1,278	2,465
Administrative expenses		(4,863)	(951)	(7,214)	(3,670)
Finance costs		(4)	(18)	(20)	(56)
Share of profit / (loss) in associate	_	0	0	0	0
Profit before taxation		2,933	5,049	5,435	12,430
Tax expense	18	(1,080)	(1,302)	(2,612)	(3,776)
Profit/(loss) after taxation	-	1,853	3,747	2,823	8,654
Other Comprehensive income/(loss), net of tax		-	-	-	-
Total comprehensive income/(loss) for the period	=	1,853	3,747	2,823	8,654
Profit/(loss) attributable to:					
Owners of the parent		855	2,075	608	5,244
Non-controlling interests		998	1,672	2,215	3,410
Profit/(loss) for the period	-	1,853	3,747	2,823	8,654
Total comprehensive income attributable to:					
Owners of the parent		855	2,523	608	5,244
Non-controlling interests		998	1,224	2,215	3,410
Total comprehensive income/(loss) for the period	-	1.853	3,747	2,823	8,654
Earning Per Share attributable to owners of the parent:	_	·	·	•	
Earning/(loss) per share (Sen):-	27	0.71	1.73	0.51	4.37

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE 3RD QUARTER ENDED 30 SEPTEMBER 2013

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) CURRENT YEAR END 30-Sep-13 RM'000	(AUDITED) PRECEDING YEAR END 31-Dec-12 RM'000
<u>ASSETS</u>		
Non-current assets	440,000	444.004
Property, plant and equipment	140,329	141,601
Biological assets Investment Property	121,126 1,813	121,126 1,813
Investment in associated company	1,445	1,440
investment in associated company	264,713	265,980
Current assets		
Inventories	809	204
Amount due from customers	-	345
Trade receivables	2,764	2,305
Other receivables	464	436
Cash and cash equivalents	17,499	24,380
Tax Recoverable	39	288
	21,575	27,958
TOTAL ASSETS	286,288	293,938
EQUITY AND LIABILITIES Equity Attributable To Owners of the parent Share Capital Share Premium Revaluation Reserve Accumulated losses Total equity attributable to owners of the parent Non-controlling Interests	119,997 1,333 89,356 (57,560) 153,126 69,427	119,997 1,333 89,356 (56,368) 154,318 69,312
TOTAL EQUITY	222,553	223,630
Non-current liabilities Hire purchase creditors Deferred taxation	622 49,121 49,743	1,119 47,990 49,109
Current liabilities		
Trade payables Amount due to customers	1,005	4,991 93
Other payables	12.384	15,045
Dividend payable	-	-
Amount due from associate company	565	565
Provision for Taxation	38	505
	13,992	21,199
TOTAL LIABILITIES	63,735	70,308
TOTAL EQUITY AND LIABILITIES	286,288	293,938

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE 3RD QUARTER ENDED 30 SEPTEMBER 2013

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 2013	119,997	1,333	89,356	(56,368)	154,318	69,312	223,630
Net profit for the 9 months ended 30.9.2013 Other Comprehensive income for the period				608	608	2,215	2,823
Total Comprehensive income for the period Dividend paid to equity holders			-	608 (1,800)	608 (1,800)	2,215	2,823 (1,800)
Dividend paid to non-controlling Interests					0	(2,100)	(2,100)
Balance as at 30 SEPTEMBER 2013	119,997	1,333	89,356	(57,560)	153,126	69,427	222,553
As 1 January 2012	119,997	1,333	87,754	(57,204)	151,880	68,290	220,170
Net profit for the quarter				681	681	2,036	2,717
Other Comprehensive income for the period Total Comprehensive income for the period			-	681	681	2,036	2,717
Dividend paid to non-controlling Interests				(50 500)	450 501	(2,100)	(2,100)
Balance as at 30 SEPTEMBER 2012	119,997	1,333	87,754	(56,523)	152,561	68,226	220,787

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2013 <u>UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS</u>

CASH FLOWS FROM OPERATING ACTIVITIES	9 MONTHS ENDED 30-Sep-13 RM'000	12 MONTHS ENDED 31-Dec-12 RM'000
Profit before taxation	5,435	12,599
Adjustments for:- Non-cash items/non-operating items	1,588	1,708
Operating profit before working capital changes	7,023	14,307
Changes in working capital:- Net Change In Current Assets/Current Liabilities	(2,187)	1,461
Interest Paid Tax refund/(paid) Interest received Dividend Paid to Non-controlling interests Dividend Paid Net cash (Used In)/ generated from operating activities	4,836 (49) (2,921) 280 (2,100) (1,800) (1,754)	15,768 (59) (5,581) 623 (4,200) (2,705) 3,846
CASH FLOWS FROM INVESTING ACTIVITIES Proceeds from disposal of property, plant and equipment Purchase of property, plant and equipment Interest received Net cash used in investing activities	(4,910) 280 (4,630)	91 (4,269) (4,178)
CASH FLOWS FROM FINANCING ACTIVITIES Payment of hire purchase creditors	(497)	(590)
Net cash used in financing activities	(497)	(590)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(6,881)	(922)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR	24,380	25,302
CASH AND CASH EQUIVALENTS AT END OF THE FIANACIAL PERIOD	17,499	24,380
CASH AND CASH EQUIVALENTS COMPRISE THE FOLLOWING: Cash and bank balances Fixed Deposit placed with licensed banks	3,607 13,892 17,499	4,600 19,780 24,380

Notes to the Interim Financial Statement - 30 September 2013

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 2012. 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 2012.

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 2015.

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 2012, 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 2012 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

On 17 September 2013, the Company paid an interim dividend of 2.0 sen per ordinary share less 25% tax in respect of the financial year ending 2013.

9 Segmental reporting

Segmental information for the Group is presented as follows:

9 months financial period ended 30 September 2013	<u>Plantation</u>	Construction & Property Development	Investment	Elimination	Consolidated
Segment Revenue	RM'000	RM'000	RM'000	RM'000	RM'000
External revenue	22,543	737	-	-	23,280
Inter-segment revenue	-	-	3,900	(3,900)	
Total revenue	22,543	737	3,900	(3,900)	23,280
Segment Results Operating results Share of results of associate company Finance cost Profit/(loss) before tax Income tax expense	8,923 - - - 8,923 (2,593) 6,330	(3,234) - (20) (3,254) (19) (3,273)	3,666 - - 3,666 - 3,666	(3,900) - - (3,900) - (3,900)	5,455 (20) 5,435 (2,612) 2,823

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

The Group operates principally 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 5.4 million on a revenue of RM 23.2 million for the 9 months under review compared to a pre-tax profit of RM 12.4 million on a revenue of RM 29.1 million for the corresponding period in 2012.

The 11.7% decrease in the revenue of the Plantation Division to RM 22.5 million for the 9 months under review was due to mainly due to the decrease in CPO prices realised during the period under review. The average CPO prices realised during the period under review had decreased significantly by 24.0 % to RM 2,330 per M/T (2012: RM 3,066 per M/T). However, the Group's total FFB harvested during the 9 months under review had increased by 16.5% to 42,240 M/T (2012 1H: 36,249 M/T).

The construction revenue for both the period under review and the corresponding period in the previous year was insignificant as all the projects were at the final stages of completion. The construction and development division's loss before tax of RM 3.3 million was mainly due to the Group's overhead and the administration cost to oversee the remaining outstanding contracts work.

15 Comparison with the immediate preceding quarter's results

The profit before tax for the current quarter of RM 2.9 million was higher than the immediate preceding quarter's pretax profit of RM 0.29 million. This was mainly due to higher FFB production in the current quarter compared to the immediate preceding quarter's production.

16 Commentary on prospects

The Group anticipates the plantation division to maintain its profit at the current level for the current financial year on the assumption that the CPO prices would remain stable for the remaining financial year.

The construction division had fully provided the foreseeable losses on all current projects which have reached the final stages of construction.

17 Profit forecast

Not applicable as there was no profit forecast published.

18	Taxation		Individual Quarter 3 months ended		
		30.09.2013 RM'000	30.09.2012 RM'000	30.09.2013 RM'000	30.09.2012 RM'000
	Current Taxation	1,080	1,302	2,612	3,776
	Under/(Over) provision of tax in prior year	-	-	-	-
		1,080	1,302	2,612	3,776
	Deferred Tax	-	-	-	-
	Share of taxation of subsidiary	<u> </u>	_	-	_
	Total income tax expense	1,080	1,302	2,612	3,776

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 contract involving off balance sheet financial instruments.

24 Disclosure of Realised and Unrealised Profits (Unaudited)

Total retained profits / (accumulated losses) of the Company and its subsidiaries:	As at 30.09.2013 RM'000	As at 31.12.2012 RM'000
- Realised	(21,830)	(22,438)
- Unrealised	(52,991)	(52,991)
	(74,821)	(75,429)
Total share of retained profits / (accumulated losses) from associate company: - Realised	(1,010)	(1,010)
	(75,831)	(76,439)
Less: Consolidated adjustments	20,071	20,071
Total group retained profits / (accumulated losses) as per consolidated accounts	(55,760)	(56,368)

25 Material Litigation

There were no material changes with regard to material litigation since the date of the last interim report.

26 Dividend

On 12 June 2013, the Company had declared an interim dividend of 2.0 Sen per ordinary share less 25% tax in respect of the financial year ending 2013. This interim didivend was paid on 17 September 2013.

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	<u>Cumulative</u> 9 months		
30.09.2013	30.09.2012	30.09.2013	30.09.2012
855	2075	608	5,244
119,997	119,997	119,997	119,997
0.71	1.73	0.51	4.37

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	
30.09.2013	30.09.2012	30.09.2013	30.09.2012	
RM'000	RM'000	RM'000	RM'000	
(1)	(189)	(281)	(451)	
19	20	49	44	
686	497	1,588	1,069	

29 Capital Expenditure not provided for in the Financial Statements

The amount of approved commitments for capital expenditure as at 30 September 2013 was was RM7,350,000.