

## UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2014

	As At End of Current Quarter 31.3.2014	(Audited) As At Preceding Financial Year End 31.12.2013
	RM'000	RM'000
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	48,305	45,777
Goodwill	2,999	2,999
Deferred tax assets	689	689
	<u>51,993</u>	<u>49,465</u>
<b>Current Assets</b>		
Property development cost	229	229
Inventories	10,677	11,732
Trade and other receivables	145,221	165,313
Tax Recoverable	823	668
Cash and Cash Equivalents	17,990	15,733
	<u>174,940</u>	<u>193,675</u>
<b>Total Assets</b>	<u>226,933</u>	<u>243,140</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Capital and Reserves</b>		
Share Capital	107,480	107,480
Treasury shares	(176)	(174)
Retained Earnings	59,588	48,648
	<u>166,892</u>	<u>155,954</u>
<b>Minority Interest</b>	54	54
<b>Total Equity</b>	<u>166,946</u>	<u>156,008</u>
<b>Non-Current Liabilities</b>		
Long Term Borrowing	7,799	6,495
Long Term Provisions	777	762
<b>Total Non-Current Liabilities</b>	<u>8,576</u>	<u>7,257</u>
<b>Current Liabilities</b>		
Trade And Other Payables	18,103	41,619
Short Term Borrowings	33,042	37,990
Taxation	266	266
<b>Total Current Liabilities</b>	<u>51,411</u>	<u>79,875</u>
<b>Total Liabilities</b>	<u>59,987</u>	<u>87,132</u>
<b>Total Equity and Liabilities</b>	<u>226,933</u>	<u>243,140</u>
Net Assets per share attributable to ordinary equity holders of the parent (RM)	<u>1.55</u>	<u>1.45</u>

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31st December 2013)

SEACERA GROUP BERHAD ( Company No. 163751-H )

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FIRST FINANCIAL QUARTER ENDED 31 MARCH 2014

	Current Quarter Ended 31.3.2014 RM'000	Restated Corresponding Quarter Ended 31.3.2013 RM'000	Current Year to Date Ended 31.3.2014 RM'000	Restated Corresponding Year to Date Ended 31.3.2013 RM'000
Revenue	13,679	9,181	13,679	9,181
Operating Expenses	(13,741)	(11,176)	(13,741)	(11,176)
Other income	11,742	826	11,742	826
Finance Cost	(585)	(737)	(585)	(737)
Profit Before Taxation	11,095	(1,906)	11,095	(1,906)
Taxation	(155)	(155)	(155)	(155)
<b>Net profit for the Period from continuing operation</b>	<b>10,940</b>	<b>(2,061)</b>	<b>10,940</b>	<b>(2,061)</b>
<b>Discontinued operation</b>				
Profit from discontinued operation, net of tax	-	737	-	737
<b>Profit/(loss) for the period</b>	<b>10,940</b>	<b>(1,324)</b>	<b>10,940</b>	<b>(1,324)</b>
<b>Other comprehensive income for the year, net of tax</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the year</b>	<b>10,940</b>	<b>(1,324)</b>	<b>10,940</b>	<b>(1,324)</b>
<b>Attributable to :</b>				
Equity holders of the parent	10,940	(1,324)	10,940	(1,324)
Non-controlling Interest	-	-	-	-
<b>EPS</b>				
Net (loss)/profit per share (sen)				
- Basic	10.18	(1.23)	10.18	(1.23)
- Diluted	10.18	(1.23)	10.18	(1.23)

(The Condensed Consolidated Statements of Profit or Loss and other Comprehensive Income should be read in conjunction with Annual Financial Report for the year ended 31st December 2013)

**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES EQUITY  
FOR THE FIRST FINANCIAL QUARTER ENDED 31 MARCH 2014**

**Attributable to Equity Holders of the Parent**

	Share Capital RM'000	Share Premium RM'000	Retained Earnings RM'000	Total Reserves RM'000	Non- Distributable Treasury Shares RM'000	Minority interests RM'000	Dividend paid RM'000	Total Equity RM'000
<b>Balance at 1 January 2013</b>	107,480		45,053	45,053	(144)	54	-	152,443
Total Comprehensive Income for the period	-	-	(1,324)	(1,324)	-	-	-	(1,324)
Buy Back Shares					(1)			(1)
<b>Balance at 31 March 2013</b>	<u>107,480</u>	<u>-</u>	<u>43,729</u>	<u>43,729</u>	<u>(145)</u>	<u>54</u>	<u>-</u>	<u>151,118</u>
<b>Balance at 1 January 2014</b>	107,480	-	48,648	48,648	(174)	54	-	156,008
Total Comprehensive Income for the period			10,940	10,940	-	-	-	10,940
Buy Back Shares					(2)			(2)
<b>Balance at 31 March 2014</b>	<u>107,480</u>	<u>-</u>	<u>59,588</u>	<u>59,588</u>	<u>(176)</u>	<u>54</u>	<u>-</u>	<u>166,946</u>

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31st December 2013)

**SEACERA GROUP BERHAD ( Company No. 163751-H )**

Condensed Consolidated Cash Flow Statements  
For the period ended 31 March 2014

	<b>Current Period Ended 31.3.2014 (RM '000)</b>	<b>Corresponding Period Ended 31.3.2013 (RM '000)</b>
Profit/(loss) before taxation	11,095	(1,256)
Adjustment for non-cash flow items	<u>(12,108)</u>	<u>(632)</u>
Operating profit before changes in working capital	(1,013)	(1,888)
Decrease in inventories	<span style="border: 1px solid black;">1,055</span>	<span style="border: 1px solid black;">578</span>
(Increase) in receivables	21,380	1,482
(Decrease)/Increase in payables	<span style="border: 1px solid black;">(23,515)</span>	<span style="border: 1px solid black;">(1,807)</span>
Changes flows (used in )/from operations	(2,093)	(1,635)
Incomes tax paid/refund	<span style="border: 1px solid black;">(155)</span>	<span style="border: 1px solid black;">(68)</span>
Interest paid	<span style="border: 1px solid black;">(585)</span>	<span style="border: 1px solid black;">(896)</span>
Interest received	<span style="border: 1px solid black;">109</span>	<span style="border: 1px solid black;">99</span>
Cash flow (used in) from operations	(2,724)	(2,500)
Gain on disposal of shares in subsidiaries company	<span style="border: 1px solid black;">10,286</span>	<span style="border: 1px solid black;">-</span>
Purchase of property, plant and equipment	<span style="border: 1px solid black;">(1,118)</span>	<span style="border: 1px solid black;">(707)</span>
Net cash (used in)/ generated from investing activities	9,168	(707)
(Increase)in deposit pledged	<span style="border: 1px solid black;">(1,641)</span>	<span style="border: 1px solid black;">(101)</span>
Dividend paid	-	192
Bank borrowing	<span style="border: 1px solid black;">(3,644)</span>	<span style="border: 1px solid black;">2,388</span>
Net cash from/(used in)Financing Activities	(5,285)	2,479
<b>Net Change in Cash &amp; Cash Equivalents</b>	<u>1,159</u>	<u>(728)</u>
Cash & Cash Equivalents at beginning of year	(1,263)	(1,229)
<b>Cash &amp; Cash Equivalents at end of period</b>	<u><u>(104)</u></u>	<u><u>(1,957)</u></u>
<b>Cash &amp; Cash Equivalents</b>	<b>2014</b>	<b>2013</b>
	<b>RM'000</b>	<b>RM'000</b>
Cash and bank balances	1,780	677
Deposits pledged with licensed bank	16,210	16,538
Cash and bank balances	<u>17,990</u>	<u>17,215</u>
Less:		
Deposits pledged with licensed bank	(16,210)	(16,538)
Bank overdrafts	<u>(1,884)</u>	<u>(2,634)</u>
Cash and cash equivalents	<u><u>(104)</u></u>	<u><u>(1,957)</u></u>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 December 2013)

SEACERA GROUP BERHAD (Company No: 163751-H)  
INTERIM FINANCIAL REPORTING / STATEMENT FOR  
THE FIRST QUARTER ENDED 31 MARCH 2014

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

**A. Notes Required Under FRS 134**

**A1. Basis of preparation of financial statements**

This Interim Financial Statements are unaudited and has been prepared in accordance with FRS 134 "Interim Financial Reporting" issued by Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements and should be read in conjunction with the Group's annual audited financial statements for the financial year ended 31 December 2013. These explanatory notes accompanied the Interim Financial Statements provide an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the last financial year ended 31 December 2013.

**A2. Significant Changes in Accounting Policies**

The accounting policies applied by the Group in these interim financial statements are consistent with those applied by the Group in its annual financial statements as at and for the year ended 31 December 2013 except for the adoption of the following MFRSs, IC Interpretation and Amendments to MFRSs during the current financial period:

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<u>Descriptions</u>	
Amendments to MFRS 12	Disclosure of Interests in Other Entities: Investment Entities
Amendments to MFRS 127	Separate Financial Statements(2011): Investments Entities
Amendments to MFRS 132	Financial Instruments Presentation – Offsetting Financial Assets and Financial Liabilities
Amendments to MFRS 136	Impairment of Assets – Recoverable Amount Disclosures for Non-Financial Assets.
Amendments to MFRS 1	First-time adoption of Malaysian Financial Reporting Standards (Annual Improvements 2011-2013 Cycle)
Amendments to MFRS 3	Business Combinations(Annual Improvements 2010-2012 Cycle and 2011-2013 Cycle)
Amendments to MFRS 8	Operating Segments(Annual Improvements 2010-2012 Cycle)
Amendments to MFRS 13	Fair Value Measurement (Annual Improvements 2010-2012 Cycle and 2011-2013 Cycle)
Amendments to MFRS 116	Property, Plant and Equipment(Annual Improvements 2010-2012 Cycle)
Amendments to MFRS 119	Employee Benefits-Defined Benefit Plans: Employee Contributions
Amendments to MFRS 124	Related Party Disclosures (Annual Improvements 2010-2012 Cycle)
Amendments to MFRS 138	Intangible Assets (Annual Improvements 2010-2012 Cycle)

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**A3. Qualification in Auditor's Report**

There are no qualifications in the Auditors' Report of the audited financial statements for year ended 31 December 2013.

**A4. Seasonality or Cyclicity of Operations**

The Group's performance is directly related to the level of respective market activity especially the Tiles Division which normally experiences slowdown during festive seasons.

**A5. Unusual Items**

There are no unusual items affecting assets, liabilities, equity, net income or cash flow that are unusual because of their nature, sizes, or incidence that had affected the current quarter ended 31 March 2014 except as disclosed in the interim financial statements.

**A6. Material Changes in Estimates**

There were no material changes in estimates of amounts reported in prior financial years that have a material effect in the current quarter ended 31 March 2014.

**A7. Issuance, Cancellation, Repurchases, Resale & Repayments of Debt and Equity Securities**

On 30 June 2009, the Company had obtained approval from its shareholders to buy-back its own shares. The latest approval obtained for the renewal of share Buy-back Authority was on 27 June 2013.

On a cumulative basis, as at 31.3.2014, the Company has purchased 301,000 ordinary shares for RM176,472.13, representing in average RM0.59 per share.

None of the treasury shares held were resold or cancelled during the financial quarter.

**A8. Dividend Paid**

No dividend was paid during the current quarter under review.

**A9. Segmental Reporting**

Segment information is presented in respect of the Group business segments. The business segment is based on the Group's management and internal report structure. Segment information by geographical segments is not provided as the activities of the Group are located principally in Malaysia. Inter-segment pricing is determined based on negotiated terms.

Segments result, asset and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items mainly comprise corporate assets and expenses.

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Business Segments

The Group is organized into the following business segments:-

- i) Tiles- manufacturing, trading and marketing of all kinds of ceramic and related products
- ii) Others – investment holding, property development and construction

The directors are of the opinion that all inter-segment transactions have been entered during the normal course of business and have been established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

	Tiles RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Revenue-External	13,679			13,679
Operating profit/(loss)	92	(154)		(62)
Other income	11,742	-		11,742
Interest expenses	(585)	-		(585)
Profit/(loss) before taxation	11,249	(154)		11,095
Tax expenses	(155)	-		(155)
Net profit/(loss) for the period	11,094	(154)		10,940
Segments assets	309,316	100,126	(185,508)	223,934
Goodwill				2,999
Total assets				226,933
Segments liabilities	102,670	82,718	(125,401)	59,987
Depreciation and amortization	808	-		808

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*Geographical segments*

The Group's production facilities are located in Malaysia only.

In determining the geographical segment of the Group, revenue is based on the geographical location of customers.

	Revenue RM'000
Malaysia	10,510
Asean countries	1,840
Other countries	1,329
	<hr/>
	13,679

**A10. Valuations of Property, Plant & Equipment**

The property, plant and equipment have not been revalued since the previous annual audited financial statements.

**A11. Material Events Subsequent to End of Interim Period**

There were no material events subsequent to the end of the quarter under review that have not been reflected in the financial statements.

**A12. Changes in the Composition of the Group**

There was no change in the composition of the Group during the current quarter except for the disposal of 49% equity interest of Seacera Land Sdn Bhd as announced on 31 March 2014.

**A13. Capital Commitments**

Except as disclosed in notes B6, there were no other material capital commitments during the current quarter ended 31 March 2014.



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**B. Notes Required Under Bursa Malaysia Securities Berhad's Listing Requirements.**

**B1. Quarter vs Preceding Year Quarter**

The Group's revenue for the first quarter ended 31 March 2014 was higher by RM4.49 million or 49% as compared to previous year of the corresponding quarter. Higher revenue in Tiles Division was mainly due from more secured project in the current quarter under review.

The Group recorded higher profit before taxation for the first quarter ended 31 March 2014 of RM11 million compared to loss before taxation of RM1.2 million in the previous year corresponding quarter. The higher profit in current quarter was mainly due to a gain on disposal of 49% on Seacera Land Sdn Bhd of RM11.5 million.

**B2. Material Changes for the Current and Preceding Quarter.**

The Group's revenue for the first quarter ended 31 Mar 2014 was higher by RM0.97 million (31.12.2013: Revenue of RM 12.71 million) or 7% compared to the preceding quarter. Higher revenue in Tiles Division was mainly due from more secured project in the current quarter under review.

The Group's profit before taxation for the current financial quarter of RM11 million (31.12.2013: Profit before tax of RM4.73 million) was higher by RM5.9 million in comparison with preceding quarter. The higher profit in current quarter was mainly due to a gain on disposal of 49% shares in Seacera Land Sdn Bhd of RM11.5 million.

**B3. Prospects**

The Board anticipates that the Year 2014 will be a challenging period for business environment in view of the intense competition in Malaysia and an uncertain global economic climate whereby certain Asian countries facing depreciation of their currency and increased inflationary rate. The increase and changes in certain industrial tariff of utilities by the authorities will also resulted in higher operating expenses. However, with some positive measures to be undertaken and if materialized, the Board expects the performance for the current year to be satisfactory.

**B4. Provision of Profit Forecast or Profit Guarantee in Public Document**

The Group did not announce any profit forecast or profit guarantee in a public document.

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**B5. Taxation**

	<b>2014 Quarter ended 31 Mar RM '000</b>	<b>2013 Quarter ended 31 Mar RM '000</b>	<b>2014 Year to Date ended 31 Mar RM '000</b>	<b>2013 Year to date ended 31 Mar RM '000</b>
<b>Current year</b>				
- Income tax	155	155	155	155
	<u>155</u>	<u>155</u>	<u>155</u>	<u>155</u>

The effective tax rate is lower than the statutory tax rate was mainly due to certain gain which was exempted from tax.

**B6. Status of Corporate Proposals**

- a) On 5 April 2005, Seacera Properties Sdn. Bhd. (403089-X) ("SPSB") a wholly owned subsidiary of the company entered into a conditional Joint Venture Development Agreement ("JVDA") with Duta Skyline Sdn. Bhd. ("DSSB") to develop pieces of freehold land owned by DSSB. The JVDA is pending completion and is further extended to 30 June 2014 as certain conditions precedents have yet to be met.
- b) Conditional Sales and Purchase Agreement dated 15 May 2009 entered into between SPSB and DSSB. (338152-U) in relation to the purchase of a piece of freehold land identified as developer's plot no. M.S. 269/1996/5A, M.S.269/1996/6A and M.S.269/1996/7A measuring approximately 113.29 acres forming part of the land held under Geran 23940, Lot 613, Mukim Ulu Semenyih, District of Ulu Langat, Negeri Selangor Darul Ehsan for a total purchase consideration of RM26,750,000.00 only. The purchase was approved by the shareholders during the EGM held on 30 June 2009 and pending fulfillment of conditions precedents.
- c) On 10 April 2012, SPSB, a wholly owned subsidiary of the Company had entered into Sale and Purchase Agreement with DSSB to acquire a freehold land measuring approximately 137.97 acres identified as provisional plot no.M.S.269/1996/8A,M.S.269/1996/10A and M.S.269/1996/11A located at a piece of land held under Lot 613, Geran 23940, Mukim Ulu Semenyih, District of Ulu Langat, Selangor for a cash consideration of RM78.13million only. The purchase was approved by the shareholders at the EGM on 29 August 2012. As at the date of this report, the transaction is pending fulfillment of the conditions precedent.

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- d) On 11 November 2013, the Company had announced the following proposal;
- i. Proposed Bonus Issue of up to 42,650,847 new ordinary shares of RM1.00 each in Seacera ("Seacera Shares") (" Bonus Shares") on the basis of one (1) bonus share for every three (3) existing Seacera shares held at the same entitlement date to be determined later ("Entitlement Date") ("Proposed Bonus Issue of Shares").
  - ii) Proposed Issue of up to 42,650,847 free Warrants (" Warrants") on the basis of one (1) warrant for every three (3) existing Seacera shares held at the same entitlement date as the proposed bonus issue of shares ("Proposed Free Warrants Issue").

The above proposals was approved by the Shareholders during the Extraordinary General Meeting on 26 December 2013. As announced on 14 May 2014, the entitlement date for the above proposals is 27 May 2014.

- e) On 10 January 2014, the Seacera Group Berhad ("SGB" or the "Company") has entered into a Subscription Agreement ("SA") with SPAZ Sdn Bhd ("SPAZ") to subscribe for 3,000,000 ordinary shares of RM1 each in SPAZ, representing an enlarged issued and paid up share capital of 60% at a subscription price of RM3,000,000. With the subscription, SPAZ will be a 60% owned subsidiary company of SGB. This proposal is pending the fulfillment of the conditions precedent and was extended to 10 July 2014.
- f) On 21 March 2014, Seacera Land Sdn Bhd("Seacera Land "or "Purchaser"),a wholly owned subsidiary of Seacera Group Berhad had entered into a conditional sale and purchase agreement ("SPA") with Sri Alai Sdn Bhd("Sri Alai" or "Vendor") to acquire one piece of leasehold land known as PN 51102, Lot No. 4863, Mukim of Alai, District of Melaka Tengah, State of Melaka measuring approximately 15.23 hectares (about 37.63acres) ("Land"), for a total purchase consideration of RM32,750,000 ("Purchase Consideration") to be satisfied partly via cash of RM6,000,000 and balance via issuance of RM26,750,000 new ordinary shares of RM1.00 each in Seacera("Seacera Share(s)))(Consideration Share(s)) at par based on the term and conditions of the SPA. This proposal is pending fulfillment of the conditions precedent.

**B7. Group Borrowings**

Group borrowings consist of the following:

	<b>As at 31.3.2014 RM'000</b>
Dominated in Ringgit Malaysia	
<b>Secured</b>	
Long term borrowings	<u>7,799</u>
<b>Secured</b>	
Short term borrowings	20,843
Bankers acceptance	<u>12,199</u>
	<u>33,042</u>
<b>Total</b>	<b><u>40,841</u></b>

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**B8. Off Balance Sheet Financial Instruments**

There were no off balance sheet financial instruments entered into by the Group as at the date of this report except for the Corporate Guarantee issued by Seacera in favour of the financiers' of the subsidiary companies for their banking facilities amounting to RM31.5million.

**B9. Changes in the Material Litigation**

There were no other material litigation, claims or arbitration, either as plaintiff or defendant and the Directors have no knowledge of any proceedings pending or threatened against the Company and/or its subsidiaries or of any fact likely to give rise to any proceedings which might adversely and materially affect the financial position or business of the Company and/or its subsidiaries, save as disclosed below:

- a) Seacera Properties Sdn Bhd together with Duta Skyline Sdn. Bhd. (both referred to as "Plaintiff") are taking legal action against Mohamed Faisal bin Abdul Gaffar and Tetuan Faisal Gaffar & Co (both referred to as "Defendants") for negligently releasing the stakeholder deposit to a third party without the Plaintiff's knowledge.

The matter is fixed for continued trial on 22 May 2014.

**B10. Dividend**

The Board of Directors recommends a final single tier dividend of 3 sen per share for the financial year ended 31 December 2013. The said final dividend is subject to the approval of the shareholders at the forthcoming Annual General Meeting to be held at a date to be announced later.

The said final dividend will be paid on a date to be announced in due course.

**B11. Earnings per Ordinary Share (EPS)**

The earnings per ordinary share of the Group as at the end of this period are calculated as follows:

	2014 Quarter ended 31 Mar RM'000	2013 Quarter ended 31 Mar RM'000	2014 Year to date ended 31 Mar RM'000	2013 Year to date ended 31 Mar RM'000
Net profit/(loss) for the Period (RM'000)	10,940	(1,324)	10,940	(1,324)
No. of ordinary shares ('000)	107,480	107,480	107,480	107,480
Owner of the parent	10,940	(1,324)	10,940	(1,324)
Non-controlling interest	-	-	-	-
EPS (sen) - Basic	10.18	(1.23)	10.18	(1.23)
EPS (sen) - Diluted	10.18	(1.23)	10.18	(1.23)

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**B12. Disclosure of realised and unrealised profits and losses**

Retained earning		
	<b>31 Mar 2014 RM'000</b>	<b>31 Mar 2013 RM'000</b>
Total retained earnings of Seacera and its subsidiaries		
- Realised	74,288	59,655
- Unrealised	(3,688)	(301)
	70,600	59,354
Less : Consolidation adjustments	(11,012)	(15,625)
Total Group retained Earnings as per Consolidated Financial Statements	59,588	43,729

**B13. (Loss)/Profit for the period /year**

	<b>2014 Quarter ended 31 Mar RM'000</b>	<b>2013 Quarter ended 31 Mar RM'000</b>	<b>2014 Year to date ended 31 Mar RM'000</b>	<b>2013 Year to date ended 31 Mar RM'000</b>
<b>(Loss)/Profit for the period/year after charging/(crediting):</b>				
Interest expense	585	737	585	737
Depreciation	808	645	808	645
Foreign exchange loss/(gain)	(102)	(42)	(102)	(42)
Interest income	(109)	(99)	(109)	(99)

**B14. Authorisation for issue**

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution by the Directors.