

## UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2014

	As At End of Current Quarter 30.6.2014	(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	48,052	45,777
Goodwill	2,999	2,999
Deferred tax assets	624	689
	<u>51,675</u>	<u>49,465</u>
<b>Current Assets</b>		
Property development cost	229	229
Inventories	13,558	11,732
Trade and other receivables	171,240	165,313
Tax Recoverable	1,269	668
Cash and Cash Equivalents	17,796	15,733
	<u>204,092</u>	<u>193,675</u>
<b>Total Assets</b>	<u>255,767</u>	<u>243,140</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Capital and Reserves</b>		
Share Capital	168,504	107,480
Treasury shares	(174)	(174)
Retained Earnings	21,827	48,648
	<u>190,157</u>	<u>155,954</u>
<b>Minority Interest</b>	54	54
<b>Total Equity</b>	<u>190,211</u>	<u>156,008</u>
<b>Non-Current Liabilities</b>		
Long Term Borrowing	7,103	6,495
Long Term Provisions	793	762
<b>Total Non-Current Liabilities</b>	<u>7,896</u>	<u>7,257</u>
<b>Current Liabilities</b>		
Trade And Other Payables	24,850	41,619
Short Term Borrowings	32,001	37,990
Taxation	809	266
<b>Total Current Liabilities</b>	<u>57,660</u>	<u>79,875</u>
<b>Total Liabilities</b>	<u>65,556</u>	<u>87,132</u>
<b>Total Equity and Liabilities</b>	<u>255,767</u>	<u>243,140</u>
Net Assets per share attributable to ordinary equity holders of the parent (RM)	<u>1.13</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 SECOND FINANCIAL QUARTER ENDED 30 JUNE 2014

	Current Quarter Ended 30.6.2014 RM'000	Restated Corresponding Quarter Ended 30.6.2013 RM'000	Current Year to Date Ended 30.6.2014 RM'000	Restated Corresponding Year to Date Ended 30.6.2013 RM'000
Revenue	15,843	16,514	29,523	25,695
Operating Expenses	(14,223)	(14,843)	(27,965)	(26,019)
Other income	445	298	12,187	1,124
Finance Cost	(245)	(760)	(831)	(1,497)
Profit Before Taxation	1,820	1,209	12,914	(697)
Taxation	(155)	(145)	(310)	(300)
<b>Net profit for the Period from continuing operation</b>	<b>1,665</b>	<b>1,064</b>	<b>12,604</b>	<b>(997)</b>
<b>Discontinued operation</b>				
Profit from discontinued operation, net of tax	-	528	-	1,264
<b>Profit for the period</b>	<b>1,665</b>	<b>1,592</b>	<b>12,604</b>	<b>267</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>1,665</b>	<b>1,592</b>	<b>12,604</b>	<b>267</b>
<b>Attributable to :</b>				
Equity holders of the parent	1,665	1,592	12,604	267
Non-controlling Interest	-	-	-	-
<b>EPS</b>				
Net profit per share (sen)				
- Basic	0.99	1.48	7.48	0.25
- Diluted	0.99	1.48	7.48	0.25

(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)

SEACERA GROUP BERHAD ( Company No. 163751-H )

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES EQUITY  
FOR THE SECOND FINANCIAL QUARTER ENDED 30 JUNE 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	-	-	267	267	-	-	-	267
Buy Back Shares					(1)			(1)
<b>Balance at 30 June 2013</b>	<u>107,480</u>	<u>-</u>	<u>45,320</u>	<u>45,320</u>	<u>(145)</u>	<u>54</u>		<u>152,709</u>
<b>Balance at 1 January 2014</b>	107,480	-	48,648	48,648	(174)	54	-	156,008
Issuance of bonus shares	39,425		(39,425)	(39,425)				-
Issuance of new shares	21,599							21,599
Total Comprehensive Income for the period			12,604	12,604	-	-	-	12,604
<b>Balance at 30 June 2014</b>	<u>168,504</u>	<u>-</u>	<u>21,827</u>	<u>21,827</u>	<u>(174)</u>	<u>54</u>		<u>190,211</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 30 June 2014

	<b>Current Period Ended 30.6.2014 (RM '000)</b>	<b>Corresponding Period Ended 30.6.2013 (RM '000)</b>
Profit before taxation	12,914	630
Adjustment for non-cash flow items	<u>1,683</u>	<u>3,499</u>
Operating profit before changes in working capital	14,597	4,129
(Increase)/Decrease in inventories	<u>(1,826)</u>	<u>784</u>
(Increase) in receivables	<u>(5,927)</u>	<u>(4,722)</u>
(Decrease)/Increase in payables	<u>(16,769)</u>	<u>3,401</u>
Changes flows (used in )/from operations	(9,925)	3,592
Incomes tax paid/refund	<u>(300)</u>	<u>(363)</u>
Interest paid	<u>(831)</u>	<u>(1,857)</u>
Interest received	<u>362</u>	<u>245</u>
Cash flow (used in)/generated from operations	(10,694)	1,617
Proceeds from disposal of property,plant and equipment	<u>-</u>	<u>(79)</u>
Proceeds from issuance of shares	<u>21,599</u>	<u>-</u>
Purchase of property, plant and equipment	<u>(3,201)</u>	<u>(1,756)</u>
Net cash (used in)/ generated from investing activities	18,398	(1,835)
(Increase)in deposit pledged	<u>(1,894)</u>	<u>(101)</u>
Bank borrowing	<u>(5,381)</u>	<u>(899)</u>
Net cash from/(used in)Financing Activities	(7,275)	(1,000)
<b>Net Change in Cash &amp; Cash Equivalents</b>	<u>429</u>	<u>(1,218)</u>
Cash & Cash Equivalents at beginning of year	(1,263)	(1,229)
<b>Cash &amp; Cash Equivalents at end of period</b>	<u><u>(834)</u></u>	<u><u>(2,447)</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	1,333	829
Deposits pledged with licensed bank	<u>16,463</u>	<u>16,681</u>
Cash and bank balances	<u><u>17,796</u></u>	<u><u>17,510</u></u>
Less:		
Deposits pledged with licensed bank	(16,463)	(16,681)
Bank overdrafts	<u>(2,167)</u>	<u>(3,276)</u>
Cash and cash equivalents	<u><u>(834)</u></u>	<u><u>(2,447)</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 SECOND QUARTER ENDED 30 JUNE 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:

<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 30 June 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 30 June 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 30 June 2014.

On a cumulative basis, as at 30.6.2014, 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 tiles and related building material 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	29,523			29,523
Operating profit/(loss)	1,847	(289)		1,558
Other income	12,187	-		12,187
Interest expenses	(831)	-		(831)
Profit/(loss) before taxation	13,203	(289)		12,914
Tax expenses	(310)	-		(310)
Net profit/(loss) for the period	12,893	(289)		12,604
Segments assets	345,314	120,126	(212,672)	252,768
Goodwill				2,999
Total assets				255,767
Segments liabilities	93,150	78,325	(105,919)	65,556
Depreciation and amortization	1,652	-		1,652

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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	23,174
Asean countries	2,146
Other countries	4,203
	<hr/>
	29,523

**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 under review.

**A13. Capital Commitments**

Except as disclosed in notes B6, there were no other material capital commitments during the current quarter ended 30 June 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 second quarter ended 30 June 2014 was lower by RM0.671 million or 4% as compared to previous year of the corresponding quarter. Tiles Division recorded higher sales by RM2.07 million (2014:RM15.84 million) or 15.03% as compared to previous year of the corresponding quarter (2013:RM13.77 million). However, there was no revenue recorded under Properties/Construction Division as compared to previous year corresponding quarter of RM2.73 million.

The Group recorded higher profit before taxation for the second quarter ended 30 June 2014 of RM1.82 million compared to profit before taxation of RM1.2 million in the previous year corresponding quarter. The higher profit in current quarter was mainly due to lower production and finance costs recorded by Tiles Division.

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

The Group's revenue for the second quarter ended 30 June 2014 was higher by RM2.16 million (31.3.2014: Revenue of RM13.68 million) or 15.79% compared to the preceding quarter. Higher revenue in Tiles Division was mainly due from more supply of building materials to projects are secured in the current quarter under review.

The Group's profit before taxation for the current financial quarter of RM1.82 million (31.3.2014: Profit before tax of RM11.24 million) was lower by RM9.42 million in comparison with preceding quarter. The higher profit in preceding 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 the business environment in view of the intense competition in Malaysia and an uncertain global economic climate. The increase and changes in certain industrial tariff of utilities by the relevant parties will also result higher operating expenses. However, if some positive measures to be undertaken are materialized, the Board expects that the performance for the current year is 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 30 June RM '000</b>	<b>2013 Quarter ended 30 June RM '000</b>	<b>2014 Year to Date ended 30 June RM '000</b>	<b>2013 Year to date ended 30 June RM '000</b>
<b>Current year</b>				
- Income tax	155	145	310	300
	<hr/> 155	<hr/> 145	<hr/> 310	<hr/> 300

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 31 December 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 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 October 2014.
- e) 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.
- f) On 6 June 2014, the Company had entered into a Memorandum of Understanding ("MOU") with Shanghai Construction Group Co. Ltd("SCG") and SPAZ Sdn Bhd("SPAZ") to form a joint venture for the purpose of jointly preparing and submitting response to the prequalification and bidding for the Proposed Warisan Merdeka Project in Kuala Lumpur("Project") in the mode of financing plus Engineering, Procurement and Construction("EPC" mode. There is no major development of the MOU since the last announcement.
- g) On 24 June 2014, the Company had entered into the Memorandum of Understanding ("MOU") with Intelligent Fence (M) Sdn Bhd.("IFSB") to record the understanding of Seacera and IFSB to participate in the tender under Public Private Partnership ("PPP") to Home Ministry of Malaysia to build, operate and transfer an electric security fence along the national border of Malaysia and Thailand which is approximately 506 kilometres (Proposed Project"). There is no major development of the MOU since the last announcement.

**B7. Group Borrowings**

Group borrowings consist of the following:

	<b>As at 30.6.2014 RM'000</b>
Dominated in Ringgit Malaysia	
<b>Secured</b>	
Long term borrowings	<u>7,103</u>
<b>Secured</b>	
Short term borrowings	19,930
Bankers acceptance	<u>12,071</u>
	<u>32,001</u>
<b>Total</b>	<b><u>39,104</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 Group Bhd in favour of the financiers' of the subsidiary companies for their banking facilities amounting to RM24.5million.

**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 allegedly releasing the stakeholder deposit to a third party without the Plaintiff's knowledge.

On 26.8. 2014, the Court has allowed the Plaintiff's Writ Summon and Statements of Claim against the Defendants with Cost of RM25,000.00 payable to the Plaintiff's.

**B10. Dividend**

The Board of Directors does not recommend any dividend for the current quarter under review.

**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 30 June RM'000	2013 Quarter ended 30 June RM'000	2014 Year to date ended 30 June RM'000	2013 Year to date ended 30 June RM'000
Net profit for the Period (RM'000)	1,665	1,592	12,604	267
No. of ordinary shares ('000)	168,504	107,480	168,504	107,480
Owner of the parent	1,665	1,592	12,604	267
Non-controlling interest	-	-	-	-
EPS (sen) - Basic	0.99	1.48	7.48	(0.25)
EPS (sen) - Diluted	0.99	1.48	7.48	(0.25)

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

Retained earning	2014 30 June RM'000	2013 30 June RM'000
Total retained earnings of Seacera and its subsidiaries		
- Realised	30,601	59,655
- Unrealised	(2,999)	(301)
	27,602	59,354
Less : Consolidation adjustments	(5,775)	(15,625)
Total Group retained Earnings as per Consolidated Financial Statements	21,827	45,320

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

	2014 Quarter ended 30 June RM'000	2013 Quarter ended 30 June RM'000	2014 Year to date ended 30 June RM'000	2013 Year to date ended 30 June RM'000
<b>(Loss)/Profit for the period/year after charging/(crediting):</b>				
Interest expense	245	760	831	1,497
Depreciation	844	759	1,652	1,512
Foreign exchange loss/(gain)	37	10	(65)	(34)
Interest income	(253)	(146)	(362)	(245)

**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.