P.I.E. INDUSTRIAL BERHAD (COMPANY NO. : 424086-X) UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE 3RD QUARTER ENDED 30 SEPTEMBER 2010

	INDIV			CUMULATIVI	CUMULATIVE QUARTER		
	Note	CURRENT YEAR QUARTER 30.09.2010 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30.09.2009 RM'000	CURRENT YEAR TO DATE 30.09.2010 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30.09.2009 RM'000		
Revenue	8	71,778	58,124	213,523	156,667		
Cost of sales	_	(62,697)	(46,839)	(181,236)	(125,089)		
Gross profit		9,081	11,285	32,287	31,578		
Administrative and distribution expenses Other operating income/(expenses) Income from other investments Finance costs	_	(4,735) 1,458 897 0	(4,258) 218 553 0	(14,791) 887 2,612 0	(12,441) 2,187 1,919 0		
Profit before tax	8	6,701	7,798	20,995	23,243		
Income tax expense	18 _	(1,529)	(2,308)	(4,570)	(5,260)		
Profit for the period	_	5,172	5,490	16,425	17,983		
Other comprehensive income, net of tax							
Currency translation differences	_	405	(17)	(424)	1,001		
Other comprehensive income, net of tax	_	405	(17)	(424)	1,001		
Total comprehensive income for the period	=	5,577	5,473	16,001	18,984		
Basic earnings per ordinary share (sen)	26	8.082	8.579	25.667	28.100		
Diluted earnings per ordinary share (sen)	26	N/A	N/A	N/A	N/A		

The Unaudited Condensed Consolidated Statement of Comprehensive Income (formerly known as Income Statements) should be read in conjunction with the Annual Audited Financial Statements for the financial year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial report.

P.I.E. INDUSTRIAL BERHAD (COMPANY NO. : 424086-X) UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2010

	Note	UNAUDITED AS AT 30.09.2010 RM'000	AUDITED AS AT 31.12.2009 RM'000
ASSETS			
Non-current assets Property, plant and equipment	9	26,189	24,477
Investment properties	9	18,821	18,291
Prepaid lease payments		8,215	8,370
Goodwill on consolidation		1,722	1,722
Deferred tax assets		2,056	2,027
Total non-current assets	-	57,003	54,887
Current assets			
Inventories Trade and other receivables		28,007	26,826 65,129
Current tax assets		76,354 3,267	1,418
Other assets		6,792	1,316
Restricted cash		57	58
Short-term deposits with licensed banks		77,258	107,469
Cash and bank balances		20,328	12,427
Total current assets	-	212,063	214,643
TOTAL ASSETS	-	269,066	269,530
EQUITY AND LIABILITIES			
Capital and reserves attributable to equity			
holders of the Company Share capital		64,007	64,007
Less: Treasury Shares, at Cost		(60)	(40)
Reserves		157,839	158,637
Total equity	-	221,786	222,604
Non-current liabilities			
Deferred tax liabilities	-	3,563	3,639
Current liabilities		20.954	42 505
Trade and other payables Current tax liabilities		39,851 3,866	42,505 782
Total current liabilities	-	43,717	43,287
Total liabilities	-	47,280	46,926
TOTAL EQUITY AND LIABILITIES	-	269,066	269,530
NET ASSETS		221,786	222,604
NET ASSETS PER SHARE ATTRIBUTABLE			
TO ORDINARY EQUITY HOLDERS OF THE PARENT (RM)		3.47	3.48

The Unaudited Condensed Consolidated Statement of Financial Position (formerly known as Balance Sheets) should be read in conjunction with the Annual Audited Financial Statements for the financial year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial report.

P.I.E. INDUSTRIAL BERHAD (424086-X) UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 3RD QUARTER ENDED 30 SEPTEMBER 2010

	Share Capital RM'000	Non- distributable RM'000	Treasury Shares RM'000	Distributable Retained profits RM'000	Total RM'000
9 months period ended 30 September 2009 Balance as of 1 January 2009	64,007	29,575	(36)	118,236	211,782
Exchange difference on translation of net investment in foreign subsidiaries	0	1,001	0	0	1,001
Transfer of revaluation reserve	0	185	0	(185)	0
Net profit for the period	0	0	0	17,983	17,983
Total comprehensive income for the period	0	1,186	0	17,798	18,984
Buy-back of ordinary shares	0	0	(4)	0	(4)
Dividends	0	0	0	(16,799)	(16,799)
Balance as of 30 September 2009	64,007	30,761	(40)	119,235	213,963
9 months period ended 30 September 2010 Balance as of 1 January 2010	64,007	31,616	(40)	127,021	222,604
Exchange difference on translation of net investment in foreign subsidiaries	0	(424)	0	0	(424)
Transfer of revaluation reserve	0	(227)	0	227	0
Net profit for the period	0	0	0	16,425	16,425
Total comprehensive income for the period	0	(651)	0	16,652	16,001
Buy-back of ordinary shares	0	0	(20)	0	(20)
Dividends	0	0	0	(16,799)	(16,799)
Balance as of 30 September 2010	64,007	30,965	(60)	126,874	221,786

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Statements for the financial year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial report.

P.I.E. INDUSTRIAL BERHAD (424086-X) UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE 3RD QUARTER ENDED 30 SEPTEMBER 2010

	9 months ended		
	30.09.2010 RM'000	30.09.2009 RM'000	
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit for the period	16,425	17,983	
Adjustments for:	4.570	F 000	
Income tax expense Non-cash items	4,570 3,431	5,260 4,234	
Non-operating items	(1,700)	(1,311)	
Operating profit before working capital changes	22,726	26,166	
Changes in working capital:			
Net change in current assets	(18,670)	21,276	
Net change in current liabilities	(1,843)	(8,481)	
Cash generated from operations	2,213	38,961	
Tax refunded	930	110	
Tax paid	(4,357)	(8,325)	
Net cash (used in)/generated from operating activities	(1,214)	30,746	
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	992	1,108	
Purchase of property, plant and equipment	(4,323)	(1,739)	
Cost of service of Investment Property	(556)	0	
Net cash used in investing activities	(3,887)	(631)	
CASH FLOWS FROM FINANCING ACTIVITIES			
Dividend paid	(16,799)	(16,799)	
Bank balances held as security Repurchase of treasury shares	1 (20)	0 (4)	
Net cash used in financing activities	(16,818)	(16,803)	
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(21,919)	13,312	
Effect of foreign exchange rate differences	(391)	637	
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	119,896	98,434	
CASH AND CASH EQUIVALENTS AT END OF PERIOD	97,586	112,383	
REPRESENTED BY:-			
Short-term deposits with licensed banks	77,258	69,540	
Cash and bank balances	20,328	42,843	
	97,586	112,383	

The Unaudited Condensed Consolidated Statement of Cash Flows (formerly known as Cash Flow Statements) should be read in conjunction with the Annual Audited Financial Statements for the financial year ended 31 December 2009 and the accompanying explanatory notes attached to the interim financial report.

PART A – EXPLANATORY NOTES PURSUANT TO FRS 134, INTERIM FINANCIAL REPORTING

1 Basis of Preparation

The unaudited interim financial report has been prepared in accordance with the requirements of Chapter 9, Continuing Disclosure, Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and in compliance with Financial Reporting Standards ("FRSs") 134, Interim Financial Reporting issued by Malaysian Accounting Standards Board (MASB), and should be read in conjunction with the Group's annual audited financial statements for the year ended 31 December 2009.

The unaudited interim financial report contains condensed consolidated financial statements and selected explanatory notes which provide an explanation of the events and transactions that are significant to gain an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2009. The unaudited condensed consolidated financial statements and explanatory notes thereon do not include all of the information required for full set of financial statements to be prepared in accordance with Financial Reporting Standards (FRSs).

2 Changes in Accounting Policies

The significant accounting policies, methods of computation and basis of consolidation adopted by the Group for the preparation of the unaudited interim financial report are consistent with those adopted in the annual audited financial statements for the year ended 31 December 2009.

The Group has adopted the following FRSs, IC Interpretation and Amendments to FRSs that have been issued by the MASB, except for FRSs 4 and 123, amendments to FRSs 2, 127, 132 and 139, and IC Interpretations 9, 11, 13 and 14 which are not applicable to the Group and of the Company.

(a)	FRS 4	Insurance Contracts
(b)	FRS 7	Financial Instruments : Disclosures
(c)	FRS 8	Operating Segments
(d)	FRS 101	Presentation of Financial Statements
		- Puttable Financial Instruments and Obligations Arising on Liquidation
(e)	FRS 123	Borrowing Cost (revised)
(f)	FRS 139	Financial Instruments: Recognition and Measurement
(g)	Amendments to FRS 1	First-time Adoption of Financial Reporting Standard
(h)	Amendments to FRS 2	Share-based Payment: Vesting Conditions and Cancellations
(i)	Amendments to FRS 7	Financial Instruments : Disclosures
(j)	Amendments to FRS 127	Consolidated and Separate Financial Statements : Cost of an Investment
		in a Subsidiary, Jointly Controlled Entity or Associate
(k)	Amendments to FRS 132	Financial Instruments : Presentation
		- Puttable Financial Instruments and Obligations Arising on Liquidation
		- Separation of Compound Instruments
(1)	Amendments to FRS 139	Financial Instruments: Recognition and Measurement

- Reclassification of Financial Assets

- Collective Assessment of Impairment for Banking Institutions

- (m) Improvements to FRSs (2009)
- (n) IC Interpretation 9 Reassessment of Embedded Derivatives

(o) IC Interpretation 10 Interim Financial Reporting and Impairment
 (p) IC Interpretation 11 FRS 2 - Group and Treasury Share Transactions
 (q) IC Interpretation 13 Customer Loyalty Programmes
 (r) IC Interpretation 14 FRS 119 - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and Their Interaction

The adoption of the other FRSs, IC Interpretation and Amendments to FRS do not have significant impact on the financial statements of the Group other than the additional disclosures as required by the relevant FRS.

The Group has not adopted the following FRSs, IC Interpretation and Amendments to FRSs that are effective for financial statements commencing 1 January 2011. Amendments to FRSs 2 and 5, and IC Interpretations 9, 12, 15, 16 and 17 are not expected to be relevant to the operations of the Group and of the Company. The directors anticipate that the Standards and Interpretations will be adopted in the annual financial statements of the Group and of the Company when they become effective and that the adoption of these Standards and Interpretations will have no material impact on the financial statements of the Group and of the Company in the period of initial application.

(a) FRS 1	First-time Adoption of Financial Reporting Standards (revised)
(b) FRS 3	Business Combination (revised)
(c) FRS 127	Consolidated and Separate Financial Statements (revised)
(d) Amendments to FRS 1	First-time Adoption of Financial Reporting Standards
	- Limited Exemption from Comparative FRS 7 Disclosures for
	First-time Adopters
(e) Amendments to FRS 2	Share-based Payment
(f) Amendments to FRS 5	Non-current Assets Held for Sales and Discontinued Operations
(g) Amendments to FRS 7	Financial Instruments : Disclosures
	- Improving Disclosures about Financial Instruments
(h) Amendments to FRS 138	Intangible Assets
(i) IC Interpretation 9	Reassessment of Embedded Derivatives
(j) IC Interpretation 12	Service Concession Arrangements
(k) IC Interpretation 15	Agreements for the Construction of Real Estate
(l) IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
(m) IC Interpretation 17	Distributions of Non-cash Assets to Owners

3 Seasonal or Cyclical Factors

The cyclical nature of the manufacturing sector is generally correlated to the global economy and is normally seasonal with demand peaking at the year-end festive seasons.

4 Unusual Items Due To Their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter and financial year-to-date because of their nature, size or incidence.

5 Changes in Estimates

There were no material changes in estimates of amount reported in either the prior interim period of the current financial year or prior financial years that have a material effect on the results during the current quarter and financial year-to-date.

6 Debt and Equity Securities

Save as disclosed below, there were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the financial period ended 30 September 2010.

a) During the financial period ended 30 September 2010, the company repurchased 5,000 of its issued share capital from the open market for an average price of RM4.03 per share. The repurchase transactions were financed by the internally generated funds. The shares repurchased are being held as treasury shares in accordance with the requirement of Section 67A of the Companies Act 1965. There is no shares being cancelled or resold during the financial period under review.

As of 30 September 2010, out of the total 64,007,000 issued and fully paid-up share capital, 17,100 are held as treasury shares. Hence, the number of outstanding ordinary shares in issue and fully paid-up is 63,989,900 ordinary shares of RM1 each. Shares purchased were stated at cost.

7 Dividends Paid

	9 month	s ended
	30.09.2010	30.09.2009
	RM'000	RM'000
Dividends declared and paid:		
a) Special dividend:		
- 23 sen gross per ordinary share of RM1.00 each, less tax at 25%, for 2009	11,039	-
- 23 sen gross per ordinary share of RM1.00 each, less tax at 25%, for 2008	-	11,039
b) First and final dividend:		
 - 12 sen gross per ordinary share of RM1.00 each, less tax at 25%, for 2009 - 12 sen gross per ordinary share of RM1.00 each, less tax at 	5,760	-
25%, for 2008		5,760
	16,799	16,799

8 Operating Segment

FRS 8 requires separate reporting of segmental information for operating segments. Operating segments reflect the Group's management structure and the way financial information is regularly reviewed by the Group's chief operating decision maker, which is defined as the Executive Board.

The Group is focused in three areas of activity. There are manufacturing, trading and others which is investment holding and inter-segment pricing is determined based on a negotiated basis.

Segments	Manufacturing RM'000	Trading RM'000	Others RM'000	Elimination RM'000	Total RM'000
Period ended 30 September	· 2010				
Revenue	224,577	4,292	1,845	(17,191)	213,523
Profit before tax	20,612	47	441	(105)	20,995
Total assets	266,929	4,169	161,698	(163,730)	269,066
Period ended 30 September	· <u>2009</u>				
Revenue	163,577	2,543	1,845	(11,298)	156,667
Profit before tax	22,271	162	765	45	23,243
Total assets	245,807	4,103	180,389	(175,505)	254,794

9 Revaluation of Property, Plant and Equipment

The valuation of property, plant and equipment have been brought forward without amendment from the previous annual audited financial statements for the year ended 31 December 2009.

10 Material Post Balance Sheet Events

Save as disclosed below, there are no material events subsequent to the end of the current quarter that requires adjustment to, or disclosure in the unaudited interim financial report for the financial period ended 30 September 2010.

a) In October 2010, a subsidiary company, Pan-International Electronics (Malaysia) Sdn. Bhd. has entered into a Sales & Purchase Agreement with Golden Land Berhad (Formerly Known As Tanah Emas Corporation Berhad) to purchase a piece of leasehold land and building at a consideration of Ringgit Malaysia Eight Million and One Hundred Thousand (RM8,100,000.00) only.

11 Changes in the Composition of the Group

There was no change in the composition of the Group for the current quarter and financial year-to-date including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.

12 Contingent Liabilities

As of 30 September 2010, there were obligations and contingent liabilities for the Group resulting from the issuance of letter of guarantee on a foreign subsidiary company's import duties by a bank amounting to approximately RM 238,000.

There is no change in the contingent liabilities in respect of guarantees given by the Company to certain banks and financial institutions for banking facilities granted to and utilised by its subsidiary companies.

13 Capital Commitment

Save as disclosed below, there was no capital expenditure contracted but not provided for in the unaudited interim financial report of the Group during the current financial period under review.

RM '000 2,892

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

14 Review of Performance

Leasehold land and building

(a) Comparison with Previous Year Corresponding Quarter's Results

The Group recorded a revenue of RM71.778 million and a profit before tax of RM6.701 million in the current quarter ended 30 September 2010.

As compared to revenue of RM58.124 million and a profit before tax of RM7.798 million in the preceding year corresponding quarter, the revenue increased by RM13.654 million or 23.49%, which was mainly due to higher demand in all manufacturing activities in tandem with the improvement of worldwide economy; while profit before tax was decreased by RM1.097 million or 14.07% due to higher material cost which caused by global shortage of electronic components and loss on currency exchange transaction. However, the decrease was partly offset by reversal of doubtful debts provision.

(b) Comparison with Previous Year Corresponding Period's Results

The Group recorded a revenue of RM213.523 million and a profit before tax of RM20.995 million in the period ended 30 September 2010.

As compared to revenue of RM156.667 million and a profit before tax of RM23.243 million in the preceding year corresponding period, the revenue soared by RM56.856 million or 36.29%, which was mainly due to higher demand in all manufacturing activities in tandem with the improvement of worldwide economy; while profit before tax was decreased by RM2.248 million or 9.67% due to lower margin of product mix, higher losses from foreign currency exchange transactions and higher operating expenses. However, the decrease in profit was partly limited by higher proceed from scrap and higher investment income.

15 Comparison with Immediate Preceding Quarter's Results

	Individual Q	uarter Ended		
	30.09.2010	30.06.2010	Variance	Variance
	RM '000	RM '000	RM '000	%
Revenue	71,778	72,337	(559)	-0.77%
Profit before tax	6,701	5,524	1,177	21.31%

The Group's revenue for the quarter under review was slightly decreased by RM0.559 million or 0.77% if compared with the preceding quarter, RM72.337 million.

The Group recorded a profit before tax of RM6.701 million, representing an increase of RM1.177 million or 21.31% if compared to profit before tax of RM5.524 million in the preceding quarter. The increase was mainly due to lower losses from foreign currency exchange transaction and reversal of doubtful debts provision. However, it was partially limited by lower margin of product mix.

16 Current Year Prospect

Demand for wire & cable and electronics products for remainder of the year is expected to grow steadily. The Group will continue to step up efforts in improving the efficiency and cost reduction measures in its Group's operation to maintain its competitiveness in the market. Barring any unforeseen circumstances, the Group is optimistic to achieve satisfactory results in coming quarters.

17 Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was announced and published.

18 Income Tax Expense

-	Quarte	r Ended	Period Ended	
	30.09.2010 30.09.2009		30.09.2010	30.09.2009
	RM'000	RM'000	RM'000	RM'000
Income tax in respect of				
Current period	1,310	1,860	4,674	5,274
Underprovision in prior year	0	473	0	473
Deferred tax expense/(income)	219	(25)	(104)	(487)
	1,529	2,308	4,570	5,260

The Group's taxation for the current quarter and financial period-to-date reflects an effective tax rate which is lower than the statutory income tax rate mainly due to certain income which is not taxable and incentives enjoyed by the foreign subsidiary in Thailand under Investment Promotion Act of Thailand B.E. 1977 in which income derived from Board of Investment operations is entitled to corporate income tax reduction at 15%.

19 Sale of Unquoted Investments and/or Properties

There was no sale of unquoted investment and/or property for the current quarter and financial period-to-date.

20 Quoted Securities

There was no purchase or disposal of quoted securities by the Group for the current quarter and financial period-to-date.

21 Status of Corporate Proposals Announced

There were no corporate proposals announced but pending completion as at the date of this unaudited interim financial report.

22 Group Borrowings and Debt Securities

There were no borrowings and debt securities as of 30 September 2010.

23 Financial Instruments with Off Balance Sheet Risk

There was no off balance sheet financial instrument as at the date of this unaudited interim financial report.

24 Changes in Material Litigation

Save as disclosed below, the Group is not engaged in any material litigation, claims or arbitration either as plaintiff or defendant, and the Directors do not have any knowledge of any proceedings, pending or threatened, against the Group or of any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of the Group:

(a) Pan-International Electronics (Malaysia) Sdn. Bhd. (PIESB) had on 24 October 2002 commenced legal action against Xircom Operations (M) Sdn. Bhd. (Xircom) to claim the sum of Ringgit Malaysia Five Million Nine Hundred Fifty Seven Thousand Three Hundred Sixteen and Sen Twenty Only (RM5,957,316.20) for damages arising from the breach of contract to purchase goods and wrongful set-off of payment. Xircom has applied to the court for the case to be referred to arbitration while PIESB applied to set down preliminary issue down for trial. The Penang High Court has granted Xircom's application for arbitration. PIESB therefore proceed with the appeal No. P-02-1301-06 in the Court of Appeal against the decision of Penang High Court ordering the matter to go for arbitration.

The Board is advised by the Company's solicitor that PIESB has a reasonable chance to succeed in the claim. The Board has appointed Messrs Adam Abdullah & Mani (AAM) to commence a review of the case and provide the Board with an opinion of the PIESB's chances of success if we were to proceed with Arbitration. The Company had received the written opinion from AAM and the Company has decided to proceed with arbitration. Consequently, on advice by AAM, PIESB has withdrawn the appeal to the Court of Appeal. PIESB will commence arbitration proceedings against the Xircom. PIESB has nominated our proposed arbitrator to Xircom and is awaiting their response.

(b) Pan International Electronics (Thailand) Co., Ltd. (PIT) had on 30 December 2003 commenced legal action against Delta Electronics (Thailand) Public Company Limited (Delta) to claim the sum of Baht13,559,759 (equivalent to approximately RM1,331,568) for the compensation damages as a result of the cancellation of purchase orders by Delta. Although the Court of First Instance gave the verdict to dismiss the case on 21 August 2006, PIT has proceeded with the appeal No. 01057/2549 (2006) in the Court of Appeal through the Samutprakarn Provincial Court against the decision on 29 December 2006. However, the Court of Appeal has decided to uphold the judgement of the Court of First Instance. On 16 October 2008, PIT had filed an appeal to Supreme Court against the judgement of the Court of Appeal.

25 Dividends

The following Dividends for the year ended 31 December 2009, has been approved by the Company's shareholders at the Thirteenth Annual General Meeting on 21 May 2010 and has been paid on 8 June 2010 to depositors registered in the Record of Depositors on 27 May 2010:

- (a) A Special Dividend of 23 sen per share less income tax at 25%; and
- (b) A First and Final Dividend of 12 sen per share less income tax at 25%.

26 Earnings Per Ordinary Share

(a) Basic earnings per ordinary share

Basic earnings per ordinary share amounts are calculated by dividing profit attributable to the ordinary equity shareholders by the weighted average number of ordinary shares in issue during the financial period, excluding treasury shares held by the Company.

	Quarte	Quarter Ended		Ended
	30.09.2010	30.09.2009	30.09.2010	30.09.2009
Profit attributable to ordinary equity shareholders (RM'000)	5,172	5,490	16,425	17,983
Weighted average number of ordinary share in issue (units'000)	63,991	63,995	63,993	63,996
Basic earnings per ordinary share (sen)	8.082	8.579	25.667	28.100

(b) Diluted earnings per ordinary share

There are no diluted earnings per share as the Company does not have any convertible financial instruments as at the end of the current quarter and financial period-to-date.

27 Auditors' Report on Preceding Annual Financial Statements

The auditors' report of the Group's most recent annual audited financial statements did not contain any qualification.