(Company No. 430362 - U) (Incorporated in Malaysia) AND ITS SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 Mar 2014

	(Unaudited) 31 Mar 2014 RM'000	(Audited) 30 June 2013 RM'000
Assets		
Property, plant and equipment	38,095	41,550
Investment properties	1,681	1,690
Prepaid lease payments	5,850	6,103
Interest in associate	1,894	1,734
Total non-current assets	47,520	51,077
Inventories	29,326	31,221
Trade and other receivables	16,378	21,295
Current tax assets	482	927
Cash and cash equivalents	5,260	2,588
Total current assets	51,446	56,031
Total assets	98,966	107,108
Equity		
Share capital	40,000	40,000
Share premium	1,498	1,498
Reserves	37	21
Retained earnings	34,868	35,275
Total equity attributable to owners of the Company	76,403	76,794
Loans and borrowings	1,773	2,593
-		
Deferred tax liabilities Total non gurrent liabilities	1,250	1,250
Total non-current liabilities	3,023	3,843
Loans and borrowings	10,814	13,957
Trade and other payables	8,726	12,514
Current tax liabilities	· -	-
Total current liabilities	19,540	26,471
Total equity and liabilities	98,966	107,108
Net assets per share (RM)	1.91	1.92

(Company No. 430362 - U) (Incorporated in Malaysia) AND ITS SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MAR 2014

	3 months ended		9 months ended		
	31 Mar 2014 RM'000 Unaudited	31 Mar 2013 RM'000 Unaudited	31 Mar 2014 RM'000 Unaudited	31 Mar 2013 RM'000 Unaudited	
Continuing operations		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		
Revenue	12,823	12,455	37,882	35,180	
Result from operating activities	522	752	220	924	
Interest income	9	7	11	29	
Interest expense	(161)	(201)	(499)	(645)	
Share of profit of associate	96	132	325	399	
Profit before taxation	466	690	57	707	
Income tax expense	(278)	(156)	(464)	(338)	
Profit/(Loss) for the period/ year representing comprehensive income for the period/year attributable to owners of the Company					
owners of the Company	188	534	(407)	369	
Basic earnings per share (sen)	0.47	1.34	(1.02)	0.92	

(Company No. 430362 - U) (Incorporated in Malaysia) AND ITS SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MAR 2014 (UNAUDITED)

	Non-distributable			Distributable		
	Share capital RM'000	Share premium RM'000	Reserves RM'000	Retained earnings RM'000	Total equity RM'000	
At 1 July 2013	40,000	1,498	21	35,275	76,794	
Other comprehensive expense for the year Loss for the year	-		16 -	- (407)	16 (407)	
Comprehensive expense for the year			16	(407)	(391)	
At 31 Mar 2014	40,000	1,498	37	34,868	76,403	

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 Mar 2013 (UNAUDITED)

	Non-distributable			Distributable		
	Share capital RM'000	Share premium RM'000	Reserves RM'000	Retained earnings RM'000	Total equity RM'000	
At 1 July 2012, as previously stated Effect of adoption of MFRSs	40,000	1,498	8,230 (8,204)	27,649 7,380	77,377 (824)	
At 1 July 2012, restated	40,000	1,498	26	35,029	76,553	
Profit for the year representing comprehensive income for the year	-	-	-	369	369	
At 31 Mar 2013	40,000	1,498	26	35,398	76,922	

(Company No. 430362 - U) (Incorporated in Malaysia) AND ITS SUBSIDIARIES

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MAR 2014

	9 months ended 31 Mar		
	2014 RM'000 (Unaudited)	2013 RM'000 (Unudited)	
Profit before tax from continuing operations	57	708	
Adjustments for :			
Depreciation of property, plant & equipment	3,811	3,808	
Depreciation of investment properties Amortisation of prepaid lease payments	9 253	5 297	
Impairment loss on plant and equipment	-	-	
Impairment loss on building	-	-	
Gain on disposal of property, plant and equipment	(255)	(313)	
Interest Expense	499	645	
Interest income	(11)	(30)	
Share on profit after tax of an equity accounted associate	(325)	(399)	
Allowance for diminution	-	-	
Tax penalty	-	-	
Operating profit before changes in working capital	4,038	4,721	
Changes in working capital:			
Inventories	1,896	(5,826)	
Trade and other receivables	4,068	3,504	
Trade and other payables	(2,923)	2,822	
Cash generated from operations	7,079	5,221	
Dividend received from associate	165	_	
Income tax paid	(19)	(755)	
Net cash from operating activities	7,225	4,466	
Cash flows from investing activities			
- Purchase of property, plant and equipment	(225)	(1,802)	
- Proceeds from disposal of property, plant and equipment	471	350	
- Interest received	11	30	
Net cash from investing activities	257	(1,422)	
Cash flows from financing activity			
·	(2.204)	(4.560)	
-Borrowings , net	(3,204)	(4,569)	
Net cash used in financing activity	(3,204)	(4,569)	
Net decrease in cash and cash equivalents	4,278	(1,525)	
Cash and cash equivalents at 1 July	(215)	2,511	
Cash and cash equivalents at 31 Mar	4,063	986	
Note: Purchase of property, plant and equipment			
Additions of property, plant and equipment	573	2,451	
Less: Hire purchase obligations	(348)	(650)	
	225	1,801	
Cash and cash equivalents			
Cash and cash equivalents included in the condensed consolidated ca	ish flow statement comprise the	following:	
	•		
	5,260	2,882	
Cash and bank balances		(1.000)	
Cash and bank balances Overdrafts	(1,197)	(1,896)	

(Company No.430362-U) (Incorporated in Malaysia) AND ITS SUBSIDIARIES

Notes to the condensed consolidated interim financial statements

1. Basis of preparation

(a) Statement of compliance

These condensed consolidated interim financial statements have been prepared in accordance with the applicable disclosure provisions of the Listing Requirements of the Bursa Malaysia Securities Berhad and *MFRS134*, *Interim Financial Reporting*. They do not include all of the information required for full annual financial statements, and should be read in conjunction with the consolidated financial statements of the Group as at and for the year ended 30 June 2013.

2. Estimates

The preparation of interim financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed consolidated interim financial statements, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the financial statements as at and for the year ended 30 June 2013.

3. Seasonality or cyclicality of operations

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

4. Exceptional and extraordinary items

There were no material exceptional and extraordinary items for the quarter/year under review.

5. Change in debt and equity securities

There were no issuance, cancellations, repurchase, resale and repayments of debt and equity securities for the financial period-to-date 31 March 2014.

6. Dividends

No dividends have been recommended or paid for the current quarter ended 31 March 2014.

7. Operating segments

The Group is principally confined to the manufacture and sale of roller shutters and related steel products, racking and storage systems which are principally carried out in Malaysia. Accordingly, information by operating segments on the Group's operations as required by MFRS 8 is not presented.

8. Valuation of property, plant and equipment

The valuation of land and buildings has been brought forward without amendments from the previous annual report.

9. Changes in Group's composition

There were no changes in the composition of the Group during the current quarter ended 31 March 2014.

10. Changes in contingent liabilities and assets

There were no contingent liabilities and assets for the Group as at 22 May 2014 (being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

11. Review of Group performance

Group revenue for the quarter ended 31 March 2014 increased by 2.96% or RM0.368 million as compared to the corresponding quarter in 2013. The increase in revenue was mainly due to increase in sales of racking and steel door products.

Group profit before taxation of RM0.466 million reduced by 32.54% as compared to corresponding quarter in the previous year mainly due to reduce in other operating income and higher cost of sales.

12. Variation of results against preceding quarter

Group revenue increased from RM12.762 million to RM12.823 million as compared to the immediate preceding quarter. Group profit before taxation of RM0.466 million as compared to Group profit before taxation of RM0.084 million in the immediate preceding quarter was mainly due to reduce in other operating expenses.

13. Current year prospects

Barring unforeseen circumstances, the Directors anticipate that the Group will continue to strive to enhance the financial performance by practicing prudent cost management and to continue to concentrate on the Group's core activities which are the manufacturing and dealing of roller shutters, steel doors, racking, and storage systems. Also, the Group will continuously strive to improve quality of products and developing new innovative products to increase its market share, sales revenue and profitability.

14. Variance of actual profit from profit forecast

The Group has not announced or disclosed any profit forecast in a public document that relates to this interim reporting period.

15. Profit before taxation

	3 months ended 31 March 2014 RM'000	9 months ended 31 March 2014
Depreciation and amortisation	1,348	4,072
Loss on foreign exchange		
- realised	215	233
- unrealised	18	(1)
Gain on disposal of property, plant		
and equipment	(35)	(255)

16. Income tax expense

	3 months ended 31 March			is ended Iarch
	2014 RM'000	2013 RM'000	2014 RM'000	2013 RM'000
Current tax expense				
Current	278	153	431	318
Prior	-	3	33	20
Deferred tax expense				
Current	-	-	-	-
Prior	-	-	-	-
_	278	156	464	338

The disproportionate tax charge for the year ended 31 March 2014 is mainly due to certain non-deductible expenses.

17. Unquoted investments and properties

There were no disposals of unquoted investments and/or properties for the quarter under review and the financial period to-date.

18. Quoted investments

There were no purchases or disposals of quoted shares for the quarter under review and the financial period to-date.

19. Status of corporate proposals

Not applicable.

20. Loans and borrowings

	31 March 2014 RM'000
Current	
Secured	1,488
Unsecured	9,326
	10,814
Non-current	
Secured	1,773

The above borrowings are denominated in Ringgit Malaysia.

21. Off balance sheet financial instruments

The Group did not have any financial instruments with off balance sheet risk as at 22 May 2014 (being the latest practicable date which is not earlier than 7 days from the date of issuance of this quarterly report).

22. Basic earnings per share

The calculation of basic earnings per share for the quarter/year end is based on the net profit attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding during the quarter/year end of 40,000,000.

23. Capital commitments

There were no capital commitments for the current quarter ended 31 March 2014.

24. Related parties

There were no non-recurring related party transactions during the quarter under review and financial year to-date.

25. Retained earnings

The breakdown of retained earnings of the Group as at reporting date, into realised and unrealised is as follow:

	As at 31 March 2014 RM'000	As at 31 December 2013 RM'000
Total retained earnings of the Company and its subsidiaries		
- Realised	41,881	41,886
- Unrealised	1,250	1,250
Total share of retained earnings from an associate		
- Realised	1,888	1,791
- Unrealised	6	6
_	45,025	44,933
Less : Consolidation adjustments	(10,156)	(10,252)
Total Group retained earnings as per consolidated accounts	34,869	34,681

The determination of realised and unrealised profits is based on the Guidance of Special Matter No.1 Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, issued by the Malaysian Institute of Accountants on 20 December 2010.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia Securities Berhad and should not be applied for any other purposes.

26. Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors.

BY ORDER OF THE BOARD

Sin Kheng Lee

Executive Chairman and Group Managing Director

Dated: 29th May 2014