





(Company No. 595000-H) (Incorporated in Malaysia)

# QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS FOR THE SECOND FINANCIAL QUARTER ENDED 30 JUNE 2013

### UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

		INDIVIDUAL QUARTER		CUMULATIVI	CUMULATIVE QUARTER			
	Note	(Unaudited) Current Year Quarter 30.06.2013	(Audited) Preceding Year Corresponding Quarter 30.06.2012	(Unaudited) Current Year To Date 30.06.2013	(Audited) Preceding Year Corresponding Period 30.06.2012			
		RM'000	RM'000	RM'000	RM'000			
Revenue	9	118,198	67,989	207,806	106,042			
Cost of sales	_	(112,941)	(63,709)	(198,703)	(96,483)			
Gross profit		5,257	4,280	9,103	9,559			
Other operating income		2,834	514	4,477	1,451			
Operating expenses		(3,895)	(3,130)	(6,820)	(6,752)			
Finance costs	_	(2,145)	(394)	(2,807)	(1,121)			
Profit before taxation	9, 20	2,051	1,270	3,953	3,137			
Taxation	21	(841)	(170)	(1,252)	(914)			
Net profit for the period		1,210	1,100	2,701	2,223			
Other comprehensive (loss)/income:- Items that will be reclassified subsequently to Foreign currency translation	profit or loss:	(18)	(43)	517	60			
Total comprehensive income	_	1,192	1,057	3,218	2,283			
Net profit attributable to:- Equity holders of the parent Non-controlling interests	_	1,592 (382) 1,210	1,015 85 1,100	2,221 480 2,701	2,389 (166) 2,223			
Total comprehensive income attributable to:- Equity holders of the parent Non-controlling interests	_	777 415	1,002 55	3,048 170	2,444 (161)			
Earnings per share attributable to equity holders of the parent:-	<u>-</u>	1,192	1,057	3,218	2,283			
Basic earnings per share (sen)	26	1.25	0.80	1.75	1.88			
Diluted earnings per share (sen)	26	1.25	0.80	1.75	1.88			

The Unaudited Condensed Consolidated statements of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012.

(Company No. 595000-H) (Incorporated in Malaysia)

## QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS FOR THE SECOND FINANCIAL QUARTER ENDED 30 JUNE 2013

### UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

NON CURRENT ASSETS   14,485   14,685   14,685   14,685   14,685   14,685   14,685   14,685   14,685   14,685   14,685   14,685   14,685   14,685   15,695   16,695		Note	(Unaudited) At End Of Current Quarter 30.06.2013	(Audited) At End Of Financial Year End 31.12.2012
Property, plant and cquipment			RM'000	RM'000
Land and development expenditure	NON CURRENT ASSETS			
Intangible assets   8,261   Trade receivables   10,374   7,400     Total Non Current Assets   114,243   109,660     CURRENT ASSETS	Property, plant and equipment		14,415	14,685
Trade receivables	Land and development expenditure		81,193	79,314
Total Non Current Assets			8,261	8,261
CURRENT ASSETS   189	Trade receivables		10,374	7,400
Inventories	Total Non Currrent Assets		114,243	109,660
Property development costs				
Amount owing by customers on contracts   120,420   83,451     Trade and other receivables   164,749   174,220     Tax recoverable   461   118     Fixed deposits with license bank   26,797   21,685     Cash held under Housing Development Account   1,764   1,973     Cash and bank balances   1,733   3,953     Total Current Assets   367,443   358,768      CURRENT LIABILITIES   22,292   18,550     Trade and other payables   136,729   123,889     Hire purchase payables   4,098   3,275     Short term borrowings   23   88,232   80,167     Short term borrowings   23   27,633   22,346     Tax payables   1,073   253     Total Current Liabilities   280,057   248,480     NET CURRENT ASSETS   87,386   110,288     EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT   5hare Capital   63,391   63,391     Share Premium   18,235   18,235     Reserves   49,448   46,400     NON-CONTROLLING INTERESTS   473   303     TOTAL EQUITY   131,547   128,329     LONG TERM AND DEFERRED LIABILITIES   Trade payables   3,655   4,156     Long term loans   23   49,681   70,721     Deferred taxation   492   492     Total Long Term And Deferred Liabilities   70,082   91,619     Total Long Term And Deferred Liabilities   70,082   91,619			-	
Trade and other receivables         164,749         174,220           Tax recoverable         461         118           Fixed deposits with license bank         26,797         21,685           Cash held under Housing Development Account         1,764         1.973           Cash and bank balances         1,733         3,953           Total Current Assets         367,443         358,768           CURRENT LIABILITIES           Amount owing to customers on contracts         22,292         18,550           Trade and other payables         4,098         3,275           Short term borrowings         23         88,232         80,167           Short term borrowings         23         27,633         22,346           Tax payables         1,073         253           Total Current Liabilities         280,057         248,480           NET CURRENT ASSETS         87,386         110,288           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         63,391         63,391           Share Premium         18,235         18,235           Reserves         49,448         46,400           NON-CONTROLLING INTERESTS         131,074         128,026           NON-CONTROLLING INTERESTS         16,254         16,250 <td></td> <td></td> <td></td> <td></td>				
Tax recoverable         461         118           Fixed deposits with license bank         26,797         21,685           Cash held under Housing Development Account         1,764         1,973           Cash and bank balances         1,733         3,953           Total Current Assets         367,443         358,768           CURRENT LIABILITIES         367,443         358,768           CURRENT LIABILITIES         4,098         3,275           Amount owing to customers on contracts         22,292         18,550           Trade and other payables         136,729         123,889           Hire purchase payables         4,098         3,275           Short term borrowings         23         88,232         80,167           Short term borrowings         23         27,633         22,346           Tax payables         1,073         253           Total Current Liabilities         280,057         248,480           NET CURRENT ASSETS         87,386         110,288           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         63,391         63,391           OF THE PARENT         5hare Premium         18,235         18,235           Reserves         494,448         46,400           NON-CONTROLLING INTER				
Fixed deposits with license bank         26,797         21,685           Cash held under Housing Development Account         1,764         1,973           Cash and bank balances         1,733         3,953           Total Current Assets         367,443         358,768           CURRENT LIABILITIES         367,443         358,768           Amount owing to customers on contracts         22,292         18,550           Trade and other payables         136,729         123,889           Hire purchase payables         4,098         3,275           Short term borrowings         23         88,232         80,167           Short term loans         23         27,633         22,346           Tax payables         1,073         253           Total Current Liabilities         280,057         248,480           NET CURRENT ASSETS         87,386         110,288           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         201,629         219,948           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         63,391         63,391           Share Premium         18,235         18,235           Reserves         49,448         46,400           NON-CONTROLLING INTERESTS         473         303           TOTAL EQUITY			·	
Cash held under Housing Development Account         1,764         1,973           Cash and bank balances         1,733         3,953           Total Current Assets         367,443         358,768           CURRENT LIABILITIES         367,443         358,768           Amount owing to customers on contracts         22,292         18,550           Trade and other payables         136,729         123,889           Hire purchase payables         4,098         3,275           Short term borrowings         23         88,232         80,167           Short term bons         23         27,633         22,346           Tax payables         1,073         253           Total Current Liabilities         280,057         248,480           NET CURRENT ASSETS         87,386         110,288           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         63,391         63,391           OF THE PARENT         Share Capital         63,391         63,391           Share Premium         18,235         18,235           Reserves         49,448         46,400           NON-CONTROLLING INTERESTS         473         303           TOTAL EQUITY         131,547         128,329           LONG TERM AND DEFERRED LIABILITIES				
Cash and bank balances         1,733         3,953           Total Current Assets         367,443         358,768           CURRENT LIABILITIES         367,443         358,768           Amount owing to customers on contracts         22,292         18,550           Trade and other payables         136,729         123,889           Hire purchase payables         4,098         3,275           Short term borrowings         23         88,232         80,167           Short term loans         23         27,633         22,346           Tax payables         1,073         253           Total Current Liabilities         280,057         248,480           NET CURRENT ASSETS         87,386         110,288           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         201,629         219,948           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         63,391         63,391           Share Premium         18,235         18,235           Reserves         49,448         46,400           NON-CONTROLLING INTERESTS         473         303           TOTAL EQUITY         131,547         128,329           LONG TERM AND DEFERRED LIABILITIES         16,250         415           Trade payables         16,250 <t< td=""><td></td><td></td><td></td><td></td></t<>				
Total Current Assets   367,443   358,768				
CURRENT LIABILITIES				
Amount owing to customers on contracts Trade and other payables Hire purchase payables Hire purchase payables Short term borrowings 23 Short term borrowings 23 23 27,633 22,346 Tax payables Total Current Liabilities  NET CURRENT ASSETS  EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT Share Capital Share Premium Share Capital Share Premium 18,235 Reserves 49,448 46,400  NON-CONTROLLING INTERESTS  Total EQUITY LONG TERM AND DEFERRED LIABILITIES Trade payables Trade payables Long term loans 23 49,681 70,721 Deferred taxation 492 492 Total Long Term And Deferred Liabilities 70,082 91,619 219,948	Total Current Assets		367,443	358,768
Trade and other payables         136,729         123,889           Hire purchase payables         4,098         3,275           Short term borrowings         23         88,232         80,167           Short term loans         23         27,633         22,346           Tax payables         1,073         253           Total Current Liabilities         280,057         248,480           NET CURRENT ASSETS         87,386         110,288           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         201,629         219,948           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         63,391         63,391           Share Premium         18,235         18,235           Reserves         49,448         46,400           NON-CONTROLLING INTERESTS         473         303           TOTAL EQUITY         131,074         128,026           NON-CONTROLLING INTERESTS         473         303           TOTAL EQUITY         131,547         128,329           LONG TERM AND DEFERRED LIABILITIES         16,254         16,250           Hire purchase payables         16,254         16,250           Hire purchase payables         3,655         4,156           Long term loans         23         49,681	CURRENT LIABILITIES			
Trade and other payables         136,729         123,889           Hire purchase payables         4,098         3,275           Short term borrowings         23         88,232         80,167           Short term loans         23         27,633         22,346           Tax payables         1,073         253           Total Current Liabilities         280,057         248,480           NET CURRENT ASSETS         87,386         110,288           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         201,629         219,948           EQUITY ATTRIBUTABLE TO EQUITY HOLDERS         63,391         63,391           Share Premium         18,235         18,235           Reserves         49,448         46,400           NON-CONTROLLING INTERESTS         473         303           TOTAL EQUITY         131,074         128,026           NON-CONTROLLING INTERESTS         473         303           TOTAL EQUITY         131,547         128,329           LONG TERM AND DEFERRED LIABILITIES         16,254         16,250           Hire purchase payables         16,254         16,250           Hire purchase payables         3,655         4,156           Long term loans         23         49,681	Amount owing to customers on contracts		22,292	18,550
Short term borrowings   23   88,232   80,167   Short term loans   23   27,633   22,346   Tax payables   1,073   253			136,729	123,889
Short term loans	Hire purchase payables		4,098	3,275
Tax payables	- · · · · · · · · · · · · · · · · · · ·	23	88,232	80,167
Total Current Liabilities   280,057   248,480     NET CURRENT ASSETS   87,386   110,288     201,629   219,948     EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT Share Capital   63,391   63,391     Share Premium   18,235   18,235     Reserves   49,448   46,400     NON-CONTROLLING INTERESTS   473   303     TOTAL EQUITY   131,547   128,329     LONG TERM AND DEFERRED LIABILITIES Trade payables   16,254   16,250     Hire purchase payables   3,655   4,156     Long term loans   23   49,681   70,721     Deferred taxation   492   492     Total Long Term And Deferred Liabilities   70,082   91,619	-	23	27,633	22,346
NET CURRENT ASSETS       87,386       110,288         201,629       219,948         EQUITY ATTRIBUTABLE TO EQUITY HOLDERS       321       63,391       63,391       63,391       63,391       63,391       63,391       63,391       63,391       63,391       63,391       83,235       82,235 <t< td=""><td>Tax payables</td><td></td><td>1,073</td><td>253</td></t<>	Tax payables		1,073	253
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS  OF THE PARENT Share Capital 63,391 Share Premium 18,235 Reserves 49,448 46,400  NON-CONTROLLING INTERESTS 473 303  TOTAL EQUITY 131,547 128,329  LONG TERM AND DEFERRED LIABILITIES Trade payables 16,254 Hire purchase payables 3,655 Hire purchase payables 16,254 Long term loans 23 49,681 70,721 Deferred taxation 492 492  Total Long Term And Deferred Liabilities 70,082 91,619  201,629 219,948	Total Current Liabilities		280,057	248,480
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS  OF THE PARENT Share Capital 63,391 Share Premium 18,235 Reserves 49,448 46,400  NON-CONTROLLING INTERESTS 131,074 TOTAL EQUITY 131,547 128,329  LONG TERM AND DEFERRED LIABILITIES Trade payables 16,254 Hire purchase payables 3,655 Long term loans 23 49,681 70,721 Deferred taxation 492 492  Total Long Term And Deferred Liabilities 70,082 91,619  201,629 219,948	NET CURRENT ASSETS		87,386	110,288
OF THE PARENT       63,391       63,391         Share Capital       18,235       18,235         Reserves       49,448       46,400         131,074       128,026         NON-CONTROLLING INTERESTS       473       303         TOTAL EQUITY       131,547       128,329         LONG TERM AND DEFERRED LIABILITIES       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         Total Long Term And Deferred Liabilities       201,629       219,948			201,629	219,948
Share Capital       63,391       63,391         Share Premium       18,235       18,235         Reserves       49,448       46,400         131,074       128,026         NON-CONTROLLING INTERESTS       473       303         TOTAL EQUITY       131,547       128,329         LONG TERM AND DEFERRED LIABILITIES       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         Total Long Term And Deferred Liabilities       201,629       219,948	EQUITY ATTRIBUTABLE TO EQUITY HOLDERS			
Share Premium       18,235       18,235         Reserves       49,448       46,400         131,074       128,026         NON-CONTROLLING INTERESTS       473       303         TOTAL EQUITY       131,547       128,329         LONG TERM AND DEFERRED LIABILITIES       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         Total Long Term And Deferred Liabilities       201,629       219,948	OF THE PARENT			
Reserves       49,448       46,400         131,074       128,026         NON-CONTROLLING INTERESTS       473       303         TOTAL EQUITY       131,547       128,329         LONG TERM AND DEFERRED LIABILITIES       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         201,629       219,948	Share Capital		63,391	63,391
NON-CONTROLLING INTERESTS       131,074       128,026         NON-CONTROLLING INTERESTS       473       303         TOTAL EQUITY       131,547       128,329         LONG TERM AND DEFERRED LIABILITIES       Trade payables       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         201,629       219,948	Share Premium		18,235	18,235
NON-CONTROLLING INTERESTS       473       303         TOTAL EQUITY       131,547       128,329         LONG TERM AND DEFERRED LIABILITIES         Trade payables	Reserves		49,448	46,400
TOTAL EQUITY       131,547       128,329         LONG TERM AND DEFERRED LIABILITIES       Trade payables       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         201,629       219,948			131,074	128,026
LONG TERM AND DEFERRED LIABILITIES         Trade payables       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         201,629       219,948	NON-CONTROLLING INTERESTS		473	303
Trade payables       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         201,629       219,948	TOTAL EQUITY		131,547	128,329
Trade payables       16,254       16,250         Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         201,629       219,948	LONG TERM AND DEFERRED LIABILITIES			
Hire purchase payables       3,655       4,156         Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         201,629       219,948			16 254	16.250
Long term loans       23       49,681       70,721         Deferred taxation       492       492         Total Long Term And Deferred Liabilities       70,082       91,619         201,629       219,948				
Deferred taxation         492         492           Total Long Term And Deferred Liabilities         70,082         91,619           201,629         219,948		23	•	
201,629 219,948	_		•	
	Total Long Term And Deferred Liabilities		70,082	91,619
NET ASSETS PER SHARE (RM)  1.03  1.01			201,629	219,948
	NET ASSETS PER SHARE (RM)		1.03	1.01

The Unaudited Condensed Statements of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012.

(Company No. 595000-H) (Incorporated in Malaysia)

## QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS FOR THE SECOND FINANCIAL QUARTER ENDED 30 JUNE 2013

### UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to Equity Holders of the Company							
		N	on - Distributable		Distributable		Non-	
	Share Capital	Share Premium	Exchange Reserve	Capital Reserve	Retained Profits	Total	Controlling Interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At End Of Period To Date 30.06.2013 (Unaudited)								
At 1 January 2013	63,391	18,235	374	12,150	33,876	128,026	303	128,329
Net profit for the period	-	-	-	-	2,221	2,221	480	2,701
Other comprehensive income for the period	-	-	827	-	-	827	(310)	517
Total comprehensive income for the period			827	-	2,221	3,048	170	3,218
At 30 June 2013	63,391	18,235	1,201	12,150	36,097	131,074	473	131,547
At End Of Preceding Year  Corresponding Period  30.06.2012 (Audited)								
At 1 January 2012	63,391	18,235	257	11,300	30,924	124,107	6	124,113
Net profit for the period	-	-	-	-	2,389	2,389	(166)	2,223
Other comprehensive income for the period	-	-	55	-	-	55	5	60
Total comprehensive income for the period	-		55	-	2,389	2,444	(161)	2,283
At 30 June 2012	63,391	18,235	312	11,300	33,313	126,551	(155)	126,396

The Unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012.



(Company No. 595000-H) (Incorporated in Malaysia)

## QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS FOR THE SECOND FINANCIAL QUARTER ENDED 30 JUNE 2013

### UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

(Unaudited) Current Quarter To Date 30.06.2013	(Audited) r Preceding Year To Date 30.06.2012
RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES	
Profit before tax 3,953	3,137
Adjustments for:-	(20.4)
Non-cash items 2,03° Non-operating items 2,47°	· · ·
Operating profit before working capital changes 8,460	6 3,821
Net change in current assets (3,94:	
Net change in current liabilities 15,513	8 (5,169)
Cash generated from/(used in) operations 20,039	` ' '
Interest received 330	
Interest paid Tax refund (7,782)	2) (4,122) 8 -
Tax paid (784)	
Net cash from/(used in) operating activities  11,81	1 (11,031)
CASH FLOWS FROM INVESTING ACTIVITIES	
Proceeds from disposal of property, plant and equipment 82	1 6,049
Purchase of property, plant and equipment (5	1) (450)
Additions to land held for property development (1,094)	4) -
Net cash (used in)/from investing activities (324)	4) 5,599
CASH FLOWS FROM FINANCING ACTIVITIES	
Repayment of hire purchase payables (1,11e	
Drawdown of bank borrowings 834	, and the second
Repayment of bank borrowings (16,58'	
Decrease in fixed deposits pledged (5,112	(2,151)
Net cash (used in)/from financing activities (21,98)	1,118
NET CHANGE IN CASH AND CASH EQUIVALENTS (10,494)	4) (4,314)
EFFECTS OF FOREIGN EXCHANGE RATE CHANGES  CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD (74,24)	1) (57,091)
CASH AND CASH EQUIVALENTS AT END OF PERIOD (84,73:	5) (61,405)
Cash and cash equivalents at the end of period comprise:-	
Cash and bank balances 3,49	7 3,785
Fixed deposits with licensed banks 26,79	
Less: short term borrowings (88,232	
(57,938	3) (37,988)
Less: fixed deposits pledged with licensed banks (26,79)	
(84,735	5) (61,405)

The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2012.

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# QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS FOR THE SECOND FINANCIAL QUARTER ENDED 30 JUNE 2013

# PART A: EXPLANATORY NOTES IN COMPLIANCE WITH FINANCIAL REPORTING STANDARDS ("FRS") 134

#### 1. BASIS OF PREPARATION

The interim financial report is unaudited and has been prepared in accordance with FRS 134 "Interim Financial Reporting" and Paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial report should be read in conjunction with the annual audited financial statements of the Prinsiptek Corporation Berhad ("the Company") Group ("the Group") for the financial year ended 31 December 2012.

These explanatory notes attached to the interim financial report provide an explanation of 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.

#### 2. CHANGES IN ACCOUNTING STANDARDS

The Group falls within the scope definition of Transitioning Entities. Transitioning Entities were initially allowed to defer adoption of the new Malaysian Financial Reporting Standards ("MFRS") Framework for an additional one year. Adoption of the MFRS Framework by Transitioning Entities were then mandatory for annual periods beginning on or after 1 January 2013, thereby requiring the Group to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2013.

Having taken into consideration the fact that International Accounting Standards Board ("IASB") is planning to issue a new standard on revenue recognition this year that will subsume IC Interpretation 15: Agreements for the Construction of Real Estate for property developers, on 30 June 2012, MASB has decided to allow Transitioning Entities to defer adoption of the MFRS Framework for another year. Consequently, adoption of MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014. For the financial year ending 31 December 2013, the Group therefore continued to prepare financial statements using Financial Reporting Standards ("FRS").

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 December 2012 except for the adoption of the following new / revised Financial Reporting standards ("FRSs"), amendments to FRS and Issues Committee ("IC") Interpretations effective for financial periods as stated below:-



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# QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS FOR THE SECOND FINANCIAL QUARTER ENDED 30 JUNE 2013

### 2. CHANGES IN ACCOUNTING STANDARDS (CONTD)

		Effective date for financial periods beginning on or after
Amendments to FRS 101	Presentation of Items of Other Comprehensive Income	1 July 2012
FRS 10	Consolidated Financial Statements	1 January 2013
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosure of Interests in Other Entities	1 January 2013
FRS 13	Fair Value Measurement	1 January 2013
FRS 119	Employee Benefits (as amended by IASB in November 2011)	1 January 2013
FRS 127	Separate Financial Statements (as amended by IASB in November 2011)	1 January 2013
FRS 128	Investments in Associates and Joint Ventures (as amended by IASB in November 2011)	1 January 2013
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine	1 January 2013
Amendments to FRS 7	Disclosures - Offsetting Financial Assets and Financial Liabilities	1 January 2013
Amendments to FRS 1	Government Loans	1 January 2013
Improvements to FRSs	s (2012)	1 January 2013
Amendments to FRS 10, FRS 11 and FRS 12	Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance	1 January 2013

The adoption of the above standards, amendments and interpretations did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.

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#### 2. CHANGES IN ACCOUNTING STANDARDS (CONTD)

At the date of authorisation of these interim financial statements, the Group has not applied the FRS, IC Interpretations and Amendments to IC Interpretations which were issued but not yet effective. The potential material impact arising from the future application of these standards and the MFRS framework are described as follows:

### FRS 9: Financial Instruments

This Standard addresses the classification and measurement of financial assets and financial liabilities. All financial assets shall be classified on the basis of the Group's business model for managing the financial assets and the contractual cash flow characteristics of the financial asset. Financial assets are initially measured at fair value plus, in the case of a financial asset classified as fair value through profit or loss, particular transaction costs. Financial assets are subsequently measured at amortised cost or fair value. Financial liabilities are subsequently measured at amortised cost or fair value. However, changes due to own credit risk in relation to the fair value option for financial liabilities shall be recognised in other comprehensive income.

The Group would apply this FRS retrospectively when it becomes effective.

#### IC Interpretation 15: Agreements for Construction of Real Estate

This interpretation applies to the accounting for revenue and associated expenses by entities undertaking construction or real estate directly or via subcontractors. Within a single agreement, the Group may contract to deliver goods or services in addition to the construction of real estate. Such an agreement shall therefore, be split into separately identifiable components. An agreement for the construction of real estate shall be accounted for in accordance with FRS 111 if the buyer is able to specify the major structural elements of the design of the real estate before construction begins and/or specify major structural changes once construction is in progress. Accordingly, revenue shall be recognised by reference to the stage of completion of the contract.

An agreement for the construction of the real estate in which buyers only have limited ability to influence the design of the real estate or to specify only minor variations to the basic designs is an agreement for the sale of goods in accordance with FRS 118. Accordingly, revenue shall be recognised by reference to the criteria in paragraph 14 of FRS 118 (e.g. transfer of significant risks and rewards, no continuing managerial involvement nor effective control, reliable measurement, etc.). This new interpretation further provides guidance on accounting for revenue from the construction of real estate.

Where the Group undertakes a property development project involving sale of goods, the implementation of this interpretation will change the Group's revenue recognition to take place at the time of delivery when risk and reward is transferred instead of recognised based on the percentage of completion method.

The Group would apply IC Interpretation 15 retrospectively at the date of transition.

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#### 3. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the preceding audited financial statements of the Group was not subjected to any audit qualifications.

#### 4. SEASONAL OR CYCLICAL FACTORS

The Group's performance during the current financial quarter under review and financial year to date was not affected by unusual seasonal or cyclical fluctuations.

#### 5. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows of the Group during the current financial quarter under review and financial year to date.

#### 6. CHANGES IN ESTIMATES

There were no material changes in estimates of the amounts reported by the Group in prior financial years which have a material effect in the current financial quarter.

#### 7. DEBT AND EQUITY SECURITIES

There were no cancellation, repurchases, resale and repayments of debt and equity securities by the Company during the current financial quarter under review and financial year to date.

#### 8. DIVIDEND

There was no dividend paid during the current financial quarter under review and financial year to date.

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#### 9. SEGMENTAL INFORMATION

Segmental information for the current financial year to date is presented in respect of the Group's business segments as follows:-

		Property	Trading		
	Construction	<b>Development</b>	and Others	<b>Elimination</b>	<b>Total</b>
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External sales	117,409	51,248	39,149	-	207,806
Inter-segment sales	23,700	-	25,052	(48,752)	-
Total revenue	141,109	51,248	64,201	(48,752)	207,806
Results					
Segment results	4,519	311	1,600	-	6,430
Interest expense					(2,807)
Interest income				_	330
Total results				<u>=</u>	3,953

#### 10. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

The Group states its property, plant and equipment at cost less accumulated depreciation and accumulated impairment losses. The Group does not adopt a policy to revalue its property, plant and equipment.

#### 11. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE INTERIM PERIOD

There were no material subsequent events from the end of the current interim financial period to the date of this report that have not been reflected in this report.

#### 12. CHANGES IN COMPOSITION OF THE GROUP

There were no changes in composition of the Group during the current financial quarter under review and financial year to date.

#### 13. DISCONTINUED OPERATIONS

There was no discontinued operations event during the current financial quarter under review / year to date.

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#### 14. CAPITAL COMMITMENT

There is no capital commitment for the interim financial statement as at 30 June 2013.

### 15. CHANGES IN CONTINGENT ASSETS AND CONTINGENT LIABILITIES

	RM'000	RM'000
Unsecured corporate guarantees given by the Company		
and the Group to trade suppliers		21,058
Unsecured corporate guarantees given by the Company to: financial institutions for banking, hire purchase		
and leasing facilities granted to subsidiary companies		206,044
- clients		7,561
Secured bank guarantees given by the Group in the ordinary course of business to:-		
- trade suppliers	4,901	
- authorities	941	
- clients	56,472	62,314
		296,977

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## PART B: ADDITIONAL INFORMATION AS REQUIRED BY LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES")

#### 16. REVIEW OF PERFORMANCE

For the current financial quarter, the Group achieved a total revenue of RM118.20 million representing an increase of 73.85% as compared to RM67.99 million in the preceding year corresponding quarter. The Group recorded a total profit after taxation of RM1.21 million representing an increase of 10.00% as compared to RM1.10 million in the preceding year corresponding quarter. The improvement was due to the increased activities in the Construction Division and Property Development Division during the current financial quarter.

The Construction Division continued to be the main contributor to the Group revenue representing 56.50% of the total revenue, with the Trading and Others Division of 24.66% and the Property Development Division contributed the balance of 18.84% of the Group revenue.

The Construction Division recorded an increase of its revenue of RM49.79 million or 73.64% for the current financial quarter as compared to the preceding year corresponding quarter.

The Property Development Division recorded an increase of its revenue of RM27.59 million. The increase was due to the contribution from the ongoing local and oversea property development projects.

There was a significant increase of the revenue from the Trading and Other Division of RM24.38 million and this was in line with the increased activities in the Construction Division and Property Development Division during the current financial quarter.

The Group registered a total revenue of RM207.81 million for the current financial year representing an increase of RM101.76 million or 95.97% as compared to the preceding financial year. The Group recorded a profit after taxation of RM2.70 million during the current financial year as compared to RM2.22 million during the preceding financial year, representing an increase of 21.62% of the profit after taxation. This was mainly due to the contribution from the lower profit margin projects during the current financial quarter.

#### 17. COMPARISON WITH PRECEDING QUARTER'S RESULTS

The Group registered a total revenue of RM118.20 million for the current financial quarter as compared to RM89.61 million in the preceding financial quarter. There was an increase of revenue of RM28.59 million or 31.91% which was in line with the higher level of construction activities and the property development activities during the current financial quarter.

However, the Group showed a slight improvement for its profit before taxation of RM0.15 million or 7.89% during the current financial quarter as compared to RM1.90 million in the preceding quarter. This was mainly due to the amortization of fair value for the long term financial liabilities.

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#### 18. PROSPECTS

With the existing balance order book in the Construction Division and the progressive recognition of sales from the Property Development Division, the Board of Directors is cautiously optimistic of the performance of the Group for the coming financial quarter.

The Group will continue to adopt a prudent approach in its investments and focus on its core activities to enhance and strengthen the synergy among its group of companies.

# 19. VARIANCE OF ACTUAL PROFIT FROM FORECAST PROFIT AND SHORTFALL IN PROFIT GUARANTEE

The Group did not publish any profit forecast in respect of the current financial quarter.

#### 20. PROFIT BEFORE TAXATION IS DERIVED AFTER CHARGING/(CREDITING)

	Current Year Quarter	Current Year To Date
	30.6.2013	30.06.2013
	RM'000	RM'000
Interest income	(160)	(330)
Other income	(2,639)	(4,007)
Interest expense	2,145	2,807
Gain on disposal of property, plant and		
equipment	(35)	(140)
Depreciation and amortization	551	835

#### 21. TAXATION

	Current Year Quarter <u>30.06.2013</u> RM'000	Current Year To Date <u>30.06.2013</u> RM'000
Malaysia tax in respect of:-		
- current results	841	1,252

The effective tax rate for the current financial year quarter and the financial year to date was higher than the statutory tax rate due to certain expenses are not allowable as deduction for tax purpose and no group relief is available with respect to losses incurred by certain companies within the Group.

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#### 22. CORPORATE PROPOSALS - STATUS OF THE CORPORATE PROPOSALS

There were no corporate proposals announced but not completed as at the date of this report.

#### 23. GROUP BORROWINGS

	Current Year To Date <u>30.6.2013</u> RM'000
Secured	
Short term borrowings and loans	115,865
Long term loans	49,681
	165,546

### 24. REALISED AND UNREALISED PROFITS / (LOSSES)

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

	Current Year To Date	(Audited) At end of Financial Year End
	30.06.2013	31.12.2012
Total retained profits of the Company and its subsidiary companies	RM'000	RM'000
- Realised	68,210	65,243
- Unrealised	(492)	(492)
	67,718	64,751
Less: Consolidation adjustments	(31,621)	(30,875)
Total Group retained profits as per statements of financial position	36,097	33,876

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#### 25. MATERIAL LITIGATIONS

Save as disclosed below, the Company and its subsidiary companies are not engaged in any material litigation, claims or arbitration, either as plaintiff or defendant as at the date of this report:-

- a) In respect of the Writ of Summons dated 23 May 2000 filed by WEA Engineers & Associates Sdn Bhd ("WEA") at Kuala Lumpur High Court for professional fees for civil and structural engineering consulting services rendered by WEA to the Company. The court on 24 July 2012 made a decision in favor of WEA for the sum of RM157,837.28. The Company was not satisfied with the decision and had filed a Notice of Appeal on 10 August 2012 against the Decision. The appeal has now fixed for case management on 15 August 2013.
- b) In respect of a Writ of Summons filed by The Company on 1 November 2002 against Juru Bena Tenaga Sdn Bhd ("JBT") ("Defendant") at the Kuala Lumpur High Court vide Suit No. D1-22-1778-2002, The Company claimed against JBT a sum of RM510,937.54 for services rendered by The Company to JBT. The JBT in replied filed a claim amounting to RM1,978,947.85. The Court granted the Company's claim and also the Defendant's claim with cost and damages to be assessed for the sum of RM2,324,204.89 (inclusive of interest at 8% per annum).

The Company was not satisfied with the decision and had filed a Notice of Appeal against the High Court's decision in allowing the Defendant's Claim (Liability) and against the Assessment of Damages. The appeal has now fixed for case management on 29 August 2013.

#### 26. EARNINGS PER SHARE

a) Basic earnings per share

The basic earnings per share has been calculated by dividing the Group's net profit attributable to the shareholders for the current financial quarter / financial year to date by the weighted average number of ordinary shares in issue during the financial quarter / financial year to date under review as follows:-

Current Year Quarter 30.06.2013         Preceding Year Corresponding Quarter 30.06.2012         Current Year To Date 30.06.2012         Preceding Year To Date 30.06.2012           Net profit attributable to the equity holders of parent (RM'000)         1,592         1,015         2,221         2,389           Weighted average number of ordinary shares in issue ('000)         126,783         126,783         126,783         126,783           Basic earnings per share (sen)         1.25         0.80         1.75         1.88		Individ	ual Quarter	Cumula	tive Quarter
Year Quarter 30.06.2013Corresponding Quarter 30.06.2012Year To Date 30.06.2013To Date 30.06.2013Net profit attributable to the equity holders of parent (RM'000)1,5921,0152,2212,389Weighted average number of ordinary shares in issue ('000)126,783126,783126,783126,783			Preceding		Preceding
Quarter 30.06.2013         Quarter 30.06.2012         To Date 30.06.2013         Date 30.06.2012           Net profit attributable to the equity holders of parent (RM'000)         1,592         1,015         2,221         2,389           Weighted average number of ordinary shares in issue ('000)         126,783         126,783         126,783         126,783		Current	Year	Current	Year
30.06.2013         30.06.2012         30.06.2013         30.06.2012           Net profit attributable to the equity holders of parent (RM'000)         1,592         1,015         2,221         2,389           Weighted average number of ordinary shares in issue ('000)         126,783         126,783         126,783         126,783		Year	Corresponding	Year	To
Net profit attributable to the equity holders of parent (RM'000) 1,592 1,015 2,221 2,389  Weighted average number of ordinary shares in issue ('000) 126,783 126,783 126,783 126,783		Quarter	Quarter	To Date	Date
holders of parent (RM'000) 1,592 1,015 2,221 2,389  Weighted average number of ordinary shares in issue ('000) 126,783 126,783 126,783 126,783		<u>30.06.2013</u>	<u>30.06.2012</u>	30.06.2013	<u>30.06.2012</u>
Weighted average number of ordinary shares in issue ('000) 126,783 126,783 126,783 126,783	Net profit attributable to the equity				
ordinary shares in issue ('000) 126,783 126,783 126,783 126,783	holders of parent (RM'000)	1,592	1,015	2,221	2,389
	Weighted average number of				
Basic earnings per share (sen) 1.25 0.80 1.75 1.88	ordinary shares in issue ('000)	126,783	126,783	126,783	126,783
Basic earnings per share (sen) 1.25 0.80 1.75 1.88					
	Basic earnings per share (sen)	1.25	0.80	1.75	1.88

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#### 26. EARNINGS PER SHARE (CONTD.)

#### b) Diluted earnings per share

The diluted earnings per share has been calculated by dividing the Group's net profit attributable to the equity holders of parent for the current financial quarter / financial year to date by the weighted average number of ordinary shares, after adjusted for the effects of dilutive potential ordinary shares from the assumed exercise of options under the Employees' Share Option Scheme ("ESOS") of the Company as follows:

	Individ  Current Year Quarter 30.06.2013	Preceding Year Corresponding Quarter 30.06.2012	Cumula  Current Year To Date 30.06.2013	tive Quarter Preceding Year To Date 30.06.2012
Net profit attributable to the equity holders of parent (RM'000)	1,592	1,015	2,221	2,389
Weighted average number of Ordinary shares in issue ('000)	126,783	126,783	126,783	126,783
Diluted earnings per share (sen)	1.25	0.80	1.75	1.88

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PART C: INFORMATION ON PROVISION OF FINANCIAL ASSISTANCE PURSUANT TO PARAGRAPH 8.23 AND PRACTICE NOTE 11 / 2001 UNDER LISTING REQUIREMENTS OF BURSA SECURITIES

#### 27. FINANCIAL ASSISTANCE

There is no financial assistance rendered by the Company and the Group for the current financial quarter / financial year to date.

By order of the Board

Dato' Foo Chu Jong Managing Director

Subang Jaya

Date: 28 August 2013