



EWEIN BERHAD

(Company No. 742890-W)
(Incorporated in Malaysia)

Notes to the Unaudited Interim Financial Report

1. Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with the applicable disclosure provisions of the Listing Requirements of the Bursa Malaysia Securities Berhad and MFRS 134, Interim Financial Reporting in Malaysia and also complies with IAS 34, Interim Financial Reporting issued by the International Accounting Standards Board. They do not include all of the information required for full annual financial statements, and should be read in conjunction with the consolidated audited financial statements of the Group for the financial year ended 31 December 2011.

The Group's unaudited interim financial statements form part of the period covered by the Group's first MFRS framework annual financial statements and MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards had been applied accordingly.

The adoptions of these standards, amendments and interpretations have no material impact to the interim financial report.

2. Significant accounting policies

The accounting policies applied by the Group in the interim financial report are the same as those applied by the Group in its consolidated annual financial statements for the year ended 31 December 2011.

3. Auditors' report on preceding annual financial statements

The auditors have expressed an unqualified opinion on the Company's statutory financial statements for the year ended 31 December 2011 in their report dated 24 April 2012.

4. Seasonality or cyclical factors

The business of Ewein Group is not affected by any seasonality or cyclical factors.

5. Exceptional and extraordinary items

There were no material exceptional and extraordinary items for the period under review.



WEIN BERHAD

(Company No. 742890-W)
(Incorporated in Malaysia)

Notes to the Unaudited Interim Financial Report

6. Changes in estimates

There were no changes in estimates that had a material effect in the current quarter and period to date results.

7. Debt and equity securities

There were no issuance and repayments of debt and equity securities for the current financial period.

8. Dividend paid

The first and final tax exempt dividend of 2.5 sen per share totaling RM2,636,562 in respect of the financial year ended 31 December 2011 was paid on 17 August 2012.

9. Segment information

With the completion of the acquisition of the IJM office building on 31 May 2012, the Ewein Group has a new business segment under investment holdings. The segment information is as follows:

	9 Months Ended 30 Sept 2012 RM'000	9 Months Ended 30 Sept 2011 RM'000
Segment Revenue		
Manufacturing	71,472	79,526
Investment holding	1,384	-
Total revenue including inter segment sales	<u>72,856</u>	<u>79,526</u>
Elimination of inter-segment sales	<u>(10,445)</u>	<u>(14,159)</u>
Total revenue excluding inter segment sales	62,411	65,367
Interest income	614	893
	<u>63,025</u>	<u>66,260</u>
Segment Results		
Manufacturing	5,322	5,049
Investment holding	888	-
Total results	<u>6,210</u>	<u>5,049</u>
Elimination	<u>(1,115)</u>	<u>(205)</u>
Results excluding inter segment sales	5,095	4,844
Interest expense	(304)	(150)



WEIN BERHAD

(Company No. 742890-W)
(Incorporated in Malaysia)

Notes to the Unaudited Interim Financial Report

Interest income	614	893
Profit before taxation	<u>5,405</u>	<u>5,587</u>
Taxation	<u>(1,096)</u>	<u>(577)</u>
Profit for the period	<u>4,309</u>	<u>5,010</u>

10. Valuation of property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

The valuation of land and buildings has been brought forward without amendment from the previous audited financial statements.

11. Other investments

The Group's other investments comprise quoted shares which are categorised as available-for-sale financial assets.

Other investments are measured at their fair values with the gains or losses recognised in other comprehensive income.

12. Events subsequent to the balance sheet date

There was no material event subsequent to the end of the current quarter.

13. Changes in Group's composition

There were no changes in the composition of the Group for the current quarter under review other than the disposal of 667 ordinary shares representing 66.7% equity interest in Brightway Paradise Sdn Bhd ("Brightway Paradise") on 20 September 2012.

Tele System Electric (India) Private Limited, an associated company of Brightway Paradise, ceased to be an associated company upon the disposal of Brightway Paradise.

14. Changes in contingent liabilities and assets

There were no material contingent liabilities or contingent assets to be disclosed as at the date of this report.



WEIN BERHAD

(Company No. 742890-W)
(Incorporated in Malaysia)

Notes to the Unaudited Interim Financial Report

15. Commitments

There were no material capital commitments as at 30 September 2012 to be disclosed as at the date of this report.

16. Review of performance

	Individual Quarter 3 Months Ended 30 Sept 2012 RM'000	Individual Quarter 3 Months Ended 30 Sept 2011 RM'000	Cumulative Quarter 9 Months Ended 30 Sept 2012 RM'000	Cumulative Quarter 9 Months Ended 30 Sept 2011 RM'000
Revenue	19,193	21,650	63,025	66,260
Profit before taxation	2,071	2,043	5,405	5,587

Comparison with previous year corresponding quarter

Due to the prolonged debt crisis in Eurozone and the slow recovery in USA which has affected consumer demand, revenue has dropped by 11.3% as compared to the previous year corresponding quarter.

However, the Group was able to sustain its profit before taxation due to the rental contribution from its investment properties.

Comparison with previous year corresponding period

For the nine months period ended 30 September 2012, the Group has recorded a decrease in revenue 4.9% as compared to the previous year corresponding period due to the prolonged debt crisis in the Eurozone and the slow recovery in the US economy which has affected the global market. Accordingly, the Group profit before taxation decreased by 3.3% to RM5.405million due to lower margin from the products sold which was mitigated by rental income.



WEIN BERHAD

(Company No. 742890-W)
(Incorporated in Malaysia)

Notes to the Unaudited Interim Financial Report

17. Variation of results against preceding quarter

	3 Months Ended 30 Sept 2012 RM'000	3 Months Ended 30 June 2012 RM'000
Revenue	19,193	23,907
Profit before taxation	2,071	2,112

For the current quarter, the Group recorded a decrease in revenue by 19.7% due to slower demand from customers. However, the Group was able to sustain its profit which was comparable to the preceding quarter due to rental income earned in this quarter.

18. Current year prospects

Despite the prolonged slowdown and uncertain outlook, the Group is optimistic of sustaining its profitability for the last quarter of the financial year due to the positive contribution from the investment properties which will help to cushion any shortfall from the manufacturing division.

19. Variance between actual profit and forecast profit

This is not applicable as no profit forecast has been published.

20. Tax expense

	Current Quarter Ended 30 Sept 2012 RM'000	Current Year-to-date 30 Sept 2012 RM'000
Current tax expense	521	1,096
Deferred tax expense	-	-
	<hr/> <hr/>	<hr/> <hr/>
	521	1,096

The effective tax rate is lower than the statutory rate of 25% due to the utilization of unabsorbed tax loss and reinvestment allowance by certain subsidiaries.



WEIN BERHAD

(Company No. 742890-W)
(Incorporated in Malaysia)

Notes to the Unaudited Interim Financial Report

21. Status of corporate proposals

There were no corporate proposals outstanding at the date of this report.

22. Borrowings

Ewein Group's borrowings as at 30 Sept 2012 are as follows:

	Secured	Unsecur	Total
	RM'000	ed	
		RM'000	RM'000
Current :			
- Finance lease obligations	-	77	77
- Term loans	5,683	-	5,683
	<u>5,683</u>	<u>77</u>	<u>5,760</u>
Non current :			
- Finance lease obligations	-	121	121
- Term loans	42,922	-	42,922
	<u>42,922</u>	<u>121</u>	<u>43,043</u>
Total	<u>48,605</u>	<u>198</u>	<u>48,803</u>
Denominated in:			RM'000
Ringgit Malaysia			1,405
USD			47,398
			<u>48,803</u>

23. Material litigation

Ewein Group is not engaged in any material litigation for the current quarter and year to date.



EWEIN BERHAD

(Company No. 742890-W)
(Incorporated in Malaysia)

Notes to the Unaudited Interim Financial Report

24. Basic earnings per share

The calculation of basic earnings per share is based on the net profit attributable to ordinary shareholders divided by the weighted average number of ordinary shares in issue of 105,462,600.

There is no diluted earnings per share as the warrants are anti-dilutive.

25. Profit before taxation

	Current/Cumulative Quarter Ended 30 Sept 2012 RM'000
Profit before tax is arrived at after charging/(crediting):-	
Interest income	614
Other income	2,892
Dividend income	-
Interest expense	304
Depreciation	948
Provision/Write off of receivables	-
Provision/Write off of inventories	-
(Gain)/Loss on disposal of quoted or unquoted investments or properties	(46)
Impairment of assets	-
Realised foreign exchange (gain)/loss	(297)
Gain)/Loss on derivatives	-
Exceptional items	-



WEIN BERHAD

(Company No. 742890-W)
(Incorporated in Malaysia)

Notes to the Unaudited Interim Financial Report

26. Realised and unrealised retained earnings

	Current Financial Period RM'000
Total retained profits of Ewein Berhad and its subsidiaries:	
- Realised	62,926
- Unrealised	(516)

	62,410
Total share of retained profits from associated company:	
- Realised	-
- Unrealised	444

	62,854
Less: Consolidation adjustments	(4,594)

Total Group's retained profits	58,260
	=====

27. Authorisation for issue

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

By Order of the Board

Chee Wai Hong (BC/C/1470)
Secretary

Date: 26 November 2012