

# **EDEN INC. BERHAD**

(Co. No. 36216-V) (Incorporated in Malaysia)

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2013



(Incorporated in Malaysia)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2013

	ĺ	Individual Quarter		Cumulative Quarter		
		2013	2012	2013	2012	
		Current	Corresponding	Current	Corresponding	
		quarter	quarter	year-to-date	year-to-date	
		ended	ended	ended	ended	
		31-Mar	31-Mar	31-Mar	31-Mar	
		(RM'000)	(RM'000)	(RM'000)	(RM'000)	
	Note		(restated)	,,	(restated)	
Revenue	4	22,860	22,635	22,860	22,635	
Cost of sales	•	(12,630)	(14,296)	(12,630)	(14,296)	
Gross profit	i	10,230	8,339	10,230	8,339	
Other income		3,299	4,652	3,299	4,652	
Administrative expenses		(8,976)	(7,480)	(8,976)	(7,480)	
Selling and marketing		,	(.,.55)	(0,0.0)	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
expenses		(503)	(764)	(503)	(764)	
Other expenses		(1,083)	(1,071)	(1,083)	(1,071)	
Operating profit	'	2,967	3,676	2,967	3,676	
Finance costs		(2,778)	(3,251)	(2,778)	(3,251)	
Share of profit of associates		-	-		-	
Profit before tax	4, 5	189	425	189	425	
Income tax expense	21	(1,408)	(187)	(1,408)	(187)	
(Loss)/profit net of tax	'	(1,219)	238	(1,219)	238	
Other comprehensive income: Foreign currency translation reserve Total comprehensive (expense)/income for the year	,	(10) <b>(1,229)</b>	238	(10) (1,229)	238	
(Loss)/profit attributable to:						
Owners of the parent		(1,141)	158	(1,141)	158	
Non-controlling interests		(78)	80	(78)	80	
14011-0011t10lllilig liliterests	•	(1,219)	238	(1,219)	238	
	ļ	(1,213)	230	(1,213)	230	
Total comprehensive (expense)/income attributable to:						
Owners of the parent		(1,151)	158	(1,151)	158	
Non-controlling interests	•	(78)	80	(78)	80	
	i	(1,229)	238	(1,229)	238	
(Loss)/earnings per share attributable to owners of the parent (sen per share)						
- Basic	29	(0.37)	0.05	(0.37)	0.05	
		N/A				
- Diluted		IN/A	IN/A	N/A	IN/A	

The Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.



(Incorporated in Malaysia)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2013

	Ī	As At	As At
		31 Mar 2013	31 Dec 2012
	Note	RM'000	RM'000
	Note	(Unaudited)	(Audited)
Assets	Ļ	(Orlaudited)	(Auditeu)
Non-current assets			
	10	191 400	185,934
Property, plant and equipment	10	181,499 191,130	•
Investment properties  Land use rights		500	191,130 500
Finance lease receivables		14,248	14,374
Intangible assets		4,217	4,219
Investments in associates		610	860
Other investments		8	8
Deferred tax assets		49,876	50,600
Deferred lax assets	•	442,088	447,625
		442,000	447,023
Current assets			
Inventories		16,741	17,684
Trade and other receivables		65,293	62,666
Finance lease receivables		505	505
Other current assets		5,993	1,205
Cash and bank balances		22,418	28,079
	•	110,950	110,139
Non-current assets classified as held for sale	13	225	225
		111,175	110,364
Total assets	•	553,263	557,989
	i	· · ·	
Equity and liabilities			
Current liabilities			
Loans and borrowings	25	32,436	30,356
Deferred income		5,824	6,146
Trade and other payables		26,826	34,250
		65,086	70,752
Not summed assets		40.000	20.040
Net current assets		46,089	39,612
Non-amount lightifier			
Non-current liabilities	05	450.000	440.004
Loans and borrowings	25	152,602	148,861
Deferred income		37,099	38,476
Deferred tax liabilities		4,088	4,283
Takal Pal Process		193,789	191,620
Total liabilities		258,875	262,372
Net assets		294,388	295,617
	•	20 1,000	
Equity attributable to the owners			
of the parent			
Share capital		311,362	311,362
Other reserves		(4)	6
Accumulated losses		(21,254)	(20,113)
	•	290,104	291,255
Non-controlling interests		4,284	4,362
Total equity	•	294,388	295,617
Total equity and liabilities	•	553,263	557,989
N. C.			
Net assets per share (RM)		0.95	0.95

The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.



(Incorporated in Malaysia)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2013

		Attributable to the owners of the parent Non-distributable Distributable					
	Equity, total RM'000	Equity, attributable to the owners of the parent total RM'000	Share capital RM'000	Other reserves RM'000	Accumulated losses RM'000	Non- controlling interests RM'000	
At 1 January 2012	284,865	280,568	311,362	(26)	(30,768)	4,297	
Total comprehensive income	238	158	-	-	158	80	
At 31 March 2012	285,103	280,726	311,362	(26)	(30,610)	4,377	
At 1 January 2013	295,617	291,255	311,362	6	(20,113)	4,362	
Total comprehensive expense	(1,229)	(1,151)	-	(10)	(1,141)	(78)	
At 31 March 2013	294,388	290,104	311,362	(4)	(21,254)	4,284	

The Unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.



(Incorporated in Malaysia)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2013

Cash flows from operating activities   Profit before tax		3 month	s ended
Profit before tax			
Profit before tax         189         425           Adjustments for:         (Interest income         (880)         (346)           Interest expense         2,778         3,251           Net fair value adjustment on investment properties         -         (2,000)           Depreciation and amortisation         4,790         4,661           Amortisation of deferred income         (1,699)         (1,820)           Operating cash flows before changes in working capital         5,178         4,171           Changes in working capital         943         3,238           Increase in inventories         943         3,238           Increase in inventories         943         3,238           Increase in trade and other receivables         (2,439)         3,960           Decrease in inventories         943         3,238           Increase in trade and other payables         (7,607)         (12,489)           Decrease in inventories         (4,149)         -           Total changes in working capital         (13,252)         (13,252)           Cash used in operating activities         (8,049)         (14,949)           Total changes in working capital         (1,408)         (187)           Interest paid         (2,577)         (3,251) <th></th> <th></th> <th>(restated)</th>			(restated)
Profit before tax         189         425           Adjustments for:         (Interest income         (880)         (346)           Interest expense         2,778         3,251           Net fair value adjustment on investment properties         -         (2,000)           Depreciation and amortisation         4,790         4,661           Amortisation of deferred income         (1,699)         (1,820)           Operating cash flows before changes in working capital         5,178         4,171           Changes in working capital         943         3,238           Increase in inventories         943         3,238           Increase in inventories         943         3,238           Increase in trade and other receivables         (2,439)         3,960           Decrease in inventories         943         3,238           Increase in trade and other payables         (7,607)         (12,489)           Decrease in inventories         (4,149)         -           Total changes in working capital         (13,252)         (13,252)           Cash used in operating activities         (8,049)         (14,949)           Total changes in working capital         (1,408)         (187)           Interest paid         (2,577)         (3,251) <td>Cash flows from operating activities</td> <td></td> <td></td>	Cash flows from operating activities		
Interest income         (880)         (346)           Interest expense         2,778         3,251           Net fair value adjustment on investment properties         -         (2,000)           Depreciation and amortisation         4,790         4,661           Amortisation of deferred income         (1,699)         (1,820)           Operating cash flows before changes in working capital         5,178         4,171           Changes in working capital         943         3,238           Decrease in inventories         943         3,238           Increase in trade and other payables         (7,607)         (12,498)           Net movement in related parties         (4,149)         -           Total changes in working capital         (13,252)         (13,220)           Cash used in operating activities         (8,074)         (9,049)           Taxation paid         (1,408)         (187)           Interest paid         (2,778)         (3,251)           Net cash used in operating activities         (12,260)         (12,487)           Cash flows from investing activities         (12,260)         (12,487)           Net cash used in operating activities         (353)         (494)           Divided received from associate         250         -	· · ·	189	425
Interest expense	Adjustments for:		
Net fair value adjustment on investment properties	Interest income	(880)	(346)
Depreciation and amortisation         4,790         4,681           Amortisation of deferred income         (1,699)         (1,820)           Operating cash flows before changes in working capital         5,178         4,171           Changes in working capital         943         3,238           Increase in trade and other receivables         (2,439)         (3,960)           Decrease in trade and other payables         (7,607)         (12,498)           Net movement in related parties         (4,149)         .           Total changes in working capital         (13,252)         (13,220)           Cash used in operating activities         (8,074)         (9,049)           Taxation paid         (1,408)         (1877)           Interest paid         (2,2778)         (3,251)           Net cash used in operating activities         (2,278)         (3,251)           Net cash used in operating activities         (2,278)         (3,251)           Net cash flows from investing activities         (2,278)         (3,251)           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         777         (148)           Cash flows from financing activities         777         (148)           Ca	Interest expense	2,778	3,251
Amortisation of deferred income	Net fair value adjustment on investment properties	-	(2,000)
Changes in working capital	·	•	
Changes in working capital         943         3,238           Decrease in inventories         943         3,238           Increase in trade and other receivables         (2,439)         (3,960)           Decrease in trade and other payables         (7,607)         (12,498)           Net movement in related parties         (4,149)         -           Total changes in working capital         (13,252)         (13,220)           Cash used in operating activities         (8,074)         (9,049)           Taxation paid         (1,408)         (187)           Interest paid         (2,778)         (3,251)           Net cash used in operating activities         (2,778)         (3,251)           Net cash used in operating activities         (12,260)         (12,487)           Cash flows from investing activities         (2,778)         (3,251)           Net cash used in operating activities         (2,778)         (3,251)           Purchase of property, plant and equipment         (353)         (494)           Dividend received from associate         250         -           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         (46)         (84)           Increase of deposits with lic			
Decrease in inventories	Operating cash flows before changes in working capital	5,178	4,171
Increase in trade and other receivables   (2,439)   (3,960)     Decrease in trade and other payables   (7,607)   (12,498)     Net movement in related parties   (4,149)   -   Total changes in working capital   (13,252)   (13,220)     Cash used in operating activities   (8,074)   (9,049)     Taxation paid   (1,408)   (187)     Interest paid   (2,778)   (3,251)     Net cash used in operating activities   (12,260)   (12,487)     Cash flows from investing activities   (2,778)   (3,251)     Net cash used in operating activities   (2,778)   (3,251)     Purchase of property, plant and equipment   (353)   (494)     Dividend received from associate   250   -   Interest received   880   346     Net cash generated from/(used in) investing activities   777   (148)     Cash flows from financing activities   (46)   (84)     Drawdown of Ijarah term loan/Sukuk Musharakah   15,000   80,000     Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds   - (68,000)     Net repayment of loans and borrowings   (9,941)   (14,065)     Net changes in bankers acceptances   499   1,198     Net ach generated from/(used in) financing activities   5,512   (951)     Net decrease in cash and cash equivalents   (5,971)   (13,586)     Cash and cash equivalents at start of period   20,537   23,099     Cash and cash equivalents at end of period   14,566   9,513     Cash and bank balances   22,418   20,699     Deposits with licensed banks and financial institution   (4,972)   (4,806)	Changes in working capital		
Decrease in trade and other payables         (7,607)         (12,498)           Net movement in related parties         (4,149)         -           Total changes in working capital         (13,252)         (13,220)           Cash used in operating activities         (8,074)         (9,049)           Taxation paid         (1,408)         (1877)           Interest paid         (2,778)         (3,251)           Net cash used in operating activities         (12,260)         (12,487)           Cash flows from investing activities           Purchase of property, plant and equipment         (353)         (494)           Dividend received from associate         250         -           Interest received         880         346           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities           Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of Ijarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net reasyment of Ioans and borrowings         (9,941)         (14,065)           Net cash generated from/(used in) financing act	Decrease in inventories	943	3,238
Net movement in related parties         (4,149)         -           Total changes in working capital         (13,252)         (13,220)           Cash used in operating activities         (8,074)         (9,049)           Taxation paid         (1,408)         (187)           Interest paid         (2,778)         (3,251)           Net cash used in operating activities         (12,260)         (12,487)           Cash flows from investing activities           Purchase of property, plant and equipment         (353)         (494)           Dividend received from associate         250         -           Interest received         880         346           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         777         (148)           Cash flows from financing activities         (46)         (84)           Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of ljarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net cash generated from	Increase in trade and other receivables	(2,439)	(3,960)
Total changes in working capital		• • •	(12,498)
Cash used in operating activities         (8,074)         (9,049)           Taxation paid         (1,408)         (187)           Interest paid         (2,778)         (3,251)           Net cash used in operating activities         (12,260)         (12,487)           Cash flows from investing activities         80         (494)           Purchase of property, plant and equipment         (353)         (494)           Dividend received from associate         250         -           Interest received         880         346           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         (46)         (84)           Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of ljarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,58	Net movement in related parties	(4,149)	<u>-</u> -
Taxation paid Interest paid         (1,408)         (187)           Net cash used in operating activities         (2,778)         (3,251)           Cash flows from investing activities         User classe of property, plant and equipment         (353)         (494)           Dividend received from associate Interest received         250         -           Interest received         880         346           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         -         (84)           Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of Ijarah term loan/Sukuk Musharakah         15,000         80,000           Net repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents comprise the following:         22,418	Total changes in working capital	(13,252)	(13,220)
Interest paid   (2,778)   (3,251)   Net cash used in operating activities   (12,260)   (12,487)   Cash flows from investing activities   Purchase of property, plant and equipment   (353)   (494)   Dividend received from associate   250   - 10   (10,000)   (10,00	Cash used in operating activities	(8,074)	(9,049)
Net cash used in operating activities         (12,260)         (12,487)           Cash flows from investing activities         Purchase of property, plant and equipment         (353)         (494)           Dividend received from associate         250         -           Interest received         880         346           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         880         346           Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of ljarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents at end of period         14,566         9,513           Cash and bank balances         22,418         20,699	Taxation paid	(1,408)	
Cash flows from investing activities           Purchase of property, plant and equipment         (353)         (494)           Dividend received from associate         250         -           Interest received         880         346           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         880         346           Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of ljarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents at end of period         14,566         9,513           Cash and bank balances         22,418         20,699           Deposits with licensed banks and financial institution         (2,8		(2,778)	(3,251)
Purchase of property, plant and equipment         (353)         (494)           Dividend received from associate         250         -           Interest received         880         346           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         -         (46)         (84)           Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of Ijarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents comprise the following:         22,418         20,699           Cash and bank balances         22,418         20,699           Deposits with licensed banks and financial institution         (2,880)         (6,380)	Net cash used in operating activities	(12,260)	(12,487)
Dividend received from associate Interest received         250         -           Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of Ijarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents at end of period         14,566         9,513           Cash and bank balances         22,418         20,699           Deposits with licensed banks and financial institution         (2,880)         (6,380)           Bank overdraft         (4,972)         (4,806)	Cash flows from investing activities		
Interest received   880   346     Net cash generated from/(used in) investing activities   777   (148)     Cash flows from financing activities     Increase of deposits with licensed banks and financial institution   (46)   (84)     Drawdown of Ijarah term loan/Sukuk Musharakah   15,000   80,000     Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds   - (68,000)     Net repayment of loans and borrowings   (9,941)   (14,065)     Net changes in bankers acceptances   499   1,198     Net cash generated from/(used in) financing activities   5,512   (951)     Net decrease in cash and cash equivalents   (5,971)   (13,586)     Cash and cash equivalents at start of period   20,537   23,099     Cash and cash equivalents at end of period   14,566   9,513     Cash and cash equivalents comprise the following:    Cash and bank balances   22,418   20,699     Deposits with licensed banks and financial institution   (2,880)   (6,380)     Bank overdraft   (4,972)   (4,806)	Purchase of property, plant and equipment	(353)	(494)
Net cash generated from/(used in) investing activities         777         (148)           Cash flows from financing activities         Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of Ijarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents at end of period         14,566         9,513           Cash and bank balances         22,418         20,699           Deposits with licensed banks and financial institution         (2,880)         (6,380)           Bank overdraft         (4,972)         (4,806)	Dividend received from associate	250	-
Cash flows from financing activities           Increase of deposits with licensed banks and financial institution         (46)         (84)           Drawdown of Ijarah term loan/Sukuk Musharakah         15,000         80,000           Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds         -         (68,000)           Net repayment of loans and borrowings         (9,941)         (14,065)           Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents at end of period         14,566         9,513           Cash and bank balances         22,418         20,699           Deposits with licensed banks and financial institution         (2,880)         (6,380)           Bank overdraft         (4,972)         (4,806)		880	
Increase of deposits with licensed banks and financial institution	Net cash generated from/(used in) investing activities	777	(148)
financial institution       (46)       (84)         Drawdown of Ijarah term loan/Sukuk Musharakah       15,000       80,000         Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds       -       (68,000)         Net repayment of loans and borrowings       (9,941)       (14,065)         Net changes in bankers acceptances       499       1,198         Net cash generated from/(used in) financing activities       5,512       (951)         Net decrease in cash and cash equivalents       (5,971)       (13,586)         Cash and cash equivalents at start of period       20,537       23,099         Cash and cash equivalents at end of period       14,566       9,513         Cash and bank balances       22,418       20,699         Deposits with licensed banks and financial institution       (2,880)       (6,380)         Bank overdraft       (4,972)       (4,806)			
Drawdown of Ijarah term Ioan/Sukuk Musharakah Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds Net repayment of loans and borrowings Net changes in bankers acceptances Net cash generated from/(used in) financing activities  Net decrease in cash and cash equivalents Cash and cash equivalents at start of period Cash and cash equivalents at end of period  Cash and cash equivalents comprise the following:  Cash and bank balances Deposits with licensed banks and financial institution Bank overdraft  15,000 80,000 66,800 66,000 14,065 114,065 114,065 114,065 114,065 114,566 114,566 114,566 114,566 115,000 114,065 114,065 114,566	·		
Repayment of Al-Bai 'Bithaman Ajil ("ABBA") serial bonds       - (68,000)         Net repayment of loans and borrowings       (9,941)       (14,065)         Net changes in bankers acceptances       499       1,198         Net cash generated from/(used in) financing activities       5,512       (951)         Net decrease in cash and cash equivalents       (5,971)       (13,586)         Cash and cash equivalents at start of period       20,537       23,099         Cash and cash equivalents at end of period       14,566       9,513         Cash and cash equivalents comprise the following:       22,418       20,699         Deposits with licensed banks and financial institution       (2,880)       (6,380)         Bank overdraft       (4,972)       (4,806)			
Net repayment of loans and borrowings       (9,941)       (14,065)         Net changes in bankers acceptances       499       1,198         Net cash generated from/(used in) financing activities       5,512       (951)         Net decrease in cash and cash equivalents       (5,971)       (13,586)         Cash and cash equivalents at start of period       20,537       23,099         Cash and cash equivalents at end of period       14,566       9,513         Cash and cash equivalents comprise the following:       22,418       20,699         Deposits with licensed banks and financial institution       (2,880)       (6,380)         Bank overdraft       (4,972)       (4,806)		15,000	•
Net changes in bankers acceptances         499         1,198           Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents at end of period         14,566         9,513           Cash and cash equivalents comprise the following:         22,418         20,699           Deposits with licensed banks and financial institution         (2,880)         (6,380)           Bank overdraft         (4,972)         (4,806)		(0.044)	
Net cash generated from/(used in) financing activities         5,512         (951)           Net decrease in cash and cash equivalents         (5,971)         (13,586)           Cash and cash equivalents at start of period         20,537         23,099           Cash and cash equivalents at end of period         14,566         9,513           Cash and cash equivalents comprise the following:         22,418         20,699           Deposits with licensed banks and financial institution         (2,880)         (6,380)           Bank overdraft         (4,972)         (4,806)			
Net decrease in cash and cash equivalents       (5,971)       (13,586)         Cash and cash equivalents at start of period       20,537       23,099         Cash and cash equivalents at end of period       14,566       9,513         Cash and cash equivalents comprise the following:         Cash and bank balances       22,418       20,699         Deposits with licensed banks and financial institution       (2,880)       (6,380)         Bank overdraft       (4,972)       (4,806)			
Cash and cash equivalents at start of period20,53723,099Cash and cash equivalents at end of period14,5669,513Cash and cash equivalents comprise the following:Cash and bank balances22,41820,699Deposits with licensed banks and financial institution(2,880)(6,380)Bank overdraft(4,972)(4,806)	Net cash generated from/(used iii) financing activities	5,512	(951)
Cash and cash equivalents at end of period14,5669,513Cash and cash equivalents comprise the following:Cash and bank balances22,41820,699Deposits with licensed banks and financial institution(2,880)(6,380)Bank overdraft(4,972)(4,806)			(13,586)
Cash and cash equivalents comprise the following:  Cash and bank balances  Deposits with licensed banks and financial institution  Bank overdraft  Cash and cash equivalents comprise the following:  22,418 20,699 (6,380) (6,380) (4,972) (4,806)			
Cash and bank balances       22,418       20,699         Deposits with licensed banks and financial institution       (2,880)       (6,380)         Bank overdraft       (4,972)       (4,806)	Cash and cash equivalents at end of period	14,566	9,513
Deposits with licensed banks and financial institution (2,880) (6,380) Bank overdraft (4,972) (4,806)	Cash and cash equivalents comprise the following:		
Deposits with licensed banks and financial institution (2,880) (6,380) Bank overdraft (4,972) (4,806)	Cash and bank balances	22,418	20.699
Bank overdraft (4,972) (4,806)		•	
	·		

The Unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.



# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2013

#### Part A – Explanatory Notes Pursuant to MFRS 134

#### 1. Basis of Preparation

The condensed consolidated interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 *Interim Financial Reporting* and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. These condensed consolidated interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

The condensed consolidated interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2012.

The explanatory notes attached to the condensed consolidated interim financial statements 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 year ended 31 December 2012.

# 2. Significant Accounting Policies

The significant accounting policies adopted in preparing these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the year ended 31 December 2012.

The adoption of the MFRSs and Amendments to MFRSs that came into effect on 1 January 2013 did not have any material impact on the condensed consolidated interim financial statements upon their initial application.

#### 3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 December 2012 was not subjected to any qualification.

#### 4. Segment Information

	3 months ended		3 month	s ended
	31.03.2013	31.03.2012	31.03.2013	31.03.2012
	RM'000	RM'000	RM'000	RM'000
Segment Revenue				
Revenue from continuing operations:				
Energy Sector	11,056	10,187	11,056	10,187
F&B and Tourism Sector	6,772	6,313	6,772	6,313
Manufacturing Sector	5,036	6,158	5,036	6,158
Investment Sector	1,071	851	1,071	851
Total revenue including inter-segment sales	23,935	23,509	23,935	23,509
Elimination of inter-segment sales	(1,075)	(874)	(1,075)	(874)
Total	22,860	22,635	22,860	22,635



# 4. Segment Information (cont'd.)

	3 months ended		3 month	s ended
	31.03.2013	31.03.2012	31.03.2013	31.03.2012
	RM'000	RM'000	RM'000	RM'000
Segment Results				
Results from continuing operations:				
Energy Sector	1,429	(31)	1,429	(31)
F&B and Tourism Sector	795	386	795	386
Manufacturing Sector	(262)	252	(262)	252
Investment Sector	(1,772)	(225)	(1,772)	(225)
	190	382	190	382
Eliminations	(1)	43	(1)	43
Total	189	425	189	425

#### 5. Profit Before Tax

Included in the profit before tax are the following items:

	3 months	3 months ended		s ended
	31.03.2013	31.03.2012	31.03.2013	31.03.2012
	RM'000	RM'000	RM'000	RM'000
Interest income	(880)	(346)	(880)	(346)
Interest expense	2,778	3,251	2,778	3,251
Depreciation and amortisation	4,790	4,661	4,790	4,661
Amortisation of deferred income	(1,699)	(1,820)	(1,699)	(1,820)
Net gain from fair value adjustment of				
investment properties	-	(2,000)	-	(2,000)

# 6. 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 financial period ended 31 March 2013.

# 7. Changes in Estimates

There were no changes in estimates that have had a material effect in the current quarter results.

# 8. Comments about Seasonal or Cyclical Factors

There were no seasonal or cyclical effects for the Energy and Manufacturing Sector. However, the performance of Food & Beverages and Tourism Sector is affected positively by the major festivals and school holidays.



#### 9. Dividends Paid

There was no dividend paid to the shareholders for the current financial period to date.

# 10. Carrying Amount of Revalued Assets

The carrying amount of property, plant and equipment is recorded at cost and has been brought forward without amendment from the financial statements for the year ended 31 December 2012.

#### 11. Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellation, shares held as treasury shares and resale of treasury in the current quarter.

#### 12. Changes in Composition of the Group

There were no changes in the composition of the Group during the current quarter under review.

#### 13. Non-Current Assets Classified as Held for Sale

The non-current assets classified as held for sale as at the reporting date are as follows:

Assets	As at 31.03.2013 RM'000	As at 31.12.2012 RM'000
Property, plant and equipment Investment property	65 160	
	225	5 225

The Group had entered into a Sale and Purchase Agreement on 24 April 2012 with a third party for the disposal of two apartments; namely the Lily and Ixora apartment for a total cash consideration of RM320,000. Whilst, we have obtained the necessary consent for the Ixora apartment which is pending registration at the land office, we have yet to obtain the consent for the Lily apartment.



# 14. Capital Commitments

The amount of commitments for the purchase of property, plant and equipment not provided for in the interim financial statements as at 31 March 2013 and 31 December 2012 are as follows:

As at	As at
31.03.2013	31.12.2012
RM'000	RM'000

#### Capital expenditure

Approved but not contracted for: Property, plant and equipment

# 15. Related party transactions

The following table provides information on the transactions which have been entered into with related parties during the period ended 31 March 2013 and 31 March 2012:

	3 months ended		3 months ended	
	31.03.2013 RM'000	31.03.2012 RM'000	31.03.2013 RM'000	31.03.2012 RM'000
Affiliated company:		_		_
Operating fees	1,901	1,458	1,901	1,458
Associates:				
Sale of products	477	1,034	477	1,034
Purchase of products	65	94	65	94

# 16. Material Events Subsequent to the Reporting Period

There were no material events subsequent to the end of the interim period reported which have not been reflected in the financial statements.



# Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

#### 17. Performance Review

For the current quarter ended 31 March 2013 ("1Q 2013"), the Group recorded revenue of RM22.86million against the preceding corresponding quarter ended 31 March 2012 ("1Q 2012") of RM22.64million, a slight increase of 1% contributed by Energy Sector as well as the F&B and Tourism Sector. However, these increases were affected by lower export sales registered by the Manufacturing Sector. The Group recorded lower Profit Before Tax ("PBT") of RM0.19million, as compared to PBT of RM0.43million recorded in 1Q 2012. The changes in revenue and PBT were attributable to the following:-

**Energy Sector**: In the current quarter; the revenue generated of RM11.06million was higher by 9% against RM10.19million registered in 1Q 2012. The PBT at RM1.43million a turnaround from Loss Before Tax ("LBT") of RM0.03million registered in 1Q 2012 due to better profit margin registered by Stratavest Sdn Bhd despite lower revenue generated by Musteq Hydro Sdn Bhd mainly due to lower rainfall at the catchment area and unscheduled breakdowns. In addition, the sector incurred a one-off restructuring expenses amounting to RM1.25million in 1Q 2013.

**Food & Beverage and Tourism Sector**: The sector recorded an increase in revenue of 7% increase to RM6.77million from RM6.31million recorded in 1Q 2012. The PBT registered an increase of RM0.41million from RM0.39million in 1Q 2012. This was mainly due to an improvement in revenue resulted from higher number of catering functions.

**Manufacturing Sector**: The sector recorded a LBT of RM0.26million as compared to PBT of RM0.25million recorded in 1Q 2012. This is due to lower revenue registered during the quarter of RM5.04million, a reduction of 18% against RM6.16million in 1Q 2012, arising from lower export sales to Middle East and the sales mainly generated from lower profit margin products in the current quarter.

#### 18. Comment on Material Change in Profit Before Taxation ("PBT")

The Group recorded a PBT of RM0.19million for the current quarter under review, compared to the PBT of RM11.21 million for the preceding quarter ended 31 December 2012 ("4Q 2012"). The negative variance was mainly due to absence of gain in fair value of investment property and reversal of provision on entertainment duty that was recognised in 4Q 2012. In addition, there is a one-off restructuring expenses incurred in the quarter under review.

#### 19. Commentary on Prospects

The Energy Sector expects to increase the profitability from Stratavest Sdn Bhd (Libaran Power Station) arising from new fuel supply arrangement. However, its profitability may be affected if the dry season prolongs at the Kenerong catchment area.

The F&B and Tourism Sector expects to contribute positively to the Group via strong domestic demand for its catering services and steady tourist arrivals to Langkawi.

The Manufacturing Sector expects to improve its export and local sales in the coming quarters and from its new product line.



#### 20. Profit Forecast or Profit Guarantee

The Group did not issue any profit forecast or profit guarantee in the current quarter under review.

#### 21. Income Tax Expense

	3 month	3 months ended		s ended
	31.03.2013	31.03.2012	31.03.2013	31.03.2012
	RM'000	RM'000	RM'000	RM'000
Current tax: Malaysian income tax	(777)	(82)	(777)	(82)
Deferred tax Total income tax expense	(631)	(105)	(631)	(105)
	(1,408)	(187)	(1,408)	(187)

The effective tax rates for the year was higher than the statutory tax rate of 25% principally due to the losses of certain subsidiaries which cannot be set off against taxable profits made by other subsidiaries, and certain expenses which are not deductible for tax purposes.

#### 22. Sale of Unquoted Investments and Properties

There were no sales of unquoted investments and properties in the current quarter under review.

#### 23. Quoted Securities

There was no purchase or disposal of quoted securities in the current quarter under review.

#### 24. Corporate Proposals

There were no corporate proposals in the current quarter under review.

#### 25. Loans and Borrowings

Group borrowings and debt securities as at 31 March 2013 and 31 December 2012 denominated in Ringgit Malaysia were:

	As at 31.03.2013 RM'000	As at 31.12.2012 RM'000
Short term borrowings Secured	32,436	30,356
Long term borrowings		
Secured	152,602	148,861
	185,038	179,217

Included in the short term borrowings are bank overdrafts amounting to RM4.97 million (31 December 2012: RM4.71 million).



#### 26. Off Balance Sheet Financial Instruments

There were no financial instruments with off balance sheet risk in the current quarter under review.

#### 27. Changes in Material Litigations

As at the reporting date, there were no changes in material litigations, except for the following pending material litigations since the last annual reporting date of 31 December 2012:

i) In the Court of Appeal of Malaysia
 Civil Appeal No. K-02-2216-9/2012
 DFZ Duty Free (Langkawi) Sdn Bhd v Eden Inc Berhad
 [originally filed as Alor Setar High Court Suit No. 22-158-2011
 DFZ Duty Free (Langkawi) Sdn Bhd v Eden Inc Berhad]

A suit was filed by Eden Inc. Berhad ("EDEN") against Sriwani Duty Free Centre (Langkawi) Sdn. Bhd. ("SDFC") as the First Defendant, Dato' Chuan Hooi Huat (who is the former director of EDEN and Sriwani Holdings Berhad ("SHB") as the Second Defendant and Mr. Terry Wong Soo Teng, (who is the former Director of EDEN and the present director of SHB) as the Third Defendant, for Tort of Conspiracy in respect of a lease agreement entered into between EDEN and SDFC on 20 August 2002 ("Lease Agreement") for RM52,657,920.00

A Consent Judgment was recorded by the parties on 23 November 2010, whereby both parties had agreed that the average rental value of the Premises be determined by the parties' respective valuers ("Valuation").

Subsequent to the above, DFZ had on 24 May 2012 filed an application to declare the above Valuation and more specifically the Defendant's valuation be declared null and void vide Alor Setar High Court Suit No. 22-158-2011. The Court on 30 August 2012 had dismissed the Plaintiff's (DFZ) claim with costs.

DFZ had then filed an appeal with the Court of Appeal on 4 September 2012. To date, all necessary documents have been filed by both parties. The Court of Appeal has yet to fix a date for the full hearing of the matter.

Whilst awaiting for the Court of Appeal to fix a hearing date, both parties are actively, on a without prejudice basis, in the midst of working towards a mutually beneficial settlement.

- ii) A former employee of the Company had initiated a claim for constructive dismissal against the Company.
  - (a) Thum Soon Yin's ("TSY") claim for compensation amounting to RM1,284,118.82 has been summarily dismissed not only by the Industrial Court but by the High Court as well as the Court of Appeal.

TSY had on 31 July 2012 filed a Notice of Motion to seek leave from the Federal Court to file an appeal against the Court of Appeal's decision.

The Federal Court had on 26 February 2013 dismissed this matter with costs of RM10,000.00 awarded to the Company.



# 28. Dividend Payable

No dividend has been declared for the quarter under review.

# 29. Earnings Per Share

# (a) Basic

The basic earnings per share of the Group was calculated by dividing the net (loss)/profit for the period attributable to the owners of the parent by the weighted average number of ordinary shares in issue to the public as follows:

	3 months ended		3 months ended	
	31.03.2013 RM'000	31.03.2012 RM'000	31.03.2013 RM'000	31.03.2012 RM'000
Profit/(loss) attributable to the owners of the the parent	(1,141)	158	(1,141)	158
Weighted average number of	(1,111)	100	(1,111)	100
ordinary shares in issue	311,362	311,362	311,362	311,362
Basic EPS (sen per share):	(0.37)	0.05	(0.37)	0.05

# (b) Diluted

There is no dilution in (loss)/earnings per share.

# 30. Realised and Unrealised Profits/(Losses)

The breakdown of the retained earnings of the Group as at the reporting date, into realised and unrealised profits/(losses) is tabulated below:

	Group 31.03.2013 RM'000	Group 31.12.2012 RM'000
Total accumulated losses of the Company and subsidiaries		
Realised	(111,981)	(111,556)
Unrealised	156,890	157,395
	44,909	45,839
Total shares of retained earnings of associates		
Realised	73	370
Unrealised	(7)	(7)
	44,975	46,202
Consolidation adjustments	(66,229)	(66,315)
Total Group accumulated losses	(21,254)	(20,113)

EDEN INC. BERHAD (36216-V) (Incorporated in Malaysia)



#### 30. Realised and Unrealised Profits/(Losses) (cont'd.)

Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Securities Listing Requirements, issued by the Malaysian Institute of Accountants on 20 December 2010.

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

#### 31. Reviews by External Auditors

The condensed consolidated interim financial statements have been reviewed by the Company's external auditors in accordance with the Internal Standards on Review Engagements 2410 (ISRE 2410) – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

#### 32. Authorisation for Issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors in accordance with resolution of the Directors on 30 May 2013.

By order of the Board.

Date: 30 May 2013