



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 2014**

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

**UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS
FOR THE QUARTER AND YEAR ENDED 31 MARCH 2014**

	Note	Individual Quarter		Cumulative Quarter	
		2014 Current quarter ended 31-Mar (RM'000)	2013 Corresponding quarter ended 31-Mar (RM'000)	2014 Current year to date ended 31-Mar (RM'000)	2013 Corresponding year to date ended 31-Mar (RM'000)
Revenue	4	18,276	23,321	18,276	23,321
Cost of sales		(10,852)	(12,222)	(10,852)	(12,222)
Gross profit		7,424	11,099	7,424	11,099
Other income		6,081	2,838	6,081	2,838
Administrative expenses		(9,012)	(9,384)	(9,012)	(9,384)
Selling and marketing expenses		(456)	(503)	(456)	(503)
Other expenses		(1,001)	(1,083)	(1,001)	(1,083)
Operating profit		3,036	2,967	3,036	2,967
Finance costs		(2,539)	(2,778)	(2,539)	(2,778)
Share of profit of associates		-	-	-	-
Profit before taxation	4, 5	497	189	497	189
Income tax expense	20	(430)	(1,408)	(430)	(1,408)
Profit/(loss) net of tax		67	(1,219)	67	(1,219)
Profit/(loss) attributable to:					
attributable to:					
Owners of the parent		177	(1,141)	177	(1,141)
Non-controlling interests		(110)	(78)	(110)	(78)
		67	(1,219)	67	(1,219)
Earnings/(loss) per share attributable to equity holders of the					
Company (sen per share)					
- Basic	28	0.06	(0.37)	0.06	(0.37)
- Diluted		N/A	N/A	N/A	N/A

These Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

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

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
 FOR THE QUARTER AND YEAR ENDED 31 MARCH 2014**

	Individual Quarter		Cumulative Quarter	
	2014 Current quarter ended 31-Mar (RM'000)	2013 Corresponding quarter ended 31-Mar (RM'000)	2014 Current year to date ended 31-Mar (RM'000)	2013 Corresponding year to date ended 31-Mar (RM'000)
Profit/(loss) net of tax	67	(1,219)	67	(1,219)
Other comprehensive income/(expense):				
Foreign currency translation reserve	-	(10)	-	(10)
Total comprehensive income/(expense) for the year	<u>67</u>	<u>(1,229)</u>	<u>67</u>	<u>(1,229)</u>
Total comprehensive income/(expense) attributable to:				
Owners of the parent	177	(1,151)	177	(1,151)
Non-controlling interests	(110)	(78)	(110)	(78)
	<u>67</u>	<u>(1,229)</u>	<u>67</u>	<u>(1,229)</u>

These Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

EDEN INC. BERHAD (36216-V)
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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2014**

	Note	As At 31 Mar 2014 RM'000 (Unaudited)	As At 31 Dec 2013 RM'000 (Audited)
Assets			
Non-current assets			
Property, plant and equipment	10	163,537	167,999
Investment properties		198,126	194,730
Land use rights		458	458
Finance lease receivables		13,701	13,842
Intangible assets		4,209	4,211
Investment in associates		641	641
Other investments		8	8
Deferred tax assets		49,990	48,877
		<u>430,670</u>	<u>430,766</u>
Current assets			
Inventories		16,710	16,944
Trade and other receivables		66,640	70,405
Finance lease receivables		540	532
Other current assets		4,454	1,511
Cash and bank balances		15,480	24,910
		<u>103,824</u>	<u>114,302</u>
Total assets		<u>534,494</u>	<u>545,068</u>
Equity and liabilities			
Current liabilities			
Loans and borrowings	24	31,637	32,724
Deferred income		3,878	4,844
Trade and other payables		29,748	29,912
		<u>65,263</u>	<u>67,480</u>
Net current assets		<u>38,561</u>	<u>46,822</u>
Non-current liabilities			
Loans and borrowings	24	131,279	140,571
Deferred income		40,962	41,207
Deferred tax liabilities		8,254	7,141
		<u>180,495</u>	<u>188,919</u>
Total liabilities		<u>245,758</u>	<u>256,399</u>
Net assets		<u>288,736</u>	<u>288,669</u>
Equity attributable to equity holders of the Company			
Share capital		311,362	311,362
Other reserves		(64)	(64)
Accumulated losses		(26,745)	(26,922)
		<u>284,553</u>	<u>284,376</u>
Non-controlling interests		<u>4,183</u>	<u>4,293</u>
Total equity		<u>288,736</u>	<u>288,669</u>
Total equity and liabilities		<u>534,494</u>	<u>545,068</u>
Net assets per share (RM)		0.93	0.93

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

EDEN INC. BERHAD (36216-V)
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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
 FOR THE QUARTER AND YEAR ENDED 31 MARCH 2014**

Note	Equity, total RM'000	----- Attributable to owners of the parent -----				Non- controlling Interest RM'000
		Equity, attributable to the parent total RM'000	Share capital RM'000	Other Reserves RM'000	Accumulated losses RM'000	
At 1 January 2014	288,669	284,376	311,362	(64)	(26,922)	4,293
Total comprehensive income/(expense)	67	177	-	-	177	(110)
At 31 March 2014	288,736	284,553	311,362	(64)	(26,745)	4,183
At 1 January 2013	295,617	291,255	311,362	6	(20,113)	4,362
Total comprehensive income/(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 Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

EDEN INC. BERHAD (36216-V)
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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE QUARTER AND YEAR ENDED 31 MARCH 2014**

	3 months ended	
	31 Mar 2014 RM'000	31 Mar 2013 RM'000
Cash flow from operating activities		
Profit before taxation	497	189
Adjustment for:		
Interest income	(883)	(880)
Interest expense	2,539	2,778
Net fair value adjustment on investment properties	(3,396)	-
Depreciation and amortisation	4,578	4,790
Amortisation of deferred income	(1,212)	(1,699)
Operating cash flows before changes in working capital	2,123	5,178
<u>Changes in working capital</u>		
Decrease in inventories	234	943
Increase in trade and other receivables	(1,103)	(2,439)
Increase/(decrease) in trade and other payables	880	(7,607)
Net movement in related companies	1,015	(4,149)
Total changes in working capital	1,026	(13,252)
Cash generated from/(used in) operating activities	3,149	(8,074)
Taxation paid	(430)	(1,408)
Interest paid	(2,539)	(2,778)
Net cash generated from/(used in) operating activities	180	(12,260)
Cash flows from investing activities		
Purchase of property, plant and equipments	(114)	(353)
Dividend received from associate	-	250
Interest received	883	880
Net cash generated from investing activities	769	777
Cash flows from financing activities		
Increase of deposit with licensed banks and financial institution	1,097	(46)
Drawdown of Ijarah term loan	-	15,000
Net repayment of loans and borrowings	(10,000)	(9,941)
Net changes in bankers acceptances	145	499
Net cash (used in)/generated from financing activities	(8,758)	5,512
Net decrease in cash and cash equivalents	(7,809)	(5,971)
Cash and cash equivalent at start of period	16,940	20,537
Cash and cash equivalents at end of period	9,131	14,566
Cash and cash equivalents comprise the following:		
Cash and bank balances	15,480	22,418
Deposits with licensed banks and financial institution	(1,850)	(2,880)
Bank overdraft	(4,499)	(4,972)
	9,131	14,566

The Condensed Consolidated Statements of Cash Flow 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 2014**

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 2013.

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 2013.

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 2013.

The adoption of the Amendments to MFRSs and Issues Committee (IC) that came into effect on 1 January 2014 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 2013 was not subjected to any qualification.

4. Segment Information

3 months ended		3 months ended	
31.03.2014	31.03.2013	31.03.2014	31.03.2013
RM'000	RM'000	RM'000	RM'000

Segment Revenue

Revenue from continuing operations:

Energy Sector	6,918	11,056	6,918	11,056
F&B and Tourism Sector	6,858	7,233	6,858	7,233
Manufacturing Sector	4,500	5,036	4,500	5,036
Investment Sector	547	547	547	547
Total revenue including inter-segment sales	18,823	23,872	18,823	23,872
Elimination of inter-segment sales	(547)	(551)	(547)	(551)
Total	18,276	23,321	18,276	23,321

4. Segment Information (cont'd)

3 months ended		3 months ended	
31.03.2014	31.03.2013	31.03.2014	31.03.2013
RM'000	RM'000	RM'000	RM'000

Segment Results

Results from continuing operations:

Energy Sector	(1,356)	1,429	(1,356)	1,429
F&B and Tourism Sector	144	795	144	795
Manufacturing Sector	(351)	(262)	(351)	(262)
Investment Sector	2,061	(1,772)	2,061	(1,772)
Others	-	-	-	-
	498	190	498	190
Elimination	(1)	(1)	(1)	(1)
Total	497	189	497	189

5. Profit/(Loss) Before Tax

Included in the (loss)/profit before tax are the following items:

3 months ended		3 months ended	
31.03.2014	31.03.2013	31.03.2014	31.03.2013
RM'000	RM'000	RM'000	RM'000

Interest income	(883)	(880)	(883)	(880)
Interest expense	2,539	2,778	2,539	2,778
Depreciation and amortisation	4,576	4,790	4,576	4,790
Amortisation of deferred income	(1,211)	(1,699)	(1,211)	(1,699)
Net gain from fair value adjustment of investment properties	(3,396)	-	(3,396)	-

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 2014.

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 2013.

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. 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 2014 and 31 December 2013 are as follows:

	As at 31.03.2014 RM'000	As at 31.12.2013 RM'000
Capital expenditure		
Approved but not contracted for:		
Property, plant and equipment	6,664	6,680

14. 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 2014 and 31 March 2013:

	3 months ended		3 months ended	
	31.03.2014	31.03.2013	31.03.2014	31.03.2013
	RM'000	RM'000	RM'000	RM'000
Affiliated company:				
Operating fees	1,719	1,901	1,719	1,901
Associates:				
Sale of products	339	477	339	477
Purchase of products	101	65	101	65

15. 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

16. Performance review

For the current quarter ended 31 March 2014 ("1Q 2014"), the Group recorded revenue of RM18.28 million against the corresponding quarter ended 31 March 2013 ("1Q 2013") of RM23.32 million, which is a decrease of RM5.05M. The Group recorded a Profit Before Tax ("PBT") of RM0.50 million, as compared to PBT of RM0.19 million recorded in 1Q 2013. The positive variance in PBT was attributable to the fair value adjustment in respect of Gebeng land bank. The performance for the various sectors are as follows:-

Energy Sector: In the current quarter, the sector recorded revenue of RM6.92 million and Loss Before Tax ("LBT") of RM1.36 million as compared to the corresponding quarter of RM11.06 million and PBT of RM1.43 million respectively. The decline in PBT was due to unscheduled repair and maintenance work performed by the sector.

Food & Beverage and Tourism Sector: The sector recorded revenue of RM6.86 million and PBT of RM0.14 million as compared to the corresponding quarter of RM7.23 million and RM0.80 million respectively. The lower PBT was primarily attributed to the sector's full provision on entertainment duty imposed by the State Government with effect from January 2014.

Manufacturing Sector: The sector recorded revenue of RM4.50 million and LBT of RM0.35 million as compared to the corresponding quarter of RM5.04 million and RM0.26 million respectively. The increase in LBT was mainly due to lower local sales generated during the current quarter.

17. Comment on Material Change in Profit Before Taxation

The Group recorded PBT of RM0.50 million for the quarter under review, compared to the PBT of RM4.13 million for the preceding quarter ended 31 December 2013 ("4Q 2013"). The variance was mainly due to lower revenue registered by all sectors.

18. Commentary on Prospects

The coming quarter shall remain challenging for the Energy Sector with higher expenditure to be incurred on the ongoing maintenance activities.

The F&B and Tourism Sector expects to contribute positively to the Group in the upcoming quarter through its new outlet at KLIA2 and the new business which will be managed by the catering segment.

The Manufacturing Sector expects to improve its performance in the coming quarter particularly from the sales generated from its new LED product line.

19. Profit Forecast of Profit Guarantee

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

20. Income Tax Expense

3 months ended		3 months ended		
31.03.2014	31.03.2013	31.03.2014	31.03.2013	
RM'000	RM'000	RM'000	RM'000	
Current tax:				
	(96)	(777)	(96)	(777)
	(334)	(631)	(334)	(631)
	<u>(430)</u>	<u>(1,408)</u>	<u>(430)</u>	<u>(1,408)</u>

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.

21. Sale of Unquoted Investments and Properties

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

22. Quoted Securities

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

23. Corporate Proposals

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

24. Loans and Borrowings

Group borrowings and debt securities as at 31 March 2014 and 31 December 2013 denominated in Ringgit Malaysia were:

	As at 31.03.2014 RM'000	As at 31.12.2013 RM'000
Short term borrowings		
Secured	31,637	32,724
Long term borrowings		
Secured	<u>131,279</u>	<u>140,571</u>
	<u>162,916</u>	<u>173,295</u>

Included in the short term borrowings are bank overdrafts amounting to RM4.50 million (31 December 2013: RM5.02 million).

25. Off Balance Sheet Financial Instruments

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

26. Changes in Material Litigations

There are no pending material litigation during the current quarter under review.

27. Dividend Payable

No dividend has been declared for the quarter under review.

28. Earnings Per Share ("EPS")

(a) Basic

The basic earnings per share of the Group was calculated by dividing the net 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	
	31.03.2014 RM'000	31.03.2013 RM'000	31.03.2014 RM'000	31.03.2013 RM'000
Profit/(loss) attributable to to owners of the parent	177	(1,141)	177	(1,141)
Weighted average number of ordinary shares in issues	311,362	311,362	311,362	311,362
Basic EPS (sen per share)	0.06	(0.37)	0.06	(0.37)

(b) Diluted

There is no dilution in loss per share.

29. 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:

	As at 31.03.2014 RM'000	As at 31.12.2013 RM'000
Total accumulated losses of the Company and subsidiaries		
Realised	(124,204)	(124,211)
Unrealised	<u>156,438</u>	<u>156,367</u>
	32,234	32,156
Total shares of retained earnings of associates		
Realised	117	122
Unrealised	<u>(4)</u>	<u>(4)</u>
	113	118
Consolidation adjustments	<u>(59,092)</u>	<u>(59,196)</u>
Total Group accumulated losses	<u>(26,745)</u>	<u>(26,922)</u>

The determination of realised and unrealised profits is based on the Guidance of Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa 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.

30. 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 26 May 2014.

By order of the Board.

Date: 26 May 2014