(Incorporated in Malaysia)

(82056-X)

Interim Financial Report for the First Quarter Ended 30 September 2012

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(Incorporated in Malaysia)

Interim financial report for the first quarter ended 30 September 2012 (The figures have not been audited)

CONDENSED CONSOLIDATED INCOME STATEMENT

	_	3 MONTHS ENDED		YEAR-TO-DA	ATE ENDED
	<u>Note</u>	30.9.2012 RM'000	30.9.2011 RM'000	30.9.2012 RM'000	30.9.2011 RM'000
Revenue		310,438	206,302	310,438	206,302
Operating expenses		(304,901)	(203,044)	(304,901)	(203,044)
Other operating income	_	7,049	6,680	7,049	6,680
Profit from operations		12,586	9,938	12,586	9,938
Finance costs		(112)	(105)	(112)	(105)
Share in results of associated companies		890	1,576	890	1,576
Exceptional items	22(k)	(3,174)	-	(3,174)	-
Profit before tax	22	10,190	11,409	10,190	11,409
Income tax expense	16	(4,522)	(3,425)	(4,522)	(3,425)
Profit for the period	=	5,668	7,984	5,668	7,984
Profit attributable to : - Owners of the Company - Non-controlling interests	_	5,477 191	7,584 400	5,477 191	7,584 400
Profit for the period	=	5,668	7,984	5,668	7,984
Earnings per share attributable to owners of the Company (sen):	21				
- Basic	=	2.37	3.28	2.37	3.28
- Diluted	=	2.37	3.28	2.37	3.28

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

(Incorporated in Malaysia)

Interim financial report for the first quarter ended 30 September 2012 (The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	3 MONTHS ENDED		YEAR-TO-DATE ENDE	
	30.9.2012 RM'000	30.9.2011 RM'000	30.9.2012 RM'000	30.9.2011 RM'000
Profit for the period	5,668	7,984	5,668	7,984
Other comprehensive income/(loss)				
Foreign currency translation differences arising from foreign operations & other movements	(3,640)	4,267	(3,640)	4,267
Changes in fair value of available-for-sale financial assets and asset classified as held for sale	(762)	(313)	(762)	(313)
Other comprehensive (loss)/income for the period	(4,402)	3,954	(4,402)	3,954
Total comprehensive income for the period	1,266	11,938	1,266	11,938
Total comprehensive income attributable to: - Owners of the Company - Non-controlling interests	1,090 176	11,532 406	1,090 176	11,532 406
	1,266	11,938	1,266	11,938

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

(Incorporated in Malaysia)

Interim financial report for the first quarter ended 30 September 2012 (The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	<u>Note</u>	AS AT 30.9.2012 RM'000	AS AT 30.6.2012 RM'000
ASSETS Non-Current Assets Property, plant and equipment		26,093	26,456
Investment properties Investment in associated companies Other investments Deferred tax assets		1,239 74,270 26,777 766	1,247 74,816 24,990 766
Total Non-current Assets		129,145	128,275
Current Assets Inventories Other investments Trade receivables Other receivables and prepayments Tax recoverable Fixed deposits, cash and bank balances		66,365 5,813 519,259 387,618 2,254 237,467	39,516 10,573 530,409 336,562 2,353 296,755
Asset classified as held for sale		1,218,776 21,101	1,216,168 21,989
Total Current Assets		1,239,877	1,238,157
Total Assets		1,369,022	1,366,432
EQUITY AND LIABILITIES Capital and Reserves			
Share capital Reserves		231,572 976,721	231,572 975,631
Equity attributable to owners of the Company Non-controlling interests		1,208,293 32,599	1,207,203 32,423
Total Equity		1,240,892	1,239,626
Non-Current and Deferred Liabilities Hire-purchase payables Deferred tax liabilities		1,084 1,082	1,468 1,082
Total Non-current and Deferred Liabilities		2,166	2,550
Current Liabilities Trade payables Other payables and accrued expenses Provisions Redeemable cumulative convertible		37,343 47,770 15,000	41,576 43,728 15,000
preference shares Hire-purchase payables Bank borrowings Tax liabilities	18	12,388 2,275 4,363 6,825	12,388 2,364 3,954 5,246
Total Current Liabilities		125,964	124,256
Total Liabilities		128,130	126,806
Total Equity and Liabilities		1,369,022	1,366,432
Net assets per share attributable to owners of the Company (RM)		5.22	5.21

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

(Incorporated in Malaysia)

Interim financial report for the first quarter ended 30 September 2012 (The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	← Attributable to owners of the Company →						
	Share capital RM'000	Share premium RM'000	Other reserves RM'000	Retained earnings RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
30 September 2012							
At 1 July 2012	231,572	689,330	12,645	273,656	1,207,203	32,423	1,239,626
Total comprehensive income for the period	-	-	-	1,090	1,090	176	1,266
At 30 September 2012	231,572	689,330	12,645	274,746	1,208,293	32,599	1,240,892
30 September 2011							
At 1 July 2011	231,572	689,330	(16,796)	315,512	1,219,618	29,120	1,248,738
Total comprehensive income for the period	-	-	3,948	7,584	11,532	406	11,938
Acquisition of non-controlling interests	-	-	81	-	81	(197)	(116)
At 30 September 2011	231,572	689,330	(12,767)	323,096	1,231,231	29,329	1,260,560

(The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

(Incorporated in Malaysia)

Interim financial report for the first quarter ended 30 September 2012 (The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	YEAR-TO-DATE ENDED	
	30.9.2012	30.9.2011
	RM'000	RM'000
OPERATING ACTIVITIES		
Profit before tax	10,190	11,409
Adjustments for:	. 0, . 0 0	,
Non-cash items	3,964	(206)
Non-operating items	(6,775)	(5,449)
Operating profit before changes in working capital Changes in working capital:	7,379	5,754
Net changes in current assets	(66,318)	21,743
Net changes in current liabilities	(4,941)	(43,243)
Others	466	(4,871)
	(63,414)	(20,617)
INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(627)	(620)
Additions of other investments	-	(431)
Acquisition of non-controlling interests	-	(116)
Proceeds from disposal of property, plant and equipment	194	162
Proceeds from redemption of investments	-	234
Net cash inflow from disposal of a subsidiary company Cash at banks held under Escrow Account and fixed deposits pledged	599	54,623 (2,225)
Others	4,683	3,859
Others		
	4,849	55,486
FINANCING ACTIVITIES		
Increase in bank borrowings excluding bank overdrafts	409	1,349
Others	(586)	(179)
	(177)	1,170
Net changes in cash and cash equivalents	(58,742)	36,039
Effect of exchange differences	52	49
Cash and cash equivalents at beginning of the period	131,224	158,314
Cash and cash equivalents at end of the period	72,534	194,402

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

(Incorporated in Malaysia)

Interim financial report for the first quarter ended 30 September 2012 (The figures have not been audited)

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

1. Accounting policies and methods of computation

The interim financial statements are unaudited and have been prepared in accordance with the Financial Reporting Standard ("FRS") 134: "Interim Financial Reporting" and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2012. These explanatory notes 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 30 June 2012.

The significant accounting policies adopted in the interim financial statements are consistent with those of the audited financial statements for the financial year ended 30 June 2012 except for the adoption of the following FRSs effective for the financial period beginning 1 July 2012:

FRS 1	First-time Adoption of Financial Reporting Standards (Amendments)
FRS 7	Financial Instruments: Disclosures (Amendments)
FRS 101	Presentation of Financial Statements (Amendments)
FRS 112	Income Taxes (Amendments)
FRS 124	Related Party Disclosure (Revised)

The adoption of the above mentioned FRSs did not have any significant effect on the financial performance, position or presentation of the financials of the Group.

Malaysian Financial Reporting Standards

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards Framework ("MFRS Framework") in conjunction with its planned convergence of FRSs with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board on 1 January 2012.

The MFRS Framework is a fully IFRS-compliant framework, equivalent to IFRSs which is mandatory for adoption by all Entities Other than Private Entities for annual periods beginning on or after 1 January 2012, with the exception for Transitioning Entities. Transitioning Entities, being entities which are subject to the application of MFRS 141 Agriculture and/or IC Interpretation 15 Agreements for the Construction of Real Estate are given an option to defer adoption of the MFRS Framework for an additional one year. Transitioning Entities also include those entities that consolidate, equity account or proportionately consolidate an entity that has chosen to continue to apply the FRS Framework for annual periods beginning on or after 1 January 2012. However, on 30 June 2012, the MASB decided to extend the aforementioned transitional period for another one year. Thus, Transitioning Entities are given an additional option to continue to apply the FRS Framework for annual periods beginning on or after 1 January 2013. Consequently, the MFRS Framework will be mandatory for application for annual periods beginning on or after 1 January 2014.

Accordingly, the Group, being a Transitioning Entity, has availed itself of this transitional arrangement and will continue to apply FRSs in its next two sets of financial statements. Therefore, the Group will be required to apply MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards in its financial statements for the financial year ending 30 June 2015, being the first set of financial statements prepared in accordance with the new MFRS Framework. Further, an explicit and unreserved statement of compliance with IFRSs will be made in these financial statements.

2. Comments about seasonal or cyclical factors

The Group's performance is not affected by any material seasonal or cyclical factors.

3. 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 year-to-date, except as disclosed in the Interim Financial Report.

4. Changes in estimates

There were no changes in estimates that have had a material effect in the current quarter and financial year-to-date results.

5. Debt and equity securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the financial year-to-date.

6. <u>Dividend paid</u>

There were no dividends paid during the current quarter and financial year-to-date.

7. Segmental information

The Group's segmental report for the financial year-to-date was as follows:

	Building materials and steel products	Petroleum, lubricants and automotive products	Others	Eliminations	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External customers Inter-segment sales	286,245 -	19,694 4	4,499 -	- (4)	310,438 -
Total revenue	286,245	19,698	4,499	(4)	310,438
Results Segment results Finance costs Share in results of	7,999	2,937	1,650	-	12,586 (112)
associated companies Exceptional items	- (666)	- (917)	890 (1,591)	-	890 (3,174)
Profit before tax Income tax expense Profit for the period				- -	10,190 (4,522) 5,668
Assets				=	<u> </u>
Segment assets Investment in associated	763,293	76,522	207,365	-	1,047,180
companies Unallocated corporate assets	-	-	74,270	-	74,270 247,572
				- -	1,369,022

8. Subsequent events

Other than as disclosed in Note 17, there were no material events subsequent to the end of the current quarter.

9. Changes in composition of the Group

There were no material changes in the composition of the Group during the financial year-to-date.

10. Changes in contingent liabilities and contingent assets

There were no material changes in contingent liabilities or contingent assets since 30 June 2012.

11. Performance review

		3 MONTHS ENDED		YEAR-TO-DATE ENDED	
	Note	30.9.2012 RM'000	30.9.2011 RM'000	30.9.2012 RM'000	30.9.2011 RM'000
Revenue					
Building materials and steel products Petroleum, lubricants and automotive		286,245	183,950	286,245	183,950
products		19,694	18,118	19,694	18,118
Others		4,499	4,234	4,499	4,234
		310,438	206,302	310,438	206,302
Segment results					
Building materials and steel products Petroleum, lubricants and automotive		7,999	4,618	7,999	4,618
products		2,937	2,709	2,937	2,709
Others		1,650	2,611	1,650	2,611
Profit from operations	•	12,586	9,938	12,586	9,938
Finance costs		(112)	(105)	(112)	(105)
Share in results of associated companies		890	1,576	890	1,576
Exceptional items	22(k)	(3,174)	-	(3,174)	-
Profit before tax	•	10,190	11,409	10,190	11,409
Income tax expense		(4,522)	(3,425)	(4,522)	(3,425)
Profit for the period	•	5,668	7,984	5,668	7,984

For the first quarter of the financial year 2013, the Group posted a revenue of RM310.4 million, which was 50% higher than RM206.3 million in the same period a year ago. The Group's operating profit was higher at RM12.6 million compared to RM9.9 million in the same period last year.

The Building Materials and Steel Products Division recorded a revenue of RM286.3 million, a 56% increase compared to RM183.9 million last year. This was mainly attributable to growing local construction activities. The Division's profit correspondingly inceased to RM7.9 million from RM4.6 million in the same period last year.

Revenue of the Petroleum, Lubricants and Automotive Products Division increased by 9% to RM19.7 million, largely due to higher sales volume from increase in demand and number of customers. Accordingly, the Division's profit for the quarter was higher at RM2.9 million compared to RM2.7 million a year ago.

The Group recognised an impairment loss of RM3.2 million on quoted investments due to decline in share price. Consequently, the Group registered a lower profit before tax of RM10.2 million compared with RM11.4 million in the same period last year.

12. Comment on material change in profit

	Current Year Quarter	Immediate Preceding Quarter
	30.9.2012	30.6.2012
	RM'000	RM'000
Revenue	310,438	404,748
Profit from operations	12,586	18,699
Profit/(Loss) before tax	10,190	(6,444)

For the quarter under review, Group revenue was 23% lower at RM310.4 million compared to RM404.7 million in the immediate preceding quarter. The decrease was mainly attributable to lower sales of steel related products. Accordingly, the Group operating profit decreased to RM12.6 million from RM18.7 million in the immediate preceding quarter.

The Group recorded a profit before tax of RM10.2 million, after an impairment loss of RM3.2 million (Immediate preceding quarter: RM16.8 million) on quoted investments, against a loss of RM6.4 million in the immediate preceding quarter.

13. a) Prospects

Against the backdrop of a challenging operating environment, the Group will remain vigilant and take proactive steps to sustain profitable operating results in the next quarter. Building Materials and Petroleum Products Divisions are expected to remain profitable with continuing efforts made to strengthen and expand business network and product range.

b) Forecast or target previously announced

The disclosure requirements are not applicable for the current quarter and financial year-to-date.

14. Statement of the Board of Directors' opinion on achievement of forecast or target

The disclosure requirements are not applicable for the current quarter and financial year-to-date.

15. Profit forecast or profit guarantee

No profit forecast or profit guarantee was published.

16. Income tax expense

	3 MONTHS	YEAR-TO-DATE ENDED		
	30.9.2012 RM'000	30.9.2011 RM'000	30.9.2012 RM'000	30.9.2011 RM'000
In respect of current period: - estimated tax payable	4.522	3.425	4.522	3,425
estimated tax payable	4,522	0,720	7,522	0,720

After excluding the results of associated companies, the effective tax rate of the Group for the current quarter and year-to-date was higher than the statutory tax rate mainly due to certain expenses not deductible for tax purposes.

17. Corporate proposals

Status of corporate proposals

No	Date of Announcements	Subjects	Status
1.	18.3.2005 20.4.2006	Proposed joint-venture between the Company and the Pemerintah Kabupaten Malinau (the Regency Government of Malinau) for the proposed development of 40,000 hectares of oil palm plantation and the construction of 2 crude palm oil mills in Malinau Regency, Kalimantan Timur, Republic of Indonesia ("Indonesia").	Pending approvals from: i) Ministry of Forestry, Indonesia; ii) Ministry of Agriculture, Indonesia; and iii) any other relevant authorities in Indonesia and Malaysia. Approval was obtained from Bank Negara Malaysia.
2.	3.3.2011 2.6.2011 3.8.2011 26.8.2011 31.10.2011 2.3.2012 28.8.2012 30.8.2012	 (i) Proposed joint venture between the Company, Lion Diversified Holdings Berhad ("LDHB") and Lion Industries Corporation Berhad ("LICB") in Lion Blast Furnace Sdn Bhd ("LBF") in the shareholding of 20%, 51% and 29% respectively; and (ii) Proposed provision of financial assistance by the Company in the form of a corporate guarantee and pledge of security proportionate to its shareholding in LBF for the latter and its subsidiary company to secure a loan facility in relation to the Blast Furnace Project. 	Pending approvals of: i) Shareholders of the Company, LDHB and LICB; and ii) any other relevant authorities.
3.	5.10.2012	Proposed acquisition of the entire 100% equity interest in PT Varita Majutama ("PT Varita"), a company incorporated in Indonesia, for a cash consideration of USD63.75 million (equivalent to approximately RM197.63 million); and the subsequent disposal to an Indonesian investor of 5% of the issued capital of PT Varita.	i) Pending completion; and ii) Pending approvals of relevant authorities in Indonesia and Malaysia.

18. Borrowings

The Group's borrowings as at end of the reporting period were as follows:

	Short Term	Long Term	Total
	RM'000	RM'000	RM'000
Bank borrowings			
Unsecured	4,363	-	4,363
	4,363		4,363

19. Changes in material litigation

There was no material litigation since 30 June 2012.

20. <u>Dividend proposed</u>

The Board of Directors does not recommend any dividend for the current quarter and financial year-to-date.

21. Earnings per share ("EPS")

Basic

Basic EPS is calculated by dividing the Group's profit attributable to owners of the Company for the period by the weighted average number of ordinary shares of the Company in issue during the financial period as follows:

	3 MONTHS ENDED		YEAR-TO-DATE ENDED	
	30.9.2012	30.9.2011	30.9.2012	30.9.2011
Profit attributable to owners of the Company (RM'000)	5,477	7,584	5,477	7,584
Weighted average number of shares in issue ('000)	231,572	231,572	231,572	231,541
Basic EPS (sen)	2.37	3.28	2.37	3.28

The basic EPS and the diluted EPS are the same for the period as the Company has no dilutive potential ordinary shares as of the end of the reporting period.

22. Profit before tax

Profit before tax is arrived at after crediting/(charging) the following:

		3 MONTHS ENDED		YEAR-TO-DATE ENDED	
		30.9.2012	30.9.2011	30.9.2012	30.9.2011
		RM'000	RM'000	RM'000	RM'000
a)	Interest income	6,888	5,554	6,888	5,554
b)	Other income including investment income	26	101	26	101
c)	Interest expense	(112)	(105)	(112)	(105)
ď)	Depreciation and amortisation	(937)	(921)	(937)	(921)
e)	Provision for and write off of receivables	(879)	(772)	(879)	(772)
f)	Provision for and write off of inventories	-	-	-	-
g)	Gain or loss on disposal of				
	 quoted or unquoted investments or properties 	135	130	135	130
h)	Impairment of assets (refer to item (k))	-	-	-	-
i)	Foreign exchange gain or (loss)	(35)	895	(35)	895
j)	Gain or (loss) on derivatives	=	-	-	=
k)	Exceptional items	(3,174)	-	(3,174)	=
	- impairment loss on quoted investments	(3,174)	-	(3,174)	-

23. Realised and Unrealised Earnings/Losses Disclosure

	AS AT 30.9.2012 RM'000	AS AT 30.6.2012 RM'000
Retained earnings/(accumulated losses) of the Company and its subsidiary		
companies: - Realised - Unrealised	218,370 (26,142)	218,001 (25,973)
	192,228	192,028
Share of retained earnings from associated companies: - Realised - Unrealised	29,264 2,635	28,154 2,855
	31,899	31,009
Consolidation adjustments	50,619	50,619
Consolidated retained earnings	274,746	273,656

24. Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 30 June 2012 was not qualified.