Condensed Consolidated Statement of Comprehensive Income For The Period Ended 30 September 2012

	Individu	ıal Quarter	Cumulative Quarter		
	Current Preceding Year Year Quarter Corresponding Quarter		Current Year To Date	Preceding Year Corresponding Period	
	30.09.2012 RM'000	30.09.2011 RM'000	30.09.2012 RM'000	30.09.2011 RM'000	
Revenue	36,856	51,674	147,856	170,633	
Operating expenses	(30,314)	(48,809)	(130,040)	(145,503)	
Other operating income	755	458	1,468	904	
Profit from operations	7,297	3,323	19,284	26,034	
Finance costs					
Profit before tax	7,297	3,323	19,284	26,034	
Taxation	358	708	(51)	(2,098)	
Profit for the period	7,655	4,031	19,233	23,936	
Other Comprehensive Income:					
Foreign currency translation	1	-	(16)	(16)	
Total comprehensive income for the period	7,656	4,031	19,217	23,920	

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012)

Condensed Consolidated Statement of Comprehensive Income For The Period Ended 30 September 2012

	Individu	ıal Quarter	Cumulative Quarter		
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period	
	30.09.2012 RM'000	30.09.2011 RM'000	30.09.2012 RM'000	30.09.2011 RM'000	
Profit attributable to:					
Owners of the Parent	5,202	2,108	15,147	20,232	
Non-controlling interest	2,453 7,655	1,923 4,031	4,086	3,704 23,936	
Total comprehensive income attributable to:					
Owners of the Parent	5,203	2,108	15,131	20,216	
Non-controlling interest	2,453 7,656	1,923 4,031	4,086 19,217	3,704 23,920	
Earnings Per Share (a) Basic (sen) (b) Diluted (sen)	3.17	1.28	9.22	12.32	

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012)

Condensed Consolidated Statement of Financial Position As At 30 September 2012

	As at	As at
	30.09.2012	31.03.2012
	RM'000	RM'000
	unaudited	audited
ASSETS		
Non-current assets		
Property, plant and equipment	134,632	139,320
Prepaid land lease payments	9,051	9,129
Land held for property development	18,633	18,556
Deferred tax assets	19,446	18,304
Goodwill on consolidation	26,763	26,763
	208,525	212,072
Current assets		
Property development costs	48,238	45,037
Inventories	126,722	100,684
Trade and other receivables	8,564	31,430
Other current assets	6,967	4,753
Current tax asset	373	448
Term deposits	90,699	91,816
Cash and bank balances	36,350	40,373
	317,913	314,541
TOTAL ASSETS	526,438	526,613

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012)

Condensed Consolidated Statement of Financial Position As At 30 September 2012

	As at 30.09.2012 RM'000 unaudited	As at 31.03.2012 RM'000 audited
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	131,370	131,370
Retained earnings	271,798	256,651
Capital reserves	839	855
	404,007	388,876
Non-controlling interest	31,661	27,575
Total equity	435,668	416,451
Current liabilities		
Short term borrowings	18,227	18,919
Trade and other payables	37,095	42,609
Other current liabilities	23,947	36,673
Current tax payable	715	230
	79,984	98,431
Non current liabilities		
Deferred tax liabilities	10,786	11,731
	10,786	11,731
Total liabilities	90,770	110,162
TOTAL EQUITY AND LIABILITIES	526,438	526,613
Net asset per share	2.46	2.37

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012)

Condensed Consolidated Statement of Cash Flows For The Period Ended 30 September 2012

	6 Months	Ended
	30.09.2012 RM'000 unaudited	30.09.2011 RM'000 audited
Operating activities		
Profit before tax	19,284	26,034
Adjustments for:		
Amortisation of prepaid land lease payments	78	78
Impairment loss on other receivables	-	7
Depreciation	6,426	6,665
Interest expenses	347	329
Interest income	(1,245)	(661)
Loss on disposal of non current asset held for sale	-	20
Loss on disposal of property, plant and equipment	-	41
Property, plant and equipment written off	4	1,294
Total adjustments	5,610	7,773
Operating cash flows before changes in working capital	24,894	33,807
Changes in working capital		
(Increase)/decrease in property development cost	(3,278)	189
Increase in inventories	(26,038)	(33,492)
Decrease/(increase) in trade and other receivables	22,866	(5,846)
(Increase)/decrease on other current assets	(2,214)	169
Decrease in trade and other payables	(5,530)	(4,947)
(Decrease)/increase in other current liabilities	(12,726)	25,142
Total changes in working capital	(26,920)	(18,785)
Cash flows from operation	(2,026)	15,022
Interest paid included in cost of sales	(347)	(329)
Tax paid, net of refund	(1,579)	309
Net cash flows (used in)/from operating activities	(3,952)	15,002
Investing activities		
Interest received	1,245	661
Proceeds from disposal of non current asset held for sale	-	200
Proceeds from disposal of property, plant and equipment	752	299
Purchase of property, plant and equipment	(2,493)	(385)
Net cash flows (used in)/from investing activities	(496)	775

Condensed Consolidated Statement of Cash Flows For The Period Ended 30 September 2012

	6 Months Ended		
	30.09.2012	30.09.2011	
	RM'000	RM'000	
	unaudited	audited	
Financing activities			
Dividend paid to non-controlling interest	-	(1,999)	
Proceeds from short term borrowings, net of repayment	(692)	2,632	
Net cash flows (used in)/generated from financing activities	(692)	633	
Net increase/(decrease) in cash and cash equivalents	(5,140)	16,410	
Cash and cash equivalents at 1 April	132,189	73,021	
Cash and cash equivalents at 30 September	127,049	89,431	
Analysis of cash and cash equivalents			
Fixed deposits	90,699	39,600	
Cash and bank balances	36,350	51,665	
Less: Fixed deposits pledged as security	-	(1,834)	
	127,049	89,431	

Condensed Consolidated Statement Of Changes In Equity

For The Period Ended 30 September 2012

	<	—— Attributabl	e to owners of th	ne Company —		>	
		Non-Distributable		Distributable	T . •		
	Share capital RM'000	Consolidation reserve RM'000	Translation reserve RM'000	Retained profits RM'000	Equity attributable to the owners of the Company RM'000	Non- controlling interest RM'000	Total RM'000
Current Year To Date							
Ended 30 September 2012							
Opening balance at 1 April 2012	131,370	718	137	256,651	388,876	27,575	416,451
Total comprehensive income	-	-	(16)	15,147	15,131	4,086	19,217
Closing balance at 30 September 2012	131,370	718	121	271,798	404,007	31,661	435,668

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012)

Condensed Consolidated Statement Of Changes In Equity

For The Period Ended 30 September 2012

		—— Attributab	le to owners of th	ne Company —		•	
		Non-Distributable	e	Distributable	Equity attributable to	Non-	
	Share capital RM'000	Consolidation reserve RM'000	Translation reserve RM'000	Retained profits RM'000	the owners of the Company RM'000	controlling interest RM'000	Total RM'000
Preceding Year Corresponding Period Ended 30 September 2011	1017 000	10,1			10.7	XX 000	10.1
Opening balance at 1 April 2011	131,370	718	148	227,176	359,412	23,099	382,511
Total comprehensive income			(16)	20,232	20,216	3,704	23,920
Transactions with owners							
Dividend on preference shares	-	-	-	-	-	(1,999)	(1,999)
Total transactions with owners	-	-	-	-	-	(1,999)	(1,999)
Closing balance at 30 September 2011	131,370	718	132	247,408	379,628	24,804	404,432

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012)

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

1. Accounting policies and methods of computation

The interim financial report is unaudited and has been prepared in accordance with the requirements of FRS 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 March 2012. These explanatory notes attached to the 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 March 2012.

2. Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 March 2012 except for the adoption of the following amendment to FRS:

Amendments to FRS 101 Presentation of Financial Statements - Presentation of Items of Other Comprehensive Income

The adoption of the above FRSs did not have any significant impacts on the financial statements upon their initial application.

The Group has not early adopted the following FRS and IC Interpretations which have effective dates as follow:

		Effective for financial periods beginning on or after
FRS 10	Consolidated Financial Statements	1 January 2013
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosure of Interests in Other Entities	1 January 2013
FRS 13	Fair Value Measurement	1 January 2013
FRS 119	Employee Benefits (2011)	1 January 2013
FRS 127	Separate Financial Statements (2011)	1 January 2013
FRS 128	Investment in Associates and Joint Ventures	1 January 2013
Amendments to FRS 1	First-time Adoption of Financial Reporting Standards - Government Loans	1 January 2013
Amendments to FRS 1	First-time Adoption of Financial Reporting Standards - Improvements to FRSs (2012)	1 January 2013
Amendments to FRS 7	Financial Instruments: Disclosures - Offsetting Financial Assets and Financial Liabilities	1 January 2013
Amendments to FRS 10	Consolidated Financial Statements: Transition Guidance	1 January 2013
Amendments to FRS 11	Joint Arrangements: Transition Guidance	1 January 2013
Amendments to FRS 12	Disclosure of Interests in Other Entities: Transition Guidance	1 January 2013

The FRS and Interpretation above are expected to have no significant impact on the financial statements of the Group upon their initial application.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

3. 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 (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called 'Transitioning Entities').

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework for an additional one year. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2013.

On 4 July 2012, MASB has decided to allow the Transitioning Entities to further defer the adoption of the MFRS Framework for another year. The MFRS Framework will therefore be mandated for all companies for annual period beginning on or after 1 January 2014.

The Group falls within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 March 2015.

4. Disclosure of audit qualification

There was no qualification on the audit report of the preceding audited financial statements.

5. Seasonality or cyclicality of interim operations

The timber business of the Group is affected by the world demand and supply of plywood. The other operations of the Group are not materially affected by any seasonality or cyclicality factors.

6. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size or incidence

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

Changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years

There were no changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years.

8. Issuances, cancellations, repurchases, resale and repayments of debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities of the Company for the current financial year to date.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

9. Dividends paid

On 30 May 2012, the Board of Directors proposed a final dividend in respect of the financial year ended 31 March 2012 of 2.5 sen per share under the single tier system (31 March 2011: 2.5 sen per share).

The final dividend was approved by shareholder during the Company's AGM held on 28 September 2012.

The final dividend was paid on 5 November 2012 to shareholders whose names appeared on the Record of Depositors of Eksons Corporation Berhad at the close of business on 10 October 2012.

10. Operating expenses

11.

Total other operating income

Operating expenses				
	3 months Ended		6 months	s Ended
	30.09.2012	30.09.2011	30.09.2012	30.09.2011
	RM'000	RM'000	RM'000	RM'000
Depreciation	3,094	3,318	6,426	6,665
Amortisation of prepaid land lease payments	39	39	78	78
Impairment loss on other receivables	-	7	-	7
Interest expenses included in cost of sales	178	186	347	329
Loss on disposal of non current asset held for sale	-	-	-	20
Loss on disposal of property, plant and equipment	-	-	-	41
Property, plant and equipment written off	-	1,247	4	1,294
Realised loss/(gain) on foreign exchange	-	405	(429)	16
Cost of sales	22,145	35,664	105,713	114,786
Marketing and distribution expenses	2,650	5,687	13,547	17,851
Administration expenses	2,100	2,204	4,178	4,239
Other expenses	107	52	176	177
Total operating expenses	30,313	48,809	130,040	145,503
Other operating income				
Interest income	626	371	1,245	661
Miscellaneous income	129	87	223	243

755

458

1,468

904

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

12. Segmental reporting

The Group's segmental report for the financial period to date is as follows:

		•	Property and			
	Timber		Investment	Property		
	Operations RM'000	Trading RM'000	Holdings RM'000	Development RM'000	Eliminations RM'000	Consolidated RM'000
Segment Revenue	KW 000	KIVI 000	KW 000	KW 000	KW 000	KW 000
External sales	105,104	-	24	42,728	-	147,856
Inter-segment sales	29,990	-	-	13,308	(43,298)	-
Total revenue	135,094	-	24	56,036	(43,298)	147,856
Segment Result						
Operating profit/(loss)						
before interest and tax	6,489	75	(158)	11,734	(101)	18,039
Interest income	766	-	73	406	-	1,245
Income taxes	1,930	-	(4)	(1,977)	-	(51)
Net profit/(loss)	9,185	75	(89)	10,163	(101)	19,233

No geographical segmental analysis is presented as the Group operates principally in Malaysia.

All inter-segment transactions have been entered into in the normal course of business and have been established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

13. Valuations of property, plant and equipment

The valuation of property, plant and equipment have been bought forward without any amendments from the previous annual financial statements.

14. Changes in the composition of the Group

There were no changes in the composition of the Group during the current financial year to date, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations except as disclosed below:

On 6 August 2012, the Company's subsidiary company, Vibrant Hub Sdn. Bhd. acquired the entire issued and paid up share capital of Viva Paradise Sdn. Bhd. for a cash consideration of RM2.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

15. Capital commitments

As at 30 September 2012, there were no material capital commitments for capital expenditure by the Group which might have a material impact on the financial position or business of the Group except as disclosed below:

	As at
	30.09.2012
	RM'000
Approved and contracted for:	
Land held for property development	30,802
	30,802

16. Changes in contingent liabilities since the last annual balance sheet date

There were no changes in contingent liabilities of the Company since the last annual balance sheet date as at 31 March 2012. The contingent liabilities represent corporate guarantees in respect of banking facilities granted to subsidiary companies.

As at 30 September 2012, the amount of banking facilities utilised which were secured by corporate guarantees was RM18.2 million.

17. Review of the performance of the Group for the period under review and the financial year to date

The Group recorded a turnover and profit after taxation of RM36.9 million and RM7.7 million respectively for the quarter under review. In the same quarter of the previous financial year, the Group's turnover and profit after taxation were RM51.7 million and RM4.0 million respectively.

The Group's turnover and profit after taxation for the first half of the current financial year are RM147.9 million and RM19.2 million respectively. In the corresponding period of the previous financial year the Group's turnover and profit after taxation were RM170.6 million and RM23.9 million respectively.

The performances of the Group's timber and property development divisions which are its main operating divisions are as follows:

Timber

The division's turnover and profit after taxation for the quarter under review are RM13.7 million and RM1.6 million respectively. In corresponding quarter of the previous financial year, the division's turnover was RM29.2 million with a loss of RM0.7 million.

The higher margins achieved for the quarter under review compared to that of the corresponding quarter of the previous financial year is mainly due to lower production costs and selling expenses.

The division's turnover for the half year under review and the corresponding period of the previous financial year are RM105.1 million and RM127.2 million respectively. Profit after taxation for the half year under review and the corresponding period of the previous financial year are RM9.2 million and RM14.9 million respectively.

The lower turnover and profit after taxation for the first quarter of the current financial year is mainly due to lower volume of plywood sales as prices remain relatively stable.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

17. Review of the performance of the Group for the period under review and the financial year to date (Continued)

Property Development

The division's turnover and profit after taxation for the quarter under review are RM23.2 million and RM6.1 million respectively. In the corresponding quarter of the previous financial year, the division's turnover and profit after taxation were RM22.4 million and RM4.8 million respectively.

The division's turnover and profit after taxation for the first half of the current financial year are RM42.7 million and RM10.2 million respectively. In the corresponding period of the previous financial year the division's turnover and profit after taxation were RM43.4 million and RM9.3 million respectively.

The division's turnover and profit after taxation is form its sole project, The Atmosphere.

On 19 September 2012, the Group, via its wholly-owned subsidiary, Uomo Donna (Malaysia) Sdn Bhd, entered into a Sale and Purchase Agreement with Malaysian Trustees Berhad to acquire 8 parcels of freehold land measuring a total of approximately 270,433 square metres situated within the Mukim of Rasah, District of Seremban, State of Negeri Sembilan Darul Khusus, for a total cash consideration of RM16,200,000. The acquisition will increase the Group's land bank for future development.

18. Review of the performance of the Group for the quarter under review and immediate preceding quarter

The Group recorded a turnover and profit after taxation of RM36.9 million and RM7.7 million respectively for the quarter under review. In the immediate preceding quarter, the Group's turnover and profit after taxation were RM111.0 million and RM11.6 million respectively.

The performance of the Group's main operating divisions, timber and property development are as below:

Timber

The division's turnover and profit after taxation for the quarter under review are RM13.7 million and RM1.6 million respectively. In the immediate preceding quarter, the division's turnover and profit after taxation were RM91.5 million and RM7.5 million respectively.

The lower turnover and profit after taxation for the quarter under review is mainly due to lower deliveries to the predominantly Muslim markets in the Middle East and North Africa which slowed down for fasting and religious festivities.

Property development

The division's turnover and profit after taxation for the quarter under review are RM23.2 million and RM6.1 million respectively. In the immediate preceding quarter, the division recorded a turnover and profit after taxation of RM19.5 million and RM4.1 million respectively.

The variance between the quarters reflects the progress of construction of the division's property development project.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

19. Prospects and Outlook

Timber

The plywood market is expected to be soft in the next few months but recent news that housing starts are recovering in the USA does give us some encouragement. Nevertheless, the division is well placed to weather the current market conditions.

Property development

The division expects to complete and handover The Atmosphere boulevard shops and piazza shops soon. The completion and handover is expected to be a catalyst for the sales of the latest shop office phase of the project.

Having considered the above, the Board expects the Group's margins to remain positive.

20. Variance of actual profit from forecast profit

Not applicable.

21. Breakdown of tax charge and explanation on variance between effective and statutory tax rate for the current quarter and financial period-to-date

	Current Quarter RM'000	Financial Period-to-date RM'000
Taxation - Current year charge	(1,212)	(2,139)
Deferred taxation - Current year	1,570 358	2,088 (51)

The Group's effective tax rate for the financial year to date is lower than the statutory tax rate principally due to the double deduction of freight charges incurred on exports of plywood and tax incentives available to some subsidiary companies.

22. Status of corporate proposal

There was no corporate proposal announced by the Group but not completed at the date of this report.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

23. Group borrowings and debt securities

	As at 30.09.2012 RM'000
Short term borrowings	
- secured	6,257
- unsecured	11,970
	18,227

All the above borrowings are denominated in local currency.

24. Material litigation

There was no material litigation against the Group as at the reporting date.

25. Proposed dividend

The Board of Directors does not recommend any interim dividend for the financial quarter ended 30 September 2012. (30 September 2011 : Nil).

26. Disclosure requirements pursuant to implementation of FRS 139

Part A: Disclosure of derivatives

As at 30 September 2012, the Group did not hold any financial derivatives.

Part B: Disclosure of gains/losses arising from fair value changes of financial liabilities

As at 30 September 2012, the Group did not have any gains/losses arising from fair value changes of financial liabilities.

As at

Part C: Disclosure of breakdown of realised and unrealised profits or losses

The Group's realised and unrealised retained profits are as follows:

	30.09.2012 RM'000
Total retained profits of the Company and its subsidiaries:	
- Realised	254,412
- Unrealised	8,660
	263,072
Add: Consolidation adjustments	8,726
Total group retained profits as per consolidated accounts	271,798

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2012

27. Earnings per share

The earnings per share is calculated as follows:

Financial		
Period-to-date		
RM'000		

a.

Basic	THAT GOO
Net profit attributable to ordinary shareholders (RM'000)	15,147
Number of ordinary shares in issue (in thousand)	164,213
Basic profit per ordinary share (sen)	9.22

Diluted

Not applicable

28. Subsequent event

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

BY ORDER OF THE BOARD

Emily Yeo Swee Ming Company Secretary

27 November 2012