

PARAGON UNION BERHAD (286457-V)
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2011**

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30/09/2011 (Unaudited) RM'000	Preceding Year Corresponding Quarter 30/09/2010 (Unaudited) RM'000	Current Year To Date 30/09/2011 (Unaudited) RM'000	Preceding Year To Date 30/09/2010 (Unaudited) RM'000
Revenue	12,501	16,370	39,582	41,727
Operating expenses	(11,661)	(15,297)	(37,800)	(40,888)
Other operating income	2	151	5	162
Profit from operations	842	1,223	1,787	1,000
Finance costs	(380)	(389)	(1,137)	(1,131)
Profit/(Loss) before exceptional item and taxation	462	834	650	(131)
Exceptional item	-	-	-	-
Profit/(Loss) before taxation	462	834	650	(131)
Taxation	-	-	-	-
Profit/(Loss) for the period	462	834	650	(131)
Attributable to :				
Equity holders of the parent	462	834	650	(131)
Minority interest	-	-	-	-
	462	834	650	(131)
Earnings/(Loss) per share (sen)				
- Basic	0.71	1.29	1.00	(0.20)
- Fully Diluted	-	-	-	-

(The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited Annual Financial Statement for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements)

PARAGON UNION BERHAD (286457-V)

(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2011

	As at End of Current Quarter 30/09/2011 (Unaudited) RM'000	As at Preceding Financial Year End 31/12/2010 (Audited) RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	34,061	35,753
Deferred Tax Asset	69	69
	34,130	35,822
Current Assets		
Inventories	21,187	18,743
Trade and Other Receivables	30,916	33,802
Current Tax Assets	782	712
Cash and Cash Equivalents	1,683	3,151
	54,569	56,409
TOTAL ASSETS	88,699	92,230
EQUITY AND LIABILITIES		
Equity Attributable To Equity Holders Of The Parent		
Share Capital	70,000	70,000
Reserves, non-distributable	598	661
Retained Profit	(6,845)	(7,558)
Treasury Shares, at cost	(4,221)	(4,221)
Total Equity	59,532	58,882
Non-Current Liabilities		
Deferred Tax Liabilities	1,563	1,563
Hire Purchase Liabilities	1,236	2,056
Bank Borrowings	3,639	4,093
	6,438	7,712
Current Liabilities		
Trade and Other Payables	5,091	7,822
Hire Purchase Liabilities	1,025	1,004
Bank Borrowings	16,208	16,404
Current Tax Liabilities	406	406
	22,729	25,636
TOTAL LIABILITIES	29,167	33,348
TOTAL EQUITY AND LIABILITIES	88,699	92,230
Net Assets Per Share (RM)	0.92	0.91

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited Annual Financial Statement for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements)

PARAGON UNION BERHAD (286457-V)

(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2011

	← Attributable to Equity Holders of the Parent →					
	Share Capital RM'000	Asset Valuation Reserve RM'000	Merger Reserve RM'000	Retained Profit RM'000	Treasury Shares RM'000	Total RM'000
Balance as at 1 January 2011	70,000	5,279	(4,618)	(7,558)	(4,221)	58,882
Realisation of reserve on amortisation of revalued properties, representing net gain/(loss) recognised directly in equity	-	(63)	-	63	-	-
Net profit for the period	-	-	-	650	-	650
Total recognised income and expense for the period	-	(63)	-	713	-	650
Dividend Paid	-	-	-	-	-	-
Shares purchased during the period held as treasury shares	-	-	-	-	-	-
Balance as at 30 September 2011	70,000	5,216	(4,618)	(6,845)	(4,221)	59,532
Balance as at 1 January 2010	70,000	5,361	(4,618)	(10,820)	(4,221)	55,703
Realisation of reserve on amortisation of revalued properties, representing net gain/(loss) recognised directly in equity	-	(63)	-	63	-	-
Net profit for the period	-	-	-	(131)	-	(131)
Total recognised income and expense for the period	-	(63)	-	(68)	-	(131)
Dividend Paid	-	-	-	-	-	-
Shares purchased during the period held as treasury shares	-	-	-	-	-	-
Balance as at 30 September 2010	70,000	5,298	(4,618)	(10,888)	(4,221)	55,572

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited Annual Financial Statement for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements)

PARAGON UNION BERHAD (286457-V)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2011

	9 Months Period Ended 30.09.2011 (Unaudited) RM'000	9 Months Corresponding Period Ended 30.09.2010 (Unaudited) RM'000
Cash flows from operating activities		
Profit/(Loss) before taxation	650	(131)
Adjustments for:		
Depreciation on property, plant and equipment	1,939	1,963
Impairment for trade receivables	360	180
Interest expenses	1,137	1,131
Interest income	(3)	(3)
Operating profit before working capital changes	<u>4,083</u>	<u>3,141</u>
Changes in working capital:		
Inventories	(2,444)	(1,660)
Trade & other receivables	2,526	4,767
Trade & other payables	(2,732)	(842)
Cash from operations	<u>1,434</u>	<u>5,405</u>
Interest paid	(1,137)	(1,131)
Income tax paid	(70)	(90)
Net cash from operating activities	<u>227</u>	<u>4,183</u>
Cash flows from investing activities		
Interest received	3	3
Purchase of property, plant & equipment	(265)	(128)
Proceeds from disposal of property, plant and equipment	17	
Net cash used in investing activities	<u>(245)</u>	<u>(125)</u>
Cash flows from financing activities		
Proceeds from bank borrowings	(477)	132
Repayments of hire purchase instalments	(799)	(872)
Net cash from / (used in) financing activities	<u>(1,276)</u>	<u>(740)</u>
Net changes in cash and cash equivalents	(1,294)	3,318
Cash and cash equivalent at beginning of period	<u>(9,970)</u>	<u>(12,487)</u>
Cash and cash equivalent at end of period	<u><u>(11,264)</u></u>	<u><u>(9,169)</u></u>
Cash and cash equivalents comprise the following:		
Cash and bank balances	1,683	2,445
Bank overdraft	(12,947)	(11,614)
Cash and cash equivalents at end of the period	<u><u>(11,264)</u></u>	<u><u>(9,169)</u></u>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited Annual Financial Statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.)

INTERIM FINANCIAL STATEMENT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2011

PART A: EXPLANATORY NOTES AS PER FRS 134

A1. Basis of Preparation

The unaudited interim financial statement for the third quarter ended 30 September 2011 has been prepared in accordance with the requirements of Financial Reporting Standard ("FRS") 134 : "Interim Financial Reporting" and paragraph 9.22 and Part A of Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and should be read in conjunction with the Group's audited Financial Statements for the financial year ended 31 December 2010 and the accompanying explanatory notes.

The 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 year ended 31 December 2010.

A2. Accounting Policies

The interim financial statement has been prepared based on accounting policies and methods of computation which are consistent with those adopted in the 31 December 2010 audited Annual Financial Statement.

The Directors of the Group and of the Company anticipate that the application of the following new FRSs, revised FRSs, Issues Committee ("IC") Interpretations, amendments to FRSs and IC Interpretations which are mandatory and will be effective for financial periods as stated below will have no material impact on the financial statements of the Group and of the Company:

	Effective date for financial periods beginning on or after
FRS 4 Insurance Contracts	1 January 2010
FRS 7 Financial Instruments: Disclosures	1 January 2010
FRS 8 Operating Segments	1 July 2009
FRS 101 Presentation of Financial Statements (Revised)	1 January 2010
FRS 123 Borrowing Costs (Revised)	1 January 2010
FRS 139 Financial Instruments: Recognition and Measurement	1 January 2010
Amendments to FRS 1: First-time Adoption of Financial Reporting Standards and FRS127: Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	1 January 2010
Amendments to FRS 2: Share-based Payment – Vesting Conditions and Cancellations	1 January 2010
Amendments to FRS 132: Financial Instruments: Presentation	1 January 2010
Amendments to FRS 139, Financial Instruments: Recognition and Measurement, FRS 7, Financial Instruments: Disclosures and IC Interpretation 9, Reassessment of Embedded Derivatives	1 January 2010

IC Interpretation 9: Reassessment of Embedded Derivatives	1 January 2010
IC Interpretation 10: Interim Financial Reporting and Impairment	1 January 2010
IC Interpretation 11: FRS 2 - Group and Treasury Share Transaction	1 January 2010
IC Interpretation 13: Customer Loyalty Programmes	1 January 2010
IC Interpretation 14: FRS 119 - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their interaction	1 January 2010
Amendments to FRSs contained in the document entitled "Improvements to FRSs (2009)"	1 January 2010
FRS 1: First-time Adoption of Financial Reporting Standards	1 July 2010
FRS 3: Business Combination	1 July 2010
FRS 127: Consolidated and Separate Financial Statements	1 July 2010
Amendments to FRS 2: Share-based Payment	1 July 2010
Amendments to FRS 5: Non-current Assets Held for Sale and Discontinued Operations	1 July 2010
Amendments to FRS 138: Intangible Assets	1 July 2010
IC Interpretation 12: Service Concession Arrangements	1 July 2010
IC Interpretation 15: Agreements for the Construction of Real Estate	1 July 2010
IC Interpretation 16: Hedge of a Net Investment in a Foreign Operation	1 July 2010
IC Interpretation 17: Distribution of Non-cash Assets to Owners	1 July 2010
Amendments IC Interpretation 9: Reassessment of Embedded Derivatives	1 July 2010
Amendments to FRS 1: Limited Exemption from Comparative FRS 7 Disclosures of First-time Adopters	1 January 2011
Amendments to FRS 7 : Improving Disclosures about Financial Instruments	1 January 2011
Amendments to FRS 132: Financial Instruments: Presentation	
- paragraphs 95A, 97AA and 97AB	1 January 2010
- paragraphs 11,16 and 97E	1 March 2010

The Company plans to adopt the abovementioned FRSs, revised FRSs, Issues Committee ("IC") Interpretations, amendments to FRSs and IC Interpretations which are relevant to the Company's operation when they become effective.

The Directors of the Company anticipate that the application of the above FRSs, revised FRSs, Issues Committee ("IC") Interpretations, amendments to FRSs and IC Interpretations will have no material impact on the financial statements of the Company except for the changes in disclosures arising from the adoption of FRS 101 and Amendment to FRS 132.

The Company has applied the transitional provisions in FRS 7 and FRS 139 which exempt the Company from disclosing the possible impact arising from initial application of the respective standards on the financial statements of the Company.

A3. Auditors' Report on Preceding Annual Financial Statements

There has not been any qualification made by the auditors on the annual financial statements of the Group for the financial year ended 31 December 2010.

A4. Seasonal or Cyclical Factors

The business operations of the Group were not significantly affected by any seasonal or cyclical factors for the financial period under review.

A5. Unusual Items Affecting Interim Financial Report

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

A6. Material Changes In Estimates

There were no significant changes in the nature and amount of estimates used in prior interim periods or prior financial years that have a material effect in the current quarter under review.

A7. Issuance and Repayment of Debts and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial period ended 30 September 2011.

A8. Dividends Paid

The Company did not pay any dividend for the current quarter under review.

A9. Operating Segments

	Automotive		Commercial		Consolidated	
	30 Sept 2011	30 Sept 2010	30 Sept 2011	30 Sept 2010	30 Sept 2011	30 Sept 2010
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue from external customers	17,553	22,624	22,029	19,103	39,582	41,727
Segment results	1,919	2,176	116	(695)	2,035	1,481
Unallocated expenses					(248)	(480)
Profit from operations					1,787	1,001

A10. Valuation of Property, Plant & Equipment

There were no amendments in the valuation of property, plant and equipment brought forward from the previous annual financial statements.

A11. Material Subsequent Events

There were no material events subsequent to the end of the interim period reported on that have not been reflected in the financial statements for the said period, made up to the date of issue of this quarterly report.

A12. Changes in the composition of the Group

There were no changes in the composition of the Group for the financial period under review, including business combinations, acquisition or disposal of subsidiaries and long term investments, restructurings and discontinuing operations.

A13. Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities (other than material litigation disclosed in Note B11) and contingent assets since the last annual balance sheet as at 31 December 2010 up to the date of issue of this quarterly report.

PART B: ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA SECURITIES

B1. Performance Review

The Group recorded a gross revenue of RM39,582,000 in the current financial period compared to the corresponding period of RM41,727,000 and the Group's profit before taxation stood at RM650,000 compared to loss before taxation of RM131,000 in the corresponding period in the preceding year.

B2. Quarterly Profit or Loss Before Taxation Comparison

The Group recorded a gross revenue of RM12,501,000 in the current quarter compared to the immediate preceding quarter of RM12,273,000 and the Group's profit before taxation stood at RM462,000 compare to loss before taxation of RM536,000 in the immediate preceding quarter.

B3. Current Year Prospects

Uncertainties of the World economy, European financial crisis and the natural disasters in Japan and Thailand have affected the local economic growth. MIER has recently downgraded our economic growth to 4.6% from a forecast of 5-6% earlier in the year.

The recent flood in Thailand has further hampered the recovery process of the automotive industry experienced after the Japan Tsunami. Several automotive factories in Thailand, namely Honda, Toyota and Nissan have either stop or reduce their production, which have adversely affected the local production due to supply interruption of automotive components. With the prevailing situation, outlook for the next 6 months for the sector would depend largely on its rate of recovery.

The existing economic sentiment has to a lesser extent affected our commercial's sales performance. Prospects for the sector would remain moderate for the next quarter in view of softening of the market demand. However, we are cautiously optimistic of the sector's potential for next year, in view of the incentives provided for the hospitality development in the recent Budget as well as the prospects of our overseas business expansion.

B4. Variance of Actual and Forecast Profit

Not applicable as the Group does not make any profit forecast for financial year 2011.

B5. Taxation

There is no tax charge for the current quarter.

B6. Unquoted Investments and/or Properties

The Group did not dispose of any investments in any unquoted investments and/or properties during the financial year under review.

B7. Purchase and Disposal of Quoted Securities

a) There was no purchase or disposal of quoted investments for the current quarter and financial year-to-date.

- b) There were no investments in quoted securities at the end of the reporting period.

B8. Status of Corporate Proposals

There are no other corporate proposals, which have been announced by the Company but pending completion as at 16 November 2011 (being the latest practicable date which is not earlier than 7 days from the issue date of this quarterly report).

B9. Group Borrowings

The total group borrowings are as follows:

	30 Sept 2011 RM'000
Short Term Bank Borrowings	
Secured :	
Bills payable	2,203
Bank Overdrafts	9,435
Current portion of term loan	606
Sub-Total	<u>12,244</u>
Unsecured:	
Bills payable	452
Bank Overdrafts	3,512
Sub-Total	<u>3,964</u>
Total	<u>16,208</u>
Long Term Bank Borrowings	
Secured : Term Loan	<u>3,639</u>

B10. Off-Balance Sheet Financial Instruments

There were no off-balance sheet financial instruments as at 16 November 2011, the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

B11. Material Litigation

i) Paragon Union Berhad v Prestamewah Development Sdn. Bhd. and Liw Jun Wai

On 8 February 2010 the appeal by the Prestamewah Development Sdn Bhd and Liw Jun Wai ("the Defendants") against the decision of High Court which, inter alia, granted PUB the interlocutory mandatory injunction compelling the Defendants to refund RM13,500,000.00 and RM4,500,000.00 respectively to PUB was allowed by the Court of Appeal. The order of the Court of Appeal essentially set aside the interlocutory mandatory order granted by the High Court Judge on 16 November 2009. PUB has filed an application for leave to appeal to the Federal Court against the decision of the Court of Appeal and the hearing of the leave of application was fixed on 17 June 2010. The application for leave was dismissed with cost by the Federal Court. On 17 May 2010, the Federal Court has dismissed the Company's application for leave to appeal with costs.

PUB's application for summary judgment is fixed for hearing on 9th December 2010.

On 14 March 2011, the Court heard PUB's application for summary judgment for the refund of RM18 million together with liquidated damages, interest and costs. The application was dismissed as the learned Judicial Commissioner was of the opinion there

were triable issues such as alleged misrepresentations prior to the contract, despite our contention that the Share Sale Agreement is a stand alone agreement and no extrinsic evidence is permissible.

PUB's has instructed the solicitors to proceed with an appeal to the Court of Appeal and also to apply for the sum of RM18 million to be paid into Court by the defendants.

The Record of Appeal has been lodged with the Court of Appeal on 12 August 2011.

B12. Dividend Payable

No dividend has been proposed for the third quarter ended 30 September 2011.

B13. Basic and Diluted Earnings Per Share

The basic and diluted earnings per share (EPS) for the current quarter and the financial year- to-date have been calculated based on the consolidated net profit or loss for the period and on weighted average number of ordinary shares in issue during the period.

	Individual Quarter		Cumulative Quarters	
	Current Year Quarter	Preceding Year Quarter	Current Year To-Date	Preceding Year To-Date
	30.09.2011	30.09.2010	30.09.2011	30.09.2010
i) Earnings				
Profit/(Loss) attributable to equity holders of the parent (RM'000)	462	834	650	(131)
ii) Weighted average number of ordinary shares				
Weighted average number of shares in issue ('000)	64,699	64,699	64,699	64,699
Basic Earnings per share (sen)	0.71	1.29	1.00	(0.20)
Diluted Earnings per share (sen)	N/A	N/A	N/A	N/A

The weighted average number of ordinary shares that would have been in issue after exercise of ESOS at fair value is anti-dilutive and is excluded in the computation of diluted earnings per share.

The diluted EPS is not applicable as there were no potential ordinary share in issue in the current quarter and cumulative quarters.

B14. Realised and Unrealised Retained Profits

The retained profits of the Group is analysed as follows:

	Current Quarter Ended 30.09.2011 RM'000	Immediate Preceding Quarter Ended 30.06.2011 RM'000
Total retained profits of Company and its subsidiaries		
- Realised	11,930	11,257
- Unrealised	<u>(21,845)</u>	<u>(21,654)</u>
	(9,915)	(10,397)
Less: Consolidation adjustments	<u>3,070</u>	<u>3,070</u>
Total Group retained profits as per consolidation accounts	<u>(6,845)</u>	<u>(7,327)</u>

The determination of realized and unrealized profits or losses is compiled based on 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.

This disclosure of realized and unrealized retained profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Securities and should not be applied for any other purposes.