

**A) Notes in accordance to requirements under Financial Reporting Standards ("FRS")
No. 134 - Interim Financial Reporting**

1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2011. 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 December 2011.

2. Changes in Accounting Policies

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the most recent audited financial statements for the year ended 31 December 2011 except for :

(i) mandatory adoption of the following new and revised Financial Reporting Standards ("FRSs") and Issues Committee Interpretations ("IC Int."), where applicable:

IC Int. 19 Amendments to IC Int. 14	Extinguishing Financial Liability with Equity Instruments Prepayments of a Minimum Funding Requirement
Amendments to FRS 1	Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters
Amendments to FRS 7	Transfers of Financial Assets
Amendments to FRS 112	Deferred Tax: Recovery of Underlying Assets
FRS 124	Related Party Disclosures

(ii) withdrawal of the following IC Interpretation:-

IC Int. 15	Agreements for the Construction of Real Estate
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Adoption of the above did not have any significant effects on the interim financial report upon their initial application. The effect of the withdrawal of IC Int. 15 is discussed below.

IC Interpretation 15: Agreements for the Construction of Real Estate

The Group had early adopted IC Interpretation 15: Agreements for the Construction of Real Estate on 1 January 2010. However the withdrawal of IC Interpretation 15 by MASB has resulted in a change in the accounting policy whereby property revenue and expenses in the statement of comprehensive income will now be recognised using the stage of completion method for all long term real estate development projects when the financial outcome of a development activity can be reliably estimated.

The change in accounting policy has been accounted for retrospectively and resulted in a prior year adjustment of RM1.21 million to retained earnings as at 1 January 2012.

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards.

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 two years. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.

As certain of the Group's subsidiaries fall within the scope definition of Transitioning Entities, the Group will prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2014. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

The Group has commenced transitioning its accounting policies and financial reporting from the current FRS Framework to the MFRS Framework by establishing a project team to plan and manage the adoption of the MFRS Framework.

At the date of these interim financial statements, the Group has not completed its assessment and quantification of the financial effects of the differences between the FRS Framework and MFRS Framework. Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements could be different if prepared under the MFRS Framework.

The Group considers that it is achieving its scheduled milestones and expects to be in a position to fully comply with the requirements of the MFRS Framework for the financial year ending 31 December 2014.

3. Auditors' Report on Preceding Annual Financial Statements

The audited financial statements for the year ended 31 December 2011 were reported without any qualification.

4. Comments about Seasonal or Cyclical factors

The Company operations are not affected by any seasonal or cyclical factors.

5. 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 December 2012.

6. Changes in Estimates

The Group has not submitted any financial forecast or projections to any authorities during the current quarter and prior financial year ended 31 December 2011. As such, there is no change in estimates that had a material effect in the current quarter results.

7. Debt and equity securities

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

8. Dividends paid

No dividend has been declared for the current quarter ended 31 December 2012.

9. Segmental information

The Group is organized into two main business segments:

- (i) Poultry - This consists of manufacturing and wholesale of animal feeds, poultry breeding, hatchery operations, contract farming, poultry processing and trading of feeds, day-old chicks, medications and vaccines.
- (ii) Property development - This consists of development and construction of residential and commercial properties.

Business segment

Segment information for the twelve months ended 31 December 2012 was as follows:

	<u>Poultry</u> RM'000	<u>Property</u> <u>development</u> RM'000	<u>Eliminations</u> RM'000	<u>Group</u> RM'000
2012				
Revenue	1,151,510	26,989	(816,739)	361,760
Results				
Segment results	11,070	685	-	11,755
Unallocated costs				(134)
Profit from operations				11,621
Finance income				500
Finance costs				(19,613)
Share of results of associated companies				(166)
Loss before tax				(7,658)

Segment information for the twelve months ended 31 December 2011 was as follows:

	<u>Poultry</u> RM'000	<u>Property</u> <u>development</u> RM'000 (restated)	<u>Eliminations</u> RM'000	<u>Group</u> RM'000
2011				
Revenue	1,073,705	25,484	(691,427)	407,762
Results				
Segment results	25,949	4,268	-	30,217
Unallocated costs				(560)
Profit from operations				29,657
Finance income				318
Finance costs				(13,995)
Share of results of associated companies				53
Profit before tax				16,033

Unallocated costs represent common costs and expenses incurred in dormant subsidiary companies.

10. Subsequent Events

As at the date of this report, there were no material events subsequent to the current quarter ended 31 December 2012.

11. Changes to the composition of the Group

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

12. Contingent Liabilities

The Company provides corporate guarantee to financial institutions for all unsecured credit facilities granted to subsidiaries amounting to RM239.2 million as at 31 December 2012.

13. Capital Commitments

There were no material capital commitments during the quarter under review.

B) Notes in accordance to requirements under Chapter 9, Appendix 9B of the Bursa Malaysia Securities Berhad ("Bursa Securities") Listing Requirements

14. Review of Current Quarter Events and Performance

The Group's performance for the current year's fourth quarter ended 31 December 2012 compared to the preceding year's fourth quarter ended 31 December 2011 is as shown in Table A below:

Table A

Description	3 months ended 31 Dec 2012 RM'000	3 months ended 31 Dec 2011 RM'000 (restated)	Increase/(Decrease)	
			RM'000	%
Revenue				
-Poultry	97,195	86,748	10,447	12
-Property development	6,572	3,865	2,707	70
	-----	-----		
	103,767	90,613		
	-----	-----		
Loss attributable to owners of the parent	(7,552)	(1,924)	(5,628)	(293)

Detailed analysis for current quarter and corresponding quarter

For the current quarter ended 31 December 2012, the poultry segment recorded an increase in revenue to RM97.2 million as compared with RM86.7 million in the corresponding quarter ended 31 December 2011, an increase of 12%. The increase was mainly due to increase in average selling prices of live broilers and table eggs sold during the current quarter ended 31 December 2012 as compared to corresponding quarter ended 31 December 2011.

The property development segment posted a higher revenue of RM6.6 million in the current quarter ended 31 December 2012 as compared to the restated revenue of RM3.9 million in the corresponding quarter ended 31 December 2011, an increase of 70%. This was due to more sales of houses in the current quarter as compared to corresponding quarter ended 31 December 2011.

The Group posted a loss attributable to owners of the parent of RM7.6 million during the current quarter ended 31 December 2012 as compared to a restated loss attributable to owners of the parent of about RM1.9 million during the corresponding quarter ended 31 December 2011. This was mainly due to the increase in feed production cost due to increasing prices of imported raw feedstuffs during the current quarter ended 31 December 2012 as compared to corresponding quarter ended 31 December 2011.

The Group's performance for the twelve months ended 31 December 2012 as compared to twelve months ended 31 December 2011 is as shown in Table B below:

Table B

Description	12 months ended 31 Dec 2012 RM'000	12 months ended 31 Dec 2011 RM'000 (restated)	Increase/(Decrease)	
			RM'000	%
Revenue				
-Poultry	345,040	392,045	(47,005)	(12)
-Property development	16,720	15,717	1,003	6
	-----	-----		
	361,760	407,762		
	-----	-----		
(Loss)/Profit attributable to owners of the parent	(9,681)	9,628	(19,309)	(201)

For the twelve months period ended 31 December 2012, the poultry segment recorded a decrease in revenue to RM345.0 million as compared with RM392.0 million in the corresponding period ended 31 December 2011, a decrease of 12%. The decrease was mainly due to lower average selling prices of live broilers and table eggs sold during the twelve months ended 31 December 2012 as compared to corresponding period ended 31 December 2011.

The property development segment posted a higher revenue of RM16.7 million in the twelve months period ended 31 December 2012 as compared to the restated revenue of RM15.7 million in the corresponding period ended 31 December 2011, an increase of 6%. This was due to higher percentage of completion of houses which led to higher progress billings made during the twelve months ended 31 December 2012 as compared to corresponding period ended 31 December 2011.

During the twelve months period ended 31 December 2012, the Group posted a loss attributable to owners of the parent of RM9.7 million as opposed to a profit attributable to owners of the parent of about RM9.6 million during the corresponding period ended 31 December 2011. This was mainly due to lower average selling prices of live broilers and table eggs sold coupled with higher feed production cost brought about by increasing prices of imported raw feedstuffs.

15. Comparison to Preceding Quarter's Results

The Group's performance for the current year's fourth quarter ended 31 December 2012 compared to third quarter ended 30 September 2012 is as shown in Table C below:

Table C

Description	3 months ended 31 Dec 2012 RM'000	3 months ended 30 Sept 2012 RM'000	Increase/(Decrease)	
			RM'000	%
Revenue				
-Poultry	97,195	90,736	6,459	7
-Property development	6,572	3,595	2,977	83
	-----	-----		
	103,767	94,331		
	-----	-----		
(Loss)/Profit attributable to owners of the parent	(7,552)	553	(8,105)	(1,466)

For the current quarter ended 31 December 2012, the poultry segment posted a higher revenue of RM97.2 million compared to the turnover of RM90.7 million recorded in the previous quarter ended 30 September 2012, an increase of 7%. The increase was mainly due to higher average selling prices of live broilers and table eggs sold during current quarter ended 31 December 2012.

The property development segment posted a higher revenue of RM6.6 million in the current quarter ended 31 December 2012 as compared to the revenue of RM3.6 million in the preceding quarter ended 30 September 2012, an increase of 83%. This was due to more sales of houses in the current quarter as compared to previous quarter ended 30 September 2012.

The Group posted a loss attributable to owners of the parent of RM7.6 million during the current quarter ended 31 December 2012 as opposed to a profit attributable to owners of the parent of RM553,000 during the previous quarter ended 30 September 2012. This was mainly due to the increase in feed production cost due to increasing prices of imported raw feedstuffs. In addition to the above, the Group also provided for impairment of goodwill of RM2.0 million arising from the acquisition of a wholly owned subsidiary.

16. Prospects

Going forward, the Group is hopeful that the prices of poultry products for the first half of the financial year 2013 will be better. This will lead the Group to report a better set of results in the first quarter of the financial year ending 31 December 2013.

17. Disclosure of Realised and Unrealised Profits or Losses

The accumulated losses as at 31 December 2012 and 31 December 2011 is analysed as follows:

	As at 31 Dec 2012 RM'000 (Unaudited)	As at 31 Dec 2011 RM'000 (restated)
Total accumulated losses of the Group and its subsidiaries:		
- Realised	99,145	84,824
- Unrealised	4,561	3,959
	<u>103,706</u>	<u>88,783</u>
Total share of accumulated losses of associates		
- Realised	898	732
	<u>102,808</u>	<u>89,515</u>
Less: Consolidation adjustments	(66,461)	(62,849)
	<u><u>36,347</u></u>	<u><u>26,666</u></u>

The disclosure of realised and unrealised losses above is solely for compliance with the directive issued by the Bursa Malaysia Securities Berhad and should not be used for any other purposes.

18. Profit Forecast or Profit Guarantee

The disclosure requirements for explanatory notes for the variance of actual profit after tax and minority interest and forecast profit after tax and minority interest and for the shortfall in profit guarantee are not applicable.

19. Profit/(Loss) before tax

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

	Current Year Quarter ended 31 Dec 2012 RM'000	Preceding Year Quarter ended 31 Dec 2011 RM'000	Current Year to- date 31 Dec 2012 RM'000	Preceding Year to- date 31 Dec 2011 RM'000
Depreciation and amortization	1,808	2,363	9,733	8,960
Foreign exchange (gain) / loss	(101)	(2)	(40)	(402)
(Gain) / loss on disposal of properties, plant and equipment	(105)	(61)	(265)	(46)
Impairment of assets	-	139	-	40
Impairment of goodwill	2,000	782	2,000	2,982
Provision for and write off of receivables	-	65	326	138
Provision for and write off of inventories	-	-	-	-
Gain or loss on derivatives	-	-	-	-
Exceptional items	-	-	-	-

20. Taxation

The income tax (expense)/income to the Group for the current quarter under review is as follows:

	Quarter ended 31 Dec 2012 RM '000	Quarter ended 31 Dec 2011 RM '000	Year to-date 31 Dec 2012 RM '000	Year to-date 31 Dec 2011 RM '000
Current tax	(98)	(321)	(1,391)	(1,545)
Deferred tax	(567)	(2,225)	(459)	(4,475)
Total income tax expense	(665)	(2,546)	(1,850)	(6,020)

The tax charge is in respect of profits of certain subsidiaries which do not enjoy group loss relief and other tax incentives.

21. Corporate Proposals

There were no corporate proposals for the current quarter.

22. Group Borrowings

Group borrowings and debt securities as at the end of the reporting period:

(a) All borrowings in the Group are secured by way of fixed and floating charges and negative pledges over the assets of certain subsidiaries in the Group and corporate guarantees given by the Company.

(b) Group borrowings as at the end of the reporting period are as follows:-

	Short term RM'000	Long term RM'000	Total RM'000
Bank Overdraft	21,964	-	21,964
Bankers Acceptance	39,143	-	39,143
Revolving Credit	111,676	-	111,676
Hire Purchase Creditors	1,421	3,971	5,392
Term Loans	6,018	64,333	70,351
	180,222	68,304	248,526

Except for a US Dollar Term Loan with balance outstanding as at 31 December 2012 of US\$415,360 owing to Cooperatieve Centrale Raiffeisen - Boerenleenbank B.A. (Rabobank Nederland), Singapore Branch, all other borrowings of the Group are denominated in Ringgit Malaysia. The following are the detailed breakdown of the Group's borrowings in local and foreign currency as at 31 December 2012:

Type of Borrowings	Foreign Currency US\$'000	RM Equivalent RM'000	Local Currency RM'000	Total Borrowings RM'000
Bank Overdraft	-	-	21,964	21,964
Bankers Acceptance	-	-	39,143	39,143
Revolving Credit	-	-	111,676	111,676
Hire Purchase	-	-	5,392	5,392
Term Loans	415	1,327	69,024	70,351
Total	415	1,327	247,199	248,526

23. Financial Instruments

Fair value hierarchy

As at 31 December 2012, the Group held the following financial instruments carried at fair value on the statement of financial position:

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities;

Level 2: Inputs other than quoted prices included in Level 1, that are observable for asset or liability, either directly or indirectly; and

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs)

At 31 December 2012

	Level 1	Level 2	Total
	RM '000	RM '000	RM '000
Assets measured at fair value			
Quoted investments at fair value through profit or loss	23	-	23
Liabilities measured at fair value			
Borrowings carried at fair value through profit or loss	-	243,134	243,134

At 31 December 2011

	Level 1	Level 2	Total
	RM '000	RM '000	RM '000
Assets measured at fair value Quoted investments at fair value through profit or loss	25	-	25
Liabilities measured at fair value Borrowings carried at fair value through profit or loss	-	199,442	199,442

There were no off balance sheet financial instruments as at 26 February 2013.

24. Material Litigations

There was no material litigation for the current quarter under review.

25. Dividend

No interim dividend has been declared for the quarter ended 31 December 2012 (31 December 2011: Nil).

26. Earnings Per Share

	Current Year Quarter Ended 31/12/2012	Preceding Year Quarter Ended 31/12/2011 (restated)	Current Year To-Date 31/12/2012	Preceding Year To-Date 31/12/2011 (restated)
Profit/(loss) attributable to owners of the parent (RM'000)	(7,552)	(1,924)	(9,681)	9,628
Weighted average number of shares - ('000)	55,530	55,530	55,530	55,530
Basic earnings/(loss) per share (sen)	(13.60)	(3.46)	(17.43)	17.34

Basic earnings/(loss) per share is calculated by dividing the profit for the period attributable to owners of the parent by the weighted average number of ordinary shares in issue during the period.

There is no dilution in the earnings per share during the current quarter and financial year to-date.

27. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with resolution of the Directors on 26 February 2013.