(Company Number : 22703-K)

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUA CURRENT YEAR QUARTER 30/04/2017 RM'000	AL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 30/04/2016 RM'000	CUMULATIV CURRENT YEAR TO-DATE 30/04/2017 RM'000	E QUARTER PRECEDING YEAR CORRESPONDING PERIOD 30/04/2016 RM'000
Revenue	255,651	177,704	255,651	177,704
Cost of sales	(206,744)	(154,053)	(206,744)	(154,053)
Gross profit	48,907	23,651	48,907	23,651
Other income	2,549	2,446	2,549	2,446
Operating expenses	(9,094)	(7,337)	(9,094)	(7,337)
Finance costs	(389)	(349)	(389)	(349)
Profit before tax	41,973	18,411	41,973	18,411
Tax	(10,188)	(4,334)	(10,188)	(4,334)
Profit for the period	31,785	14,077	31,785	14,077
Other comprehensive income:				
Cash flow hedge	1,322	-	1,322	-
Tax relating to other comprehensive income	(318)	_	(318)	_
Other comprehensive income for the period, net of tax	1,004	-	1,004	-
Total comprehensive income for the period	32,789	14,077	32,789	14,077
Profit for the period attributable to :				
Owners of the Company Non-controlling interests	24,311 7,474	12,410 1,667	24,311 7,474	12,410 1,667
	31,785	14,077	31,785	14,077
Total comprehensive income for the period	d attributable to :			
Owners of the Company Non-controlling interests	25,315 7,474	12,410 1,667	25,315 7,474	12,410 1,667
	32,789	14,077	32,789	14,077
Earnings per share (sen) :				
- Basic - Diluted	7.81 N/A	3.99 N/A	7.81 N/A	3.99 N/A
Dividends per share (sen)	-	-	-	-

(The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the financial year ended 31 January 2017)

(Company Number: 22703-K)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT CURRENT QUARTER ENDED 30/04/2017 RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31/01/2017 RM'000
ASSETS		
Non-current assets Property, plant and equipment Biological assets Land use rights Deferred tax assets	387,233 80,810 2,080 13,317	389,461 81,357 2,108 13,300
	483,440	486,226
Current assets Inventories Receivables Prepayments Tax recoverable Derivative financial asset Cash and bank balances	40,697 44,473 9,331 3,207 1,507 290,541 389,756	39,579 28,555 6,186 2,708 185 285,521
TOTAL ASSETS	873,196	848,960
EQUITY AND LIABILITIES  Equity attributable to owners of the Company Share capital Reserves Treasury shares	311,804 308,486 (1,626) 618,664	311,804 283,171 (1,626) 593,349
Non-controlling interests	87,571	80,097
Total equity	706,235	673,446
Non-current liabilities Interest bearing borrowings (secured) Other payables Deferred tax liabilities	15,545 192 53,460 69,197	17,555 188 52,822 70,565
Current liabilities Payables and accruals Interest bearing borrowings (secured) Dividend payable Tax payable	70,575 16,843 - 10,346	67,283 17,560 15,560 4,546
Total liabilities	166,961	175,514
TOTAL EQUITY AND LIABILITIES	873,196	848,960
Net assets per share (RM)	1.99	1.91

(The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the financial year ended 31 January 2017)

(Incorporated in Malaysia)

#### UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

		Attributable to owners of the Company							
	-	Non-distributable Distribu		ble Distributable			No.		
	Share capital RM'000	Share premium RM'000	Revaluation reserve RM'000	Hedging reserve RM'000	Retained profits RM'000	Treasury shares RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
	RIVI UUU	KIMI UUU	HIVI UUU	KWI UUU	RIM 000	RIVI UUU	KINI UUU	KINI UUU	KINI UUU
3 months ended 30 April 2017									
Balance as at 1 February 2017	311,804	6,626	38,337	140	238,068	(1,626)	593,349	80,097	673,446
Changes in equity for the period:									
Realisation of revaluation reserve to retained earnings	-	-	(208)	-	208	-	-	-	-
Profit or loss	-	-	-	-	24,311	-	24,311	7,474	31,785
Other comprehensive income	-	-	-	1,004	-	-	1,004	-	1,004
Total comprehensive income for the period	-	-	-	1,004	24,311	-	25,315	7,474	32,789
Balance as at 30 April 2017	311,804	6,626	38,129	1,144	262,587	(1,626)	618,664	87,571	706,235
3 months ended 30 April 2016									
Balance as at 1 February 2016	311,804	6,626	39,170	-	223,921	(1,558)	579,963	74,250	654,213
Changes in equity for the period:									
Realisation of revaluation reserve to retained earnings	-	-	(208)	-	208	-	-	-	-
Profit or loss	-	-	-	-	12,410	-	12,410	1,667	14,077
Other comprehensive income	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	12,410	-	12,410	1,667	14,077
Balance as at 30 April 2016	311,804	6,626	38,962		236,539	(1,558)	592,373	75,917	668,290

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the financial year ended 31 January 2017)

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# **UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	3 months ended 30/04/2017 RM'000	3 months ended 30/04/2016 RM'000
Operating activities Cash receipts from customers Rental received	239,194	169,851 46
Interest received Cash paid to suppliers and employees Cash generated from operations	1,842 (205,260) 35,806	1,973 (138,224) 33,646
Interest paid Tax paid	(383) (4,583)	(308) (4,165)
Net cash from operating activities	30,840	29,173
Investing activities  Proceeds from disposal of property, plant and equipment	57	76
Acquisition of biological assets and property, plant and equipment Interest paid	(7,935) (12)	(5,863) (198)
Net cash used in investing activities	(7,890)	(5,985)
Financing activities		
Repayments of bank borrowings Dividend paid to shareholders of the Company	(2,010) (15,560)	(1,340)
Net cash used in financing activities	(17,570)	(1,340)
Net increase in cash and cash equivalents	5,380	21,848
Cash and cash equivalents at beginning of period	237,901	213,641
Cash and cash equivalents at end of period (Note a)	243,281	235,489
Note a : Cash and cash equivalents at end of period		
Cash on hand and cash in bank	50,696	60,310
Deposits with licensed banks and other financial institutions  Deposits with other financial institutions	175,272 64,573	154,951 37,578
Cash and bank balances	290,541	252,839
Less: Bank overdrafts Less: Deposits with other financial institutions	(1,303) (45,957)	(2,375) (14,975)
Cash and cash equivalents	243,281	235,489

(The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the financial year ended 31 January 2017)

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#### EXPLANATORY NOTES

#### A1. Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standard (FRS) 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial report should be read in conjunction with the audited financial statements for the financial year ended 31 January 2017. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 31 January 2017.

The accounting policies and methods of computation adopted by the Group in these interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 January 2017 except for the adoption of the amended FRSs and annual improvements which are relevant to the Group's operations with effect from 1 February 2017 as set out below:

Amendments to FRS 107: Disclosure Initiative

Amendments to FRS 112: Recognition of Deferred Tax Assets for Unrealised Losses

Amendments to FRS 12: Disclosure of Interests in Other Entities

The Directors do not expect any material impact on the financial statements arising from adoption of the above standards.

The Group has not elected for early adoption of the following new and amended FRSs, annual improvements and IC Interpretation relevant to the current operations of the Group, which were issued but not yet effective for the financial year ending 31 January 2018:

Effective for financial periods beginning on or after

Amendments to FRS 2: Classification and Measurement of Share-based	1 January 2018
Payment Transactions	
FRS 9 Financial Instruments	1 January 2018
Annual Improvements to FRS Standards 2014-2016 Cycle	1 January 2018
Amendments to FRS 140: Transfers of Investment Property	1 January 2018
IC Interpretation 22: Foreign Currency Transactions and Advance	1 January 2018
Consideration	
Amendments to FRS 10 and FRS128: Sale or Contribution of Assets	Deferred

- 1 -

between an Investor and its Associate or Joint Venture

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#### 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 are allowed to defer adoption of the new MFRS Framework. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2018.

The Company 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 January 2019. In presenting its first MFRS financial statements, the Company 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 and the Company are in the midst of assessing the impact of adopting the MFRS Framework.

# A2. Seasonal or cyclical factors

Based on observation, the production of Fresh Fruit Bunches ("FFB") from our mature estates is normally low during the first quarter of each year and will rise in the second quarter, peak in the third quarter and then slowly decline in the fourth quarter. The production of FFB for the current quarter increased substantially by 37% comparing to the preceding quarter which differed from the normal trend of low production in first quarter and it was also 68% higher than the production recorded in the corresponding quarter last year. The increase was mainly due to delay in peak crop season of last year where the production yield of current quarter had recovered from low level especially the Keningau region in Sabah.

The Group has about 80% of its productive area located in Sabah.

#### A3. Unusual items

There were no unusual items that have material effects on the assets, liabilities, equity, net income or cash flows for the current financial year-to-date.

#### A4. Material changes in estimates

There were no changes in estimates that have had a material effect in the current quarter.

## A5. Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the first quarter ended 30 April 2017.

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#### A6. Dividends paid

The gross dividend paid during the current financial year-to-date was as follows:

(a) A special single tier dividend of 5 sen per ordinary share in respect of the financial year 2017 was paid on 15 February 2017.

#### A7. Segmental information

Major segments by activity:-

inager segments by accivity.	Revenue 3 months ended		Results 3 months ended		
_					
	30/04/2017	30/04/2016	30/04/2017	30/04/2016	
	RM'000	RM'000	RM'000	RM'000	
Plantation operations	53,480	27,086	34,317	8,690	
Milling operations	249,618	174,311	6,353	8,235	
. 11/7	303,098	201,397	40,670	16,925	
Add/(Less): Inter-segment adjustments and					
eliminations	(47,595)	(23,693)	(123)	486	
_	255,651	177,704	40,547	17,411	
Less:	_				
Unallocated expenses			(417)	(638)	
Finance income			2,232	1,987	
Finance costs			(389)	(349)	
Profit before tax			41,973	18,411	
Tax expenses			(10,188)	(4,334)	
Profit for the year			31,785	14,077	

#### A8. Material subsequent events

As at 27 June 2017, there were no material subsequent events that have not been reflected in the financial statements for the current financial period.

## A9. 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 combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.

#### A10. Contingent liabilities or Contingent assets

As at 27 June 2017, there were no material changes in contingent liabilities or contingent assets at Group level since the end of last annual reporting period at 31 January 2017. Save for disclosed in Note B9, there were no contingent liabilities or contingent assets, which upon becoming enforceable, may have material effect on the net assets, profits or financial position of our Group.

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# ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA SECURITIES

#### B1. Review of the performance of the Company and its principal subsidiaries

The Group recorded a higher revenue and profit before tax ("PBT") at RM255.65 million and RM41.97 million respectively for the current quarter ended 30 April 2017, as compared to RM177.70 million and RM18.41 million respectively for the corresponding period last year.

Darramina

Performance analysis by segments:

		Revenue				
	Quarte	Quarter ended		late ended		
	30/04/2017	30/04/2016	30/04/2017	30/04/2016		
	RM'000	RM'000	RM'000	RM'000		
Plantation operations	53,480	27,086	53,480	27,086		
Milling operations	249,618	174,311	249,618	174,311		
	303,098	201,397	303,098	201,397		
		Resu	ılts	_		
	Quarte	r ended	Year-to-date ended			
	30/04/2017	30/04/2016	30/04/2017	30/04/2016		
	RM'000	RM'000	RM'000	RM'000		
Plantation operations	34,317	8,690	34,317	8,690		
Milling operations	6,353	8,235	6,353	8,235		
	40,670	16,925	40,670	16,925		

## **Plantation operations**

The revenue from plantation operations for the current quarter and the year-to-date was 97% higher as compared to the corresponding periods last year. In terms of profit for the current quarter and year-to-date, the plantation operations recorded remarkable profit of RM34.32 million which was 295% higher as compared to the corresponding periods last year. The higher profit for the current quarter was mainly contributed by both higher FFB production and price.

The FFB production for the current quarter was 88,300 MT which was 68% higher than 52,500 MT recorded in last year first quarter. The significant increase in production was substantially contributed by the estates in Keningau region which had shown a 90% increase over the production in last year. In last year, the low production was likely caused by the El Nino phenomenon.

The plantation operations did not face problem in selling its FFB production as most of the produce was supplied to mills within the Group. The average FFB price was about 17% higher for the current quarter and year-to-date comparing to the corresponding period last year.

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#### Palm oil milling operations

The revenue from the milling operations for the current quarter increased by 43% as compared to the corresponding period last year. However, the profit recorded for the current quarter was only RM6.35 million which was 23% lower comparing to the profit achieved in the corresponding period last year. The drop in profit was partly caused by lower oil extraction rate as well as stiff competition for crops which had resulted squeeze in processing margin despite a higher quantity processed.

Total CPO production for the current quarter and year-to-date were 69,300 MT which was 35% higher than 51,400 MT achieved in the corresponding periods last year.

The market condition and demand for the Group's milling products has been good and steady for the current quarter and year-to-date. The sale of CPO, the main product, for the current quarter and year-to-date was 69,100 MT. The average selling prices of CPO for the current quarter and year-to-date was in the region of RM2,990 per MT which was about 21% higher as compared to the corresponding period last year.

# B2. Comparison of profit before tax for the quarter reported on with the immediate preceding quarter

The PBT for the current quarter was RM41.97 million which was 44% higher than RM29.19 million achieved in the preceding quarter ended 31 January 2017. The increase in profit was contributed by the plantation operation as a result of higher FFB production. The FFB production for the current quarter was 88,300 MT which was about 37% higher than 64,300 MT achieved in the preceding quarter.

As for the milling operations, FFB processed during the current quarter was 325,700 MT which was about 10% higher than 297,300 MT recorded in the preceding quarter. The average selling price of CPO for the current quarter stood at about RM2,990 per MT level which was marginally lower than RM3,050 per MT in the preceding quarter.

#### **B3.** Current financial year prospects

For the financial year ending 31 January 2018, we foresee an increase in FFB production from young mature areas and strong FFB yield recovery in Keningau region in where about 50% of the Group's planted mature area is located. We expect the Group's FFB production to be potentially 20% higher comparing the quantity achieved in the financial year 2017.

In term of CPO production, despite stiff competition from surrounding mills, we target to achieve FFB intake of 1.20 million MT which is slightly higher than 1.15 million MT achieved in the financial year 2017.

Subject to the fluctuation in the Ringgit currency and volatility of commodity market, we expect the prospect of CPO price to be positive and good.

Based on the above, we expect the Group's performance for the financial year 2018 to be satisfactory.

## B4. Variance of actual profit from forecast profit and shortfall in profit guarantee

This is not applicable.

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#### **B5.** Income tax

	Current	Financial
	Quarter	Year-to-date
	Ended	Ended
	30/04/2017	30/04/2017
	RM'000	RM'000
Malaysian Income Tax		
- Current year	9,884	9,884
Deferred tax		
- Current year	373	373
- Realisation of revaluation surplus on land	(69)	(69)
	304	304
	10,188	10,188

#### **B6.** Status of corporate proposals

There is no outstanding corporate proposal as at 27 June 2017.

## B7. Group borrowings and debt securities

As at 30 April 2017, the total secured borrowings, which are denominated in Ringgit Malaysia, are as follows:

	RM'000
Short term borrowings:	
Overdrafts	1,303
Revolving credit	7,500
Term loans	8,040
	16,843
Long term borrowings:	
Term loans	15,545

There were no unsecured interest bearing borrowings as at 30 April 2017.

## B8. Breakdown of realised and unrealised profits or losses of the Group

The breakdown of the retained profits of the Group is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants.

	At as	At as
	30/04/2017	31/01/2017
	RM'000	RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	325,705	312,005
- Unrealised	(22,537)	(22,538)
	303,168	289,467
Less: Consolidation adjustments	(50,481)	(51,399)
Retained earnings as per consolidated accounts	262,587	238,068

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#### **B9.** Material litigation

As at 27 June 2017, there were no material litigations against the Group except for the following:

Prior to the acquisition of the subsidiary company, Tetangga Akrab Pelita (Pantu) Sdn. Bhd. (currently known as Winsome Pelita (Pantu) Sdn. Bhd.), announced by the Company on 1 December 2009, there were several legal claims made against that subsidiary company by natives for customary rights to land that subsidiary company has development rights over.

On 18 February 2011, the High Court Civil Suit No. 22-1-2005-I (SG) gave judgment against the subsidiary company was delivered at Kuching High Court, which had been announced to Bursa Securities on 22 February 2011.

On 9 March 2011, the Court of Appeal had granted a stay of execution of the Judgment delivered by the High Court.

The Group has filed an Appeal against the said High Court decision and our Memorandum and Record of Appeal subsequently filed on 11 April 2011. The Appeal was heard on 17 October 2012 but the Court of Appeal reserved Ruling.

On 29 December 2014, more than 2 years after the hearing of the said Appeal, the decision of the Court of Appeal was delivered. Only a summary of the grounds of judgment was read out by the Senior Assistant Registrar and the Court of Appeal dismissed the Appeal. The full ground of judgment was issued on 26 January 2015.

The Group has filed its Appeal against the Court of Appeal Decision to the Federal Court a Notice of Motion for Leave to Appeal and has also filed to the Court of Appeal, a Notice of Motion for an extension of Court of Appeal Order to stay the High Court Judgment in January 2015.

The Federal Court has on 14 January 2016 allowed the subsidiary company's Notice of Motion for Leave to Appeal to the Federal Court against the decision of the Court of Appeal. The Federal Court has heard the Appeal on 7 February 2017 and 27 March 2017 and the Appeal has been adjourned by the Federal Court to 23 May 2017. Subsequently, the hearing was further adjourned by the Federal Court to 25 July 2017.

The Group has accounted for impairment of assets and provision of liabilities of RM3.1 million.

## **B10.** Dividend

No dividend has been declared or proposed for the current financial period ended 30 April 2017 and previous year corresponding period ended 30 April 2016.

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## **B11.** Earnings per share

# Basic earnings per share ("Basic EPS")

The Basic EPS is calculated by dividing the profit attributable to the owners of the Company for the current quarter and the first 3 months by the weighted average number of ordinary shares in issue during the current quarter and the first 3 months respectively, excluding treasury shares held by the Company:

		Current	Financial
		Quarter	Year-to-date
		Ended	Ended
		30/04/2017	30/04/2017
Net profit for the period	(RM'000)	24,311	24,311
Weighted average number of ordinary			
shares in issue	('000)	311,202	311,202
Basic EPS	(sen)	7.81	7.81
	(5011)	7.01	7.01

## Diluted earnings per share ("Diluted EPS")

Not applicable

## **B12.** Audit qualification

The auditors' report of the preceding annual financial statements of the Group did not contain any qualification.

#### **B13.** Profit before tax

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

		Current Quarter	Financial Year-to-date
		Ended	Ended
		30/04/2017	30/04/2017
		RM'000	RM'000
(a)	Interest income	(2,232)	(2,232)
(b)	Other income including investment income	(317)	(317)
(c)	Interest expense	389	389
(d)	Depreciation and amortization	7,782	7,782
(e)	Provision for and write off of receivables	-	-
(f)	Provision for and write off of inventories	-	-
(g)	Gain or loss on disposal of quoted or unquoted investment or		
	properties	-	-
(h)	Impairment of assets	-	-
(i)	Foreign exchange gain or loss	-	-
(j)	Gain or loss on derivatives	-	-
(k)	Exceptional items	-	-