(Company Number : 22703-K)

#### **UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT**

	INDIVIDUA CURRENT YEAR QUARTER	AL QUARTER PRECEDING YEAR CORRESPONDING QUARTER	CUMULATIV CURRENT YEAR TO-DATE	E QUARTER PRECEDING YEAR CORRESPONDING PERIOD
	31/07/2009 RM'000	31/07/2008 RM'000	31/07/2009 RM'000	31/07/2008 RM'000
Revenue	126,044	182,107	225,020	318,393
Cost of sales	(99,116)	(132,375)	(177,900)	(231,371)
Gross profit	26,928	49,732	47,120	87,022
Other income	580	824	1,083	1,647
Operating expenses	(4,535)	(5,734)	(9,311)	(10,465)
Finance costs	(285)	(168)	(606)	(352)
Profit before tax	22,688	44,654	38,286	77,852
Tax expenses	(5,782)	(11,312)	(9,657)	(18,938)
Profit for the period	16,906	33,342	28,629	58,914
Attributable to :				
Equity holders of the Company Minority interests	13,155 3,751	27,735 5,607	22,007 6,622	48,737 10,177
	16,906	33,342	28,629	58,914
Earnings per share (sen) :				
- Basic - Diluted	4.34 4.31	9.23 ^ 9.09 ^	7.27 7.22	16.36 ^ 16.12 ^
Dividends per share (sen)	4.00	33.00	4.00	33.00

(The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Report for the financial year ended 31 January 2009)

<sup>^</sup> These earnings per share have been adjusted accordingly pursuant to the completion of Bonus Issue in the financial year 2009 which was on the basis of two new ordinary shares for every five existing ordinary shares.

(Company Number: 22703-K)

## **UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET**

	AS AT CURRENT QUARTER ENDED 31/07/2009 RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31/01/2009 RM'000
ASSETS		
Non-current assets Property, plant and equipment Biological assets Prepaid land lease payments Quoted investments Development expenditure Deferred tax assets	176,741 64,479 165,010 13 2,290 3,662	169,515 65,330 164,647 13 1,453 3,359
Current assets Inventories Receivables Tax recoverable Deposits with licensed banks and other financial institution Cash and bank balances	16,774 19,442 1,827 99,147 19,364	24,287 26,319 1,177 67,320 9,059
TOTAL ASSETS	568,749	532,479
EQUITY AND LIABILITIES  Equity attributable to equity holders of the Company Share capital Share premium Revaluation reserve Other reserve Retained profits	302,998 755 44,108 280 58,709	302,253 623 44,521 218 43,483
Minority interests	33,455	27,729
Total equity	440,305	418,827
Non-current liabilities Interest bearing borrowings (secured) Other borrowings Deferred tax liabilities	30,250 13,667 42,822 86,739	22,323 13,672 42,348 78,343
Current liabilities Payables Interest bearing borrowings (secured) Dividend payable Tax payable	24,259 4,714 7,194 5,538 41,705	23,376 9,315 - 2,618 35,309
Total liabilities	128,444	113,652
TOTAL EQUITY AND LIABILITIES	568,749	532,479
Net assets per share attributable to ordinary equity holders of the Company (RM)	1.34	1.29

(The Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report for the financial year ended 31 January 2009)

(Incorporated in Malaysia)

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to equity holders of the Company							
			Non-distributable		Distributable			
	Share capital RM'000	Share premium RM'000	Revaluation reserve RM'000	Other reserve RM'000	Retained profits RM'000	Total RM'000	Minority interests RM'000	Total equity RM'000
6 months ended 31 July 2009								
Balance as at 1 February 2009	302,253	623	44,521	218	43,483	391,098	27,729	418,827
Realisation of revaluation surplus, net of tax	-	-	(413)	-	413	-	-	-
Income and expenses recognised directly in equity	-	-	(413)	-	413	-	-	-
Profit for the period	-	-	-	-	22,007	22,007	6,622	28,629
Total recognised income and expenses for the period		-	(413)	-	22,420	22,007	6,622	28,629
Dividends	-	-	-	-	(7,194)	(7,194)	(900)	(8,094)
Share-based payment under ESOS	-	-	-	148	-	148	-	148
Transfer of reserve arising from exercise of ESOS	-	86	-	(86)	-	-	-	-
Issuance of shares pursuant to: - exercise of ESOS - exercise of Warrants	688 57	51 -	- -	- -	- -	739 57	- -	739 57
Share issuance expenses	-	(5)	-	-	-	(5)	-	(5)
Minority interests' share of losses set off against their advances	-	-	-	-	-	-	4	4
Balance as at 31 July 2009	302,998	755	44,108	280	58,709	406,850	33,455	440,305

(Incorporated in Malaysia)

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

		Attrib	utable to equity hol	ders of the Com	pany			
			Non-distributable		Distributable			
	Share capital RM'000	Share premium RM'000	Revaluation reserve RM'000	Other reserve RM'000	Retained profits RM'000	Total RM'000	Minority interests RM'000	Total equity RM'000
6 months ended 31 July 2008								
Balance as at 1 February 2008 As previously stated Prior year adjustments:	209,957	36,263	44,785	-	92,947	383,952	15,222	399,174
Effects of adopting FRS 112 on deferred tax	-	-	-	-	1,971	1,971	844	2,815
As restated	209,957	36,263	44,785	-	94,918	385,923	16,066	401,989
Realisation of revaluation surplus, net of tax	-	-	(409)	-	409	-	-	-
Reduction in deferred tax arising from change in tax rate	-	-	403	-	-	403	66	469
Income and expenses recognised directly in equity	-	-	(6)	-	409	403	66	469
Profit for the period	-	-	-	-	48,737	48,737	10,177	58,914
Total recognised income and expenses for the period	-	-	(6)	-	49,146	49,140	10,243	59,383
Dividends	-	-	-	-	(44,992)	(44,992)	(1,200)	(46,192)
Share-based payment under ESOS	-	-	-	187	-	187	-	187
Transfer of reserve arising from exercise of ESOS	-	187	-	(187)	-	-	-	-
Issuance of shares pursuant to:								
- exercise of ESOS	1,224	453	-	-	-	1,677	-	1,677
- exercise of Warrants	4,268	-	-	-	-	4,268	-	4,268
Share issuance expenses	-	(31)	-	-	-	(31)	-	(31)
Reversal of minority interests' share of losses previously set off against their advances	-	-	-	-	-	-	(1,932)	(1,932)
Balance as at 31 July 2008	215,449	36,872	44,779		99,072	396,172	23,177	419,349
·								

(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 2009)

(Company Number : 22703-K)

## **UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT**

	6 months ended 31/07/2009 RM'000	6 months ended 31/07/2008 RM'000
Net cash from operating activities	56,266	74,839
Net cash used in investing activities	(17,407)	(27,616)
Net cash from/(used in) financing activities	3,188	(34,232)
Net increase in cash and cash equivalents	42,047	12,991
Cash and cash equivalents at beginning of period	75,278	100,123
Cash and cash equivalents at end of period (Note a)	117,325	113,114
Note a : Cash and cash equivalents at end of period Cash and bank balances	19,364	17,551
Deposits with licensed banks and other financial institution	99,147	96,964
Bank overdrafts	(1,186)	(1,401)
	117,325	113,114

(The Unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the financial year ended 31 January 2009)

(Company Number: 22703-K)

#### **EXPLANATORY NOTES**

## A1. Basis of preparation

These interim financial statements, which are unaudited, have 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 statements should be read in conjunction with the audited financial statements for the financial year ended 31 January 2009. 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 2009.

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 2009.

## A2. Audit qualification

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

### A3. Seasonal or cyclical factors

The production of Fresh Fruit Bunches ("FFB") from the estates and palm oil from the mill 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 current quarter production of FFB was broadly in line with the above trend.

#### A4. 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.

#### A5. Material changes in estimates

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

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## A6. Debt and equity securities

The Company's issued and paid-up capital increased from RM302,252,972 as at 31 January 2009 to RM302,997,758 as at 31 July 2009 as a result of:

- (a) issuance of 688,000 new ordinary shares of RM1 each under the Company's Employees' Share Option Scheme ("ESOS"); and
- (b) issuance of 56,786 new ordinary shares of RM1 each pursuant to the exercise of 56,786 Warrants.

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

## A7. Dividends paid

No dividends have been paid during the current financial year-to-date.

## A8. Segmental information

Major segments by activity:-

	Revenue 6 months ended		Results 6 months ended		
	31/07/2009	31/07/2008	31/07/2009	31/07/2008	
	RM'000	RM'000	RM'000	RM'000	
Plantation operations	52,962	85,736	25,160	56,699	
Milling operations	217,643	279,681	13,834	20,592	
Less:	270,605	365,417	38,994	77,291	
Inter-segment eliminations	(45,585)	(47,024)	514	1,002	
	225,020	318,393	39,508	78,293	
Less: Unallocated expenses Finance income Finance costs			(1,377) 761 (606)	(1,442) 1,353 (352)	
Profit before tax Tax expenses			38,286 (9,657)	77,852 (18,938)	
Profit for the period			28,629	58,914	

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## A9. Valuation of property, plant and equipment

The valuations of property, plant and equipment stated in the previous annual financial statements have been brought forward without amendment.

## A10. Material subsequent events

There are no material events subsequent to the end of the current financial year that have not been reflected in the financial statements for the current financial period up to 24 September 2009.

## A11. Changes in the composition of the Group

There were no changes in the composition of the Group for the current quarter including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.

## A12. Contingent liabilities or Contingent assets

There were no material changes in contingent liabilities at group level since the last annual balance sheet as at 31 January 2009.

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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 revenue and profit before tax ("PBT") of the Group were RM225.02 million and RM38.27 million respectively for the first half year ended 31 July 2009, as compared to RM318.39 million and RM77.85 million respectively for last year's corresponding period.

The 29% and 51% drop in revenue and PBT respectively were mainly due to lower crude palm oil price which was about 36% less than last year's corresponding period.

The profit from plantation operation for the period under review was RM25.16 million which was RM31.54 million or 56% lower than RM56.70 million recorded for last year's corresponding period. The drop in profit was mainly due to lower FFB price. The FFB production for the period under review was 125,500 MT, a drop of 5,000 MT as compared to last year's corresponding period. The drop in FFB production was broadly in line with the trend of national FFB yield.

As for the milling operation, the profit dropped by 33% or RM6.76 million to RM13.83 million mainly due to lower margin as a result of stiff competition. Total CPO production for the period under review was 80,600 MT, which represented a 12% increase as compared to 72,000 MT recorded in last year's corresponding period. Our new mill in Telupid, Sabah contributed 9,400 MT.

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

The PBT for the current quarter was RM22.69 million which was 45% higher than RM15.60 million achieved in the last quarter ended 30 April 2009. The increase in PBT was mainly due to better performance of plantation operations as well as better palm oil prices. The FFB production for the current quarter increased by 8,100 MT to 66,800 MT as compared to 58,700 MT achieved in the preceding quarter.

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

For the financial year ending 31 January 2010, we expect further increase in the production quantity of the milling operations as compared to financial year 2009. For the plantation operations, we expect the FFB production quantity in the second half year will be higher than the quantity achieved in the first half year.

In view of the volatility of commodity price, the Group will continue to take measures to mitigate the exposure to any unexpected loss due to sudden drop in CPO price.

Based on the above and barring any unforeseen circumstances, the Board expects the Group's results to be satisfactory in the financial year 2010.

## 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 Quarter	Current Financial Year-to-date
	31/07/2009	31/07/2009
	RM'000	RM'000
Malaysian Income Tax - Current year	5,667	9,512
Real Property Gains Tax - Over provision in prior year	(26)	(26)
Deferred tax		
- Current year	213	315
- Realisation of revaluation surplus on land	(72)	(144)
	141	171
	5,782	9,657

## B6. Profits/(losses) on sale of unquoted investments and/or properties

There were no profits/(losses) derived from the sale of unquoted investments and/or properties for the current quarter and financial year-to-date.

## B7. Purchase or disposal of quoted securities

Status of the quoted securities held during the financial year-to-date are as follows:

- (a) There is no purchase or disposal of quoted securities during the current quarter and financial year-to-date.
- (b) Total investments in quoted securities as at 31 July 2009:-

	RM'000
At Cost Allowance for diminution in value At Book Value	362 (349) 13
At Market Value	28

Allowance is made for any diminution in value of quoted securities if, in the opinion of the Directors, the decline in value is not temporary in nature.

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### **B8.** Status of corporate proposals

Status of corporate proposal not completed as at 24 September 2009:

Status of subdivision and transfer of titles of two pieces of plantation land acquired:

The two pieces of the land are registered in favour of two subsidiary companies as the owners of 10,781/12,881 undivided share and 100/12,881 undivided share.

On 28 July 2009, the remaining amount of land premium due was paid to Jabatan Tanah and Ukur, Kota Kinabalu ("JTU") in respect of the subdivision and conversion. The duly executed and accepted draft subdivided land titles have been submitted to and acknowledged receipt by JTU on 30 July 2009.

The Group is currently waiting for the final subdivided land titles to be issued by JTU.

## **B9.** Group borrowings and debt securities

As at 31 July 2009, the total secured borrowings, which are denominated in Ringgit Malaysia, are as follows:

	RM'000
Short term borrowings:	
Overdrafts	1,186
Revolving credit	3,000
Term loans	528
	4,714
Long term borrowings:	
Term loans	30,250

There were no unsecured interest bearing borrowings as at 31 July 2009.

#### B10. Financial instruments with off balance sheet risks

There were no financial instruments with off balance sheet risks as at 24 September 2009.

## **B11.** Material litigation

As at 24 September 2009, there were no material litigations against the Group.

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#### **B12.** Dividend

The Board is pleased to declare an interim single tier tax exempt dividend of 4 sen per share in respect of the financial year ending 31 January 2010.

- (a) (i) amount per share: 4 sen single tier tax exempt;
  - (ii) previous corresponding period: 33 sen per share less income tax of 25%;
  - (iii) date payable will be announced at a later date; and
  - (iv) in respect of deposited securities, entitlement to dividends will be determined on the basis of the record of the depositors as at a date to be announced at a later date; and
- (b) total dividend for the current financial year: 4 sen per share.

## **B13.** Earnings per share

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

The Basic EPS is calculated by dividing the profit attributable to the equity holders of the Company for the current quarter and the first half year by the weighted average number of ordinary shares in issue during the current quarter and the first half year respectively:

	, ,	Current Quarter 31/07/2009	Current Financial Year-to-date 31/07/2009
Net profit for the period	(RM'000)	13,155	22,007
Weighted average number of ordinary shares in issue	('000)	302,858	302,620
Basic EPS	(sen)	4.34	7.27

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

The Diluted EPS is calculated by dividing the profit attributable to the equity holders of the Company for the current quarter and the first half year by the weighted average number of ordinary shares in issue during the current quarter and the first half year respectively, which has been adjusted for the following:

- (i) the number of ordinary shares that could have been issued under the Company's ESOS; and
- (ii) the number of ordinary shares that could have been converted from the warrants issued by the Company.

Shares that are anti-dilutive are ignored in the computation of Diluted EPS.

		Current Quarter	Current Financial
		31/07/2009	Year-to-date 31/07/2009
Net profit for the period	(RM'000)	13,155	22,007
Weighted average number of ordinary			
shares in issue	('000)	302,858	302,620
Adjustment for dilutive effect of			
unexercised share options	('000)	336	314
Adjustment for dilutive effect of warrants	('000)	2,126	2,037
Adjusted weighted average number of	-		
shares for Diluted EPS	('000)	305,320	304,971
Diluted EDC	(com)	4.21	7.22
Diluted EPS	(sen)	4.31	7.22