

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2012

ASSETS	As at 30-Sept-12 (Unaudited) RM'000	As at 31-Dec-11 (Audited & Restated) RM'000	As at 1-Jan-11 (Audited & Restated) RM'000
Non-current assets	50 454	57.441	47.715
Property, plant and equipment Investment in associate companies	58,454	57,441 9,734	47,715
Investment in associate companies Investment securities	11,238 4,563	5,446	8,807 5,734
Intangible assets	9,866	8,913	8,921
mungiore ussets	84,121	81,534	71,177
Current assets	01,121	01,331	71,177
Inventories	124,193	113,570	90,776
Trade and other receivables	93,629	75,992	64,963
Tax recoverable	97	432	328
Cash and cash equivalents	15,327	20,693	21,132
•	233,246	210,687	177,199
TOTAL ASSETS	317,367	292,221	248,376
EQUITY AND LIABILITIES Equity			
Share capital	66,781	66,781	68,281
Treasury shares	(8,884)	(8,056)	(8,525)
Reserves	13,758	13,759	14,134
Retained earnings	101,586	92,379	76,092
Total equity attributable to owners of the parent	173,241	164,863	149,982
Non-controlling interests	14,437	12,983	10,788
Total equity	187,678	177,846	160,770
Non-current liabilities			
Borrowings	19,531	20,396	13,996
Deferred tax liabilities	895	870	517
	20,426	21,266	14,513
Current liabilities	,		
Trade and other payables	42,473	40,988	35,739
Borrowings	62,033	49,115	35,809
Tax payable	4,757	3,006	1,545
	109,263	93,109	73,093
Total liabilities	129,689	114,375	87,606
TOTAL EQUITY AND LIABILITIES	317,367	292,221	248,376

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED INCOME STATEMENTS FOR NINE MONTHS ENDED 30 SEPTEMBER 2012 (UNAUDITED)

	Current quarter 3 months ended 30 September		Cumulative quarter 9 months ended 30 September		
	2012 RM '000	2011 RM '000	2012 RM '000	2011 RM '000	
Revenue	57,764	45,301	163,212	141,997	
Operating expenses	(49,352)	(37,347)	(137,763)	(120,197)	
Other operating income	1,389	557	2,413	2,964	
Operating profit	9,801	8,511	27,862	24,764	
Interest expense	(1,580)	(1,771)	(3,869)	(3,556)	
Interest income	52	53	121	192	
Share of results of associate companies	665	577	1,570	530	
Profit before tax	8,938	7,370	25,684	21,930	
Tax expense	(2,535)	(1,899)	(7,078)	(5,642)	
Profit for the period	6,403	5,471	18,606	16,288	
Profit attributable to:					
Owners of the parent	5,728	4,960	16,146	14,416	
Non-controlling interests	675	511	2,460	1,872	
Profit for the period	6,403	5,471	18,606	16,288	
Earnings per share (EPS) attributable to owners of the parent (sen):					
Basic EPS	4.76	4.04	13.39	11.73	
Diluted EPS	-	-	-	-	

The condensed consolidated income statements should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.



CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR NINE MONTHS ENDED 30 SEPTEMBER 2012 (UNAUDITED)

	Current quarter 3 months ended 30 September		Cumulative quarter 9 months ended 30 September	
	2012 RM '000	2011 RM '000	2012 RM '000	2011 RM '000
Profit for the period	6,403	5,471	18,606	16,288
Other comprehensive income / (expenses), net of tax:				
Currency translation differences arising from consolidation	(758)	1,563	(905)	2,109
Fair value movements on available for sale investments	(136)	(90)	(115)	(153)
Total comprehensive income for the period	5,509	6,944	17,586	18,244
Total comprehensive income attributable to:				
Owners of the parent	4,900	6,371	15,229	16,296
Non-controlling interests	609	573	2,357	1,948
	5,509	6,944	17,586	18,244

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.



CONDENSED CONSOLIDATED CASH FLOW STATEMENTS FOR NINE MONTHS ENDED 30 SEPTEMBER 2012 (UNAUDITED)

	Cumulative quarter 9 months ended 30 September	
	2012	2011
CASH FLOWS FROM OPERATING ACTIVITIES	RM'000	RM'000
Profit before tax	25,684	21,930
Adjustments for:	- ,	,
Non-cash items and non-operating items	4,633	5,570
Operating profit before working capital changes	30,317	27,500
		ŕ
Inventories	(10,623)	(13,340)
Receivables and deposits	(19,636)	(2,420)
Payables Colombia (15)	1,485	(1,962)
Cash generated from operating activities	1,543	9,778
Interest paid	(3,809)	(3,622)
Tax paid	(4,899)	(4,470)
Net cash (used in)/generated from operating activities	(7,165)	1,686
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividend received	312	71
Interest received	121	77
Net of purchase and disposal of investment securities	517	774
Net of purchase and disposal of property, plant and equipment and investment properties	(432)	(5,670)
Additional investment in subsidiary & associate	(666)	(908)
Purchase of intangible assets	(524)	-
Purchase of treasury shares	(828)	-
Net cash used in investing activities	(1,500)	(5,656)
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid	(6,800)	(5,228)
Proceeds from shares issued to non-controlling interests	123	365
Net changes in bank borrowings	9,043	5,536
Net cash generated from financing activities	2,366	673
NET DECREASE IN CASH AND CASH EQUIVALENTS	(6,299)	(3,297)

The condensed consolidated cash flow statements should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.



CONDENSED CONSOLIDATED CASH FLOW STATEMENTS (CONTINUED) FOR NINE MONTHS ENDED 30 SEPTEMBER 2012 (UNAUDITED)

	Cumulative quarter 9 months ended		
	,	ns ended otember	
	2012 RM'000	2011 RM'000	
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	9,429	13,625	
Effect of foreign exchange rates changes	3,506	496	
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	6,636	10,824	
CASH AND CASH EQUIVALENTS COMPRISED THE FOLLOWING:			
Cash and bank balances	15,327	19,996	
Overdrafts	(8,691)	(9,172)	
	6,636	10,824	

The condensed consolidated cash flow statements should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.



CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR NINE MONTHS ENDED 30 SEPTEMBER 2012 (UNAUDITED)

Non-distributable	Distributable
Attributable to owners of the pare	ent
Exchange	Fair value

(RM'000)	Share capital	Share premium	Treasury shares	Revaluation reserve	Capital reserve	Exchange fluctuation reserve	Fair value adjustment reserve	Retained earnings	Total	Non- controlling interests	Total equity
Balance as at 1 January 2011	68,281	13,242	(8,525)	887	892	42	277	74,657	149,753	10,788	160,541
Effect on transition to MFRS	-	-	-	(887)	-	(42)	(277)	1,435	229	-	229
Balance as at 1 January 2011 (Restated)	68,281	13,242	(8,525)	-	892	-	-	76,092	149,982	10,788	160,770
Cancellation of treasury shares	(1,500)	(376)	1,876	-	-	-	-	-	-	-	-
Changes in equity interest	-	-	-	-	-	-	-	-	-	43	43
Dividends paid	-	-	-	-	-	-	-	(4,425)	(4,425)	(803)	(5,228)
Total comprehensive income for the period	-	-	-	-	-	-	-	16,296	16,296	1,948	18,244
Balance as at 30 September 2011 (Restated)	66,781	12,866	(6,649)	-	892	-	-	87,963	161,853	11,976	173,829
Balance as at 1 January 2012	66,781	12,866	(8,056)	900	892	1,535	155	89,574	164,647	12,983	177,630
Effects of transition to MFRS	-	-	-	(900)	-	(1,535)	(155)	2,805	215	-	215
Balance as at 1 January 2012 (Restated)	66,781	12,866	(8,056)	-	892	-	-	92,379	164,862	12,983	177,845
Purchase of treasury shares	-	-	(828)	-	-	-	-	-	(828)	-	(828)
Changes in equity interest	-	-	-	-	-	-	-	-	-	(125)	(125)
Dividends paid	-	-	-	-	-	-	-	(6,022)	(6,022)	(778)	(6,800)
Total comprehensive income for the period	-	-	-	-	-	-	-	15,229	15,229	2,357	17,586
Balance as at 30 September 2012	66,781	12,866	(8,884)	-	892	-	-	101,586	173,241	14,437	187,678

The condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

NOTES TO THE INTERIM FINANCIAL REPORT

- SELECTED EXPLANATORY NOTES UNDER FRS 134 - INTERIM FINANCIAL REPORTING

A1 Basis of preparation

The interim financial statements are unaudited and have been prepared in compliance with Malaysian Financial Reporting Standard 134, Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial 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.

A2 Significant Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the most recent annual audited financial statements for the year ended 31 December 2011, except for the Group has adopted the Malaysian Financial Reporting Standards (MFRS) framework issued by Malaysian Accounting Standards Boards (MASB) with effect from 1 January 2012. This MFRS framework was introduced by the MASB in order to fully converge Malaysia's existing Financial Reporting Standards (FRS) framework with the International Financial Reporting Standards (IFRS) framework issued by the International Accounting Standards Board. There has been no material impact upon the adoption the MFRS on the financial statements of the Group.

The Group has also adopted all the new and revised MFRSs and IC Interpretations that are relevant and effective for accounting periods beginning on or after 1 January 2012. The adoption of these new and revised MFRSs and IC Interpretations have not resulted in any material impact on the financial statements of the Group.

This Condensed Report is the Group's first MFRS compliant Condensed Report and hence MFRS 1: First-Time Adoption of Malaysian Financial Reporting Standards (MFRS 1) has been applied.

In preparing its opening Statement of Financial Position as at 1 January 2011 (which is also the date of transition), the Group had restated the amounts previously reported in the financial statements prepared n accordance with FRS. The impact of the transition from FRS to MFRS is described as below.

Reconciliation of equity as at 1 January 2011

	FRS as at 1 January 2011 RM'000	Effect of transition RM'000	MFRS as at 1 January 2011 RM'000
Non-Current Assets			
Property, plant and equipment	47,185	530	47,715
Investment properties	530	(530)	-
Equity			
Reserve	15,340	(1,206)	14,134
Retained earnings	74,657	1,435	76,092
Non-Current Liabilities			
Deferred liabilities	746	(229)	517

Reconciliation of equity as at 31 December 2011

	FRS as at 31 December 2011	Effect of	MFRS as at December 2011
	RM'000	RM'000	RM'000
Equity			
Reserve	16,349	(2,590)	13,759
Retained earnings	89,574	2,805	92,379
Non-Current Liabilities			
Deferred liabilities	1,085	(215)	870

A3 Auditors' report on preceding annual financial statements

The auditors' report of the annual financial statements for the financial year ended 31 December 2011 was not subject to any qualification.

A4 Seasonal or cyclical factors

The Group performance is not materially affected by seasonal or cyclical factors.

A5 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 current quarter and financial period-to-date.

A6 Changes in estimates

There were no changes in estimates that have material effect in the current quarter and financial period-to-date results.

A7 Debt and equity securities

There were no issuances, resale and repayments of debt and equity securities during financial period ended 30 September 2012 save for shares buy back.

At the Annual General Meeting held on 21 June 2012, the Company's shareholders approved the renewal of authority to repurchase its own shares. During the period ended 30 September 2012, the Company repurchased 921,900 own shares.

As at 30 September 2012, a total of 13,278,366 treasury shares, representing 9.94% of the issued and paid up share capital of the Company are being held as treasury shares and carried at cost at RM8.884 million.

A8 Dividend paid

A first and final single tier dividend of 5.0 sen per share amounted RM6.021 million in respect of the financial year ended 31 December 2011 was paid on 26 July 2012.

A9 Segment information

By business segment

	Valves, instruments and fittings RM'000	Electronic RM'000	Pumps RM'000	All others RM'000	Elimination RM'000	Total RM'000
Revenue from						
external customers	134,524	4,933	15,117	8,638	-	163,212
Inter-segment revenue	45,140	66	1,664	1	(46,871)	-
Total revenue	179,664	4,999	16,781	8,639	(46,871)	163,212
_						
Segment results	25,547	337	1,891	1,028	-	28,803
Unallocated expenses						(941)
Interest expense						(3,869)
Interest income						121
Share of results of assoc	iate companies					1,570
Profit before tax	•					25,684
Tax expense						(7,078)
Profit after tax						18,606
Non-controlling interest	S					(2,460)
Profit attributable to own	ners of the parent	for financial j	period ended	l 30 Septemb	er 2012	16,146

A10 Valuation of property, plant and equipment

The valuations of property, plant and equipment have been brought forward, without amendment from the annual financial statements for financial year ended 31 December 2011.

A11 Material post balance sheet events

There was no material events subsequent to the end of the financial period ended 30 September 2012 as at the date of this report save for on 15 October 2012, Multiplex Control & Engineering Services Pte. Ltd., a wholly owned subsidiary of the Company had subscribed for 40,000 ordinary shares of SGD1.00 each representing 40% of the total issued and paid-up capital of a newly incorporated company known as All Torque Control Pte. Ltd. for a total consideration of SGD40,000 only (equivalent to RM100,104).

A12 Changes in the composition of the Group

There were no changes in the composition of the Group during the financial period ended 30 September 2012 save for the followings:-

- On 16 January 2012, Unimech Capital Sdn. Bhd., a wholly owned subsidiary of the Company had subscribed for 195,000 ordinary shares of RM1.00 each representing 65% of the total issued and paidup capital of Unimech ABS Sdn. Bhd. for a cash consideration of RM195,000 only.
- ii. On 2 July 2012, Unimech Capital Sdn. Bhd. ("UCSB"), a wholly owned subsidiary of the Company had acquired 18,000 shares representing 60% equity interest in Luxurious Construction Sdn. Bhd. ("LCSB") from Unimech Engineering (M) Sdn. Bhd. ("UME(M)") for a total cash consideration of RM1.00 ("the Restructuring"). UME(M) is a wholly owned subsidiary company of the Companny.

After the Restructuring, LCSB shall cease to be a subsidiary company of UME(M) and becomes a subsidiary company of UCSB.

On the same day, UCSB had also acquired 6,000 shares each from Mr. Loh Swee Aik and Ms. Beh Liew Phang respectively, representing 40% equity interest in LCSB for a total cash consideration of RM2.00 ("the Acquisition").

Upon completion of the Restructuring and the Acquisition, LCSB will become a wholly owned subsidiary of UCSB.

iii. On 3 July 2012, PT. Arita Prima Indonesia ("API"), a 85% owned subsidiary of Arita Engineering Sdn. Bhd. which in turn is a wholly owned subsidiary of the Company had acquired 30% of the remaining equity interest in PT. Arita Prima Teknindo ("APT") from Mr. Eko Setyadi Hutomo for a cash consideration of Rupiah 2,100,000,000 (equivalent to RM705,600).

In consequent thereof, APT becomes a wholly owned subsidiary of API.

iv. On 27 August 2012, the Company had acquired 2 ordinary shares of RM1.00 each representing 100% of the total issued and paid-up capital of Unimech Indonesia Holdings Sdn. Bhd. for a cash consideration of RM2.00 only. In consequent thereof, UIH becomes a wholly owned subsidiary of the Company.

A13 Changes in contingent liabilities or contingent assets

There were no material changes in the contingent liabilities for the Group since the last financial year ended 31 December 2011.

A14 Capital commitments

	30-Sept-12 RM'000
Property, plant and equipment	
Contracted but not provided for	4,140

A15 Related party transactions

• •	9 months
	ended
	30-Sept-12
	RM'000
Purchase of goods from a company in which the director of the Company has interests	46
Sale of goods to a company in which the director of the Company has interests	262

NOTES TO THE INTERIM FINANCIAL REPORT

- ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LISTING REQUIREMENTS

B1 Review of performance for current quarter and financial period-to-date

Current quarter

The Group reported revenue of RM57.764 million for the current quarter ended 30 September 2012, which was RM12.463 million higher as compared to the preceding year corresponding quarter ended 30 September 2011 of RM45.301 million. A higher revenue was reported in current quarter as compared to preceding year corresponding quarter was due mainly to the improvement in the Group's core business of valves, instruments and fittings segment. The improvement was mainly contributed by Indonesia operation.

The Group recorded a profit before tax of RM8.938 million for the current quarter which was RM1.568 million or 21.3% higher as compared to the preceding year corresponding quarter of RM7.370 million. A higher profit reported in current year was increased in line with the increase in revenue.

Financial period-to-date

The Group reported revenue of RM163.212 million for the financial period ended 30 September 2012, representing an increase of 14.9% as compared to previous financial period ended 30 September 2011 of RM141.997 million. The increase in revenue was mainly due to the increase in demand for valves, instruments, fittings and related products in Indonesia market.

In tandem with the increase in revenue, the profit before tax for financial period ended 30 September 2012 improved by 17.1% to RM25.684 million as compared to last financial period ended 30 September 2011 of RM21.930 million.

B2 Comparison with preceding quarter's results

The revenue and profit before tax for the current quarter and preceding quarter are summarised as follows:

	3 months ended	3 months ended	Variance	
	30-Sept-12	30-Jun-12	v ai iaii	ice
	RM'000	RM'000	RM'000	%
Revenue	57,764	56,006	1,758	3.1
Profit before tax	8,938	9,296	(358)	(3.9)

The revenue for the current quarter ended 30 September 2012 was increased by 3.1% as compared to preceding quarter. A higher revenue was reported in current quarter as compared to preceding quarter's was due mainly to the improvement in sales of valves, fittings and related products. Profit before tax for current quarter decreased by 3.9% was due mainly to higher expenses incurred during the current quarter under review.

B3 Commentary on prospects for 2012

The uncertainty in Eurozone has a dampening impact on the global economy. Although the global economic conditions are challenging, it is still expected to continue growing, albeit at a moderate pace. Barring a drastic change in the global economic conditions, the Group's core business is not expected to be significantly affected. The Group will continue with its competitive strategies of further developing its own brands to enhance its market positioning and concentrate on improving its operations efficiency to further enhance its competitiveness.

Taking into consideration the abovementioned factors and subject to the global economic conditions, the Board of Directors is cautiously optimistic that the Group will report a better financial performance and growth for the financial year ending 31 December 2012.

B4 Profit forecast

Not applicable as no profit forecast was published.

B5 Income tax expense

Current quarter 3 months ended 30-Sept-12 RM'000	Cumulative quarter 9 months ended 30-Sept-12 RM'000
2,526 9	7,053 25 7,078
	quarter 3 months ended 30-Sept-12 RM'000 2,526

The effective tax rate for current quarter is marginally higher than the statutory tax rate was due principally to losses of certain subsidiary companies can not be used to offset against profit of other companies in the Group.

B6 Sale of unquoted investments and properties

There was no disposal of unquoted investments or properties during the financial period under review.

B7 Quoted investments

The total investments in quoted investments as at 30 September 2012 are as follows:-

	Investment Securities	
	RM'000	
At cost	6,422	
At carrying amount	4,563	
At fair value	4,563	

B8 Status of corporate proposals and status of utilisation of proceeds raised

There was no corporate proposal being carried out during the period under review.

B9 Group borrowings and debt securities

Total Group borrowings as at 30 September 2012 are as follows:

	Ringgit Malaysia RM'000	Singapore Dollar RM'000	Indonesia Rupiah RM'000	Thai Bath RM'000	Total RM'000
Current					
Secured borrowings	3,944	433	2,380	2,006	8,763
Unsecured borrowings	50,219	-	3,051	-	53,270
	54,163	433	5,431	2,006	62,033
Non-current					
Secured borrowings	14,844	1,492	3,195	-	19,531
Unsecured borrowings	-	-	-	-	-
	14,844	1,492	3,195	-	19,531
Total borrowings	69,007	1,925	8,626	2,006	81,564

B10 Off balance sheet financial instruments

There were no financial instruments with off balance sheet risk as at the date of this report.

B11 Changes in material litigation

The Group is not engaged in any material litigation as at the date of this report.

B12 Dividend

No interim dividend has been declared for the financial period ended 30 September 2012.

B13 Earnings per share ("EPS")

	Current quarter 3 months ended	Cumulative quarter 9 months ended
	30-Sept-12	30-Sept-12
Profit for the period (RM'000)	6,403	18,606
Profit attributable to non-controlling interests (RM'000)	(675)	(2,460)
Profit attributable to owners of the parent (RM'000)	5,728	16,146
Basic EPS		
Weighted average number of ordinary shares in issue ('000)	120,332	120,597
Basic EPS (sen)	4.76	13.39

B14 Breakdown of Realised and Unrealised Profits/Losses

		As at 30-Sept-12 (Unaudited) RM'000	As at 31-Dec-11 (Audited & Restated) RM'000
	Total retained earnings/(accumulated losses) of the Company and its subsidiaries:		
	- Realised	120,597	114,949
	- Unrealised	(1,395)	(1,085)
	Total retained earnings from associate companies:		
	- Realised	3,913	2,344
	- Unrealised	-	-
		123,115	116,208
	Less: Consolidation Adjustments	(21,529)	(23,829)
	Total group retained earnings as per consolidated accounts	101,586	92,379
B15	Notes to Condensed Consolidated Income Statements		
		Current quarter 3 months ended 30-Sept-12 RM'000	Cumulative quarter 9 months ended 30-Sept-12 RM'000
	Profit before tax is arrived at after charging/(crediting):-	KWI 000	IXIVI 000
	Depreciation & amortisation	1,247	3,583
	Dividend income	(21)	(145)
	Loss on foreign exchange	7	369
	Interest expense	1,580	3,869
	Interest income	(52)	(121)
	Rental income	(149)	(211)

By order of the Board

Dato' Lim Cheah Chooi Executive Chairman

Dated this 29th November 2012