

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 JULY 2011****CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE FIRST QUARTER ENDED 31 JULY 2011**

	Individual Quarter 3 Months Ended 31 July		Cumulative Quarter 3 Months Ended 31 July	
	2011 RM'000	2010 RM'000	2011 RM'000	2010 RM'000
Revenue	70,510	43,242	70,510	43,242
Cost of sales	(32,133)	(21,669)	(32,133)	(21,669)
Gross profit	38,377	21,573	38,377	21,573
Other income	2,471	1,812	2,471	1,812
Selling and distribution expenses	(967)	(727)	(967)	(727)
Administrative expenses	(3,078)	(1,793)	(3,078)	(1,793)
Other expenses	(106)	(14)	(106)	(14)
Replanting expenses	(632)	(908)	(632)	(908)
Operating profit	36,065	19,943	36,065	19,943
Share of results of associates	1,135	1,130	1,135	1,130
Profit before tax	37,200	21,073	37,200	21,073
Income tax expense	(8,330)	(4,805)	(8,330)	(4,805)
Profit for the period	28,870	16,268	28,870	16,268
Basic earnings per share (sen)	14.26	8.09	14.26	8.09
Diluted earnings per share (sen)	14.26	8.09	14.26	8.09

The Condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the year ended 30 April 2011 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 JULY 2011****CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FIRST QUARTER ENDED 31 JULY 2011**

	Individual Quarter		Cumulative Quarter	
	3 Months Ended		3 Months Ended	
	31 July		31 July	
	2011	2010	2011	2010
	RM'000	RM'000	RM'000	RM'000
Comprehensive Income				
Profit for the period	28,870	16,268	28,870	16,268
Other comprehensive income				
Fair value changes on available-for-sale investments	152	(2,703)	152	(2,703)
Share of other comprehensive income of associates:				
- Share premium	-	502	-	502
- Other reserves	41	2,135	41	2,135
	193	(66)	193	(66)
Total comprehensive income for the period	29,063	16,202	29,063	16,202

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 April 2011 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 JULY 2011****CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	As at End of Current Quarter 31 July 2011	As at Preceding Financial Year End 30 April 2011
	RM'000	RM'000
ASSETS		
Non-Current Assets		
Property, plant and equipment	436,442	436,981
Biological assets	410,873	406,144
Prepaid land lease payments	4,182	4,231
Goodwill on consolidation	18,628	18,628
Investment in associates	28,449	28,199
Available-for-sale investments	50,587	50,264
	<u>949,161</u>	<u>944,447</u>
Current Assets		
Inventories	12,945	14,740
Trade and other receivables	19,195	19,110
Held for trading investments	7,170	-
Cash and bank balances	168,008	140,353
	<u>207,318</u>	<u>174,203</u>
Non-current asset held for sale	-	1,675
	<u>207,318</u>	<u>175,878</u>
TOTAL ASSETS	<u>1,156,479</u>	<u>1,120,325</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	202,407	202,358
Share premium	1,459	1,164
Other reserves	301,413	300,193
Retained earnings	542,613	513,361
Shareholders' equity	<u>1,047,892</u>	<u>1,017,076</u>
Non-Current Liability		
Deferred tax liability	82,171	81,839
Current Liabilities		
Trade and other payables	21,490	17,677
Income tax payable	4,926	3,733
	<u>26,416</u>	<u>21,410</u>
Total liabilities	<u>108,587</u>	<u>103,249</u>
TOTAL EQUITY AND LIABILITIES	<u>1,156,479</u>	<u>1,120,325</u>
Net assets per share attributable to owners of the Company (RM)	<u>5.18</u>	<u>5.03</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 April 2011 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 JULY 2011****CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THREE MONTHS ENDED 31 JULY 2011**

	Attributable to Owners of the Company				Total Equity
	Non-distributable		Distributable		
	Share Capital	Share Premium	Other Reserves	Retained Earnings	
	RM'000	RM'000	RM'000	RM'000	RM'000
<u>Current 3 Months Ended</u> <u>31 July 2011</u>					
Balance at 1 May 2011	202,358	1,164	300,193	513,361	1,017,076
Total comprehensive income for the period	-	-	193	28,870	29,063
Transfer to retained earnings:					
Realisation of asset revaluation reserve upon depreciation	-	-	(302)	302	-
Realisation of fair value adjustment reserve upon disposal of an associate	-	-	(80)	80	-
	-	-	(382)	382	-
Transactions with owners:					
Fair value of share options granted to eligible directors and employees	-	-	1,488	-	1,488
Shares issued pursuant to exercise of employee share options	49	295	(79)	-	265
	49	295	1,409	-	1,753
Balance at 31 July 2011	202,407	1,459	301,413	542,613	1,047,892

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FOR THE FIRST QUARTER ENDED 31 JULY 2011**

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THREE MONTHS ENDED 31 JULY 2011 - CONT'D**

	Attributable to Owners of the Company				Total Equity RM'000
	Share Capital RM'000	Share Premium RM'000	Other Reserves RM'000	Distributable Retained Earnings RM'000	
<u>3 months ended 31 July 2010</u>					
Balance at 1 May 2010	134,005	6,346	270,445	529,026	939,822
Effect of adopting FRS 139	-	-	22,540	-	22,540
	134,005	6,346	292,985	529,026	962,362
Total comprehensive income for the period	-	502	(568)	16,268	16,202
Transfer to retained earnings:					
Realisation of asset revaluation reserve upon depreciation	-	-	(305)	305	-
Balance at 31 July 2010	134,005	6,848	292,112	545,599	978,564

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 April 2011 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 JULY 2011****CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE THREE MONTHS ENDED 31 JULY 2011**

	<u>2011/2012</u> <u>3 Months</u> <u>Ended</u> <u>31 July 2011</u> <u>RM'000</u>	<u>2010/2011</u> <u>3 Months</u> <u>Ended</u> <u>31 July 2010</u> <u>RM'000</u>
Cash Flows From Operating Activities		
Profit before tax	37,200	21,073
Adjustments for:		
Amortisation of prepaid land lease payments	48	46
Depreciation of property, plant and equipment	2,649	2,332
Fair value of share options granted to eligible directors and employees expensed off	1,488	-
Gain on disposal of an associate	(365)	-
Net fair value gains on held for trading investments	(58)	(537)
Property, plant and equipment written off	100	7
Dividend income	(505)	(350)
Interest income	(1,275)	(811)
Share of results of associates	(1,135)	(1,130)
Operating profit before working capital changes	<u>38,147</u>	<u>20,630</u>
Decrease/(increase) in inventories	1,795	(2,397)
Decrease/(increase) in trade and other receivables	22	(2,112)
Increase/(decrease) in trade and other payables	3,813	(766)
Cash generated from operations	<u>43,777</u>	<u>15,355</u>
Dividend received from associates	797	1,359
Dividend received from other investments	497	313
Interest received	1,171	777
Income taxes paid	(6,799)	(4,590)
Net cash generated from operating activities	<u>39,443</u>	<u>13,214</u>
Cash Flows From Investing Activities		
Additions of biological assets	(4,292)	(1,693)
Proceeds from disposal of an associate	2,169	-
Proceeds from disposal of held for trading investments	26	8,258
Purchase of available-for-sale investments	(171)	-
Purchase of held for trading investments	(7,138)	(13,699)
Purchase of property, plant and equipment	(2,647)	(1,884)
Net cash used in investing activities	<u>(12,053)</u>	<u>(9,018)</u>
Cash Flow From Financing Activity		
Proceeds from exercise of employee share options	265	-
Net cash generated from financing activity	<u>265</u>	<u>-</u>
Net change in Cash and Cash Equivalents	27,655	4,196
Cash and Cash Equivalents at beginning of period	140,353	123,457
Cash and Cash Equivalents at end of period	<u>168,008</u>	<u>127,653</u>
Cash and Cash Equivalents comprise:		
Cash on hand and at banks	75	56
Deposits with licensed financial institutions	153,817	103,860
Money market funds placed with fund managers	14,116	23,737
	<u>168,008</u>	<u>127,653</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 April 2011 and the accompanying explanatory notes attached to the interim financial statements.

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UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 JULY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS

A. EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD ("FRS") 134: INTERIM FINANCIAL REPORTING AND BURSA LISTING REQUIREMENTS

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in compliance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 April 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 financial year ended 30 April 2011.

A2. Changes in Accounting Policies

The accounting policies and methods of computation applied by the Group in the interim financial statements are consistent with those applied in the latest audited financial statements for the financial year ended 30 April 2011 except for the adoption of the following standards and interpretations which are applicable and relevant to the Group's operations effective for the financial year beginning 1 May 2011:

Effective for financial periods beginning on or after 1 July 2010

FRS 1	<i>First-time Adoption of Financial Reporting Standards</i>
FRS 3	<i>Business Combinations (Revised)</i>
Amendments to FRS 2	<i>Share-based Payment</i>
Amendments to FRS 5	<i>Non-current Assets Held for Sale and Discontinued Operations</i>
Amendments to FRS 127	<i>Consolidated and Separate Financial Statements</i>
Amendments to FRS 138	<i>Intangible Assets</i>
IC Interpretation 17	<i>Distributions of Non-cash Assets to Owners</i>
Amendments to IC Interpretation 9	<i>Reassessment of Embedded Derivatives</i>

Effective for financial periods beginning on or after 1 January 2011

Amendments to FRS 1	<i>Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters</i>
Amendments to FRS 1	<i>Additional Exemptions for First-time Adopters</i>
Amendments to FRS 2	<i>Group Cash-settled Share-based Payment Vesting Conditions and Cancellations</i>

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A2. Changes in Accounting Policies - Cont'd

Effective for financial periods beginning on or after 1 January 2011 - Cont'd

Amendments to FRS 7	<i>Financial Instruments: Disclosures – Improving Disclosures about Financial Instruments</i>
Improvements to FRS issued in 2010 which include:	
- Amendments to FRS 1	<i>First-time Adoption of Financial Reporting Standards</i>
- Amendments to FRS 3	<i>Business Combinations</i>
- Amendments to FRS 7	<i>Financial Instruments: Disclosures</i>
- Amendments to FRS 101	<i>Presentation of Financial Statements</i>
- Amendments to FRS 128	<i>Investments in Associates</i>
- Amendments to FRS 132	<i>Financial Instruments: Presentation</i>
- Amendments to FRS 134	<i>Interim Financial Reporting</i>
- Amendments to FRS 139	<i>Financial Instruments: Recognition and Measurement</i>

The adoption of the above standards and interpretations do not have any material impact on the financial statements of the Group.

A3. Seasonal or Cyclical of Operations

The production of oil palm fresh fruits bunches ("FFB") is seasonal in nature and greatly influenced by variation in weather conditions.

The FFB production for the three months ended 31 July 2011 was 22% higher than that of the corresponding period in the preceding financial year. This was mainly due to additional area coming into harvesting and increasing yield trend from young matured oil palms.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the three months ended 31 July 2011.

A5. Material Changes in Estimates

There were no material changes in estimates that have a material effect against results in the current quarter and current financial year-to-date ended 31 July 2011.

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UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 JULY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A6. Changes in Debt and Equity Securities

There were no issuance, repurchase and repayment of debt and equity securities during the three months ended 31 July 2011 except for the issuance of 48,750 ordinary shares of RM1 each for cash pursuant to the Company's Employee Share Scheme at an exercise price of RM5.42 per ordinary share.

A7. Dividends Paid

There were no dividends paid during the three months ended 31 July 2011.

A8. Segmental Information

	Current Quarter Ended 31 July 2011 RM'000	Cumulative Three Months Ended 31 July 2011 RM'000
Segment Revenue		
Plantation revenue	87,915	87,915
Elimination of inter-segment sales	(17,405)	(17,405)
External sales	<u>70,510</u>	<u>70,510</u>
Segment Results		
Plantation	33,868	33,868
Investment holding	2,197	2,197
Share of results of associates	<u>1,135</u>	<u>1,135</u>
Profit before tax	37,200	37,200
Income tax expense	<u>(8,330)</u>	<u>(8,330)</u>
Profit for the period	<u>28,870</u>	<u>28,870</u>

A9. Material Events Subsequent to the End of the Interim Period

There were no material events from the current quarter ended 31 July 2011 to the date of this announcement that had not been reflected in this interim financial statements.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A10. Changes in the Composition of the Group

There were no changes in the composition of the Group during the three months ended 31 July 2011 except for the disposal of an associate company, Malaysian Trustees Berhad for a cash consideration of RM2,169,000 which was completed on 15 June 2011.

A11. Changes in Contingent Liabilities and Contingent Assets

At the date of this report, no contingent liabilities and contingent assets had arisen since the last reporting date as at 30 April 2011.

A12. Capital Commitments

At the end of the current quarter, the Group has the following capital commitments:

	RM'000
Capital expenditure approved and contracted for:	
Additions of biological assets	16,403
Purchase of property, plant and equipment	13,026
	<u>29,429</u>
Capital expenditure approved but not contracted for:	
Acquisition of land	5,097
Additions of biological assets	2,001
Purchase of property, plant and equipment	27,179
	<u>34,277</u>
	<u>63,706</u>

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UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 JULY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A13. Related Party Disclosures

(a) Transactions with Related Parties

The Group had the following transactions with related parties during the current quarter and current financial year-to-date ended 31 July 2011:

	Current Quarter Ended 31 July 2011 RM'000	Cumulative Three Months Ended 31 July 2011 RM'000
Associate		
- Interest income	17	17
A company related to a director		
- Interest income	784	784

(b) Balances with Related Party

	As at End of Current Quarter 31 July 2011 RM'000
A company related to a director	
- Placement in current accounts	30
- Placement in deposits	144,615

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Performance

The Group's pretax profit of RM37.20 million for the first quarter ended 31 July 2011 was 77% higher as compared with RM21.07 million for the corresponding quarter in the preceding year. The higher profit was mainly due to higher CPO & PK prices as well as higher FFB production.

B2. Comparison with Preceding Quarter's Results

The Group's pretax profit of RM37.20 million for the current quarter ended 31 July 2011 was 28% higher than that of the preceding quarter of RM29.00 million mainly due to higher FFB production.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B3. Current Year Prospects

The Group's FFB production for the current financial year ending 30 April 2012 is expected to increase due to additional area coming into harvesting and increasing yield trend from young matured oil palms.

Should the current level of CPO price be sustained, the Group can expect better performance for the current financial year ending 30 April 2012.

B4. Variance of Actual Profit from Profit Forecast or Profit Guarantee

No profit forecast or profit guarantee was issued by the Group during the three months ended 31 July 2011.

B5. Income Tax Expense

	Current Quarter Ended 31 July 2011 RM'000	Cumulative Three Months Ended 31 July 2011 RM'000
Current tax expense	7,998	7,998
Deferred tax expense	332	332
	<u>8,330</u>	<u>8,330</u>

The effective tax rate for the current quarter and current financial year-to-date was lower than the statutory tax rate due to certain income which are not taxable.

B6. Sale of Unquoted Investments and/or Properties

There was no sale of unquoted investments and/or properties during the three months ended 31 July 2011 except for the disposal of entire unquoted shares of an associate company as disclosed in Note A10.

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**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 JULY 2011****NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D****B7. Purchase and Sale of Quoted Securities**

(a) Particulars of purchase and sale of quoted securities and gain arising therefrom for the current quarter and current financial year-to-date ended 31 July 2011 were as follows:

	Current Quarter Ended 31 July 2011 RM'000	Cumulative Three Months Ended 31 July 2011 RM'000
Total purchases		
- Available-for-sale investments	171	171
- Held for trading investments	7,138	7,138
	<u>7,309</u>	<u>7,309</u>
Total sales		
- Held for trading investments	26	26
	<u>26</u>	<u>26</u>
Net fair value gains recognised in profit or loss		
- Held for trading investments	58	58
	<u>58</u>	<u>58</u>
Fair value changes recognised in other comprehensive income		
- Available-for-sale investments	152	152
	<u>152</u>	<u>152</u>

(b) Investment in quoted securities as at 31 July 2011 was as follows:

	As at 31 July 2011	
	Available- for-sale Investments RM'000	Held for Trading Investments RM'000
At cost	15,782	7,117
At carrying amount/fair value	39,997	7,170
	<u>39,997</u>	<u>7,170</u>

B8. Status of Corporate Proposals

There is no corporate proposal announced by the Group or pending completion as at 29 September 2011 (being a date not earlier than 7 days from the date of issue of the interim financial statements).

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B9. Group Borrowings and Debt Securities

There was no borrowing and debt security as at 31 July 2011.

B10. Derivative Financial Instruments

There was no derivative financial instrument with off balance sheet risk as at 31 July 2011 and as at the date of issue of the interim financial statements.

B11. Material Litigations

There was no material litigation since the last reporting date as at 30 April 2011.

B12. Disclosure of Realised and Unrealised Profits/Losses

On 25 March 2010, Bursa Malaysia Securities Berhad ("Bursa Malaysia") issued a directive to all listed issuers pursuant to paragraphs 2.06 and 2.23 of the Bursa Malaysia Main Market Listing Requirements. The directive requires all listed issuers to disclose the breakdown of the unappropriated profits or accumulated losses as at the end of the reporting period into realised and unrealised profits or losses.

The breakdown of retained earnings of the Group into realised and unrealised profits/losses are as follows:

	As at End of Current Quarter 31 July 2011 RM'000	As at Preceding Financial Year End 30 April 2011 RM'000
Total retained earnings of the Company and its subsidiaries:		
- Realised	565,318	534,418
- Unrealised	(12,307)	(11,924)
	<u>553,011</u>	<u>522,494</u>
Total share of retained earnings from associates:		
- Realised	9,951	11,218
- Unrealised	1,108	917
	<u>564,070</u>	<u>534,629</u>
Less: Consolidation adjustments	(21,457)	(21,268)
Total Group retained earnings as per consolidated statement of financial position	<u>542,613</u>	<u>513,361</u>

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B13. Earnings Per Share

(a) Basic earnings per share

Basic earnings per share are calculated by dividing profit for the period by the weighted average number of ordinary shares in issue during the period as follows:

	Current Quarter Ended 31 July 2011	Cumulative Three Months Ended 31 July 2011
Profit for the period (RM'000)	28,870	28,870
Weighted average number of ordinary shares in issue ('000 unit)	202,400	202,400
Basic earnings per share (sen)	<u>14.26</u>	<u>14.26</u>

(b) Diluted earnings per share

The share options granted under the Company's Employee Share Scheme could potentially dilute basic earnings per share in the future but have not been included in the calculation of diluted earnings per share because they are antidilutive for the period presented.

B14. Auditors' Report on Preceding Annual Financial Statements

There were no qualifications in the auditors' report of the Group's latest annual financial statements ended 30 April 2011.

B15. Dividends

The final tax exempt (single-tier) dividend of 17.5 sen in respect of financial year ended 30 April 2011 (previous financial year 2009/2010: 22.25 sen net of tax or equivalent to 14.83 sen after adjustment for bonus issue of one for two which was completed on 2 November 2010) has been approved at the Company's Annual General Meeting held on 26 August 2011 and subsequently paid on 27 September 2011.

No dividend has been recommended or declared for the three months ended 31 July 2011.

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**UNAUDITED INTERIM FINANCIAL STATEMENTS
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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B16. Authorised for Issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Board on 29 September 2011.

By order of the Board,
Leong Yok Mui
Company Secretary
Melaka, 29 September 2011