

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011**

	Individual Quarter 3 Months Ended 31 January		Cumulative Quarter 9 Months Ended 31 January	
	2011 RM'000	2010 RM'000 (Restated)	2011 RM'000	2010 RM'000 (Restated)
Revenue	47,076	43,434	144,250	129,667
Cost of sales	(20,311)	(21,695)	(63,897)	(62,280)
Gross profit	26,765	21,739	80,353	67,387
Other income	2,613	1,149	7,602	1,969
Selling and distribution expenses	(619)	(756)	(2,196)	(2,131)
Administrative expenses	(3,184)	(1,793)	(9,806)	(4,878)
Other expenses	(518)	(20)	(555)	(229)
Replanting expenses	(713)	(1,899)	(2,674)	(4,218)
Operating profit	24,344	18,420	72,724	57,900
Share of results of associates	1,206	2,187	3,987	4,799
Profit before tax	25,550	20,607	76,711	62,699
Income tax expense	(6,812)	(4,534)	(18,025)	(13,649)
Profit for the period	18,738	16,073	58,686	49,050
Basic earnings per share (sen) *	9.26	8.00	29.10	24.40
Diluted earnings per share (sen) *	9.26	8.00	29.10	24.40

The Condensed Consolidated Income Statement should be read in conjunction with the audited financial statements for the year ended 30 April 2010 and the accompanying explanatory notes attached to the interim financial statements.

* The calculation of basic and diluted earnings per share above (for both the current year and preceding year) is based on the enlarged share capital after bonus issue of 1 for 2 which was completed on 2 November 2010.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

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

	Individual Quarter 3 Months Ended 31 January		Cumulative Quarter 9 Months Ended 31 January	
	2011 RM'000	2010 RM'000 (Restated)	2011 RM'000	2010 RM'000 (Restated)
Comprehensive Income				
Profit for the period	18,738	16,073	58,686	49,050
Other comprehensive income				
Fair value changes on available-for-sale investments	1,014	-	1,716	-
Share of other comprehensive income of associates:				
- Share premium	-	-	502	-
- Other reserves	(137)	-	1,766	-
	877	-	3,984	-
Total comprehensive income for the period	19,615	16,073	62,670	49,050

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 April 2010 and the accompanying explanatory notes attached to the interim financial statements.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

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

	As at End of Current Quarter 31 January 2011	As at Preceding Financial Year End 30 April 2010
	RM'000	RM'000 (Restated)
ASSETS		
Non-Current Assets		
Property, plant and equipment	432,405	430,467
Biological assets	400,833	392,229
Prepaid land lease payments	4,280	4,426
Interest in associates	29,333	24,798
Available-for-sale investments	50,258	15,822
Goodwill on consolidation	18,628	18,628
	<u>935,737</u>	<u>886,370</u>
Current Assets		
Inventories	23,678	11,326
Trade and other receivables	14,381	19,969
Cash and bank balances	131,726	123,457
	<u>169,785</u>	<u>154,752</u>
TOTAL ASSETS	<u>1,105,522</u>	<u>1,041,122</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	202,322	134,005
Share premium	946	6,346
Other reserves	299,459	270,445
Retained earnings	490,313	529,026
Shareholders' equity	<u>993,040</u>	<u>939,822</u>
Non-Current Liability		
Deferred tax liabilities	81,671	80,863
Current Liabilities		
Trade and other payables	21,814	16,191
Income tax payable	8,997	4,246
	<u>30,811</u>	<u>20,437</u>
Total liabilities	<u>112,482</u>	<u>101,300</u>
TOTAL EQUITY AND LIABILITIES	<u>1,105,522</u>	<u>1,041,122</u>
Net assets per share attributable to owners of the Company (RM) *	<u>4.91</u>	<u>4.68</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 April 2010 and the accompanying explanatory notes attached to the interim financial statements.

* The calculation of net assets per share attributable to owners of the Company above (for both the current year and preceding year) is based on the enlarged share capital after bonus issue of 1 for 2 which was completed on 2 November 2010.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED 31 JANUARY 2011**

	Attributable to Owners of the Company				Total Equity RM'000
	Share Capital RM'000	Non-distributable		Distributable Retained Earnings RM'000	
		Share Premium RM'000	Other Reserves RM'000		
Current 9 Months Ended 31 January 2011					
Balance at 1 May 2010					
As previously stated	134,005	6,346	237,246	525,837	903,434
Effect of adopting Amendments to FRS 117	-	-	33,199	3,189	36,388
As restated	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	3,482	58,686	62,670
Transfer to retained earnings:					
Realisation of asset revaluation reserve upon depreciation	-	-	(913)	913	-
Realisation of asset revaluation reserve upon Property, Plant and Equipment written off	-	-	(6)	6	-
	-	-	(919)	919	-
Transactions with owners:					
Fair value of share options granted to eligible directors and employees expensed off	-	-	6,128	-	6,128
Shares issued pursuant to Employee Share Scheme	901	8,364	(2,139)	-	7,126
Bonus issue of one share for every two existing shares	67,416	(14,175)	-	(53,241)	-
Share issuance expenses	-	(91)	-	-	(91)
Employee share options forfeited	-	-	(78)	78	-
Dividends	-	-	-	(45,155)	(45,155)
	68,317	(5,902)	3,911	(98,318)	(31,992)
Balance at 31 January 2011	202,322	946	299,459	490,313	993,040

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED 31 JANUARY 2011 - CONT'D**

	Attributable to Owners of the Company				Total Equity
	Share Capital	Non-distributable Share Premium	Other Reserves	Distributable Retained Earnings	
	RM'000	RM'000	RM'000	RM'000	RM'000
<u>9 months ended 31 January 2010</u>					
Balance at 1 May 2009					
As previously stated	134,005	6,346	237,544	501,593	879,488
Effect of adopting Amendments to FRS 117	-	-	34,126	3,103	37,229
As restated	134,005	6,346	271,670	504,696	916,717
Total comprehensive income for the period (restated)	-	-	-	49,050	49,050
Transfer to retained earnings:					
Realisation of asset revaluation reserve upon depreciation (restated)	-	-	(919)	919	-
Transaction with owners:					
Dividends	-	-	-	(40,201)	(40,201)
Balance at 31 January 2010	134,005	6,346	270,751	514,464	925,566

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 April 2010 and the accompanying explanatory notes attached to the interim financial statements.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE NINE MONTHS ENDED 31 JANUARY 2011**

	<u>2010/2011</u> 9 Months Ended 31 January 2011 RM'000	<u>2009/2010</u> 9 Months Ended 31 January 2010 RM'000 (Restated)
Cash Flows From Operating Activities		
Profit before tax	76,711	62,699
Adjustments for:		
Amortisation of prepaid land lease payments	138	132
Depreciation of property, plant and equipment	7,345	6,053
Fair value of share options granted to eligible directors and employees expensed off	6,128	-
Loss on disposal of property, plant and equipment	1	-
Loss on redemption of other investment	-	160
Net fair value gains on held for trading investments	(2,547)	(783)
Property, plant and equipment written off	52	24
Dividend income	(1,091)	(1,112)
Interest income	(2,806)	(6,155)
Share of results of associates	(3,987)	(4,799)
Operating profit before working capital changes	79,944	56,219
Increase in inventories	(12,352)	(9,053)
Increase in trade and other receivables	(1,721)	(2,904)
Increase in trade and other payables	5,623	1,685
Cash generated from operations	71,494	45,947
Dividend received from associates	1,720	991
Dividend received from other investments	1,069	644
Interest received	2,586	9,368
Income taxes paid	(12,430)	(10,806)
Net cash generated from operating activities	64,439	46,144
Cash Flows From Investing Activities		
Additions of biological assets	(7,493)	(114,945)
Proceeds from disposal of held for trading investments	28,831	7,132
Proceeds from disposal of property, plant and equipment	1	64
Proceeds from redemption of other investment	-	20
Purchase of available-for-sale investments	(10,180)	-
Purchase of held for trading investments	(18,769)	(10,609)
Purchase of property, plant and equipment	(10,440)	(138,334)
Net cash used in investing activities	(18,050)	(256,672)
Cash Flow From Financing Activities		
Dividends paid on ordinary shares	(45,155)	(40,201)
Proceeds from exercise of employee share options	7,126	-
Share issuance expenses	(91)	-
Net cash used in financing activities	(38,120)	(40,201)
Net change in Cash and Cash Equivalents	8,269	(250,729)
Cash and Cash Equivalents at beginning of period	123,457	349,795
Cash and Cash Equivalents at end of period	131,726	99,066
Cash and cash equivalents comprise:		
Cash on hand and at banks	57	347
Deposits with licensed financial institutions	117,738	75,433
Money market funds placed with fund managers	13,931	23,286
	131,726	99,066

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 April 2010 and the accompanying explanatory notes attached to the interim financial statements.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 31 JANUARY 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 2010. 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 2010.

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 2010 except for the adoption of the following existing/new FRSs, amendments to FRSs, new Issues Committee ("IC") Interpretations and amendments to IC Interpretation which are applicable and relevant to the Group's operations effective for the financial year beginning 1 May 2010:

FRS 2	Share-based Payment
FRS 7	Financial Instruments: Disclosures
FRS 8	Operating Segments
FRS 101	Presentation of Financial Statements (revised)
FRS 139	Financial Instruments: Recognition and Measurement
Amendments to FRS 1	First-time Adoption of Financial Reporting Standards
Amendments to FRS 2	Share-based Payment – Vesting Conditions and Cancellations
Amendments to FRS 7	Financial Instruments: Disclosures
Amendments to FRS 8	Operating Segments
Amendments to FRS 107	Statements of Cash Flows
Amendments to FRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
Amendments to FRS 110	Events after the Reporting Period
Amendments to FRS 116	Property, Plant and Equipment
Amendments to FRS 117	Leases
Amendments to FRS 118	Revenue
Amendments to FRS 119	Employee Benefits
Amendments to FRS 127	Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
Amendments to FRS 128	Investments in Associates

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 31 JANUARY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A2. Changes in Accounting Policies - Cont'd

Amendments to FRS 132	Financial Instruments: Presentation
Amendments to FRS 134	Interim Financial Reporting
Amendments to FRS 136	Impairment of Assets
Amendments to FRS 138	Intangible Assets
Amendments to FRS 139	Financial Instruments: Recognition and Measurement
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Interim Financial Reporting and Impairment
IC Interpretation 11	FRS 2 – Group and Treasury Share Transactions
Amendments to IC Interpretation 9	Reassessment of Embedded Derivatives

The adoption of the above existing/new FRSs, amendments to FRSs, new IC Interpretations and amendments to IC Interpretation do not have any material impact on the financial statements of the Group except for those set out below:

FRS 2: Share-based Payment

FRS 2 requires the total fair value of share options granted to eligible directors and employees under Employee Share Scheme ("ESS") be recognised as an employee cost in profit or loss with a corresponding increase in the Employee Share Option Reserve within equity over the vesting period.

When the share options are exercised, the fair value of share options will be transferred from Employee Share Option Reserve to Share Premium.

Upon expiry or forfeiture of share options, the fair value of share options will be transferred from Employee Share Option Reserve to Retained Earnings.

FRS 7: Financial Instruments: Disclosures

FRS 7 requires the disclosure of both quantitative and qualitative information of the Group's financial instruments in the annual financial statements as well as the risks associated with the financial instruments, including how the Group manages those risks.

FRS 8: Operating Segment

FRS 8 requires segment information to be presented on a similar basis to that used for internal reporting purposes. The Group concluded that the reportable operating segments determined in accordance with FRS 8 are the same as the business segments previously identified under FRS 114₂₀₀₄.

FRS 8 does not have any impact on the financial position and results of the Group.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 31 JANUARY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A2. Changes in Accounting Policies - Cont'd

FRS 101: Presentation of Financial Statements (revised)

The revised FRS 101 introduces changes in the presentation and disclosures of financial statements. The revised standard introduces the Statement of Comprehensive Income, with all items of income and expense recognised in profit or loss, together with all other items of income and expense recognised directly in equity (eg. fair value changes on available-for-sale investments, revaluation surplus/deficit on land and buildings, foreign currency translation adjustments, share of other comprehensive income of associates and etc.), present either in one single statement, or in two linked statements. The Group has elected to present this statement in two linked statements.

FRS 139: Financial Instruments: Recognition and Measurement

FRS 139: *Financial Instruments: Recognition and Measurement* establishes principles for recognising and measuring financial assets, financial liabilities and some contracts to buy and sell non-financial items. The Group has adopted FRS 139 prospectively since beginning of new financial year, i.e. 1 May 2010 in accordance with the transitional provisions. The effect arising from the adoption of FRS 139 has been accounted for by adjusting the opening balance of Fair Value Adjustment Reserve as at 1 May 2010. Comparatives are not restated. The details of the changes in accounting policies and the effects arising from the adoption of FRS 139 are set out below:

(a) Available-for-sale investments

Prior to 1 May 2010, the Group classified its investments in quoted shares, quoted unit trusts and unquoted shares which were held for non-trading purposes as non-current investments. Such investments were carried at cost less impairment loss. Upon adoption of FRS 139, these investments are designated at 1 May 2010 as Available-for-sale Investments and accordingly are stated at their fair values as at that date. The adjustments to their previous carrying amounts are recognised as adjustments to the opening balance of Fair Value Adjustment Reserve and this have resulted in an increase in Fair Value Adjustment Reserve as at 1 May 2010 by RM22,540,000.

However, for investments in equity instruments whose fair value cannot be reliably measured, they are continued to be measured at cost less impairment loss.

(b) Held for trading investments

Prior to 1 May 2010, the Group classified its investments in quoted shares which were held for trading purposes as Marketable Securities. Such investments were carried at lower of cost and market value, determined on an aggregate basis. Upon adoption of FRS 139, these investments are redesignated as Held for Trading Investments and are stated at fair value where changes in fair value are recognised through profit or loss (i.e. also known as financial assets at fair value through profit or loss).

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D****A2. Changes in Accounting Policies - Cont'd****Amendments to FRS 117: Leases**

Previously, leasehold land is classified as Prepaid Land Lease Payments and stated at cost/valuation less accumulated amortisation. Amendments to FRS 117 now requires long term leasehold land with initial lease period of several decades be reclassified from Prepaid Land Lease Payments to Property, Plant and Equipment and be stated at valuation less accumulated amortisation. The Group has applied this change in accounting policy retrospectively and certain comparatives have been restated. However, for short term leasehold land, it will remain in Prepaid Land Lease Payments and state at cost less accumulated amortisation.

The effects arising from the Amendments to FRS 117 are as follows:

**Condensed Consolidated Income Statement
For the Third Quarter Ended 31 January 2010**

	As Previously Stated	Effects of adopting Amendments to FRS 117	As Restated
	RM'000	RM'000	RM'000
Cost of sales	(21,537)	(158)	(21,695)
Administrative expenses	(1,791)	(2)	(1,793)
Replanting expenses	(1,831)	(68)	(1,899)
Profit before tax	20,835	(228)	20,607
Income tax expense	(4,552)	18	(4,534)
Profit for the period	<u>16,283</u>	<u>(210)</u>	<u>16,073</u>

**Condensed Consolidated Income Statement
For the Nine Months Ended 31 January 2010**

	As Previously Stated	Effects of adopting Amendments to FRS 117	As Restated
	RM'000	RM'000	RM'000
Cost of sales	(61,807)	(473)	(62,280)
Administrative expenses	(4,872)	(6)	(4,878)
Replanting expenses	(4,013)	(205)	(4,218)
Profit before tax	63,383	(684)	62,699
Income tax expense	(13,702)	53	(13,649)
Profit for the period	<u>49,681</u>	<u>(631)</u>	<u>49,050</u>

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D****A2. Changes in Accounting Policies - Cont'd****Amendments to FRS 117: Leases - Cont'd****Condensed Consolidated Statement of Financial Position
As at 30 April 2010**

	As Previously Stated	Effects of adopting Amendments to FRS 117	As Restated
	RM'000	RM'000	RM'000
Property, plant and equipment	173,381	257,086	430,467
Biological assets	392,049	180	392,229
Prepaid land lease payments	215,507	(211,081)	4,426
Other reserves	237,246	33,199	270,445
Retained earnings	525,837	3,189	529,026
Deferred tax liabilities	71,066	9,797	80,863

A3. Seasonal or Cyclical of Operations

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

The prolong drought (El-Nino) in the early part of 2010 and the heavy rain (La-Nina) and floods in the December 2010 to January 2011 had adversely affected the FFB production in the current financial year. However, the Group's FFB production for the nine months ended 31 January 2011 was marginally higher than that of the corresponding period in the preceding financial year due to additional area coming into harvesting.

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 nine months ended 31 January 2011.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 31 JANUARY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

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 January 2011.

A6. Changes in Debt and Equity Securities

There were no issuance, repurchase and repayment of debt and equity securities during the nine months ended 31 January 2011 except for the followings:

- (a) Issuance of 901,000 ordinary shares of RM1 each for cash pursuant to the Company's Employee Share Scheme.
- (b) A total of 67,416,250 bonus shares of RM1 each were allotted and issued to all shareholders whose names appeared in the Record of Depositors and Register of Members on 1 November 2010 pursuant to the bonus issue on the basis of one bonus share for every two existing shares held which was approved by the shareholders at the Extraordinary General Meeting held on 27 September 2010.

A7. Dividends Paid

The amount of dividends paid during the nine months ended 31 January 2011 were as follows:

	RM'000
(a) In respect of financial year ended 30 April 2010	
Final dividend of 25 sen consisting of gross dividend of 11 sen per share less 25% taxation, tax exempt dividend of 4.5 sen per share and single-tier dividend of 9.5 sen per share, on 134,750,501 ordinary shares, paid on 26 October 2010	29,982
(b) In respect of financial year ending 30 April 2011	
Interim tax exempt (single-tier) dividend of 7.5 sen per share, on 202,302,751 ordinary shares, paid on 25 January 2011	15,173
	<u>45,155</u>

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D****A8. Segmental Information**

	Current Quarter Ended 31 January 2011 RM'000	Cumulative Nine Months Ended 31 January 2011 RM'000
Segment Revenue		
Plantation revenue	59,419	180,789
Elimination of inter-segment sales	(12,343)	(36,539)
External sales	<u>47,076</u>	<u>144,250</u>
Segment Results		
Plantation	23,022	66,782
Investment holding	1,322	5,942
Share of results of associates	<u>1,206</u>	<u>3,987</u>
Profit before tax	25,550	76,711
Income tax expense	<u>(6,812)</u>	<u>(18,025)</u>
Profit for the period	<u>18,738</u>	<u>58,686</u>

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

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

A10. Changes in the Composition of the Group

There were no changes in the composition of the Group during the nine months ended 31 January 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 balance sheet date as at 30 April 2010.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D****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	24,553 *
Purchase of property, plant and equipment	4,380
	<u>28,933</u>
Capital expenditure approved but not contracted for:	
Acquisition of land	5,097
Additions of biological assets	3,980
Purchase of property, plant and equipment	7,316
	<u>16,393</u>
	<u>45,326</u>

* For new oil palm planting programme of two years onwards.

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 January 2011:

	Current Quarter Ended 31 January 2011 RM'000	Cumulative Nine Months Ended 31 January 2011 RM'000
Associate		
- Interest income	27	91
A company related to a director		
- Interest income	467	1,207
	<u>467</u>	<u>1,207</u>

(b) Balances with Related Party

	As at End of Current Quarter 31 January 2011 RM'000
A company related to a director	
- Placement in current accounts	18
- Placement in deposits	53,428
	<u>53,428</u>

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 31 JANUARY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

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 RM25.55 million for the third quarter ended 31 January 2011 was 24% higher as compared with RM20.61 million in the corresponding quarter in the preceding year.

For the nine months ended 31 January 2011, the Group's pretax profit of RM76.71 million was 22% higher as compared with RM62.70 million in the corresponding period in the preceding year.

The higher profits in the current quarter and nine months todate was mainly due to higher CPO & PK prices.

B2. Comparison with Preceding Quarter's Results

The Group's pretax profit of RM25.55 million for the current quarter ended 31 January 2011 was 15% lower than that of the preceding quarter of RM30.09 million mainly due to lower FFB production achieved as a result of heavy rainfall and floods in the current third quarter.

B3. Current Year Prospects

The prolong drought (El-Nino) in the early part of 2010 and the heavy rain (La-Nina) and floods in the December 2010 to January 2011 had adversely affected the FFB production for the current financial year. However, with the additional area coming into harvesting, the FFB production for the financial year ending 30 April 2011 is expected to be at about last year's level.

With the current strong CPO price, the Group is expecting better performance for the financial year ending 30 April 2011.

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

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

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D****B5. Income Tax Expense**

	Current Quarter Ended 31 January 2011 RM'000	Cumulative Nine Months Ended 31 January 2011 RM'000
Current tax expense	6,270	17,217
Deferred tax expense	542	808
	<u>6,812</u>	<u>18,025</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 nine months ended 31 January 2011.

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 January 2011 were as follows:

	Current Quarter Ended 31 January 2011 RM'000	Cumulative Nine Months Ended 31 January 2011 RM'000
Total purchases		
- Available-for-sale investments	180	10,180
- Held for trading investments	1,587	18,769
	<u>17,569</u>	<u>21,316</u>
Total sales		
- Held for trading investments	17,569	21,316
	<u>17,569</u>	<u>21,316</u>
Net fair value gains recognised in profit or loss		
- Held for trading investments	409	2,547
	<u>409</u>	<u>2,547</u>
Fair value changes recognised in other comprehensive income		
- Available-for-sale investments	1,014	1,716
	<u>1,014</u>	<u>1,716</u>

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 31 JANUARY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B7. Purchase and Sale of Quoted Securities - Cont'd

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

	<u>As at 31 January 2011</u> RM'000
Available-for-sale investments	
At cost	25,962
At carrying amount/fair value	<u>50,218</u>

B8. Status of Corporate Proposals

There is no corporate proposal announced by the Group or pending completion as at 23 March 2011 (being a date not earlier than 7 days from the date of issue of the interim financial statements).

B9. Group Borrowings and Debt Securities

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

B10. Derivative Financial Instruments

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

B11. Material Litigations

There was no material litigation since the last balance sheet date as at 30 April 2010.

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.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2011****NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D****B12. Disclosure of Realised and Unrealised Profits/Losses - Cont'd**

The breakdown of retained earnings of the Group as at 31 January 2011 and 31 October 2010 into realised and unrealised profits/losses are as follows:

	As at 31 January 2011 RM'000	As at 31 October 2010 RM'000
Total retained earnings of the Company and its subsidiaries:		
- Realised	511,634	559,159
- Unrealised	(11,649)	(9,644)
	<u>499,985</u>	<u>549,515</u>
Total share of retained earnings from associates		
- Realised	10,705	9,872
- Unrealised	698	684
	<u>511,388</u>	<u>560,071</u>
Less: Consolidation adjustments	<u>(21,075)</u>	<u>(20,392)</u>
Total Group retained earnings as per consolidated statement of financial position	<u>490,313</u>	<u>539,679</u>

Comparative figures are not required in the first year of complying with the disclosure of realised and unrealised profits/losses.

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 January 2011	Cumulative Nine Months Ended 31 January 2011
Profit for the period (RM'000)	18,738	58,686
Weighted average number of ordinary shares in issue ('000 unit) **	202,302	201,639
Basic earnings per share (sen)	<u>9.26</u>	<u>29.10</u>

** The weighted average number of ordinary shares in issue above (for both the current year and preceding year) is based on the enlarged share capital after bonus issue of 1 for 2 which was completed on 2 November 2010.

UNITED MALACCA BERHAD (1319 - V)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 31 JANUARY 2011

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B13. Earnings Per Share - Cont'd

(b) Diluted earnings per share

The share options granted under the Company's ESS 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(s) 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 2010.

B15. Dividends

No dividend has been recommended or declared for the third quarter ended 31 January 2011.

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 28 March 2011.

By order of the Board,
Leong Yok Mui
Company Secretary
Melaka, 28 March 2011