

WING TAI MALAYSIA BERHAD (6716-D)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED INCOME STATEMENTS
FOR THE 6 MONTHS ENDED 31 DECEMBER 2014 - UNAUDITED

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current quarter 31.12.2014 RM'000 Unaudited	Preceding year corresponding quarter 31.12.2013 RM'000 Unaudited	Current year to date 31.12.2014 RM'000 Unaudited	Preceding year corresponding period 31.12.2013 RM'000 Unaudited
Revenue	83,778	92,289	166,806	174,557
Operating expenses	(74,896)	(80,382)	(146,736)	(142,294)
Other operating income	5,356	1,309	28,697	2,018
Profit from operations	<u>14,238</u>	<u>13,216</u>	<u>48,767</u>	<u>34,281</u>
Finance costs, net	(2,304)	(1,685)	(4,567)	(3,920)
Share of results of joint ventures	4,342	2,601	7,776	4,488
Profit before tax	<u>16,276</u>	<u>14,132</u>	<u>51,976</u>	<u>34,849</u>
Tax	(3,683)	(3,412)	(8,156)	(8,458)
Profit for the period	<u><u>12,593</u></u>	<u><u>10,720</u></u>	<u><u>43,820</u></u>	<u><u>26,391</u></u>
Attributable to:				
Equity holders of the Company	12,593	10,720	43,820	26,391
Non-controlling interest	-	-	-	-
	<u><u>12,593</u></u>	<u><u>10,720</u></u>	<u><u>43,820</u></u>	<u><u>26,391</u></u>
Earnings per share (sen):				
Basic EPS	4.00	3.41	13.92	8.40
Diluted EPS	4.00	3.40	13.92	8.37

The condensed consolidated income statements should be read in conjunction with the audited financial statements for the financial year ended 30 June 2014 and the accompanying notes attached to the interim financial statements.

WING TAI MALAYSIA BERHAD (6716-D)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE 6 MONTHS ENDED 31 DECEMBER 2014 - UNAUDITED**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current quarter 31.12.2014 RM'000 Unaudited	Preceding year corresponding quarter 31.12.2013 RM'000 Unaudited	Current year to date 31.12.2014 RM'000 Unaudited	Preceding year corresponding period 31.12.2013 RM'000 Unaudited
Profit for the period	12,593	10,720	43,820	26,391
Other comprehensive income				
Foreign currency translation	(831)	227	(760)	(717)
Reserval of impairment loss	-	-	-	75
Total comprehensive income for the period	<u>11,762</u>	<u>10,947</u>	<u>43,060</u>	<u>25,749</u>
Attributable to:				
Equity holders of the Company	11,762	10,947	43,060	25,749
Non-controlling interest	-	-	-	-
	<u>11,762</u>	<u>10,947</u>	<u>43,060</u>	<u>25,749</u>

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2014 and the accompanying notes attached to the interim financial statements.

WING TAI MALAYSIA BERHAD (6716-D)
(Incorporated in Malaysia)

**NOTES TO CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE 6 MONTHS ENDED 31 DECEMBER 2014 - UNAUDITED**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current quarter 31.12.2014 RM'000 Unaudited	Preceding year corresponding quarter 31.12.2013 RM'000 Unaudited	Current year to date 31.12.2014 RM'000 Unaudited	Preceding year corresponding period 31.12.2013 RM'000 Unaudited
(a) Interest income	2,606	764	4,345	1,052
(b) Other income including investment income	2,750	545	4,180	966
(c) Interest expense	(1,845)	(1,419)	(3,729)	(3,223)
(d) Depreciation and amortization	(2,854)	(2,889)	(5,596)	(5,841)
(e) Provision for and write off of receivables	(244)	(132)	(611)	(665)
(f) (Provision)/Reversal of inventories	(795)	(994)	(1,204)	97
(g) Gain on disposal of quoted or unquoted investments or properties	-	-	-	-
(h) Reversal of impairment of assets	-	-	-	-
(i) Foreign exchange gain/(loss)	952	(199)	1,008	613
(j) Gain/loss on derivatives	-	-	-	-
(k) Exceptional items				
Gain on disposal of a joint venture	-	-	20,172	-

WING TAI MALAYSIA BERHAD (6716-D)
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CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2014

	As At End Of Current Quarter 31 December 2014 RM'000 Unaudited	As At Preceding Financial Year Ended 30 June 2014 RM'000 Audited
Assets		
Non-current assets		
Property, plant and equipment	130,062	130,647
Land held for property development	74,797	56,659
Investment properties	138,660	138,637
Prepaid land lease payments	1,454	1,488
Investment in joint ventures	43,257	35,489
Deferred tax assets	25,525	24,665
	<u>413,755</u>	<u>387,585</u>
Current assets		
Property development costs	744,523	707,220
Inventories	174,598	183,839
Trade and other receivables	103,831	132,972
Other current assets	19,949	24,200
Tax recoverable	20,899	21,287
Cash and bank balances	185,503	226,096
	<u>1,249,303</u>	<u>1,295,614</u>
Total assets	<u>1,663,058</u>	<u>1,683,199</u>
Equity and liabilities		
Current liabilities		
Borrowings	55,276	169,878
Trade and other payables	177,351	185,424
Other current liabilities	254	2,964
Tax payable	539	417
	<u>233,420</u>	<u>358,683</u>
Net current assets	<u>1,015,883</u>	<u>936,931</u>
Non-current liabilities		
Borrowings	338,380	245,695
Deferred tax liabilities	2,027	2,027
Deferred income	25,563	25,563
	<u>365,970</u>	<u>273,285</u>
Total liabilities	<u>599,390</u>	<u>631,968</u>
Net assets	<u>1,063,668</u>	<u>1,051,231</u>
Equity attributable to owners of the parent		
Share capital	328,180	326,359
Reserves	753,745	743,123
Treasury shares	(18,257)	(18,251)
Total equity	<u>1,063,668</u>	<u>1,051,231</u>
Total equity and liabilities	<u>1,663,058</u>	<u>1,683,199</u>

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2014 and the accompanying notes attached to the interim financial statements.

WING TAI MALAYSIA BERHAD (6716-D)
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**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE 6 MONTHS ENDED 31 DECEMBER 2014 - UNAUDITED**

	Period ended 31.12.2014 RM'000 Unaudited	Period ended 31.12.2013 RM'000 Unaudited
Operating activities		
Profit before tax	51,976	34,849
Adjustment for:		
Non-cash items	(11,667)	6,616
Non-operating items	(8,392)	(2,318)
Operating profit before working capital changes	31,917	39,147
Net change in assets	7,453	66,794
Net change in liabilities	(18,826)	(11,135)
Cash generated from operations	20,544	94,806
Interest paid	(9,742)	(6,768)
Taxation paid	(8,506)	(22,950)
Retrenchment benefits paid	(74)	-
Net cash from operating activities	<u>2,222</u>	<u>65,088</u>
Investing activities		
Interest received	4,345	1,052
Advances to joint ventures	(571)	(3,663)
Proceeds from disposal of property, plant and equipment and prepaid land lease payments	128	228
Proceeds from disposal of a joint venture	20,172	-
Purchase of property, plant and equipment	(5,143)	(13,699)
Expenditures on land held for development	(18,139)	(2,958)
Expenditures on investment properties	(23)	-
Net cash from/(used in) investing activities	<u>769</u>	<u>(19,040)</u>
Financing activities		
Drawdown of borrowings	-	43,000
Repayment of borrowings	(22,478)	(53,080)
Dividends paid to shareholders of the company	(22,132)	(31,421)
Proceeds from issuance of ordinary shares	1,792	181
Shares repurchased	(6)	(24)
Net cash used in financing activities	<u>(42,824)</u>	<u>(41,344)</u>
Net (decrease)/increase in cash and cash equivalents	(39,833)	4,704
Effect of foreign exchange rate changes	(760)	(727)
Cash and cash equivalents at the beginning of the financial period	226,096	105,601
Cash and cash equivalents at the end of the financial period	<u>185,503</u>	<u>109,578</u>
Cash and cash equivalents comprise:		
Cash on hand and at banks	164,636	95,846
Deposits with licensed banks	20,867	13,732
	<u>185,503</u>	<u>109,578</u>

The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2014 and the accompanying notes attached to the interim financial statements.

WING TAI MALAYSIA BERHAD (6716-D)
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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE 6 MONTHS ENDED 31 DECEMBER 2014 - UNAUDITED**

A1 Basis of preparation

The interim financial statements have been prepared under the historical cost convention except for the revaluation of land and buildings included within property, plant and equipment and investment properties that have been measured at their fair values and financial instruments as sets out in FRS 139.

The interim financial statements are unaudited and have been prepared in accordance with Financial Reporting Standard ("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 audited financial statements for the financial year ended 30 June 2014.

The group adopted the same accounting policies and methods of computation as in the audited financial statements for the financial year ended 30 June 2014 except for the adoption of the effective new and revised FRSs, IC interpretations, amendments to FRSs and IC Interpretations which are applicable to its financial statements and are relevant to its operations.

The applications of the effective new and revised FRSs, IC Interpretations, and Amendments did not have any material impact on the financial statements of the Group.

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework").

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141: Agriculture and IC Interpretation 15: Agreements for Construction of Real Estate, including its parent, significant investor and venturer (herein called "Transitioning Entities").

On 2 September 2014, MASB has decided to allow Transitioning Entities to defer adoption of the MFRS Framework. Adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2017.

The Group falls within the scope definition of Transitioning Entities and accordingly has the option to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 30 June 2018.

A2 Audit Report

The audit report of the preceding annual financial statements was not subject to any qualification.

A3 Seasonal or cyclical factors

The principal business operations of the Group were not significantly affected by seasonal or cyclical factors.

A4 Unusual items

There were no unusual items for the current quarter and financial year-to-date.

A5 Changes in estimates

There was no significant change in estimates of amount reported in prior interim periods or prior financial years/period.

A6 Debt and equity securities

There were no issuance and repayment of debts and equity securities for the current quarter and financial year-to-date except for the vesting of 161,100 ordinary shares of RM1.00 granted under Restricted Share Award and issuance of 1,000,000 ordinary shares of RM1.00 at an exercise price of RM1.00 and 660,000 ordinary shares of RM1.00 at an exercise price of RM1.20 for cash pursuant to the Company's Employee Share Options Scheme.

During the current financial year-to-date, the Company bought back its issued shares from the open market as follows:-

<u>Month</u>	<u>No of shares</u>	<u>Lowest Price</u> RM	<u>Highest Price</u> RM	<u>Average Price</u> RM	<u>consideration paid #</u> RM
August 2014	3,000	2.07	2.07	2.07	6,247

Inclusive of commission, stamp duty and other charges

As at 6 February 2015, the total number of treasury shares held under Section 67A of the Companies Act, 1965 were 12,013,000 or 4% of the total paid up share capital of the Company. None of the treasury shares were sold or cancelled during the current financial year-to-date.

A7 Dividends paid

A first and final dividend of 5 sen per share Single Tier and special dividend of 2 sen per share Single Tier for the financial year ended 30 June 2014 was paid on 19 December 2014.

A8 Segment information

Segmental revenue and results for the quarter ended 31 December 2014:

	Property Development RM'000	Property Investment RM'000	Retail RM'000	Manufacturing RM'000	Elimination RM'000	Total RM'000
<u>Revenue</u>						
External sales	30,673	5,942	45,426	1,737	-	83,778
Inter-segment sales	-	-	-	-	-	-
	<u>30,673</u>	<u>5,942</u>	<u>45,426</u>	<u>1,737</u>	<u>-</u>	<u>83,778</u>
<u>Results</u>						
Segment results	5,630	1,597	7,217	356	-	14,800
Unallocated results						(562)
Profit from operations						14,238
Finance costs						(2,304)
Share of results of joint ventures						4,342
Profit before tax						<u>16,276</u>

Segmental revenue and results for the 6 months ended 31 December 2014:

	Property Development RM'000	Property Investment RM'000	Retail RM'000	Manufacturing RM'000	Elimination RM'000	Total RM'000
<u>Revenue</u>						
External sales	65,669	12,225	86,233	2,679	-	166,806
Inter-segment sales	-	-	-	-	-	-
	<u>65,669</u>	<u>12,225</u>	<u>86,233</u>	<u>2,679</u>	<u>-</u>	<u>166,806</u>
<u>Results</u>						
Segment results	14,157	3,495	12,146	519	-	30,317
Unallocated results						18,450
Profit from operations						48,767
Finance costs						(4,567)
Share of results of joint ventures						7,776
Profit before tax						<u>51,976</u>

A9 Carrying amount of revalued assets

The valuations of land and buildings (under property, plant and equipment) have been brought forward without amendments from the previous audited financial statements.

A10 Subsequent events

There were no material events subsequent to the end of the current quarter that have not been reflected in the interim financial statements.

A11 Changes in composition of the group

On 5 September 2014, Premium Strategy (M) Sdn Bhd, a wholly owned subsidiary of the Company, completed its disposal of 25% interest in the share capital of PT Windas Development, a joint venture.

A12 Changes in contingent liabilities

The contingent liabilities are as follows:

Unsecured:

Corporate guarantees extended by the Company in support of credit facilities granted to subsidiaries and a joint venture

As at 31.12.2014 RM'million	As at 30.6.2014 RM'million
448.8	471.3

ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1 Review of performance

For the 6 months ended 31 December 2014 ('current period'), the Group's revenue of RM166.8 million was 4% lower as compared to RM174.6 million for the 6 months ended 31 December 2013 ('corresponding period').

The revenue from property development division was RM65.7 million in the current period compared with RM63.6 million in the corresponding period. Higher revenue from the property development division was mainly attributable to the sales of completed units at Impiana Commercial Hub project in the current period. However, the operating profit of the property development division was RM14.2 million in the current period compared with RM14.9 million in the corresponding period due to lower profit contribution from BM Utama and Jesselton Hills projects.

The revenue from the retail division was RM86.2 million in the current period compared with RM98.1 million in the corresponding period. The operating profit of the retail division was RM12.1 million in the current period compared with RM17.8 million in the corresponding period due to soft market flushed with discount and increase in operating cost.

In the current period, the Group's recorded share of profit from joint ventures of RM7.8 million compared with RM4.5 million in the corresponding period.

The Group recorded a profit before tax of RM 52.0 million for the current period compared with RM34.8 million for the corresponding period. The increase in profit before tax for the current period is mainly due to gain on disposal of shares in its joint venture in Indonesia, which was completed in the current period.

B2 Variation of results against preceding quarter

The Group recorded a 1% increase in revenue from RM83.0 million in the quarter ended 30 September 2014 ('preceding quarter') to RM83.8 million in the quarter ended 31 December 2014 ('current quarter'). This was mainly due to the higher revenue contribution from the retail division.

The revenue from property development division was RM30.7 million in the current quarter compared with RM35.0 million in the preceding quarter. Operating profit of the property development division was RM5.6 million in the current quarter compared with RM8.5 million in the preceding quarter.

The revenue from the retail division was RM45.4 million in the current quarter compared with RM40.8 million in the preceding quarter. The operating profit of the retail division was RM7.2 million in the current quarter compared with RM4.9 million in the preceding quarter.

The Group recorded a profit before tax of RM16.3 million in the current quarter compared with RM35.7 million in the preceding quarter. The higher profit before tax for the in the preceding quarter is mainly due to gain on disposal of shares in its joint venture in Indonesia, which was completed in the preceding quarter.

B3 Prospect for the next financial year

In consideration of prevailing market conditions and barring any unforeseen circumstances, the Group expects to remain profitable for the current financial year.

B4 Profit forecast and profit guarantee

- i) - variance from profit forecast - not applicable.
- ii) - variance from profit guarantee - not applicable.

B5 Tax

	Quarter ended 31.12.14 RM'000	Cumulative year to date 31.12.14 RM'000
Current period provision		
Income tax	4,099	8,902
Deferred tax	(416)	(860)
Under/(Over)provision in prior year		
Income tax	-	114
Deferred tax	-	-
	<u>3,683</u>	<u>8,156</u>

For the current quarter ended 31 December 2014, the effective tax rate for the Group is higher than the statutory rate principally due to losses of certain subsidiaries which cannot be set off against taxable profits of other subsidiaries and certain expenses which are not deductible for tax purposes.

For the current period ended 31 December 2014, the effective tax rate for the Group is lower than the statutory rate principally due to income not subject to tax.

B6 Status of corporate proposal announced

There were no corporate proposals announced which remained incomplete as at 6 February 2015.

B7 Borrowings and debt securities

	As at 31.12.2014 RM'000
a) Short term borrowings	
Secured	31,276
Unsecured	24,000
	<u>55,276</u>
b) Long term borrowings	
Secured	338,380
	<u>393,656</u>
c) There were no foreign currency borrowings included in the above.	

B8 Changes in material litigation

To the best of the knowledge of the Company, neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration either as plaintiff or defendant and the Directors are not aware of any proceeding pending or threatened against the Company and/or its subsidiaries or of any fact likely to give rise to any proceeding which might materially affect the position or business of the Company and/or its subsidiaries.

B9 Dividend

The Board of Directors does not recommend the payment of any dividend for the current financial period ended 31 December 2014.

B10 Earnings per share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current quarter 31.12.2014 RM'000	Preceding year corresponding quarter 31.12.2013 RM'000	Current year to date 31.12.2014 RM'000	Preceding year corresponding period 31.12.2013 RM'000
Profit attributable to equity holders of the Company	12,593	10,720	43,820	26,391
Weighted average no of shares ('000)	315,030	314,152	314,691	314,111
Effects of dilution from ESOS/RSP ('000)	97	1,187	116	1,187
Adjusted weighted average no of shares in issue and issuable ('000)	<u>315,127</u>	<u>315,339</u>	<u>314,807</u>	<u>315,298</u>
Basic earnings per share (sen)	<u>4.00</u>	<u>3.41</u>	<u>13.92</u>	<u>8.40</u>
Diluted earnings per share (sen)	<u>4.00</u>	<u>3.40</u>	<u>13.92</u>	<u>8.37</u>

B11 Realised and unrealised profit/(losses) disclosure

The retained earnings as at 31 December 2014 may be analysed as follows:

	As at 31.12.2014 RM'000
Total retained profits of the Company and its subsidiaries:	
- Realised	390,118
- Unrealised	<u>215,572</u>
	605,690
Total share of accumulated losses from an associate:	
- Realised	(5)
- Unrealised	-
Total share of retained profits from jointly controlled entities:	
- Realised	29,077
- Unrealised	-
	<u>634,762</u>
Less : Consolidation adjustments	(13,676)
Total group retained earnings as per consolidated financial statements	<u><u>621,086</u></u>

By Order of the Board

**LOH LAY EONG
CHUA SIEW CHUAN
Company Secretaries**

Date : 12 February 2015