OLYMPIA INDUSTRIES BERHAD (Company No. 63026-U)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 30 JUNE 2016

(The figures have not been audited)

	CURRENT 3 Months Ended		YEAR / PERIO 6 Months Ended	OD TO DATE 6 Months Ended	
	30.06.2016	30.6.2015	30.06.2016	30.6.2015	
	RM'000	RM'000	RM'000	RM'000	
Revenue	32,223	35,974	71,105	80,434	
Operating expenses	(25,819)	(26,797)	(57,569)	(64,509)	
Other income	2,626	45,701	7,072	48,301	
Other expenses	(10,449)	(8,837)	(17,137)	(16,241)	
Operating profit/(loss)	(1,419)	46,041	3,471	47,985	
Finance costs	(6,240)	(6,195)	(12,420)	(10,697)	
Share of profit/(loss) of associates					
Profit / (Loss) before tax	(7,659)	39,846	(8,949)	37,288	
Income tax expense	(1,446)	(5,146)	(3,262)	(7,353)	
Profit / (Loss) for the period	(9,105)	34,700	(12,211)	29,935	
Other comprehensive income / (loss):					
Foreign currency translation	127 127	358 358	(164) (164)	532 532	
Total comprehensive profit / (loss) for the period	(8,978)	35,058	(12,375)	30,467	
Profit / (Loss) attributable to:					
Owners of the Company Non-controlling interests	(9,011) (94)	34,989 (289)	(12,335) 124	30,348 (413)	
Ç	(9,105)	34,700	(12,211)	29,935	
Total comprehensive income / (loss) attributable to:					
Owners of the Company	(8,884)	35,347	(12,499)	30,880	
Non-controlling interests	(94)	(289)	124	(413)	
	(8,978)	35,058	(12,375)	30,467	
Profit / (Loss) per share attributable to					
owners of the Company: Basic (Sen)	(0.9)	3.4	(1.2)	3.0	
Diluted (Sen)	(0.9)	3.4	(1.2)	3.0	

The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the period ended 31 December 2015 and the accompanying explanatory notes attached to the Interim Financial Statements.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE QUARTER ENDED 30 JUNE 2016

(The figures have not been audited)

ASSETS	As at 30.06.2016 RM'000 Unaudited	As at 31.12.2015 RM'000 Audited
Non-current assets		
Property, plant and equipment	15,710	15,892
Land held for property development	201,263	201,230
Investment properties	300,280	300,280
Investment in associates	-	-
	517,253	517,402
Current assets		
Property development costs	40,659	40,467
Inventories	62,312	62,269
Amount due from associates	302	246
Amount due from affiliated companies	2,405	2,483
Trade and other receivables	62,776	63,455
Investment in securities	13,342	12,543
Tax refundable	800	224
Cash and bank balances	55,735	54,170
	238,331	235,857
TOTAL ASSETS	755,584	753,259
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share Capital	102,343	1,023,432
Other Reserves	197,648	15,789
Merger deficit	(233,884)	(233,884)
Retained earnings / (Accumulated losses)	302,717	(424,014)
	368,824	381,323
Non-controlling interests	5,115	4,992
Total equity	373,939	386,315
Non-current liabilities		
Loans and borrowings	118,069	54,589
Deferred tax liabilities	1,115	1,115
	119,184	55,704
Current liabilities		
Amount due to associates	6	6
Amount due to affiliated companies	18,535	17,368
Trade and other payables	97,534	86,776
Loans and borrowings	137,690	200,286
Tax payable	8,696	6,804
	262,461	311,240
Total liabilities	381,645	366,944
TOTAL EQUITY AND LIABILITIES	755,584	753,259
Not accept man chara attailmte. Le te		
Net assets per share attributable to owners of the Company (RM)	0.36	0.37
- · ·		

The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the period ended 31 December 2015 and the accompanying explanatory notes to the Interim Financial Statements.

(Company No. 63026-U)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 JUNE 2016

(The figures have not been audited)

	Attributable to owners of the Company						
		Non-distr	ibutable	Retained			
	GI.			Earnings /		Non-	
	Share Capital	Other Reserves	Merger Deficit	(Accumulated Losses)	Total	Controlling	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	Interests RM'000	RM'000
	12.1 000	20.2 000	11.1 000	20.1	111.1 000	20.2 000	20.2 000
Balance at 1 January 2016	1,023,432	15,789	(233,884)	(424,014)	381,323	4,992	386,315
Total comprehensive income/(loss)		(164)	-	(12,335)	(12,499)	123	(12,376)
	1,023,432	15,625	(233,884)	(436,349)	368,824	5,115	373,939
Transactions with owners							
Effects of par value reduction	(921,089)	182,023	-	739,066	-	-	-
	(921,089)	182,023	-	739,066	-	-	-
Balance at 30 June 2016	102,343	197,648	(233,884)	302,717	368,824	5,115	373,939
Balance at 1 July 2014	1,023,432	14,431	(233,884)	(437,044)	366,935	5,586	372,521
Total comprehensive income/(loss)		1,358	-	13,069	14,427	(314)	14,113
	1,023,432	15,789	(233,884)	(423,975)	381,362	5,272	386,634
Transactions with owners							
Acquisition of non-controlling interest	-	-	-	(39)	(39)	(280)	(319)
	-	-	-	(39)	(39)	(280)	(319)
Balance at 31 December 2015	1,023,432	15,789	(233,884)	(424,014)	381,323	4,992	386,315

(Company No. 63026-U)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 JUNE 2016

(The figures have not been audited)

Breakdown of - Other Reserves	Asset Revaluation Reserve RM'000	Share Premium RM'000	Foreign Currency Translation Reserve RM'000	Capital Reserve RM'000	Total RM'000
Balance at 1 January 2016	-	11,018	3,171	1,600	15,789
Total comprehensive income/(loss)	_	-	(164)	-	(164)
Transactions with owners					
Effects of par value reduction	-	-	-	182,023	182,023
	-	-	-	182,023	182,023
Balance at 30 June 2016		11,018	3,007	183,623	197,648
Balance at 1 July 2014	84	11,018	1,729	1,600	14,431
Total comprehensive income/(loss)	(84)	-	1,442	-	1,358
Balance at 31 December 2015	-	11,018	3,171	1,600	15,789

(Company No. 63026-U)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 30 JUNE 2016

(The figures have not been audited)

(The figures have not been addited)	6 Months Ended 30.6.2016 RM'000	6 Months Ended 30.6.2015 RM'000
Cash flows from operating activities Loss before tax	(8,949)	37,290
	(0,2 12)	37,270
Adjustments for non-cash items: Impairment loss on receivables	15	50
Reversal of impairment loss on receivables	13	(47)
Fair value gain on investment properties	-	(40,000)
Net loss/(gain) on fair value changes of investment securities	(7)	19
Amortisation of transaction cost on borrowings	533	1,261
Depreciation of property, plant and equipment	2,179	1,872
Property, plant and equipment written off	11	1,072
Gain on disposal of property, plant and equipment	_	(5)
Unrealised loss on foreign exchange	14	-
Dividend income	(135)	(187)
Interest income from:		(/
- fixed deposits and others	(1,807)	(3,919)
Finance costs	12,420	10,697
	13,219	(30,259)
Operating profit before working capital changes	4,270	7,031
Changes in working capital	1,270	7,031
(Increase)/Decrease in land held for property development	(33)	(93)
(Increase)/Decrease in property development costs	(191)	(517)
Decrease/(Increase) in inventories	(43)	154
(Increase)/Decrease in receivables	664	(10,688)
Net changes in the balances with associated companies	(55)	(4)
Net changes in the balances with affiliated companies	1,245	8,435
Increase/(decrease) in payables	10,763	6,495
	12,350	3,783
Cash generated from operations	16,620	10,814
Interest received	1,807	1,707
Interest paid	(12,420)	(10,697)
Tax paid	(1,947)	(223)
Net cash generated from operating activities	4,060	1,601
Cash flows from investing activities		
Purchase of property, plant and equipment	(2,023)	(1,287)
Proceeds from disposal of property, plant and equipment	-	(11,019)
Proceeds from disposal of investment securities	595	43,796
Purchase of investment securities	(1,387)	(31,437)
Acquisition of non-controlling interest of a subsidiary	-	(319)
Dividend received	135	187
Net cash (used in)/generated from investing activities	(2,680)	(79)

(Company No. 63026-U)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 30 JUNE 2016

(The figures have not been audited)

	6 Months Ended 30.6.2016 RM'000	6 Months Ended 30.6.2015 RM'000
Cash flows from financing activities		
Proceeds from borrowings	36,000	(14,830)
Repayment of borrowings	(36,034)	40,281
Repayment of hire purchase payables	384	(59)
Net movement in trust monies for dealers' representatives	(6)	95
Net movement in securities placed with licensed bank	2,335	127
Net movement in fixed deposits with licensed banks	(557)	(838)
Net cash generated from/(used in) financing activities	2,122	6,700
Net increase/(decrease) in cash and cash equivalents	3,502	8,222
Effect of exchange rate changes	(165)	533
Cash and cash equivalents at beginning of period	37,363	31,380
Cash and cash equivalents at end of the period	40,700	40,135
Cash and cash equivalents at the end of the period comprise the following:		
	6 Months Ended	6 Months Ended
	30.6.2016	30.6.2015
	RM'000	RM'000
Deposits with financial institutions	18,641	27,045
Cash and bank balances	22,059	13,090
Cush and bank barances	40,700	40,135
	10,700	10,133

The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the period ended 31 December 2015 and the Notes to the Interim Financial Statements.

A: EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD 134

A1. Basis of preparation

The interim financial statements have been prepared under historical cost convention.

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

The interim financial statements should be read in conjunction with the audited financial statements for the period ended 31 December 2015.

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 Olympia Industries Berhad ("OIB" or "Company") and its subsidiary companies (hereinafter referred to as the "Group") since the financial period ended 31 December 2015.

A2. Change in financial year end

The Company has changed its financial year end to 31 December. The previous audited financial statements was made for a period of 18 months from 1 July 2014 to 31 December 2015 ("AFS"). The current financial year shall be for a period of 12 months from 1 January 2016 to 31 December 2016

A3. Changes in accounting policies

The accounting policies and methods of computation for the Interim Financial Statements are consistent with those adopted for the annual audited financial statements ended 31 December 2015 except for the following standards and interpretations that are applicable to the Group's operations with effective from 1 July 2014:

Amendments to MFRS 10, MFRS 12, MFRS 127: Investment Entities

Amendments to MFRS 132 Offsetting Financial Assets and Financial Liabilities

Amendments to MFRS 136 Recoverable Amount Disclosures for Non-Financial Assets

Amendments to MFRS 139 Novation of Derivatives and Continuation of Hedge Accounting

IC Interpretation 21 Levies

Amendments to MFRS 2 Share-based Payment

Amendments to MFRS 3 Business Combinations (Annual Improvements to MFRSs 2010-2012 Cycle)

Amendments to MFRS 8 Operating Segments (Annual Improvements to MFRSs 2010-2012 Cycle)

Amendments to MFRS 116 (Annual Improvements to MFRSs 2010-2012 Cycle)

Amendments to MFRS 124 Related Party Disclosures (Annual Improvements to MFRSs 2010-2012 Cycle)

Amendments to MFRS 138 Intangible Assets (Annual Improvements to MFRSs 2010-2012 Cycle)

Amendments to MFRS 3 Business Combinations (Annual Improvements to MFRSs 2011-2013 Cycle)

Amendments to MFRS 13 Fair Value Measurement (Annual Improvements to MFRSs 2011-2013 Cycle)

Amendments to MFRS 140 Investment Properties (Annual Improvements to MFRSs 2011-2013 Cycle)

Amendments to MFRS 119 Defined Benefit Plans: Employee Contributions

Adoption of the the above standards and interpretations are expected to have no significant impact on the interim financial statements of the Group.

A4. Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the period ended 31 December 2015 was not subject to qualification.

A5. Comments about seasonal or cyclical factors

The Group's business operations are not significantly affected by any seasonal or cyclical factors.

A6. Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group during the current quarter under review.

A7. Changes in estimates

There were no material changes to the estimates of amounts reported in prior quarter of the current financial year or changes to the estimates of amounts reported in prior financial years that have a material effect in the current quarter.

A8. Debts and equity securitites

There were no issuance, cancellation, repurchase, resale or repayment of debts and equity securities for the current quarter.

A9. Dividend paid

No dividend has been paid and/or recommended for the current financial period.

A10. Segmental information

Results for 6 months ended 30 June 2016:

	Financial Services RM'000	Property Development RM'000	Gaming RM'000	Investment Holding and Others RM'000	Elimination RM'000	Consolidated RM'000
Revenue						
External customers	3,754	-	52,389	14,962		71,105
Inter-segment		-	2,096	5,464	(7,560)	
Total revenue	3,754	<u>-</u>	54,485	20,426	(7,560)	71,105
Results						
Segment results	717	(1,934)	4,678	6,095	(6,085)	3,471
Finance costs	(4)	(12,273)	(11)	(6,215)	6,083	(12,420)
Profit/(Loss) before tax	713	(14,207)	4,667	(120)	(2)	(8,949)
Income tax expense	(289)	(15)	(1,222)	(1,736)	-	(3,262)
Profit/(Loss) for the period	424	(14,222)	3,445	(1,856)	(2)	(12,211)

A10. Segmental information (continued)

Comparative results for 6 months ended 30 June 2015 :

	Financial	Property		Investment Holding and		
	Services	Development	Gaming	Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External customers	9,262	(5,068)	60,862	15,378	-	80,434
Inter-segment	-	-	3,802	5,721	(9,523)	-
Total revenue	9,262	(5,068)	64,664	21,099	(9,523)	80,434
Results						
Segment results	1,141	(5,741)	5,629	53,336	(6,379)	47,985
Finance costs	6,918	(15,151)	1	(8,152)	5,687	(10,697)
Profit/(Loss) before tax	8,059	(20,892)	5,629	45,185	(691)	37,288
Income tax expense	(216)	11	(1,909)	(5,240)	-	(7,353)
Profit/(Loss) for the period	7,843	(20,881)	3,721	39,945	(691)	29,935

A11. Valuation of property, plant and equipment

There were no valuations carried out since the end of the previous financial period.

A12. Subsequent events

There were no material events subsequent to the end of the quarter ended 30 June 2016.

A13. Changes in composition of the Group

There were no changes in the composition of the Group during the quarter ended 30 June 2016.

A14. Changes in contingent liabilities and contingent assets

There were no changes in other contingent liabilities and contingent assets since the last statement of financial position as at 31 December 2015.

A15. Capital commitments

There were no capital commitments contracted but not provided for in the interim financial statements as at 30 June 2016.

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

B1. Performance review

Current Quarter vs Previous Corresponding Quarter Last Year

The Group reported a consolidated revenue of RM32.2 million for the current quarter under review as compared to RM36.0 million in the previous corresponding quarter of last year, a decline of 10.4% or RM3.8 million of the Group's revenue due to lower revenue from the gaming division. Gaming division remains the main contributor of the Group, making up 70.8% or RM22.8 million of total revenue to the Group for the current quarter.

The Group reported a loss before tax of RM7.7 million for the current quarter compared to a RM39.8 million profit before tax in the previous corresponding quarter last year.

The variance in comparing both financial quarters is mainly due to:

- i) Property development segment lower loss due to higher project expenses taken up last year.
- ii) Financial services division lower loss due to lower expenses in the current quarter.
- iii) Gaming division lower profits due to lower average sales value per draw and higher payout ratio at 59.4%, up from 58.1% in the corresponding quarter last year.
- iv) Investment Holding segment one-off RM40.0 million fair value gain on Menara Olympia in the corresponding quarter last year.

YTD (6 months) Q2 FY 2016 vs YTD (6 months) Q2 2015

The Group reported a loss before tax of RM8.9 million during the 6 months ended 30 June 2016 compared to a profit before tax of RM37.3 million in the corresponding 6 months periood last year.

The variance is mainly due to:

- i) Investment Holding segment :
 - a) Interest income of RM2.2 million on outstanding sums owing from a related party, City Properties Sdn Bhd.
 - b) Reversal of allowance of doubtful debts of RM2.7 million.
 - c) Fair value gain of RM14.25 million (net of deferred tax) arising from the revaluation of Menara Olympia and the adjoining leased carpark of Dairy Maid Resort & Recreation Sdn. Bhd.
 - d) Reversal of impairment loss on investment property of RM25.0 million.

B2. Comparison with immediate preceding quarter's results

The Group recorded a loss before tax of RM1.7 million for the current quarter compared to a loss before tax of RM1.3 million in the immediate preceding quarter.

This is mainly due to:

- i) Financial Services segment the segment recorded a loss before tax of RM0.2 million in the current quarter compared to a profit before tax of RM1.5 million in the immediate preceding quarter mainly due to recovery of bad debts of RM2.5 million in the immediate preceding quarter.
- ii) Investment holding segment the segment recorded a higher loss before tax of RM6.3 million as compared to RM2.4 million loss before tax in the immediate preceding quarter due to RM3.5 million extension fees incurred on loan facilities.

B3. Commentary of prospects

With the current global economic and political uncertainties, the Group's results for the rest of the year are expected to be muted at best, in the face of higher interest rates and the weakening currency. However, despite the various uncertainties, Gaming division and Investment Holding division are expected to sustain the present level of performance for the current financial year ending 31 December 2016.

B4. Profit forecast and profit guarantee

The Group has not issued any profit forecast or profit guarantee during the current quarter under review.

B5. Taxation

Quarter 3 Months 30.06.2016 RM'000	Quarter 6 Months 30.06.2016 RM'000
(1,351)	(3,133)
(95)	(129)
-	-
-	-
(1,446)	(3,262)
	Quarter 3 Months 30.06.2016 RM'000 (1,351) (95)

The Group's effective tax rate is higher than the statutory tax rate of 24% (2015: 25%) due to losses in certain subsidiaries that are not available for set-off against taxable profits in other subsidiaries within the Group.

B6. Corporate proposals

On 22 April 2016, a wholly-owned subsidiary, Olympia Properties Sdn Bhd had entered into a Sale and Purchase Agreement ("SPA") with Semanja Hartamas Sdn Bhd ("the Purchaser") for the disposal of a piece of development land held under Geran No. 77974, Lot No. 67801, situated in Mukim Batu, District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur measuring approximately 36,491 square metres or 9.01 acres for a total cash consideration of RM150,000,000.00 subject to the terms and conditions as stipulated in the SPA. All conditions precedent have been met. The transaction is currently pending payment of balance of purchase price from the Purchaser.

B7. Borrowings and debt securities

	As at 30.06.2016					
	Secured	Unsecured	Total			
Group borrowings	RM'000	RM'000	RM'000			
Short term						
Term loans	136,317	-	136,317			
Bank overdrafts	-	-	-			
Hire purchase payables	1,373	-	1,373			
	137,690	-	137,690			
Long term						
Term loans	117,834	_	117,834			
Hire purchase payables	235	_	235			
	118,069	-	118,069			
	255,759	-	255,759			

All borrowings are denominated in Ringgit Malaysia.

B8. Changes in material litigation

The list of material litigation is announced to Bursa Malaysia together with this Interim Financial Report. Other than as disclosed in the attached list of material litigation, there are no material litigations that have material effect to the Group at the date of this report.

B9. Off balance sheet financial instruments

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

B10. Dividend payable

No dividend has been declared for the financial period ended 30 June 2016.

B11. Notes to the condensed consolidated statement of comprehensive income

The following amount have been credited/(charged) in arriving at profit/(loss) before tax:

	Quarte	r ended	Financial period/year ende	
	30.06.2016	30.06.2015	30.06.2016	30.06.2015
	RM'000	RM'000	RM'000	RM'000
Interest income	869	1,865	1,807	3,919
Interest expense	(6,241)	(6,195)	(12,420)	(10,697)
Dividend income	67	91	135	187
Depreciation on property, plant and equipment	(1,102)	(886)	(2,179)	(1,872)
Property, plant and equipment written off	(11)	1	(11)	(1)
Gain on disposal of property, plant and equipment	-	(1)	-	5
Fair value gain on investment properties	-	40,000	-	40,000
Amortisation of transaction costs on borrowings	(164)	(390)	(533)	(1,261)
Gain/(Loss) on fair value changes				
of investment securities	(10)	(26)	7	(19)
Impairment loss on receivables	(11)	(44)	(15)	(2,806)
Reversal of impairment loss on receivables	-	11	-	2,803

B12. Earnings/(Loss) per share

a) Basic

The basic earnings/(loss) per share for the quarter and cumulative period to date is computed as follows:

	Quarte	Quarter ended		riod/year ended
	30.06.2016	30.06.2016 30.06.2015		30.06.2015
Profit/(Loss) attributable to owners of the				
Company (RM'000)	(9,011)	34,989	(12,335)	30,348
Weighted average number of ordinary shares				
in issue ('000)	1,023,432	1,023,432	1,023,432	1,023,432
Earnings/(Loss) per share (Sen)	(0.9)	3.4	(1.2)	3.0

b) Diluted

As there are no potential dilutive ordinary shares outstanding at reporting date, the diluted earnings per share is the same as the basic earnings per share.

B13. Realised and unrealised profit/losses

The retained earnings/(accumulated losses) as at reporting date are analysed as follows:

As at

As at

	30.06.2016 RM'000	31.12.2015 RM'000
		Audited
Holding company and its subsidiaries :		
Realised	(1,559,774)	(1,599,921)
Unrealised	(1,115)	83,266
	(1,560,889)	(1,516,655)
Associated companies:		
Realised	-	-
Unrealised		-
	(1,560,889)	(1,516,655)
Effects of par value reduction	739,066	-
Consolidation adjustments	1,124,540	1,092,641
	302,717	(424,014)

On behalf of the Board

OLYMPIA INDUSTRIES BERHAD

Lim Yoke Si Company Secretary

Kuala Lumpur 30 August 2016