OLYMPIA INDUSTRIES BERHAD (Company No. 63026-U)

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

(The figures have not been audited)

	CURRENT 3 Months Ended		YEAR / PERIO 9 Months Ended	OD TO DATE 9 Months Ended	
	30.09.2016	30.9.2015	30.09.2016	30.9.2015	
	RM'000	RM'000	RM'000	RM'000	
Revenue	31,818	33,720	102,923	114,154	
Operating expenses	(27,284)	(29,145)	(84,853)	(93,654)	
Other income	2,464	4,114	9,536	52,415	
Other expenses	(9,182)	(8,296)	(26,319)	(24,537)	
Operating profit/(loss)	(2,184)	393	1,287	48,378	
Finance costs	(3,998)	(3,314)	(16,418)	(14,011)	
Share of profit/(loss) of associates					
Profit / (Loss) before tax	(6,182)	(2,921)	(15,131)	34,367	
Income tax expense	(468)	1,295	(3,730)	(6,058)	
Profit / (Loss) for the period	(6,650)	(1,626)	(18,861)	28,309	
Other comprehensive income / (loss):					
Foreign currency translation	142 142	796 796	(22)	1,328 1,328	
Total comprehensive profit / (loss) for the period	(6,508)	(830)	(18,883)	29,637	
Profit / (Loss) attributable to:					
Owners of the Company Non-controlling interests	(6,486) (164)	(1,192) (434)	(18,821) (40)	29,156 (847)	
	(6,650)	(1,626)	(18,861)	28,309	
Total comprehensive income / (loss) attributable to:					
Owners of the Company Non-controlling interests	(6,344) (164)	(396) (434)	(18,843) (40)	30,484 (847)	
Non-controlling interests	(6,508)	(830)	(18,883)	29,637	
	(0,500)	(630)	(10,003)	27,037	
Profit / (Loss) per share attributable to owners of the Company:					
Basic (Sen)	(0.6)	(0.1)	(1.8)	2.8	
Diluted (Sen)	(0.6)	(0.1)	(1.8)	2.8	

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 SEPTEMBER 2016

(The figures have not been audited)

ASSETS	As at 30.09.2016 RM'000 Unaudited	As at 31.12.2015 RM'000 Audited
Non-current assets	15,151	15,892
Property, plant and equipment Land held for property development	201,419	201,230
Investment properties	300,280	300,280
Investment in associates	500,280	300,200
investment in associates	516,850	517,402
Current assets		
Property development costs	-	40,467
Inventories	62,310	62,269
Amount due from associates	338	246
Amount due from affiliated companies	2,854	2,483
Trade and other receivables	63,860	63,455
Investment in securities	13,130	12,543
Tax refundable	412	224
Cash and bank balances	59,766	54,170
Assets held for sale	40,662	-
	243,332	235,857
TOTAL ASSETS	760,182	753,259
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share Capital	102,343	1,023,432
Other Reserves	197,758	15,789
Merger deficit	(233,884)	(233,884)
Retained earnings / (Accumulated losses)	296,231	(424,014)
	362,448	381,323
Non-controlling interests	4,952	4,992
Total equity	367,400	386,315
Non-current liabilities		
Loans and borrowings	121,334	54,589
Deferred tax liabilities	1,116	1,115
Derivative financial instrument	32	-
Other long term payables	117,000	-
	239,482	55,704
Current liabilities		
Amount due to associates	6	6
Amount due to affiliated companies	20,093	17,368
Trade and other payables	80,872	86,776
Loans and borrowings	49,108	200,286
Tax payable	3,221	6,804
	153,300	311,240
Total liabilities	392,782	366,944
TOTAL EQUITY AND LIABILITIES	760,182	753,259
Net assets per share attributable to		
owners of the Company (RM)	0.35	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 SEPTEMBER 2016

(The figures have not been audited)

		Non-distr	ibutable	Retained			
	Share	Other	Merger	Earnings / (Accumulated		Non- Controlling	
	Capital	Reserves	Deficit	Losses)	Total	Interests	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'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)	-	(54)	-	(18,821)	(18,875)	(40)	(18,915)
	1,023,432	15,735	(233,884)	(442,835)	362,448	4,952	367,400
Transactions with owners							
Effects of par value reduction	(921,089)	182,023	-	739,066	-	-	-
	(921,089)	182,023	-	739,066	-	-	-
Balance at 30 September 2016	102,343	197,758	(233,884)	296,231	362,448	4,952	367,400
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 SEPTEMBER 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	Hedging Reserve RM'000	Total RM'000
Balance at 1 January 2016	-	11,018	3,171	1,600	-	15,789
Total comprehensive income/(loss)		-	(22)	-	(32)	(54)
Transactions with owners						
Effects of par value reduction	-	-	-	182,023	-	182,023
	-	-	-	182,023	-	182,023
Balance at 30 September 2016		11,018	3,149	183,623	(32)	197,758
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 SEPTEMBER 2016

(The figures have not been audited)

	9 Months Ended 30.9.2016 RM'000	9 Months Ended 30.9.2015 RM'000
Cash flows from operating activities		
Loss before tax	(15,130)	34,367
Adjustments for non-cash items:		
Impairment loss on receivables	7	(656)
Reversal of impairment loss on receivables	-	1,469
Fair value gain on investment properties	-	(40,000)
Net loss/(gain) on fair value changes of investment securities	(11)	3
Amortisation of transaction cost on borrowings	593	1,054
Depreciation of property, plant and equipment	3,300	3,010
Property, plant and equipment written off	34	4
Gain on disposal of property, plant and equipment	-	(285)
Unrealised loss on foreign exchange	5	38
Dividend income	(190)	(275)
Interest income from:		
- fixed deposits and others	(2,684)	(949)
- unwinding of discount on long term receivables	-	(5,551)
Finance costs	16,418	14,012
	17,472	(28,124)
Operating profit before working capital changes	2,342	6,243
Changes in working capital		
(Increase)/Decrease in land held for property development	(188)	(93)
(Increase)/Decrease in property development costs	(195)	(2,921)
Decrease/(Increase) in inventories	(42)	166
(Increase)/Decrease in receivables	(3,983)	(19,941)
Net changes in the balances with associated companies	(92)	(3)
Net changes in the balances with affiliated companies	2,354	6,956
Increase/(decrease) in payables	111,097	19,903
	108,951	4,067
Cash generated from operations	111,293	10,310
Interest received	2,684	3,161
Interest paid	(16,418)	(14,012)
Tax paid	(7,502)	(4,883)
Net cash generated from operating activities	90,057	(5,424)
Cash flows from investing activities		
Purchase of property, plant and equipment	(2,598)	(3,151)
Proceeds from disposal of property, plant and equipment	-	(10,399)
Proceeds from disposal of investment securities	585	53,094
Purchase of investment securities	(1,166)	(40,570)
Dividend received	190	275
Net cash (used in)/generated from investing activities	(2,989)	(751)

(Company No. 63026-U)

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

(The figures have not been audited)

	9 Months Ended 30.9.2016 RM'000	9 Months Ended 30.9.2015 RM'000
Cash flows from financing activities		
Proceeds from borrowings	159,000	85,882
Repayment of borrowings	(244,333)	(74,884)
Repayment of hire purchase payables	310	473
Net movement in trust monies for dealers' representatives	8	(105)
Net movement in securities placed with licensed bank	2,289	(2,333)
Net movement in fixed deposits with licensed banks	1,522	177
Net cash generated from/(used in) financing activities	(81,204)	9,210
Net increase/(decrease) in cash and cash equivalents	5,864	3,035
Effect of exchange rate changes	(22)	599
Cash and cash equivalents at beginning of period	37,363	31,380
Cash and cash equivalents at end of the period	43,205	35,014
Cash and cash equivalents at the end of the period comprise the following:		
	9 Months Ended	9 Months Ended
	30.9.2016	30.9.2015
	RM'000	RM'000
Deposits with financial institutions	25,335	20,738
Cash and bank balances	23,333 17,870	20,738 14,276
Cash and Dalik Dalances	43,205	35,014
	73,203	33,014

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 MFRS 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 9 months ended 30 September 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	5,454	-	74,956	22,513		102,923
Inter-segment	-	-	2,998	8,234	(11,232)	-
Total revenue	5,454	-	77,954	30,747	(11,232)	102,923
Results						
Segment results	(77)	(2,605)	4,781	35,179	(35,991)	1,287
Finance costs	(6)	(12,532)	(16)	(9,947)	6,083	(16,418)
Profit/(Loss) before tax	(83)	(15,137)	4,765	25,232	(29,908)	(15,131)
Income tax expense	(129)	(670)	(978)	(1,953)	-	(3,730)
Profit/(Loss) for the period	(212)	(15,807)	3,787	23,279	(29,908)	(18,861)

A10. Segmental information (continued)

Comparative results for 9 months ended 30 September 2015 :

	T25	Doggood		Investment		
	Financial Services	Property Development	Gaming	Holding and Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
D.						
Revenue						
External customers	5,475	-	85,773	22,906		114,154
Inter-segment	_	-	5,297	8,479	(13,776)	-
						_
Total revenue	5,475	-	91,070	31,385	(13,776)	114,154
Results						
Segment results	(1,990)	(4,347)	7,177	56,138	(8,600)	48,378
Finance costs	-	(13,925)	1	(8,817)	8,730	(14,011)
Profit/(Loss) before tax	(1,062)	(26,752)	8,800	50,574	(1,828)	34,367
Income tax expense	(167)	10	(1,855)	(4,046)	-	(6,058)
Profit/(Loss) for the period	(1,229)	(26,742)	6,945	46,528	(1,828)	28,309

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 September 2016.

A13. Changes in composition of the Group

There were no changes in the composition of the Group during the quarter ended 30 September 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 September 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 RM31.8 million for the current quarter under review as compared to RM33.7 million in the previous corresponding quarter of last year, a decline of 5.6% or RM1.9 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 70.9% or RM22.6 million of total revenue to the Group for the current quarter.

The Group reported a loss before tax of RM6.2 million for the current quarter compared to a RM2.9 million loss before tax in the previous corresponding quarter last year.

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

i) Gaming division – lower profits due to lower average sales value per draw and higher payout ratio at 68.7%, up from 63.5% in the corresponding quarter last year.

YTD (9 months) Q3 FY 2016 vs YTD (9 months) Q3 2015

The Group reported a loss before tax of RM15.1 million during the 9 months ended 30 September 2016 compared to a profit before tax of RM34.4 million in the corresponding 9 months period 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. in the corresponding period last year.
 - b) Reversal of allowance of doubtful debts of RM2.7 million in the corresponding period last year.
 - 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 in the corresponding period last year.
 - d) Reversal of impairment loss on investment property of RM25.0 million in the corresponding period last year.

B2. Comparison with immediate preceding quarter's results

The Group recorded a loss before tax of RM6.2 million for the current quarter compared to a loss before tax of RM7.7 million in the immediate preceding quarter.

This is mainly due to:

i) Property development segment – the segment recorded a lower loss before tax of RM0.9 million in the current quarter compared to a loss before tax of RM4.3 million in the immediate preceding quarter mainly due to higher loan interests of RM3.2 million incurred in the immediate preceding quarter.

B3. Commentary of prospects

Amidst uncertainties in the external environment, the Group's results for the remaining quarter of the year are likely to be lower than expected, 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 final quarter of 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.

Current Cumulative

B5. Taxation

Quarter 3 Months 30.09.2016 RM'000	Quarter 9 Months 30.09.2016 RM'000
(392)	(3,559)
(76)	(171)
-	-
-	-
(468)	(3,730)
	3 Months 30.09.2016 RM'000 (392) (76)

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

Further to the Sale and Purchase Agreement entered into by a wholly-owned subsidiary, Olympia Properties Sdn Bhd on 22 April 2016 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, all conditions precedent have now been met. The transaction is currently pending payment of balance of purchase price from the Purchaser.

B7. Borrowings and debt securities

	As at 30.09.2016						
	Secured	Unsecured	Total				
Group borrowings	RM'000	RM'000	RM'000				
Short term:							
Term loans	48,908	-	48,908				
Hire purchase payables	200	_	200				
	49,108	-	49,108				
			1				
Long term:							
Term loans	120,001	-	120,001				
Hire purchase payables	1,333	-	1,333				
	121,334	-	121,334				
	170,442	_	170,442				

All borrowings are denominated in Ringgit Malaysia.

B8. Derivative Financial Instrument

During the current quarter, the Group entered into an interest rate swap ("IRS") contract to manage its exposure to interest rate risks by converting its floating rate liabilities to fixed rate liabilities in order to limit the Group's exposure to unfavourable interest rate fluctuations on the underlying debt instrument, specifically the long term loan referred to in Note B7.

The IRS for the term loan was entered into for 5 years with a fixed swap rate of 3.75%.

The notional amount, fair values and maturity tenure of the outstanding IRS contract as at 30 September 2016 are disclosed as follows:-

Contract /	Classification in Statement of Financial Position				
notional	Assets		Liabilities		
amount	Non-current	Current	Non-current	Current	
RM'000	RM'000	RM'000	RM'000	RM'000	
120.000			(22)		

IRS contract:

- between 4 years to 5 years

Since its inception, there is no change to the type of derivative financial contracts entered into, the cash requirements of the derivative, the risks associated with the derivative; and the risk management objectives and policies to mitigate these risks.

B9. 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.

B10. Off balance sheet financial instruments

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

B11. Dividend payable

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

B12. Notes to the condensed consolidated statement of comprehensive income

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

	Quarter ended		Financial yea	r/period ended
	30.09.2016	30.09.2015	30.09.2016	30.09.2015
	RM'000	RM'000	RM'000	RM'000
Interest income	877	1,140	2,684	949
Interest expense	(3,998)	(5,363)	(16,418)	(14,012)
Dividend income	55	61	190	275
Depreciation on property, plant and equipment	(1,121)	(1,008)	(3,300)	(3,010)
Property, plant and equipment written off	(23)	-	(34)	(4)
Gain on disposal of property, plant and equipment	-	154	-	285
Fair value gain on investment properties	-	-	-	40,000
Amortisation of transaction costs on borrowings	(60)	207	(593)	(1,054)
Gain/(Loss) on fair value changes				
of investment securities	4	-	11	(3)
Impairment loss on receivables	8	-	(7)	(2,100)
Reversal of impairment loss on receivables	-	2	-	1,287

B13. Earnings/(Loss) per share

a) Basic

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

	Quarter ended		Financial year/period ended	
	30.09.2016	30.09.2015	30.09.2016	30.09.2015
Profit/(Loss) attributable to owners of the				
Company (RM'000)	(6,486)	(1,192)	(18,821)	29,156
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)	(0.6)	(0.1)	(1.8)	2.8

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.

B14. Realised and unrealised profit/losses

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

	As at 30.09.2016 RM'000	As at 31.12.2015 RM'000 Audited
Holding company and its subsidiaries :		
Realised	(1,566,422)	(1,599,921)
Unrealised	(1,116)	83,266
	(1,567,538)	(1,516,655)
Associated companies:		
Realised	-	-
Unrealised		_
	(1,567,538)	(1,516,655)
Effects of par value reduction	739,066	-
Consolidation adjustments	1,124,703	1,092,641
	296,231	(424,014)

On behalf of the Board

OLYMPIA INDUSTRIES BERHAD

Lim Yoke Si Company Secretary

Kuala Lumpur 29 November 2016