## SEAL INCORPORATED BERHAD (4887-M) CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2015 (THE FIGURES HAVE NOT BEEN AUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER		
	Current Year Quarter Ended 31/12/2015 RM' 000	Preceding Year Corresponding Quarter Ended 31/12/2014 RM' 000	Current Period To Date 31/12/2015 RM' 000	Preceding Year Corresponding Period 31/12/2014 RM' 000	
Revenue	23,111	5,919	47,179	12,137	
Cost of sales	(18,867)	(3,779)	(37,754)	(7,837)	
Gross profit	4,244	2,140	9,425	4,300	
Other income	1,413	2,125	2,300	2,828	
Operating expenses	(2,457)	(2,850)	(5,324)	(5,372)	
Finance cost	(315)	(7)	(620)	(15)	
Profit before tax	2,885	1,408	5,781	1,741	
Income tax	(980)	(580)	(1,641)	(872)	
Profit for the period	1,905	828	4,140	869	
Other comprehensive (loss)/income Fair value movement on available-for-sale investment	(2)	11	(3)	46	
Total comprehensive income for the period	1,903	839	4,137	915	
Profit/(Loss) attributable to: Owners of the parent Non-controlling interests	1,801 104 1,905	1,013 (185) 828	3,998 142 4,140	1,247 (378) 869	
Total comprehensive income/(loss) attributable to:					
Owners of the parent	1,799	1,018	3,995	1,271	
Non-controlling interests	104	(179)	142	(356)	
	1,903	839	4,137	915	
Earnings per share (sen) - Basic - Diluted	0.84	0.47	1.86	0.58	

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2015)

### SEAL INCORPORATED BERHAD (4887-M) CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2015

	(UNAUDITED) As at Financial Year End 31/12/2015 RM' 000	(AUDITED) As At Preceding Financial Year End 30/06/2015 RM' 000
ASSETS		
Non-current assets		
Property, plant and equipment	2,103	2,147
Investment properties	51,949	51,949
Land held for development	17,499	17,487
Held-to-maturity investments	10,298	19,299
Timber concessions	16,898	19,442
Current assets	98,747	110,324
Property development costs	114,569	87,372
Inventories	25,092	28,224
Trade receivables	37,043	13,155
Other receivables, deposits and prepayments	66,672	61,444
Tax recoverable	2,376	1,453
Available-for-sale financial assets	20,975	37,481
Fixed deposits with licensed banks	23,295	42,052
Cash and bank balances	5,424	3,845
	295,446	275,026
TOTAL ASSETS	394,193	385,350
EQUITY AND LIABILITIES Equity attributable to owners of the parent Share capital Share premium Treasury shares	88,561 45,448 (2,154)	88,561 45,448 (2,130)
Reserves	(955)	(952)
Retained profits	110,710	106,712
No. and all the Colombia	241,610	237,639
Non-controlling interests	66,158	66,016
Total equity	307,768	303,655
Non-current liabilities		
Deferred tax	6	6
Hire purchase payable	403	431
Bank borrowings	26,014	34,824
	26,423	35,261
Current liebilities		
Current liabilities Trade payables	10,968	8,745
Progress billing in respect of property development	1,562	532
Other payables and accruals	24,183	23,846
Hire purchase payable	207	187
Bank borrowings	21,740	12,809
Provision for taxation	1,342	315
	60,002	46,434
Total liabilities	86,425	81,695
TOTAL EQUITY AND LIABILITIES	394,193	385,350
Net assets per share attributable to owners of the parent (RM)	1.12	1.10

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2015)

### SEAL INCORPORATED BERHAD (4887-M) CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2015 (THE FIGURES HAVE NOT BEEN AUDITED)

	•	•		ble to owners or	of the parent	Distributable	<b></b>		
6 Months Ended 31 December 2015	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Revaluation Reserve RM'000	Fair Value Reserve RM'000	Retained profits RM'000	Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
Balance at 1 July 2015	88,561	45,448	(2,130)	(955)	3	106,712	237,639	66,016	303,655
Purchase of treasury shares	-	-	(24)	-	- (0)	-	(24)	-	(24)
Total comprehensive income for the period			(0.454)	(0.55)	(3)	3,998	3,995	142	4,137
Balance at 31 December 2015	88,561	45,448	(2,154)	(955)	(0)	110,710	241,610	66,158	307,768
6 Months Ended 31 December 2014									
Balance at 1 July 2014	88,561	45,448	(2,093)	353	(11)	112,235	244,493	85,741	330,234
Purchase of treasury shares	-	-	(1)	-	-	-	(1)	-	(1)
Dilution of non-controlling interest of subsidiaries	-	-	-	-	-	-	-	78	78
Payment of dividends to non-controlling interests	-	-	-	-	-	-	-	(18,620)	(18,620)
Total comprehensive income/(loss) for the period _	-	-	-		24	1,247	1,271	(356)	915
Balance at 31 December 2014	88,561	45,448	(2,094)	353	13	113,482	245,763	66,843	312,606

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statement for the year ended 30 June 2015)

# SEAL INCORPORATED BERHAD (4887-M) CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2015 (THE FIGURES HAVE NOT BEEN AUDITED)

CACLLEL OWO EDOM ODEDATING ACTIVITIES	Current Period To Date 31/12/2015 RM'000	Preceding Year Corresponding Period 31/12/2014 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES  Profit before taxation	E 701	1 7/1
	5,781	1,741
Adjustments for: Non-cash items	214	207
Non-operating items	(2)	4
Interest expenses	620	15
Interest income	(586)	(1,100)
Dividend income	(1,403)	(1,381)
Operating profit/(loss) before working capital changes	4,624	(514)
Inventories	3,132	(262)
Timber concession	2,544	194
Property development costs	(26,877)	(24,694)
Trade and other receivables	(29,116)	(19,637)
Trade and other payables	3,590	(8,436)
Cash used in operations	(42,103)	(53,349)
Interest paid	(926)	(137)
Tax paid	(1,555)	(7,797)
Tax refund	18	-
Net cash used in operating activities	(44,566)	(61,283)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(79)	(45)
Purchase of shares from non-controlling interests	-	(1,230)
Placement of short term investment	(6,825)	(31,325)
Proceeds from redemption of other investments	32,331	39,792
Proceeds from disposal of property, plant and equipment	· -	1
Dividend received	1,403	1,381
Interest received	586	1,100
Net cash generated from investing activities	27,416	9,674
CACH ELONG EDOM EINANGING ACTIVITIES		
CASH FLOWS FROM FINANCING ACTIVITIES	0.650	24 205
Drawdown of borrowings	9,650	31,285
Payment of dividends to non-controlling interests	- (0.557)	(18,620)
Payment of bank borrowings Payment of hire purchase payable	(9,557)	(9,210)
Purchase of treasury shares	(97) (24)	(87)
Changes in fixed deposits with licensed bank	(24)	(1)
Net cash (used in)/generated from financing activities	(54)	3,368
not out (used in) generated from mailting activities	(34)	3,300
NET CHANGES IN CASH AND CASH EQUIVALENTS	(17,204)	(48,241)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	43,958	87,707
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	26,754	39,466

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2015)

#### **SEAL INCORPORATED BERHAD (4887-M)**

#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2015

#### 1 Basis of Preparation and Accounting Policies

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

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 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 the Group since the financial year ended 30 June 2015.

The accounting policies adopted by the Group in this interim financial statements are consistent with those adopted for the audited financial statement for the financial year ended 30 June 2015.

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 period 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 ("Transitioning Entities").

Transitioning Entities will be allowed to defer adoption of the new MFRSs. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2018.

The Group falls within the scope of a Transitioning Entity and has opted to defer adoption of MFRSs. The Group expect to be in a position to fully comply with the requirements of the MFRS Framework for the financial year ending 30 June 2019.

#### 2 Seasonality or Cyclicality of Interim Operations

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

#### 3 Unusual Items

There were no unusual items of nature, size or incidence that affecting assets, liabilities, equity, net income or cash flows during the period under review.

#### 4 Material Changes in Estimates

There were no changes in estimates that have had any material effect in the period under review.

#### 5 Issuances, Repurchases, and Repayments of Debts and Equity Securities

#### **Share Buy Backs**

During the financial period 31 December 2015, the Company has repurchased 50,000 of its issued ordinary shares from the open market for total consideration of RM23,933 including the transaction costs, and this was financed by internally generated funds. The total number of shares repurchased as at 31 December 2015 was 5,872,500, being held as treasury shares in accordance with the requirement of Section 67A of the Companies Act, 1965.

#### 6 Dividend Paid

No dividend has been paid during the financial period ended 31 December 2015.

#### 7 Segment Reporting

Period ended 31 December 2015

	Property Construction RM'000	Property Management RM'000	Timber Related RM'000	Property Development RM'000	Investment Properties RM'000	Others RM'000	Total RM'000
Segment revenue	26,177	10,263	2,450	4,626	407	3,256	47,179
Segment results Interest income Profit from operations Finance cost Profit before tax Income tax Profit for the period	1,264	3,642	(197)	728	45	333 — — —	5,815 586 6,401 (620) 5,781 (1,641) 4,140

#### 8 Valuation of Property, Plant and Equipment, Investment Properties and Development Properties

There has been no valuation undertaken by the Group since the last annual financial statements for the financial year ended 30 June 2015.

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#### 9 Significant Events

Profit for the period

There were no material significant event at the date of this annoucement

#### 10 Material Subsequent Events

There were no material subsequent events at the date of this announcement.

#### 11 Changes in the Composition of the Group

#### **Acquisitions**

On 2 July 2015, Seal Incorporated Berhad ("SEAL") has incorporated a new wholly-owned subsidiary company, namely Seal Properties (PG) Sdn Bhd. Comprising two subscribers' share of RM1.00 each for a total consideration of RM2.00.

#### 12 Contingent Liabilities and Contingent Assets

Since the last annual financial statement ended 30 June 2015, the Group's contingent liabilities have changed due to the increase in corporate guarantees (unsecured) issued by the company to licensed financial institutes for banking facilities granted to a subsidiary of the group amounting to RM8 million.

#### 13 Commitments

Joint venture commitments

- i) balance of cash consideration of RM15,874,640; and
- ii) construction of one block of commercial building, actual cost of which is yet to be ascertained.

#### 14 Operating Lease Commitments

	As at
	31 December 2015
	RM'000
Not later than one year	9,100
Later than one year and not later than five years	-
	9,100

The operating lease commitments are in respect of leaseback of Selayang Mall for a term of ten years.

#### 15 Related Party Transactions

There were no related party transactions for the financial period under review.

#### ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

#### 16 Review of Performance of the Company and Its Principal Subsidiaries

For the current quarter under review, the Group recorded total revenue of RM23.1 million and profit before taxation of RM2.9 million as compared to the revenue of RM5.9 million and profit before taxation of RM1.4 million in the preceding year corresponding quarter. The increase in revenue and profit before taxation were mainly contributed from property management, property development, marketing services and property construction from a development project known as "Queensville", located at Cheras, Kuala Lumpur.

#### 17 Material Changes for the Current Quarter as Compared with the Preceding year

There are no material changes in the current quarter as compared with the preceding year.

#### 18 Prospect

The Group expects a steady stream of income from its investment properties, property management, property construction and development segment in current financial year. Barring any unforeseen circumstances, the Group is confident it will continue to deliver satisfactory results in current financial year.

#### 19 Variance from Forecast Profit and Profit Guarantee

The Group has not provided any profit forecast or profit guarantee.

#### 20 Income Tax Expenses

	Current	Financial
	quarter	period to date
	RM'000	RM'000
Malaysian income tax:		
- Current tax expense	980	1,641
	980	1,641

The Group's effective tax rate for the financial period was higher than the statutory tax rate mainly due to tax losses incurred by certain subsidiary companies that were not available to set off against taxable profits in other companies within the group.

#### 21 Corporate Proposals

There were no corporate proposals announced but not completed as at the date of this announcement.

#### 22 Group Borrowings and Debts Securities

Total Group borrowings as at 31 December 2015 are as follows:

	Secured	Unsecured
	RM'000	RM'000
Long term borrowings		
Term loans	26,014	
Short term borrowings		
Term loans	13,740_	8,000

#### 23 Changes in Material Litigation

On 15 February 2016, Seal Incorporated Berhad ("the Company") and its subsidiaries had been served with an Originating Summon which has been filed at the High Court at Penang under Section 181 Companies Act 1965 ("the said Action") by Sovereign Paramount Sdn Bhd (a shareholder in Seal Properties (Bayan City) Sdn Bhd, a subsidiary of the Company), alleging minority oppression. The Court has fixed the matter for case management on 29 February 2016. The Company will contest the said Action.

#### 24 Dividends

No dividend has been proposed for the financial period ended 31 December 2015.

#### 25 Earnings Per Share

#### Basic Earnings per Share

The calculation of basic earnings per share is based on the profit attributable to the owners of the parent of RM3,998,416 divided by the weighted average number of ordinary shares in issue as at 31 December 2015 of 215,545,945 shares after taking in the effects of share buy back of the Company.

#### **Diluted Earnings per Share**

There is no diluted earnings per share as there were no potential dilutive ordinary shares as at 31 December 2015.

#### 26 Disclosure of Realised and Unrealised Profits

	As at 31 December 2015 RM'000	As at 30 June 2015 RM'000
The retained profits of the Company and its subsidiaries		
- Realised	108,840	104,802
- Unrealised		-
	108,840	104,802
Add : Consolidation adjustments	1,870	1,910
Total retained profits as per consolidated accounts	110,710	106,712
27 Profit before taxation		
	3 months ended	Year-to-date ended
	31 December 2015	31 December 2015
	RM'000	RM'000
Profit before taxation is arrived at after crediting/(charging):		
Depreciation	(108)	(214)
Dividend income	1,056	1,403
Interest expenses	(315)	(620)
Interest income	214	586

Save as disclosed above, there were no deposits written off, no impairment of assets, no foreign exchange gains or losses, no gains or losses on derivatives and exceptional items for the current quarter and the financial period 31 December 2015.

#### 28 Auditors' Report on Preceding Annual Financial Statements

The auditors' report in respect of financial statements for the financial year ended 30 June 2015 was not subject to any qualification.