

SEAL INCORPORATED BERHAD (4887-M)
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2016
(THE FIGURES HAVE NOT BEEN AUDITED)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter Ended 31/03/2016 RM' 000	Preceding Year Corresponding Quarter Ended 31/03/2015 RM' 000	Current Period To Date 31/03/2016 RM' 000	Preceding Year Corresponding Period 31/03/2015 RM' 000
Revenue	12,875	8,633	60,054	20,770
Cost of sales	(9,922)	(560)	(47,676)	(8,397)
Gross profit	<u>2,953</u>	<u>8,073</u>	<u>12,378</u>	<u>12,373</u>
Other income	1,224	(443)	3,524	2,385
Operating expenses	(2,905)	(6,485)	(8,229)	(11,856)
Finance cost	(312)	(6)	(932)	(21)
Profit before tax	<u>960</u>	<u>1,139</u>	<u>6,741</u>	<u>2,881</u>
Income tax	(906)	(1,992)	(2,547)	(2,863)
Profit/(Loss) for the period	<u>54</u>	<u>(853)</u>	<u>4,194</u>	<u>18</u>
Other comprehensive income/(loss)				
Fair value movement on available-for-sale investment	-	(34)	(3)	12
Total comprehensive income/(loss) for the period	<u>54</u>	<u>(887)</u>	<u>4,191</u>	<u>30</u>
Profit/(Loss) attributable to:				
Owners of the parent	(25)	(191)	3,973	1,057
Non-controlling interests	79	(662)	221	(1,039)
	<u>54</u>	<u>(853)</u>	<u>4,194</u>	<u>18</u>
Total comprehensive income/(loss) attributable to:				
Owners of the parent	(25)	(208)	3,970	1,064
Non-controlling interests	79	(679)	221	(1,034)
	<u>54</u>	<u>(887)</u>	<u>4,191</u>	<u>30</u>
Earnings per share (sen)				
- Basic	(0.01)	(0.09)	1.84	0.49
- Diluted	-	-	-	-

(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 MARCH 2016

	(UNAUDITED) As at Financial Year End 31/03/2016 RM' 000	(AUDITED) As At Preceding Financial Year End 30/06/2015 RM' 000
ASSETS		
Non-current assets		
Property, plant and equipment	2,000	2,147
Investment properties	52,075	51,949
Land held for development	17,506	17,487
Held-to-maturity investments	10,299	19,299
Timber concessions	16,898	19,442
	<u>98,778</u>	<u>110,324</u>
Current assets		
Property development costs	107,632	87,372
Inventories	32,185	28,224
Trade receivables	30,032	13,155
Other receivables, deposits and prepayments	60,334	61,444
Tax recoverable	2,248	1,453
Available-for-sale financial assets	11,152	37,481
Fixed deposits with licensed banks	40,232	42,052
Cash and bank balances	4,566	3,845
	<u>288,381</u>	<u>275,026</u>
TOTAL ASSETS	<u>387,159</u>	<u>385,350</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	88,561	88,561
Share premium	45,448	45,448
Treasury shares	(2,164)	(2,130)
Reserves	(955)	(952)
Retained profits	110,685	106,712
	<u>241,575</u>	<u>237,639</u>
Non-controlling interests	<u>66,237</u>	<u>66,016</u>
Total equity	<u>307,812</u>	<u>303,655</u>
Non-current liabilities		
Deferred tax	6	6
Hire purchase payable	350	431
Bank borrowings	24,409	34,824
	<u>24,765</u>	<u>35,261</u>
Current liabilities		
Trade payables	11,679	8,745
Progress billing in respect of property development	-	532
Other payables and accruals	23,952	23,846
Hire purchase payable	210	187
Bank borrowings	17,633	12,809
Provision for taxation	1,108	315
	<u>54,582</u>	<u>46,434</u>
Total liabilities	<u>79,347</u>	<u>81,695</u>
TOTAL EQUITY AND LIABILITIES	<u>387,159</u>	<u>385,350</u>
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 MARCH 2016
(THE FIGURES HAVE NOT BEEN AUDITED)

	←----- Attributable to owners of the parent -----→						-----→		
	←----- Non-distributable -----→			----- Distributable -----→					
9 Months Ended 31 March 2016	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	-	-	(34)	-	-	-	(34)	-	(34)
Total comprehensive income for the period	-	-	-	-	(3)	3,973	3,970	221	4,191
Balance at 31 March 2016	<u>88,561</u>	<u>45,448</u>	<u>(2,164)</u>	<u>(955)</u>	<u>-</u>	<u>110,685</u>	<u>241,575</u>	<u>66,237</u>	<u>307,812</u>
9 Months Ended 31 March 2015									
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	-	-	(37)	-	-	-	(37)	-	(37)
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	-	-	-	-	7	1,057	1,064	(1,034)	30
Balance at 31 March 2015	<u>88,561</u>	<u>45,448</u>	<u>(2,130)</u>	<u>353</u>	<u>(4)</u>	<u>113,292</u>	<u>245,520</u>	<u>66,165</u>	<u>311,685</u>

(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 MARCH 2016
(THE FIGURES HAVE NOT BEEN AUDITED)

	Current Period To Date 31/03/2016 RM'000	Preceding Year Corresponding Period 31/03/2015 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	6,741	2,881
Adjustments for:		
Non-cash items	323	463
Non-operating items	1	278
Interest expenses	932	21
Interest income	(1,492)	(1,416)
Dividend income	(1,547)	(1,631)
Operating profit before working capital changes	4,958	596
Inventories	(3,961)	(2,267)
Timber concession	2,544	194
Property development costs	(19,790)	(41,545)
Trade and other receivables	(15,767)	21,476
Trade and other payables	2,508	(24,313)
Cash used in operations	(29,508)	(45,859)
Interest paid	(1,394)	(509)
Tax paid	(2,566)	(17,674)
Tax refund	18	6
Net cash used in operating activities	(33,450)	(64,036)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of investment properties	(127)	-
Purchase of property, plant and equipment	(88)	(478)
Purchase of shares from non-controlling interests	-	(1,230)
Placement of short term investment	(11,959)	(86,817)
Proceeds from redemption of other investments	47,288	63,225
Proceeds from disposal of property, plant and equipment	-	18
Dividend received	1,547	1,631
Interest received	1,492	1,416
Net cash generated from/(used in) investing activities	38,153	(22,235)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	5,634	56,200
Payment of dividends to non-controlling interests	-	(18,620)
Payment of bank borrowings	(11,253)	(9,315)
Payment of hire purchase payable	(148)	(128)
Purchase of treasury shares	(34)	(37)
Changes in fixed deposits with licensed bank	(52)	-
Net cash (used in)/generated from financing activities	(5,853)	28,100
NET CHANGES IN CASH AND CASH EQUIVALENTS	(1,150)	(58,171)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	43,958	87,707
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	42,808	29,536

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

Period ended 31 March 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	-	14,889	-	5,581	-	300	20,770
Segment results	-	2,885	(470)	2,938	-	(3,867)	1,486
Interest income							1,416
Profit from operations							2,902
Finance cost							(21)
Profit before tax							2,881
Income tax							(2,863)
Profit for the period							18

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.

9 Material Subsequent Events

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

10 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.

On 19 April 2016, Seal Incorporated Berhad ("SEAL") has incorporated a new wholly-owned subsidiary company, namely Seal Mall (KL) Sdr Bhd. Comprising two subscribers' share of RM2.00 each for a total consideration of RM2.00.

11 Contingent Liabilities and Contingent Assets

Corporate guarantees extended to banks for banking facilities granted to a subsidiary amounting to RM18 million.

12 Commitments

Joint venture commitments

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

13 Operating Lease Commitments

	As at 31 March 2016 RM'000
Not later than one year	6,559
Later than one year and not later than five years	-
	<u>6,559</u>

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

14 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

15 Review of Performance of the Company and Its Principal Subsidiaries

For the current quarter under review, the Group recorded total revenue of RM12.9 million and profit before taxation of RM1.0 million as compared to the revenue of RM8.6 million and profit before taxation of RM1.1 million in the preceding year corresponding quarter.

For the financial period ended 31 March 2016, the Group recorded a total revenue of RM60.0 million and profit before taxation of RM6.7 million as compared to the revenue of RM20.8 million and profit before taxation of RM2.9 million in the preceding year corresponding financial period. The increase in revenue was mainly contributed from property construction and marketing services from a development project known as "Queensville", located at Cheras, Kuala Lumpur.

16 Material Changes for the Current Quarter as Compared with the Preceding Quarter

The group's reported revenue of RM12.9 million and profit before taxation of RM1.0 million as compare to the revenue of RM23.1 million and profit before taxation of RM2.9 million in the preceding quarter ended 31 December 2015. The lower revenue and profit before taxation were mainly due to slow down in property construction and property development segment

17 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.

18 Variance from Forecast Profit and Profit Guarantee

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

19 Income Tax Expenses

	Current quarter RM'000	Financial period to date RM'000
Malaysian income tax:		
- Current tax expense	<u>906</u>	<u>2,547</u>

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.

20 Corporate Proposals

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

21 Group Borrowings and Debts Securities

Total Group borrowings as at 31 March 2016 are as follows:

	Secured RM'000	Unsecured RM'000
<u>Long term borrowings</u>		
Term loans	<u>24,409</u>	<u>-</u>
<u>Short term borrowings</u>		
Term loans	<u>13,649</u>	<u>3,984</u>

22 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 matter has been fixed for further case management on 10 June 2016. The Company will contest the said Action.

23 Dividends

No dividend has been proposed for the financial period ended 31 March 2016.

24 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 RM3,972,675 divided by the weighted average number of ordinary shares in issue as at 31 March 2016 of 215,534,111 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 March 2016.

25 Disclosure of Realised and Unrealised Profits

	As at 31 March 2016 RM'000	As at 30 June 2015 RM'000
The retained profits of the Company and its subsidiaries		
- Realised	109,788	104,802
- Unrealised	-	-
	<u>109,788</u>	<u>104,802</u>
Add : Consolidation adjustments	897	1,910
Total retained profits as per consolidated accounts	<u>110,685</u>	<u>106,712</u>

26 Profit before taxation

	3 months ended 31 March 2016 RM'000	Year-to-date ended 31 March 2016 RM'000
Profit before taxation is arrived at after crediting/(charging):		
Depreciation	(109)	(323)
Dividend income	144	1,547
Fixed assets written off	-	(3)
Interest expenses	(312)	(932)
Interest income	<u>906</u>	<u>1,492</u>

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 ended 31 March 2016.

27 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.