SUIWAH CORPORATION BHD. COMPANY NO: 253837 H (Incorporated in Malaysia)

Condensed Consolidated Income Statement

(The figures have not been audited)

	Individual (3 Months : 28 Fe	Ended	Cumulative Quarter 9 Months Ended 28 Feb		
	2010 RM'000	2009 RM'000	2010 RM'000	2009 RM'000	
Revenue	128,926	97,965	320,666	285,588	
Other operating income	651	1,114	1,397	1,883	
Operating expenses	(123,552)	(94,891)	(309,416)	(273,485)	
Profit from operations	6,025	4,188	12,647	13,986	
Finance income	114	136	391	675	
Finance cost	(86)	(132)	(320)	(378)	
Share of loss of an associate	(39)	(47)	(129)	(414)	
Profit before taxation	6,014	4,145	12,589	13,869	
Income tax	(1,276)	(1,228)	(2,929)	(3,603)	
Profit after taxation	4,738	2,917	9,660	10,266	
Attributable to: Equity holders of the parent Minority interest	4,738 - 4,738	2,973 (56) 2,917	9,540 120 9,660	9,943 323 10,266	
Earnings per share attributable to equity holders of the parent					
Basic (based on ordinary share - sen)	8.21	5.15	16.53	17.16	
Fully diluted (based on ordinary share - sen)	8.21	5.15	16.53	17.16	

^{*} The effect on the basic earnings per share for the individual and cumulative quarters ended 28 Feb 2010 arising from the assumed conversion of the existing Employee Share Options Scheme ("ESOS") is anti-dilutive. Accordingly, the diluted earnings per share for the quarter presented as equals to basic earnings per share

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 May 2009 and the accompany explanatory notes attached to the interim financial statements)

SUIWAH CORPORATION BHD.

COMPANY NO: 253837 H

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

(The figures have not been audited)

CASH FLOW FROM OPERATING ACTIVITIES Profit before taxation 12,589 13,868 Adjustments for: Depreciation of property, plant and equipment 7,428 5,713 Amortisation of prepaid land lease payment 280 280 Amortisation of prepaid land lease payment 280 280 Interest expense 320 378 Interest income (391) (675) Share of losses in an associate 129 414 Operating profit before working capital changes 20,355 19,978 Increase in property development cost (97) (16,712) 3,281 Increase in property development cost (18,722) 3,046 Increase in property development cost (18,722) 30,446 Increase in inventions 18,722 30,446 Interest expended from operating activities 12,748 <		9 months Ended 28 Feb 2010 RM' 000	9 months Ended 28 Feb 2009 RM' 000
Adjustments for: Action (Content of property, plant and equipment) 7,428 5,713 Amortisation of prepaid land lease payment 280 280 Interest expense 320 378 Interest streepnes 391 (675) Share of losses in an associate 129 414 Operating profit before working capital changes 20,355 19,978 Increase in property development cost (987) (97) Increase in property development cost (8,693) (5,447) Increase in property development cost (8,693) (5,447) Increase in property development cost (8,693) (5,447) Increase in inventories (8,693) (5,447) Increase in inventories (8,693) (5,447) Increase in inventories (8,693) (5,447) Increase in property development cost (8,693) (4,221)	CASH FLOW FROM OPERATING ACTIVITIES		
Depreciation of property, plant and equipment 7,428 5,713 Amortisation of prepaid land lease payment 280 280 Interest expense 320 378 Interest income (391) (675) Share of losses in an associate 129 414 Operating profit before working capital changes 20,355 19,978 Increase in property development cost (987) (97) Increase in property development cost (987) (97) Increase in property development cost (8,693) (5,447) Increase in inventories (8,693) (5,447) Increase in inventories (8,693) (5,447) Increase in inventories (8,693) (3,473) Increase in inventories (8,693) (3,446) Interest paid (320) (378) Interest received 391 675 Tax paid 391 675 Tax paid 3,196 4,221 Net cash generated from operating activities 12,748 2,542 Decrease in short term investment	Profit before taxation	12,589	13,868
Amortisation of prepaid land lease payment 280 280 Interest expense 320 378 Interest income (391) (675 Share of losses in an associate 129 414 Operating profit before working capital changes 20,355 19,978 Increase in property development cost (987) (977) (Increase)/decrease in receivables (16,712) 3,281 Increase in inventories (8,693) (5,447) Increase in payables 42,475 12,731 Cash generated from operations 18,722 30,446 Interest received 391 675 Tax paid (3,196) (4,221) Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment in subsidiary (1,360) (43 Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities (3,462) (3,462)	Adjustments for:		
Interest expense 320 378 Interest income (391) (675) Share of losses in an associate (129) 414 Operating profit before working capital changes 20,355 19,978 Increase in property development cost (987) (97) (Increase in property development cost (987) 3,281 Increase in inventories (8693) (5,447) Increase in payables 24,759 12,731 Cash generated from operations 18,722 30,446 Interest paid (320) (378) Interest received 391 675 Tay paid (3,196) (4,221) Net cash generated from operating activities 5 2 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (2,1752) Increase in investment in an associate 41 (9,501) Purchase of property, plant a	Depreciation of property, plant and equipment	7,428	5,713
Interest income	Amortisation of prepaid land lease payment	280	280
Share of losses in an associate 129 414 Operating profit before working capital changes 20,355 19,978 Increase in property development cost (987) (97) (Increase)/decrease in receivables (16,712) 3,281 Increase in inventories (8,693) (5,447) Increase in inventories 24,759 12,731 Increase in payables 24,759 12,731 Cash generated from operations 18,722 30,464 Interest paid (320) (378) Interest received 391 675 Tax paid (3,196) (4,221) Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (111) (419) Net cash used in financing activities (3,462) (3,466)	Interest expense	320	378
Operating profit before working capital changes 20,355 19,978 Increase in property development cost (987) (97) (Increase)/decrease in receivables (16,712) 3,281 Increase in inventories (8,693) (5,447) Increase in payables 24,759 12,731 Cash generated from operations 18,722 30,446 Interest paid (320) (378) Interest received 391 675 Tax paid (3,196) (4,221) Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities (424) (750) CASH FLOWS FROM FINANCING ACTIVITIES (424) (750) Repayment of bank term loan (424) (50) <td>Interest income</td> <td>(391)</td> <td>(675)</td>	Interest income	(391)	(675)
Cash and cash equivalent cost (10,712) (10,712	Share of losses in an associate	129	414
(Increase)/decrease in receivables (16,712) 3,281 Increase in inventories (8,693) (5,477) Increase in payables 24,759 12,731 Cash generated from operations 18,722 30,446 Interest paid (320) (378) Interest received 391 675 Tax paid (3,196) (4,221) Net eash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 3,641 (19,67) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Net cash penerated from financing ac	Operating profit before working capital changes	20,355	19,978
Cash generated from operations 18,722 30,446 Interest paid 18,722 30,446 Interest paid 3200 3788 Interest received 391 675 Tax paid 3,196 4,221 Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary 13,660 43,98 Purchase of property, plant and equipment 2,736 21,752 Increase in investment in an associate (111 4,195 Net cash used in financing activities 8,641 (19,671 CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan 424 (750) Dividends paid 3,462 3,466 Purchase of treasury shares (60 447 Decrease in bankers' acceptance (1,470	Increase in property development cost	(987)	(97)
Cash generated from operations 18,722 30,446 Interest paid (320) (378) Interest received 391 675 Tax paid (3,196) (4,221) Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES	(Increase)/decrease in receivables	(16,712)	3,281
Cash generated from operations 18,722 30,446 Interest paid (320) (378) Interest received 391 675 Tax paid (3,196) (4,221) Net eash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) Additional purchase of treasury shares (30) (22) <	Increase in inventories	(8,693)	(5,447)
Interest paid (320) (378) Interest received 391 675 Tax paid (3,196) (4,221) Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,67) CASH FLOWS FROM FINANCING ACTIVITIES Texact an expansion of the term loan (424) (750) Dividends paid (3,462) (3,466) (447) Purchase of treasury shares (60) (447) - Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) <	Increase in payables	24,759	
Interest received 391 675 Tax paid (3,196) (4,221) Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,1	Cash generated from operations	18,722	30,446
Tax paid (3,196) (4,221) Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT END OF PERIOD 12,981 19,994 CASH and cash equivalents comprise: 2 <	Interest paid	(320)	(378)
Net cash generated from operating activities 15,597 26,522 CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash an	Interest received	391	675
CASH FLOWS FROM INVESTING ACTIVITIES Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES (424) (750) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: (26) 9,455 Cash and bank balances 12,689 9,455 Depo	1		
Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,462) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705 <td>Net cash generated from operating activities</td> <td>15,597</td> <td>26,522</td>	Net cash generated from operating activities	15,597	26,522
Decrease in short term investment 12,748 2,543 Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,462) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705 <td>CASH FLOWS FROM INVESTING ACTIVITIES</td> <td></td> <td></td>	CASH FLOWS FROM INVESTING ACTIVITIES		
Additional purchase of investment in subsidiary (1,360) (43) Purchase of property, plant and equipment (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 Cash and cash equivalents comprise: (23) 22,160 Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705		12 748	2 543
Purchase of property, plant and equipment Increase in investment in an associate (2,736) (21,752) Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705			*
Increase in investment in an associate (11) (419) Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES 8,641 (19,671) Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705			
Net cash used in financing activities 8,641 (19,671) CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705		* *	
CASH FLOWS FROM FINANCING ACTIVITIES Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705			
Repayment of bank term loan (424) (750) Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705			(- / - /
Dividends paid (3,462) (3,466) Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705	CASH FLOWS FROM FINANCING ACTIVITIES		
Purchase of treasury shares (60) (447) Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: 2 2 Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705	Repayment of bank term loan	(424)	(750)
Decrease in bankers' acceptance (1,470) - Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: 2 2 Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705	Dividends paid	(3,462)	(3,466)
Net cash generated from financing activities (5,416) (4,663) NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: 20,455 20,455 Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705	Purchase of treasury shares	(60)	(447)
NET INCREASE IN CASH AND CASH EQUIVALENTS 18,822 2,188 EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: 20,455 20,455 Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705	Decrease in bankers' acceptance	(1,470)	
EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: 2,689 9,455 Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705	Net cash generated from financing activities	(5,416)	(4,663)
EFFECTS OF EXCHANGE RATE CHANGES (30) (22) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise: 2,689 9,455 Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705	NET INCREASE IN CASH AND CASH EQUIVALENTS	18.822	2.188
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 12,981 19,994 CASH AND CASH EQUIVALENTS AT END OF PERIOD 31,773 22,160 Cash and cash equivalents comprise:	-		
CASH AND CASH EQUIVALENTS AT END OF PERIOD31,77322,160Cash and cash equivalents comprise:Cash and bank balancesCash and bank balances12,6899,455Deposit with licensed banks19,08412,705			
Cash and cash equivalents comprise: Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705			
Cash and bank balances 12,689 9,455 Deposit with licensed banks 19,084 12,705			
Deposit with licensed banks 19,084 12,705			
31,7/3 22,160	Deposit with licensed banks		
		31,//3	22,160

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Statements for the year ended 31 May 2009 and the accompanying explanatory notes attached to the interim financial statements)

SUIWAH CORPORATION BHD.

COMPANY NO: 253837 H

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED BALANCE SHEET

(The figures have not been audited)

	As At End of Current Quarter 28 Feb 2010 (Unaudited) RM'000	As At Preceding Financial Year End 31 May 2009 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	78,135	82,827
Land held for development	800	800
Prepaid land lease payments	31,662	31,942
Investment in an associate	793	911
Other investments	3	3
Goodwill on consolidation	5,957 117,350	5,957 122,440
Current assets		
Properties development cost	16,279	15,292
Short term investment	7,796	20,544
Inventories	34,651	25,958
Trade receivables	38,365	21,882
Other receivables	11,468	11,121
Loan receivables	141	259
Cash and bank balances	31,773	20,792
	140,473	115,848
TOTAL ASSETS	257,823	238,288
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent		
Share capital	61,000	61,000
Share premium	13,935	13,935
Treasury shares	(4,810)	(4,750)
Other reserves	1,856	1,888
Retained earnings	95,768	89,704
36	167,749	161,777
Minority interest	(40)	1,156
Total equity	167,709	162,933
Non-current liabilities		
Long term loan	4,243	4,667
Deferred tax liabilities	2,424	2,243
	6,667	6,910
Current liabilities		
Short term borrowings	1,000	10,281
Trade payables	72,655	46,143
Other payables	9,320	11,073
Taxation	83,447	948 68,445
Total liabilities	90,114	75,355
TOTAL EQUITY AND LIABILITIES	257,823	238,288
Net assets per share attributable to equity holders		
of the parent (RM)	2.91	2.80
	-	-

⁽The Condensed Consolidated Balance Sheet should be read in conjunction

with the Audited Financial Report for the financial year ended 31 May 2009 and the accompanying explanatory note attached to the interim financial statements)

SUIWAH CORPORATION BHD. COMPANY NO: 253837 H (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

(The figures have not been audited) For The Nine Months Ended 28 Feb 2010

•	Attributable to Equity Holders of the Parent — > Non - distributable — > Distributable									
	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Revaluation Reserve RM'000	Foreign exchange Reserve RM'000	Share Option Reserve RM'000	Retained Profits RM'000	Total RM'000	Minority Interest RM'000	Total Equity RM'000
At 31 May 2009	61,000	13,935	(4,750)	1,549	(525)	864	89,704	161,777	1,156	162,933
Realisation of revaluation reserves	-	-	-	(30)	-	_	30	-	-	-
Foreign exchange difference	-	-	-	-	(2)	-	-	(2)	-	(2)
Profit for the period	-	-	-	-	-	-	9,540	9,540	120	9,660
Total recognised income and expense for the period	-	-	-	(30)	(2)	-	9,570	9,538	120	9,658
First & final dividends	-	-	-	-	-	-	(3,462)	(3,462)	-	(3,462)
Purchase of treasury shares	-	-	(60)	-	-	-	-	(60)	-	(60)
Additional investment in subsidiary (Note A13)	-	-	-	-	-	-	(44)	(44)	(1,316)	(1,360)
At 28 Feb 2010	61,000	13,935	(4,810)	1,519	(527)	864	95,768	167,749	(40)	167,709

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For The Nine Months Ended 28 Feb 2009

•	Attributable to Equity Holders of the Parent — > Distributable Non - distributable									
	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Revaluation Reserve RM'000	Foreign exchange Reserve RM'000	Share Option Reserve RM'000	Retained Profits RM'000	Total RM'000	Minority Interest RM'000	Total Equity RM'000
At 31 May 2008	61,000	13,935	(4,303)	1,587	(481)	864	82,483	155,085	1,065	156,150
Realisation of revaluation reserves Foreign exchange difference	-	-	-	(30)	-	-	30	-	-	-
Profit for the period Total recognised income and expense for the period	-	-	-	(30)	-	-	9,943 9,973	9,943 9,943	323 323	10,266 10,266
First & Final dividends Purchase of treasury shares At 30 November 2009	61,000	13,935	(447) (4,750)	- - 1,557	- - (481)	- - 864	(3,466)	(3,466) (447) 161,115	1,388	(3,466) (447) 162,503

(The Condensed Consolidated Statement of Changes in Equity should be read in conjuction with the Audited Financial Statements for the year ended 31 May 2009 and the explanatory notes attached to the interim financial statements)

SUIWAH CORPORATION BHD. (Company No: 253837 H) INTERIM REPORT FOR THE NINE-MONTHS PERIOD ENDED 28 FEBRUARY 2010 NOTES TO INTERIM FINANCIAL REPORT PART A – EXPLANATORY NOTES PURSUANT TO FRS134

A1. Basis of preparation

The interim financial report of the Group is unaudited and has been prepared in accordance with FRS134 Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 May 2009. 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 31 May 2009.

A2. Changes in accounting policies

The accounting policies and presentation adopted for the interim financial report are consistent with those adopted for the audited financial statements for the year ended 31 May 2009.

At the date of authorisation of the interim financial report, the following new and revised Financial Reporting Standards ("FRSs"), Interpretations, Amendments to FRSs and Interpretations have been issued but not yet effective and have not been applied by the Group:

Effective for financial periods beginning on or after 1 July 2009

FRS 8: Operating Segments

Effective for financial periods beginning on or after 1 January 2010

FRS 4: Insurance Contracts

FRS 7: Financial Instruments: Disclosures

FRS 101: Presentation of Financial Statements (revised)

FRS 123: Borrowing Costs

FRS 139: Financial Instruments: Recognition and Measurement

Amendments to FRS 1: First-time Adoption of Financial Reporting Standards and FRS 127:

Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly

Controlled Entity or Associate

Amendments to FRS 2: Share-based Payment – Vesting Conditions and Cancellations

Amendments to FRS 132: Financial Instruments: Presentation

Amendments to FRS 139: Financial Instruments: Recognition and Measurement, FRS 7:

Financial Instruments: Disclosures and IC Interpretation 9: Reassessment of Embedded

Derivatives

Amendments to FRSs 'Improvements to FRSs (2009)'

IC Interpretation 9: Reassessment of Embedded Derivatives

IC Interpretation 10: Interim Financial Reporting and Impairment

IC Interpretation 11: FRS 2 – Group and Treasury Share Transactions

IC Interpretation 13: Customer Loyalty Programmes

IC Interpretation 14: FRS 119 - The Limit on a Defined Benefit Asset, Minimum Funding

Requirements and their Interaction

A2. Changes in accounting policies (contd.)

Effective for financial periods beginning on or after 1 March 2010

Amendments to FRS 132: Financial Instruments: Presentation, relating to Classification of Right Issues

Effective for financial periods beginning on or after 1 July 2010

FRS 1: First-time Adoption of Financial Reporting Standards

FRS 3: Business Combinations (revised)

FRS 127: Consolidated and Separate Financial Statements (amended)

Amendments to FRS 2: Share-based Payment

Amendments to FRS 5: Non-current Assets Held for Sale and Discontinued Operations

Amendments to FRS138: Intangible Assets

Amendments to IC Interpretation 9: Reassessment of Embedded Derivatives

IC Interpretation 12: Service Concession Arrangements

IC Interpretation 15: Agreements for the Construction of Real Estate

IC Interpretation 16: Hedges of a Net Investment in a Foreign Operation

IC Interpretation 17: Distributions of Non-cash Assets to Owners

Effective for financial periods beginning on or after 1 January 2011

Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters (Amendment to FRS 1)

Improving Disclosures about Financial Instruments (Amendments to FRS 7)

The Group plan to adopt the above pronouncements when they become effective in the respective financial period.

The Group is exempted from disclosing the possible impact, of any, to the financial statements upon the initial application of FRS 7, FRS 139 and Amendments to FRS 139, FRS 7 and IC Interpretation 9.

The other new/revised FRS, Interpretations and Amendments to FRSs and Interpretations above are expected to have no significant impact on the financial statements of the Group upon their initial application except for the changes in disclosures arising from the adoption of FRS 8, FRS 101 and Amendments to FRS 132.

A3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report of the annual financial statements for the financial year ended 31 May 2009 was not subject to any qualification.

A4. Comments About Seasonal or Cyclical Factors

Retail sales are anticipated to slow down especially in the coming 4th quarter as the festival seasons such as Christmas, Chinese New Year were already over.

As for our manufacturing arm, Qdos Group is expected to remain profitable for the financial year 2010.

A5. Unusual Items Due to Their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the quarter under review and financial year to date.

A6. Changes in Estimates

There was no material changes in estimates of amount reported in prior interim period or financial period that have a material effect in the current year.

A7. Carrying Amount of Revalued Assets

The valuations of property, plant and equipment have been brought forward without amendment from the financial statements for the year ended 31 May 2009.

A8. Debt and Equity Securities

There were no shares exercised and listed pursuant to the Suiwah Employee Share Option Scheme ("ESOS") for the quarter under review. There were no shares exercised and listed between 1 December 2009 and 28 February 2010.

During the quarter, the Company bought back 200 units of its own shares for a total cash consideration of RM261. The price paid per share was RM1.24. The said shares are currently held as treasury shares.

There were no cancellation of shares and resale of treasury shares during the quarter.

A9. Dividends Paid

The first and final dividend in respect of financial year ended 31 May 2009, of 8% less 25% taxation on 57,702,948 ordinary shares, amounting to total dividend payable of RM3,462,177 (6.00 sen net per share) has been approved by the shareholders at the Company's Annual General Meeting on 30 November 2009 and has been subsequently paid on 15 December 2009.

A10. Segmental Information

	9 months ended 28.2.2010 (RM'000)
Segment Revenue	
Retail	241,842
Manufacturing	74,249
Property investment and development	4,565
Money lending	10
Group revenue	320,666

	9 months ended 28.2.2010 (RM'000)
Segment Results	
Retail	6,378
Manufacturing	4,308
Property investment and development	1,951
Money lending	10
Profit from operations	12,647
Finance income	391
Finance cost	(320)
Share of loss of associate	(129)
Taxation	(2,929)
Profit after tax	9,660

The directors are of the opinion that inter-segment transactions are minimal and have been entered into in the normal course of business and have been established on terms and conditions that are not materially different from that obtainable in transactions with unrelated parties.

A11. Valuation of Property, Plant and Equipment

The value of properties has been brought forward without amendments from the annual financial statements for the year ended 31 May 2009.

A12. Subsequent Material Events

There were no material events subsequent to the end of the interim period.

A13. Changes in the Composition of the Group

On 23 Dec 2009, the Company entered into a Share Sale Agreement to acquire Eight Hundred Thousand (800,000) ordinary shares of RM1.00 each, representing 40% of the total issued and paid up capital in Silver Resort Sdn Bhd ("SRSB") for a total consideration of Ringgit Malaysia One Million Three Hundred and Sixty Thousand (RM1,360,000) only. Upon completion of the acquisition, SRSB has become a wholly-owned subsidiary of Suiwah.

On 29 March 2010, Suiwah Corporation Bhd announced that it has incorporated a 51% owned subsidiary, known as Sunshine (Labuan) Private Limited in the Federal Territory of Labuan, Malaysia under the Offshore Companies Act 1990 with an issued and paid up capital of US\$40,000 which has since commenced operation.

A14. Changes in Contingent Liabilities

As at the period ended 28 Feb 2010, the Company has given corporate guarantees amounting to RM5,242,534 to secure banking facilities granted to a subsidiary.

A15. Capital CommitmentsThe Group's capital commitments as at 29 April are as follow:

	RM'000
Approved and contracted for:	
Buildings	2,471
Total	2,471

A16. Authorisation for Issue

On 29 April 2010, the Board of Directors authorised this interim report together with its accompanying disclosure notes as set out in Part A & Part B.

SUIWAH CORPORATION BHD. (Company No: 253837 H)

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

B1. Review of Performance of the Group

The Group's revenue for the quarter under review was RM128.926 million as compared to RM97.965 million for the preceding year corresponding quarter ended 29 February 2009, recording an increase of 31.60%

The Group's profit before tax for the same period was RM6.014 million as compared with the profit before tax of RM4.145 million previously, an increase of 45.09%. The increase in the overall Group's turnover and profitability was mainly due overall improved performance in retail and manufacturing in the current quarter.

The results for the current financial period have not been affected by any transactions or events of a material or unusual nature that has arisen between 28 February 2010 and the date of this report.

B2. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter

The Group's revenue for the quarter ended 28 February 2010 was RM128.926 million as compared to RM97.962 million for the preceding quarter ended 30 November 2009, an increase of 31.61%.

The Group's profit before tax for the current quarter was RM6.014 million, as compared with profit before tax of RM3.572 million recorded in the preceding quarter, reflecting an increase of 68.37%. The increase in the Group's revenue and profitability, which was mainly due; (a) consumers' spending following the celebration of two major festivals, Christmas and Chinese New Year sales recorded in the current quarter; and (b) better performance in manufacturing sector.

B3. Commentary on Prospects

The Group continues to response positively to the ongoing competitive business environment locally and the continuing global economic financial crisis by ensuring that our customers will have good value in return. Barring any unforeseen circumstances, the Group expects to continue to be profitable.

B4. Variance from Profit Forecast and Profit Guarantee

This is not applicable to the Group.

B5. Taxation

Taxation comprises:-

	Individu	al Quarter	Cumulative Quarter		
	Current Preceding		Current	Preceding	
	RM'000	RM'000	RM'000	RM'000	
Tax expense for the year	1,288	1,253	2,965	3,678	
Deferred taxation	(12)	(25)	(36)	(75)	
Total	1,276	1,228	2,929	3,603	

The effective rate of taxation of the Group is lower than the statutory rate of taxation as a subsidiary of Qdos Group is enjoying pioneer status.

B6. Profits on Sale of investments and/or Properties

There were no sales of investments and/or properties by the Group during the quarter under review.

B7. Sales of Unquoted Investments and Properties

There were no sales of unquoted investment and properties for the current quarter and financial to date.

B8. Quoted Securities

- (a) There were no disposals of quoted securities during the quarter under review.
- (b) As at the end of the quarter, investments in quoted securities of the Group were as follows:-

	KIVI
Total investment at cost	10,302
Total investment at carrying value/book value (after provision for diminution in value)	3,217
Total market value of quoted investments at end of the quarter	2,547

B9. Status of Corporate Proposals

On 23 Dec 2009, the Company entered into a Share Sale Agreement to acquire Eight Hundred Thousand (800,000) ordinary shares of RM1.00 each, representing 40% of the total issued and paid up capital in Silver Resort Sdn Bhd ("SRSB") for a total consideration of Ringgit Malaysia One Million Three Hundred and Sixty Thousand (RM1,360,000) only. Upon completion of the acquisition, SRSB has become a wholly-owned subsidiary of Suiwah.

On 29 March 2010, Suiwah Corporation Bhd announced that it has incorporated a 51% owned subsidiary, known as Sunshine (Labuan) Private Limited in the Federal Territory of Labuan, Malaysia under the Offshore Companies Act 1990 with an issued and paid up capital of US\$40,000.

B10. Group Borrowings

The Group's total borrowings as at end of the financial period under review are:

- (a) Secured by way of:
 - Fixed deposits of certain subsidiaries amounting to RM5.50 million;
 - First and second legal charge over the long term leasehold land and building of a subsidiary with net book values of RM29,077,169 and
 - a corporate guarantee by the Company.
- (b) Short term borrowings

•	\mathbf{RM}
Term loan due within 12 months	1,000,008

D3.4

RM 4,242,526

Term loan

(d) There were no borrowings or debt securities denominated in foreign currencies.

B11. Off Balance Sheet Financial Instruments

The Group does not have any financial instruments with off balance sheet risk outstanding as at 29 April 2010.

B12. Material Litigation

As of the date of this announcement, neither the Company nor any of its subsidiary companies are aware of or engaged in any material litigation, claims or arbitration, either as plaintiff or defendant, and the Directors of the Company are not aware of any proceedings pending or threatened against the Company and its subsidiary companies or of any facts likely to give rise to any proceedings which might materially and/or adversely affect the position or business of the Group

B13. Dividend

The first and final dividend in respect of financial year ended 31 May 2009, of 8% less 25% taxation on 57,702,948 ordinary shares, amounting to total dividend payable of RM3,462,177 (6.00 sen net per share) has been approved by the shareholders at the Company's Annual General Meeting on 30 November 2009 and has been subsequently paid on 15 December 2009.

B14. Earnings Per Share

The basic earnings per share has been calculated by dividing the Group's net profit for the period attributable to ordinary equity holders of the Company by the weighted number of ordinary shares in issue in the respective periods as follows:

		Preceding	Current	Preceding
	Current Quarter	Quarter	Cumulative	Cumulative
	ended	ended	Quarter ended 28.2.2010	Quarter ended
Profit attributable to ordinary equity holders of the parent for the financial period (RM'000) Weighted number of	28.2.2010 4,738	28.2.2009 2,973	9,540	28.2.2010 9,943
ordinary shares in issue ('000)				
- Basic	57,703	57,758	57,714	57,948
- Diluted	57,703	57,758	57,714	57,948
Basic earnings per share (sen)	8.21	5.15	16.53	17.16
Diluted earnings per share (sen) *	8.21	5.15	16.53	17.16

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* The effect on the basic earnings per share for the individual and cumulative quarters ended 28 Feb 2010 arising from the assumed conversion of the Employees Share Options Scheme ("ESOS") is anti-dilutive. Accordingly, the diluted earnings per share is presented as equals to basic earnings per share.

B15. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 29 April 2010.