SUIWAH CORPORATION BHD. COMPANY NO: 253837 H (Incorporated in Malaysia) CONDENSED CONSOLIDATED BALANCE SHEET (The figures have not been audited)

As At End of As At Preceding **Current Quarter Financial Year End** 31 May 2010 31 May 2009 (Audited) (Unaudited) RM'000 RM'000 ASSETS Non-current assets 78,961 82,827 Property, plant and equipment Land held for development 800 800 Prepaid land lease payments 31,569 31,942 Investment in an associate 911 Other investments 3 3 Goodwill on consolidation 5,957 5,957 122,440 117,290 Current assets 16,608 15,292 Properties development cost Short term investment 6,833 20,544 29,074 25.958 Inventories Trade receivables 30,610 21,882 Other receivables 13,020 11,121 Loan receivables 59 259 Cash and bank balances 26,123 20,792 122,327 115,848 TOTAL ASSETS 239,617 238,288 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 61,000 61,000 Share capital Share premium 13,935 13,935 (4,810) (4,750) Treasury shares Other reserves 1,426 1,888 Retained earnings 93,112 89,704 164,663 161,777 Minority interest 15 1,156 Total equity 164,678 162,933 Non-current liabilities Long term loan 4,202 4,667 Deferred tax liabilities 3,558 2,243 Government grant 133 7,893 6,910 Current liabilities 9,400 Short term borrowings 10.281 Trade payables 48,568 46,143 Other payables 8,528 11,073 550 948 Taxation 67,046 68,445 75,355 Total liabilities 74,939

Net assets per share attributable to equity holders

TOTAL EQUITY AND LIABILITIES

of the parent (RM) 2.85 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 notes attached to the interim financial statements)

239,617

238,288

SUIWAH CORPORATION BHD. COMPANY NO: 253837 H (Incorporated in Malaysia) CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	12 Months Ended 31 May 2010 RM' 000	12 Months Ended 31 May 2009 RM' 000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	12,028	12,810
Adjustments for:		
Amortisation of prepaid land lease payment Amortisation of deferred income	373 (33)	373
Bad debts written off	(33)	76
Deposit written off	200	-
Depreciation of property, plant and equipment	10,083	8,257
Loss on disposal of property, plant & equipment	11	-
Interest expense	435	586
Interest income Inventories written down	(564) 72	(1,068) 27
Inventories written off	187	359
Inventories written back	(98)	-
Net unrealised foreign exchange (losses) / gain	179	(872)
Loss in disposal on short term investments	-	445
Property, plant and equipment written off	59	18
Provision for doubtful debts	171	-
Provision for liquidated damages Reversal of provision for doubtful debts	403	(30)
Share of losses in an associate	922	228
Operating profit before working capital changes	24,428	21,210
Increase in property development cost	(1,316)	(848)
Increase in receivables	(10,798)	(4,993)
(Increase) / Decrease in inventories	(3,277)	1,723
(Decrease) / Increase in payables	(724)	3,373
Cash generated from operations Interest paid	8,313	20,465
Interest received	(435) 564	(586) 1,068
Tax paid	(3,890)	(4,581)
Net cash generated from operating activities	4,552	16,365
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of subsidiary (Note A13)	(1,360)	(43)
Incorporation of a subsidiary, net cash inflow	64	-
Proceeds from government grant	200	-
Decrease in short term investment	13,711	4,072
Proceeds from disposal of property, plant and equipment Purchase of property, plant and equipment	(6,292)	(23,693)
Increase in investment in an associates	(0,2)2)	(530)
Net cash used in investing activities	6,317	(20,194)
Repayment of bank term loan	(627)	(1,000)
Dividends paid	(3,462)	(3,466)
Purchase of treasury shares	(60)	(447)
Net changes in bankers' acceptance	1,880	1,470
Net cash used in financing activities	(2,269)	(3,443)
NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS	8,600	(7,272)
EFFECTS OF EXCHANGE RATE CHANGES	(671)	259
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	12,981	19,994
CASH AND CASH EQUIVALENTS AT END OF PERIOD	20,910	12,981
Cash and cash equivalents comprise:		
Cash and bank balances	7,559	11,370
Deposit with licensed banks	18,564	9,422
Less: Overdraft	(5,213)	(7,811)
-	20,910	12,981

(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 STATEMENT OF CHANGES IN EQUITY

(The figures have not been audited)

For The	Twelve N	Aonths	Ended 31	May	2010	

~	<		Attr	butable to Equity Ho	olders of the Parent	i ———	\longrightarrow			
	~			Non - distrib	outable	\longrightarrow	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 1 June 2009	61,000	13,935	(4,750)	1,549	(525)	864	89,704	161,777	1,156	162,933
Realisation of revaluation reserves	-		-	(39)	-	-	39	-	-	-
Foreign exchange difference	-	-	-	-	(423)	-	-	(423)	-	(423)
Profit for the period	-	-	-	-	-	-	6,831	6,831	111	6,942
Total recognised income and expense for the period	-	-	-	(39)	(423)	-	6,870	6,409	111	6,519
First & final dividends	-	-	-	-	-		(3,462)	(3,462)	-	(3,462)
Purchase of treasury shares	-	-	(60)	-	-	-	-	(60)	-	(60)
Additional investment in subsidiary (Note A13)	-	-	-	-	-	-	-	-	(1,316)	(1,316)
Investment in subsidiary (Note A13)	-	-	-	-	-	-	-	-	64	64
At 31 May 2010	61,000	13,935	(4,810)	1,510	(948)	864	93,112	164,663	15	164,678

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For The Twelve Months Ended 31 May 2009

	<	Attributable to Equity Holders of the Parent > Image: Construction of the Parent > Image: Construct								
	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 1 June 2008	61,000	13,935	(4,303)	1,588	(481)	864	82,483	155,086	1,065	156,151
Realisation of revaluation reserves	-		-	(39)	-	-	39	-	-	-
Foreign exchange difference	-	-	-	-	(44)	-	-	(44)	-	(44)
Profit for the period	-	-	-	-	-	-	10,648	10,648	91	10,739
Total recognised income and expense for the period	-	-	-	(39)	(44)	-	10,687	10,604	91	10,695
First & Final dividends	-	-	-	-	-	-	(3,466)	(3,466)	-	(3,466)
Purchase of treasury shares	-	-	(447)	-	-	-	-	(447)	-	(447)
At 31 May 2009	61,000	13,935	(4,750)	1,549	(525)	864	89,704	161,777	1,156	162,933

(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 (Incorporated in Malaysia)

Condensed Consolidated Income Statement

(The figures have not been audited)

	Individual Quarter 3 Months Ended 31 May		Cumulative 12 Months 31 M	s Ended
	2010 RM'000	2009 RM'000	2010 RM'000	2009 RM'000
Revenue	93,110	82,462	413,776	368,050
Other operating income	110	236	1,507	2,119
Operating expenses	(93,046)	(84,122)	(402,462)	(357,607)
Profit from operations	174	(1,424)	12,821	12,562
Finance income	173	387	564	1,062
Finance cost	(115)	(208)	(435)	(586)
Share of loss of an associate	(793)	186	(922)	(228)
Profit before taxation	(560)	(1,059)	12,028	12,810
Income tax	(2,157)	1,532	(5,086)	(2,071)
Profit after taxation	(2,717)	473	6,942	10,739
Attributable to: Equity holders of the parent Minority interest	(2,708) (9) (2,717)	705 (232) 473	6,831 111 6,942	10,648 91 10,739
Earnings per share attributable to equity holders of the parent				
Basic (based on ordinary share - sen)	(4.69)	1.22	11.84	18.40
Fully diluted (based on ordinary share - sen)	(4.69)	1.22	11.84	18.40

* The effect on the basic earnings per share for the individual and cumulative quarters ended 31 May 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) INTERIM REPORT FOR THE TWELVE-MONTHS PERIOD ENDED 31 MAY 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 improve and remain profitable for financial year 2011.

As for our manufacturing arm, Qdos Group is expected to remain profitable for the financial year 2011.

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. On 31 May 2010, in accordance with the Group's accounting policy, a revaluation of a manufacturing subsidiary's land and buildings has been carried out. This has resulted in a surplus of approximately RM72,000 which has not been incorporated into the financial statement as the amount is immaterial.

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 was no share buy-back for the Company during the quarter. A total number of 3,297,500 shares are held as treasury shares as at 31 May 2010.

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.

The Board has recommended a first and final dividend of 8% less 25% income tax in respect of the financial year ended 31 May 2010.

A10. Segmental Information

	12 months ended 31.5.2010 (RM'000)
Segment Revenue	
Retail	308,101
Manufacturing	99,943
Property investment and development	5,716
Money lending	16
Group revenue	413,776

	12 months ended 31.5.2010 (RM'000)
Segment Results	
Retail	5,152
Manufacturing	5,445
Property investment and development	2,211
Money lending	13
Profit from operations	12,821
Finance income	564
Finance cost	(435)
Share of loss of associate	(922)
Taxation	(5,086)
Profit after tax	6,942

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 valuation of properties has been brought forward without amendments from the annual financial statements for the year ended 31 May 2009. On 31 May 2010, in accordance with the Group's accounting policy, a revaluation of a manufacturing subsidiary's land and buildings has been carried out. This has resulted in a surplus of approximately RM72,000 which has not been incorporated into the financial statement as the amount is immaterial.

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.

A14. Changes in Contingent Liabilities

As at the period ended 31 May 2010, the Company has given corporate guarantees amounting to RM13,601,735 to secure banking facilities granted to a subsidiary.

A15. Capital Commitments

The Group's capital commitments as at 29 July 2010 are as follow:

	RM'000
Approved and contracted for:	
Buildings	2,681
Total	2,681

A16. Authorisation for Issue

On 29 July 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 RM93.110 million as compared to RM82.462 million for the preceding year corresponding quarter ended 31 May 2009, recording an increase of 12.91%

The Group's loss before tax for the same period was RM0.560 million as compared with the loss before tax of RM1.059 million previously. The decrease in the overall Group's losses before tax was mainly due to overall improved performance 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 31 May 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 31 May 2010 was RM93.110 million as compared to RM128.926 million for the preceding quarter ended 28 February 2010, a decrease of 27.78%

The Group's loss before tax for the current quarter was RM0.560 million as compared with profit before tax of RM6.014 million recorded in the preceding quarter. The decrease in the Group's revenue and profitability was mainly due to overall lower consumers spending, as the two major festivals, i.e. Chinese New Year and Christmas, were celebrated in the preceding quarter ended 28 February 2010.

B3. Commentary on Prospects

It is likely consumers will experience price increases and will be impacted by the withdrawal of public subsidies for a certain goods of services and this impact consumers spending across the economy.

Nevertheless, the Group will continue to implement aggressive promotional events and remain focus on achieving lower operational costs, so that it will continue to remain profitable for the next financial year.

B4. Variance from Profit Forecast and Profit Guarantee

This is not applicable to the Group.

B5. Taxation

Taxation comprises:-

	Individua	al Quarter	Cumulative Quarter		
	Current Preceding		Current	Preceding	
	RM'000	RM'000	RM'000	RM'000	
Tax expense for the year	1,144	(1,502)	4,109	2,176	
Deferred taxation	326	124	290	49	
(Over) / Under provision:					
Income Tax	(120)	(161)	(120)	(161)	
Deferred Tax	807	7	807	7	
Total	2,157	(1,532)	5,086	2,071	

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:-

	RM
Total investment at cost	10,302
Total investment at carrying value/book value (after provision for diminution in value)	3,197
Total market value of quoted investments at end of the quarter	2,058

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 RM28,999,837 and
 - a corporate guarantee by the Company.

(b) Short term borrowings

	RM
Term loan due within 12 months	837,994
Bank Overdraft	5,212,552
Banker Acceptance	3,349,601
	9,400,147
(c) Long term borrowings	
	RM
Term loan	4,201,587

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

B11. Derivatives

The Group has no outstanding derivatives as at 31 May 2010.

B12. Off Balance Sheet Financial Instruments

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

B13. 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

B14. 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.

The Board has recommended a first and final dividend of 8% less 25% income tax in respect of the financial year ended 31 May 2010.

B15. 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:

	Current Quarter ended 31.5.2010	Preceding Quarter ended 31.5.2009	Current Cumulative Quarter ended 31.5.2010	Preceding Cumulative Quarter ended 31.3.2009
(Loss)/Profit attributable to ordinary equity holders of the parent for the financial period (RM'000)	(2,708)	705	6,831	10,648
Weighted number of ordinary shares in issue ('000)				
- Basic	57,703	57,753	57,711	57,881
- Diluted	57,703	57,753	57,711	57,881
Basic earnings per				
share (sen)	(4.69)	1.22	11.84	18.40
Diluted earnings per				
share (sen) *	(4.69)	1.22	11.84	18.40

* The effect on the basic earnings per share for the individual and cumulative quarters ended 31 May 2010 arising from the assumed conversion of the Employees Share Options Scheme ("ESOS") is antidilutive. Accordingly, the diluted earnings per share is presented as equals to basic earnings per share.

B16. 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 July 2010.