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

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(The figures have not been audited)

	Individual Quarter 3 Months Ended 30 Nov		Cumulative 6 Months 30 N	Ended
	2014 RM'000	2013 RM'000	2014 RM'000	2013 RM'000
Revenue	90,365	84,220	188,489	176,339
Other operating income	1,504	425	2,465	2,636
Total operating expenses	(86,851)	(81,878)	(182,234)	(171,166)
Profit from operations	5,018	2,767	8,720	7,809
Finance income	74	40	135	80
Finance cost	(241)	(204)	(525)	(422)
Share of profit / (loss) in a joint venture	28	29	(131)	27
Profit before taxation	4,879	2,632	8,199	7,494
Income tax	(1,521)	594	(2,559)	(901)
Profit for the period	3,358	3,226	5,640	6,593
Other comprehensive income:				
Foreign exchange difference	632	(24)	141	
Total comprehensive income for the period	3,990	3,202	5,781	6,593
TD 694 6 41				
Profit for the period attributable to: Owner of the parent	3,355	3,229	5,637	6,597
Non-controlling interests	3,333	(3)	3,037	(4)
Ton controlling interests	3,358	3,226	5,640	6,593
Total comprehensive income attributable to:				
Owner of the parent	3,987	3,205	5,778	6,597
Non-controlling interests	3	(3)	3	(4)
	3,990	3,202	5,781	6,593
Earnings per share attributable to owners of the parent (sen per share)				
Basic	5.85	5.63	9.84	11.51
Fully diluted	5.85	5.63	9.84	11.51

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 May 2014 and the accompany explanatory notes attached to the interim financial statements)

SUIWAH CORPORATION BHD.

COMPANY NO: 253837 H

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

(The figures have not been audited)

	As At End of Current Quarter 30 Nov 2014 (Unaudited) RM'000	As At Preceding Financial Year End 31 May 2014 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	131,474	131,663
Land use rights	-	41
Intangible asset	6,359	6,532
Investment in a joint venture	18,472	12,068
Investment in securities Goodwill on consolidation	3	3
Goodwill on consolidation	4,665 160,973	4,665 154,972
	100,973	134,372
Current assets		
Inventory property	23,590	23,526
Inventories	34,200	33,736
Trade receivables	24,003	17,756
Other receivables	4,411	8,616
Loan receivables	6	84
Short term investment	30,416	24,309
Cash and bank balances	19,922	27,845
	136,548	135,872
TOTAL ASSETS	297,521	290,844
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	(5,388)	(5,374)
Other reserves	(2,771)	(2,912)
Retained earnings	135,385	133,187
	202,161	199,835
Minority interest	879	876
Total equity	203,040	200,711
Non-current liabilities		
Long term loan	10,494	11,370
Deferred capital grant	90	115
Trade and other payables	6,299	6,299
Deferred tax liabilities	1,814	1,703
	18,697	19,487
Current liabilities		
Short term borrowings	5,587	6,659
Trade payables	53,000	49,046
Other payables	11,093	12,408
Deferred revenue	1,876	1,713
Deferred capital grant	50	50
Taxation	739	771
Proposed dividends	3,439	
	75,784	70,646
Total liabilities	94,481	90,133
TOTAL EQUITY AND LIABILITIES	297,521	290,844
Net assets per share attributable to equity holders		
of the parent (RM)	3.53	3.49
	-	-

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Report for the financial year ended 31 May 2014 and the accompanying explanatory 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 Six Months Ended 30 Nov 2014

	<	← Attributable to equity holders of the Company → Non-distributable → Distributable						
	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Other Reserves RM'000	Retained Earnings RM'000	Total RM'000	Non Controlling Interest RM'000	Total Equity RM'000
Opening balance at 1 June 2013	61,000	13,935	(5,374)	(2,912)	133,187	199,835	876	200,711
Total comprehensive income		=		141 141	5,637 5,637	5,778 5,778	3	5,781 5,781
Transaction with owners: Purchase of treasury shares First and final dividend Closing balance at 30 Nov 2014	61,000	13,935	(14)	(2,771)	(3,439)	(14) (3,439) 202,161	- - - 879	(14) (3,439) 203,040

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For The Six Months Ended 30 Nov 2013

	Attributable to equity holders of the Company —							
	Share Capital RM'000	Share Premium RM'000	Non-distributable — Treasury Shares RM'000	Other Reserves RM'000	Retained Earnings RM'000	Total RM'000	Non Controlling Interest RM'000	Total Equity RM'000
Opening balance at 1 June 2013	61,000	13,935	(5,347)	(2,875)	118,863	185,576	807	186,383
Total comprehensive income	<u>-</u>	<u>-</u>	= -	=	6,597 6,597	6,597 6,597	(4)	6,593 6,593
Transaction with owners: Purchase of treasury shares First and final dividend	- -	- - -	(22)	- -	(3,439)	(22) (3,439)	- -	(22) (3,439)
Closing balance at 30 Nov 2013	61,000	13,935	(5,369)	(2,875)	122,021	188,712	803	189,515

(The Condensed Consolidated Statement of Changes in Equity should be read in conjuction with the Audited Financial Statements for the year ended 31 May 2014 and the explanatory notes attached to the interim financial statements)

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

	6 Months Ended 30 Nov 2014 RM' 000	6 Months Ended 30 Nov 2013 RM' 000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	8,199	7,494
Adjustments for:		
Amortisation of deferred income	(25)	(25)
Amortisation of land use rights	41	108
Amortisation of intangible assets	173	-
Depreciation of property, plant and equipment	4,062	4,673
Gain on disposal of property, plant & equipment	-	(10)
Interest expense	525	422
Interest income	(135)	(80)
Provision for doubtful debts	3	422
Property, plant and equipment written off	1	(20)
Share of loss / (profit) in a joint venture	131	(28)
Operating profit before working capital changes Increase in inventory property	12,975	12,976
Increase in inventory property Increase in receivables	(64) (5,930)	(154) (3,511)
Increase in inventories	(464)	(413)
Increase in payables	2,639	16,988
Increase in deferred revenue	163	122
Cash generated from operations	9,319	26.008
Interest paid	(525)	(422)
Interest received	135	80
Tax refund	3,963	-
Tax paid	(2,481)	(637)
Net cash generated from operating activities	10,411	25,029
CASH FLOWS FROM INVESTING ACTIVITIES		
Increase in short term investment	(6,107)	(709)
Proceeds from disposal of property, plant and equipment	-	10
Purchase of property, plant and equipment	(3,874)	(22,638)
Increase in investment in joint venture	(6,419)	
Net cash used in investing activities	(16,400)	(23,337)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of bank term loan	(1,853)	(462)
Purchase of treasury shares	(14)	(22)
Net changes in bankers' acceptance	(1,594)	1,005
Net cash used in financing activities	(3,461)	521
NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS	(9,450)	2,213
EFFECTS OF EXCHANGE RATE CHANGES	26	(8)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	27,845	23,058
CASH AND CASH EQUIVALENTS AT END OF PERIOD	18,421	25,263
Cash and cash equivalents comprise:		
Cash and bank balances	18,688	32,268
Deposit with licensed banks	1,234	505
Overdraft	(1,501)	(7,510)
-	18,421	25,263

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Statements for the year ended 31 May 2014 and the accompanying explanatory notes attached to the interim financial statements)

SUIWAH CORPORATION BHD. (Company No: 253837 H) INTERIM REPORT FOR THE SIX-MONTHS PERIOD ENDED 30 NOVEMBER 2014 NOTES TO INTERIM FINANCIAL REPORT PART A – EXPLANATORY NOTES PURSUANT TO MFRS134

A1. Basis of preparation

These condensed consolidated interim financial statements, for the period ended 30 Nov 2014 are unaudited, have been prepared in accordance with Malaysian Financial Reporting Standards("MFRS") 134: *Interim Financial Reporting* and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. These condensed consolidated interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 May 2014. The explanatory notes attached to these condensed consolidated 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 year ended 31 May 2014.

A2. Significant accounting policies

The significant accounting policies adopted in preparing these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the year ended 31 May 2014 except for the adoption of the following new MFRSs and Interpretations, and amendments to certain MFRSs and Interpretations with effect from 1June 2014:.

Amendments to MFRS 10, MFRS 12 ND MFRS 127 Investment Entities
Amendments to MFRS 132 Offsetting Financial Assets and Financial Liabilities
Amendments to MFRS 136 Recoverable Amount Disclosures for Non Financial Assets
Amendments to MFRS 139 Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21 Levies

The adoption of the above MFRs and amendments to MFRs did not have material impact on the financial statements upon the initial application on 1 June 2014.

At the date of authorisation of these interim financial reports, the following MFRSs, amendments to MFRSs, and IC interpretation were issued but not yet effective and have not been applied by the Group:

MFRSs, Amendments to MFRSs and IC Interpretations	Effective for annual periods beginning on or after
Amendments to MFRS 119: Defined Benefit Plans: Employee Contributions	1 July 2014
Annual Improvements to MFRSs 2010–2012 Cycle	1 July 2014
Annual Improvements to MFRSs 2011–2013 Cycle	1 July 2014
Annual Improvements to MFRSs 2012- 2014 Cycle	1 January 2016
Amendments to MFRS 11: Accounting for Acquisition Interest in Joint Operations	1 January 2016
Amendments to MFRS 116 and MFRS 138: Clarification of Acceptable Methods of Depreciation and Amortisation	1 January 2016
Amendments to MFRS 116 and MFRS 141: Agriculture: Bearer Plants	1 January 2016
MFRS 14: Regulatory Deferral Account	1 January 2016
Amendments to MFRS 127: Equity Method In Separate Financial Statements	1 January 2016
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets Between an Investor and its Associate or Joint Venture	1 January 2016
MFRS 15: Revenue from Contracts with Customers	1 January 2017

The directors expect that the adoption of the above standards and interpretations will have no material impact on the financial statements in the period of initial application, other than for MFRS 15 Revenue from Contracts with Customers and MFRS 9 Financial Instruments. The Group is still in the process of assessing the impact of MFRS 15 and MFRS 9.

A3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report of the annual financial statements for the financial year ended 31 May 2014 was not subject to any qualification.

A4. Comments About Seasonal or Cyclical Factors

Retail sales are anticipated to improve in the next quarter in view of the coming year end festivities and holiday seasons.

Manufacturing arm, Qdos Group is expected to remain profitable for financial year 2015.

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 2014.

A8. Debt and Equity Securities

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

A9. Dividends Paid

The first and final single tier dividend in respect of financial year ended 31 May 2014, of 6% on 57,314,448 ordinary shares amounting to total dividend payable of RM3,438,867 (6.00 sen per share) has been approved by the shareholders at the Company's Annual General Meeting held on 17 Nov 2014 and has been subsequently paid on 18 Dec 2014.

A10. Segmental Information

	Individual (Quarter	Cumulative Q	uarter
	Current	Preceding	Current	Preceding
	RM'000	RM'000	RM'000	RM'000
Segment Revenue				
Retail	70,268	66,694	152,288	140,437
Manufacturing	18,177	16,981	33,188	34,380
Property investment and development	1,920	545	3,013	1,522
Group revenue	90,365	84,220	188,489	176,339
Segment Results				
Retail	570	950	2,150	2,128
Manufacturing	3,054	1,779	4,353	5,354
Property investment and development	1,245	(99)	1,869	37
Trading	(18)	(27)	(42)	(52)
Share of profit /(loss) in a joint venture	28	29	(131)	27
Group profit before tax	4,879	2,632	8,199	7,494
Taxation	(1,521)	594	(2,559)	(901)
Group profit after tax	3,358	3,226	5,640	6,593

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.

Further analysis of the segments performance is disclosed in notes B1.

A11. Related Party Transactions

During the current quarter under review and up to the date of this announcement, the Group did not enter into any related party transactions or recurrent related party transactions of a revenue or trading nature that has not been included or exceeded the estimated value by 10% or more which had been mandated by the shareholders during the Annual General Meeting held on 17 Nov 2014.

A12. Subsequent Material Events

On 15 Dec 2014, a subsidiary, Crimson Omega Sdn Bhd, accepted the letter of offer from United Overseas Bank (Malaysia) Bhd, for banking facilities amounting to RM365.00 million. Such banking facilities will be used to finance the mixed development project, to be erected on a piece of development land held under Hakmilik GRN 63724, Lot 7703, Mukim 13, Daerah Timur Laut, Penang.

A13. Changes in the Composition of the Group

There were no changes to the composition of the Group for the quarter under review.

A14. Changes in Contingent Liabilities

As at the period ended 30 Nov 2014, the Company has given corporate guarantees amounting to RM16,082,095 to secure banking facilities granted to its subsidiaries.

A15. Capital Commitments

The Group's capital commitments as at 28 Jan 2015 are as follow:

	RM'000
Approved and contracted for:	
Property, plant & equipment	5,642
Total	5,642

SUIWAH CORPORATION BHD. (Company No: 253837 H)

PART B: EXPLANATORY NOTES PURSUANT TO BURSA MALAYSIA LISTING REQUIREMENTS: CHAPTER 9, APPENDIX 9B, PART A

B1. Review of Performance of the Group

Quarter Results:

For the current quarter ended 30 Nov 2014, the Group recorded total revenue of RM90.365 million, an increase of 7.30% from RM84.220 million recorded in the preceding year corresponding quarter ended 30 Nov 2013. The Group profit before tax for the period under review was RM4.879 million as compared with the profit before tax of RM2.632 million previously, an increase of 85.37%. The substantial increase in the Group's profit before tax was mainly due to:

Property investment and development segment continued to perform well during the quarter, with 252.29% increase in revenue to RM1.920 million over the previous year corresponding quarter. Profit before tax increase to RM1.245 million from loss of RM99K recorded in the preceding corresponding quarter ended 30 Nov 2013, mainly due to additional sales of 3 units of semidetached houses for Taman Jawi Ria, higher rental income received and lower operating cost incurred from its property investment arm.

Manufacturing segment experienced an increase in revenue of 7.04% from RM16.981 million to RM18.177 million. Profit before tax for the period under review was RM3.054 million as compared to profit before tax of RM1.779 million previously, an increase of 71.67%. The improved financial performance for manufacturing segment was contributed by increase in customer order, additional of a few new product lines and improved operational efficiency during the reporting quarter.

Retail business segment registered a 5.36% growth in revenue to RM70.268 million as compared to the preceding year corresponding quarter, mainly attributed to the contributions from new retail outlet in Bertam, Penang. Profit before tax for the current quarter decrease by 40% as compared previously, as a result of higher operating cost incurred during the reporting period.

Financial Year-To-Date Results

The Group's revenue for the 6 months period ended 30 Nov 2014, amounting RM188.489 million, was 6.89% higher than the previous year corresponding period ended 30 Nov 2013. Profit before tax for the 6 months period ended 30 Nov 2014 was RM8.199 million as compared with the profit before tax of RM7.494 million previously, an increase of 9.41%.

Total revenue registered by the retail business segment for financial year to date increased by 8.44% to RM152.288 million compared to RM140.437 million recorded in the preceding year corresponding period. The increase in revenue was mainly due to contributions from new retail outlet. However, profit before tax recorded a lower rate of growth, i.e. 1.03%. Operating costs associated with the new retail outlet and from existing stores have been rising over the years. The impact from such increases has seen impacted profit before tax for this business segment.

Property investment and development registered a much better year to date financial performance, with 97.96% increase in revenue. Profit before tax increased significantly from RM37K to RM1.869 million, attributed by sales of 3 units of semidetached houses and 1 unit of terrace house for Taman Jawi Ria, lower operating cost and increase in rental income received from its property investment arm.

Manufacturing segment recorded a marginal decrease in sales, a decline of 3.47% as compared previously. Profit before tax decrease by 18.70%, impacted by reduced in customer order and higher operating overheads, such as staff cost, traveling expenses, amortization of license fee and fair value adjustment of finance cost.

Other than the above mentioned 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 2014 and the date of this report.

B2. Material Changes in the Quarterly Profit before Taxation

The Group's profit before tax for the current quarter was RM4.879 million, as compared with profit before tax of RM3.320 million recorded in the preceding quarter, an increase of 46.96%. The increase in profitability during the reporting period was attributable to a combination of the following business segments.

Retail - decrease by 63.92%, from RM1.580 million to RM570K, resulted from softer retail market and lower consumer spending during the reporting period, following the absence of the festive seasons in the current quarter.

Manufacturing – recorded a higher profit before tax of RM3.054 million as compared to RM1.299 million recorded in the preceding quarter, attributable from the additional of a few new product lines during the quarter.

Property investment and development – recorded a higher profit before tax of RM1.245 million compared to RM624K, an increase by 99.52% contributed by the sales of three units of semidetached houses during the quarter.

B3. Commentary on Prospects

The recent crash in oil prices and the volatility of ringgit have drastically changed the outlook for Malaysia 2015 economic growth forecast.

Volatile input costs continue to challenge retailers. To help combat the uncertainties, the Group will embark into implementing customer-centric pricing strategies, focusing mainly at customer segmentation, measuring customer value, capturing the value created by pricing and continual reassessment of the product's perceived value in the relevant market.

On contrary, manufacturing arm foresee strong growth for financial year 2015, due to few major projects the Group undertaken to develop over the last two years were commercialized recently.

Despite all the above, the Group remains confident that the strategies adopted in relation to pricing, merchandising and network expansion will surely put the various segments of the Group's businesses on a more robust position in the time ahead.

B4. Variance from Profit Forecast and Profit Guarantee

This is not applicable to the Group.

B5. Taxation

Taxation comprises:-

	Individual	Quarter	Cumulative (Quarter
	Current	Preceding	Current	Preceding
	RM'000	RM'000	RM'000	RM'000
Tax expense for the year	1,562	753	2,710	2,253
Deferred taxation	(41)	(26)	(151)	(31)
Over provision in prior years	-	(1,321)	-	(1,321)
·	1,521	(594)	2,559	901

B6. Status of Corporate Proposals

There were no changes to the composition of the Group for the quarter under review.

B7. Group Borrowings

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

- (a) Secured by way of:
 - Fixed charged over a freehold land and building with a net book values of RM37,310,810
 - a corporate guarantee by the Company

(b)	Short term	borrowings
-----	------------	------------

Term loan	5,587,675
(c) Long term borrowings	RM
Term loan	10,494,420

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

B8. Financial Instruments

(a) Contract value and fair value of derivatives as at 30 Nov 2014

The Group has no outstanding derivatives financial instruments as at 30 Nov 2014.

(b) Gain/(losses) arising from fair value changes of financial liabilities

The gain/(loss) arising from fair value changes of financial liabilities had no significant impact on the financial position and results of the Group for the current quarter ended 30 Nov 2014.

There is no change in the significant policy for mitigating or controlling the interest rate risk, credit risk, liquidity risk and foreign currency risk for the Group nor the related accounting policies except for those changes which have been disclosed under Note A2 Changes in Accounting Policies of this quarterly report. Other related information associated with the financial instruments are consistent with the disclosures in the audited financial statements for the financial year ended 31 May 2014.

B9. 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

B10. Dividend

The first and final single tier dividend in respect of financial year ended 31 May 2014, of 6% on 57,314,448 ordinary shares amounting to total dividend payable of RM3,438,867 (6.00 sen per share) has been approved by the shareholders at the Company's Annual General Meeting held on 17 Nov 2014 and has been subsequently paid on 18 Dec 2014.

B11. 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 Cumulative	Preceding Cumulative
	Current Quarter ended	Preceding Quarter	Quarter ended	Quarter ended
	30 .11.2014	ended 30.112013	30.11.2014	30.11.2013
Profit attributable to				
ordinary owner of the				
parent for the financial	3,355	3,229	5,637	6,597
period (RM'000)				
Weighted number of				
ordinary shares in issue				
(000)				
- Basic	57,314	57,322	57,314	57,322
- Diluted	57,314	57,322	57,314	57,322
Basic earnings per share				
(sen)	5.85	5.63	9.84	11.51
Diluted earnings per share				
(sen)	5.85	5.63	9.84	11.51

B12. Disclosure of Realised and Unrealised Profit / Losses

	Current financial period ended 30 Nov 2014 (RM'000)	As at preceding financial period ended 31 May 2014 (RM'000)
Total retained profits of the		
Group:		
- Realised	160,699	155,990
- Unrealised	(1,198)	(18)
	159,501	155,972
Less : Consolidation adjustments	(24,116)	(22,785)
Total Group retained profits	135,385	133,187

B13. Authorisation for Issue

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the directors on 28 Jan 2015.