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 31 May		Cumulative Quarter 12 Months Ended 31 May	
	2016 RM'000	2015 RM'000	2016 RM'000	2015 RM'000
Revenue	87,453	89,074	375,835	399,036
Other operating income	1,743	(1,043)	3,851	2,499
Total operating expenses	(83,822)	(86,271)	(366,473)	(385,209)
Profit from operations	5,375	1,760	13,214	16,326
Finance income	128	889	392	1,106
Finance cost	(282)	(278)	(1,150)	(1,073)
Share of profit / (loss) in a jointly controlled entity	15	42	109	(81)
Profit before taxation	5,236	2,413	12,565	16,278
Income tax	(1,999)	(2,327)	(4,807)	(6,143)
Profit for the period	3,237	86	7,757	10,135
Other comprehensive income:				
Foreign exchange difference	1,425	655	729	825
Total comprehensive income for the period	4,662	741	8,487	10,960
Profit for the period attributable to:				
Equity holders of the Company	3,264	87	7,764	10,127
Non-controlling interests	(28)	(1)	(7)	8
<u>-</u>	3,237	86	7,757	10,135
Total comprehensive income attributable to:				
Equity holders of the Company	4,690	742	8,494	10,952
Non-controlling interests	(28)	(1)	(7)	8
	4,662	741	8,487	10,960
Earnings per share attributable to owners of the parent (sen per share)				
Basic	5.70	0.15	13.56	17.67
Fully diluted	5.70	0.15	13.56	17.67

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 May 2015 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 31 May 2016 (Unaudited) RM'000	As At Preceding Financial Year End 31 May 2015 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	146,545	140,589
Inventory property	6,888	6,866
Intangible asset	6,578	6,187
Investment in a joint venture Investment in securities	12,822	12,713
Goodwill on consolidation	4,665	4,665
Long term prepayment	500	500
	178,001	171,522
Current assets		
Inventory property	18,137	16,951
Inventories	36,911	37,206
Trade receivables	21,122	29,110
Other receivables Loan receivables	20,012	12,741
Derivative receivables	105	_
Short term investment	8,993	16,292
Cash and bank balances	26,430	25,490
	131,712	137,791
TOTAL ASSETS	309,713	309,313
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	(5,550)	(5,403)
Other reserves	(1,358)	(2,088)
Retained earnings	144,202 212,229	139,875 207,319
Minority interest	255	884
Total equity	212,484	208,204
Non-current liabilities		
Long term loan	9,280	10,104
Deferred capital grant	2,925	65
Trade and other payables	5,651	6,881
Deferred tax liabilities	2,028 19,884	1,519 18,569
Current liabilities		
Short term borrowings	6,078	5,926
Trade payables	52,188	59,138
Other payables	16,417	13,933
Derivative liabilities	-	220
Deferred revenue	1,771	1,923
Deferred capital grant	419	50
Tax payable	77,345	1,349 82,541
Total liabilities	97,229	101,109
TOTAL EQUITY AND LIABILITIES	309,713	309,313
	302,1.13	507,515
Net assets per share attributable to equity holders of the parent (RM)	3.71	3.62
(The Condensed Consolidated Statement of Financial Position	should be read in conjunction	-

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Report for the financial year ended 31 May 2015 and the accompanying explanatory notes attached to the interim financial statements)

	12 Months Ended 31 May 2016 RM' 000	12 Months Ended 31 May 2015 RM' 000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	12,565	16,278
Adjustments for:		
Amortisation of deferred income	(323)	(50) 41
Amortisation of land use rights Amortisation of intangible assets	392	345
Bad debts recovered	(69)	-
Bad debts wirtten off	88	116
Depreciation of property, plant and equipment	7,408	8,293
Gain on disposal of property, plant & equipment	(4)	-
Interest expense	1,150	1,073
Interest income	(392)	(1,106)
Inventories written down	(1,348) (105)	220
Net fair value (gain) / loss on derivatives Net gain on financial assest at fair value through profit or loss	(103)	(5)
Reversal of inventories written down	- -	(331)
Provision for doubtful debts	14	-
Unrealised foreign exchange (gains) / losses	(379)	1,702
Allowance for impairment of doubtful debts	-	56
Property, plant and equipment written off	3	2
Share of (profit) / losses in a joint venture	(109)	81
Operating profit before working capital changes	18,891	26,715
Increase in inventory property Increase in prepayment	(1,186)	(291) (500)
Decrease / (Increase) in receivables	684	(20,613)
Decrease / (Increase) in inventories	1,643	(3,139)
(Decrease) / Increase in payables	(5,696)	12,200
(Decrease) / Increase in deferred revenue	(152)	211
Cash generated from operations	14,184	14,583
Interest paid	(1,150)	(1,073)
Interest received	392	1,106
Tax paid Net cash generated from operating activities	(5,177) 8,249	(2,405)
	8,249	12,211
CASH FLOWS FROM INVESTING ACTIVITIES	(622)	
Cash distribution to minority shareholder Decrease in short term investment	(622) 7,299	8,022
Increase in land held for development	(22)	8,022
Proceeds from disposal of property, plant and equipment	4	_
Purchase of property, plant and equipment	(13,367)	(17,220)
Net cash used in investing activities	(6,708)	(9,198)
		_
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividend paid	(3,438)	(3,439)
Repayment of bank term loan	(778)	(2,230)
Purchase of treasury shares Net changes in bankers' acceptance	(147) 2,997	(29) (4,921)
NCIA facilitation fund received	600	(4,921)
MIDA matching grant received	3,146	_
Net cash used in financing activities	2,380	(10,619)
NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS	3,921	(7,606)
EFFECTS OF EXCHANGE RATE CHANGES	(90)	(7,606)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	20,338	27,845
CASH AND CASH EQUIVALENTS AT END OF PERIOD	24,169	20,338
Cash and cash equivalents comprise:		
Cash and bank balances	25,562	24,959
Deposit with licensed banks	868	531
Overdraft	(2,261)	(5,152)
	24,169	20,338

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Statements for the year ended 31 May 2015 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 Months Ended 31 May 2016

	← 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 2015	61,000	13,935	(5,403)	(2,088)	139,875	207,319	884	208,204
Total comprehensive income	-	-	-	729	7,764	8,494	(7)	8,487
	-	-	-	729	7,764	8,494	(7)	8,487
Transaction with owners:								
Purchase of treasury shares	-	-	(147)	-	-	(147)	-	(147)
Cash distribution to minority shareholder	-	-	-	-	-	-	(622)	(622)
First and final dividend	-	-	-	-	(3,438)	(3,438)	-	(3,438)
Closing balance at 31 May 2016	61,000	13,935	(5,550)	(1,358)	144,202	212,229	255	212,484

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For The Twelve Months Ended 31 May 2015

	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 2014	61,000	13,935	(5,374)	(2,912)	133,187	199,836	876	200,712
Total comprehensive income		-	-	825 825	10,127 10,127	10,952 10,952	8	10,960 10,960
Transaction with owners: Purchase of treasury shares First and final dividend	- (1,000	-	(29)	(2.097)	(3,439)	(29) (3,439)	-	(29) (3,439)
Closing balance at 31 May 2015	61,000	13,935	(5,403)	(2,087)	139,875	207,320	884	208,204

(The Condensed Consolidated Statement of Changes in Equity should be read in conjuction with the Audited Financial Statements for the year ended 31 May 2015 and the 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 2016 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 31 May 2016 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 2015. 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 2015.

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 2015 except for the adoption of the following new MFRSs and Interpretations, and amendments to certain MFRSs and Interpretations with effect from 1June 2015:.

Amendments to MFRS 119: Defined Benefits Plans: Employee Contributions
Annual Improvements to MFRSs 2010 – 2012 Cycle
Annual Improvements to MFRSs 2011 – 2013 Cycle

The adoption of the above standards and interpretations did not have material impact on the financial statements upon the initial application on 1 June 2015.

The standards and interpretations are issued but not yet effective up to the date of issuance of these condensed consolidated interim financial statements are disclosed below. The Group and the Company intend to adopt these standards, if applicable, when they become effective.

MFRSs, Amendments to MFRSs and IC Interpretations	Effective for annual periods beginning on or after
Annual Improvements to MFRSs 2012- 2014 Cycle	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
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	Deferred
Amendments to MFRS 11: Accounting for Acquisitions of Interests in Joint Operations	1 January 2016
Amendments to MFRS 128: Equity method in separate financial statement	1 January 2016
Amendments to MFRS 101: Disclosure Initiative	1 January 2016
Amendments to MFRS 10, MFRS 12 and MFRS 128: Investment Entities: Applying the Consolidation Exception	1 January 2016
MFRS 14: Regulatory Deferral Account	1 January 2016
MFRS 9 Financial Instruments	1 January 2018
MFRS 15: Revenue from Contracts with Customers	1 January 2018
Amendments to MFRS 107: Disclosure Initiative	1 January 2017
Amendments to MFRS 112: Recognition of Deferred Tax Assets for Unrealised Losses	1 January 2017
MFRS 16: Leases	1 January 2019

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

 $The \ auditors'\ report\ of\ the\ annual\ financial\ statements\ for\ the\ financial\ year\ ended\ 31\ May\ 2015\ was\ not\ subject\ to\ any\ qualification.$

A4. Comments About Seasonal or Cyclical Factors

The business operations of retail segment generally performed better during major local festivals, school holidays and carnival sales.

Manufacturing arm, Qdos Group is expected to remain profitable for financial year 2017.

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 2015.

A8. Debt and Equity Securities

There were no share buy back during the quarter. A total number of 3,746,600 shares are held as treasury shares as at 31 May 2016.

A9. Dividends Paid

The first and final single tier dividend in respect of financial year ended 31 May 2015, of 6% of 57,294,648 ordinary shares amounting to total dividend payable of RM3,437,679 (6.00 sen per share) has been approved by the shareholders at the Company's Annual General Meeting held on 26 Nov 2015 and has been subsequently paid on 16 Dec 2015.

The Board has recommended a final single tier dividend in respect of the financial year ended 31 May 2016, of 3.5% per ordinary shares.

A10. Segmental Information

	Individual Quarter		Cumulative Qu	arter
	Current	Preceding	Current	Preceding
	RM'000	RM'000	RM'000	RM'000
Segment Revenue				
Retail	65,852	64,284	291,962	314,399
Manufacturing	20,706	20,631	80,237	75,868
Property investment and development	792	4,052	3,253	8,289
Trading	103	107	383	480
Group revenue	87,453	89,074	375,835	399,036
Segment Results				
Retail	3,434	3,103	7,874	11,170
Manufacturing	1,713	(1,117)	4,598	4,536
Property investment and development	64	480	(110)	680
Trading	10	(95)	94	(27)
Share of profit /(loss) in a joint venture	15	42	109	(81)
Group profit before tax	5,236	2,413	12,565	16,278
Taxation	(1,999)	(2,327)	(4,807)	(6,143)
Group profit after tax	3,237	86	7,757	10,135

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 26 Nov 2015.

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

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 31 May 2016, the Company has given corporate guarantees amounting to RM15,358,228 to secure banking facilities granted to its subsidiaries.

A15. Capital Commitments

The Group's capital commitments as at 29 July 2016 are as follow:

	RM'000
Contracted but not provided for:	
Land & building	46,036
Approved and contracted for:	
Property, plant & equipment	524
Total	46,560

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 31 May 2016, the Group recorded total revenue of RM87.453 million, a decrease of 1.82% from RM89.074 million recorded in the preceding year corresponding quarter ended 31 May 2015. The Group profit before tax for the period under review was RM5.236 million as compared with profit before tax of RM2.413 million previously, an increase of 116.99%.

Manufacturing segment experienced a marginal increase in revenue from RM20.631 million to RM20.706 million. Profit before tax for the period under review was RM1.713 million as compared to loss before tax of RM1.117 million previously, arising from foreign exchange gain, both realized and unrealized and cost savings activities undertaken by the Group.

Retail business segment registered a marginal increase of 2.44% in revenue to RM65.852 million as compared to the preceding year corresponding quarter, arising from consumers spending gradually return to normal after public becomes more familiar with the Goods and Services Tax. Profit before tax for the current quarter increase by 10.67% as compared previously, arising from higher operating income and lower operating cost incurred during the reporting period.

Property investment and sales of property development units registered a decrease in revenue of 80.45%, from RM4.052 million to RM792K. Profit before tax for the reporting period was RM64K as compared to profit before tax of RM480K previously, as no sales were recorded from its property development division, as they are waiting for better buyer sentiment before completing the transaction.

Financial Year-To-Date Results:

The Group's revenue for the 12 months period ended 31 May 2016 amounting RM375.835 million, a decrease of 5.81% from RM399.036 million recorded in the preceding year corresponding period ended 31 May 2015. The Group profit before tax for the period under review was RM12.565 million, as compared with the profit before tax of RM16.278 million previously, a decrease of 22.81%.

The net decrease of 5.81% in the Group revenue is explained by an increase in manufacturing revenue of 5.76%, which was offset by a a decrease in retail revenue of 7.14% and 60.76% from property investment and development segment.

Higher demand from customers for certain product lines and commercialization of new flex project has caused manufacturing segment recorded a 5.76% increase in sales and 1.37% increase in profit before tax as compared previously.

Retail sector suffers when consumers' purchasing power shrinks. The economy and job security remained the top concerns of Malaysians consumers. This has resulted the retail business segment registered a decline of 7.14% in revenue to RM291.962 million and profit before tax decrease by 29.51% to RM7.874 million as compared to the preceding year corresponding quarter.

Property investment and sales of property development units registered a decrease in revenue of 60.76%, from RM8.289 million to RM3.253 million. Loss for the reporting period was RM110K as compared to profit before tax of RM680K recorded in the preceding corresponding period ended 31 May 2015, as no sales were recorded from its property development division, mainly waiting for better buyer sentiment before completing the transaction.

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 2016 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 RM5.236 million, as compared with profit before tax of RM2.150 million recorded in the preceding quarter, an increase of 143.53%.

Retail – increase by 118.03%, from RM1.575 million to RM3.434 million, resulted from improved margin, higher operating income and lower operating cost incurred during the current reporting period

Manufacturing – increase by 260.63%, from RM475K to RM1.713 million, arising from higher sales and foreign exchange gain incurred during the quarter.

Property investment and development – recorded profit before tax of RM64K compared to profit before tax of RM53K, mainly due lower operating cost incurred during the current reporting period.

B3. Commentary on Prospects

In light with Bank Negara Malaysia recent move in cutting the overnight policy rate by 25 basis points, consumers will be able to see a hike in their disposable income, due to the reduction in interest payments. This move is likely to result in consumers having more cash on hand to spend, which will likely spur the domestic demand, which will continue to be one of the main drivers of growth in retail sector.

Manufacturing division encountered strong sales demand in Q4 and continue to see increasing demand for new projects in next fiscal year. The development team has also started working with a few new customers from telecommunications and automotive segment.

Barring any unforeseen circumstances, the Group's business sentiments remain positive and expect to deliver a satisfactory performance for financial year 2017.

B4. Variance from Profit Forecast and Profit Guarantee

This is not applicable to the Group.

B5. Taxation

Taxation comprises:-

	Individual (Individual Quarter		uarter
	Current	Current Preceding		Preceding
	RM'000	RM'000	RM'000	RM'000
Tax expense for the year	1,228	2,046	4,088	6,022
Deferred tax	319	(45)	267	(205)
Under / (Over) provision in prior year				
Income tax	211	306	211	306
Deferred tax	241	20	241	20
Total	1,999	2,327	4,807	6,143

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 RM36,655,472
 - a corporate guarantee by the Company
- (b) Short term borrowings

Term loan	RM 6,077,903
(c) Long term borrowings	RM
Term loan	9,280,325

(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 31 May 2016

The Group has no outstanding derivatives financial instruments as at 31 May 2016.

(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 31 May 2016.

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 2015.

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 2015, of 6% of 57,294,648 ordinary shares amounting to total dividend payable of RM3,437,679 (6.00 sen per share) has been approved by the shareholders at the Company's Annual General Meeting held on 26 Nov 2015 and has been subsequently paid on 16 Dec 2015.

The Board has recommended a final single tier dividend in respect of the financial year ended 31 May 2016, of 3.5% per ordinary shares.

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 Quarter ended	Preceding Quarter	Current Cumulative Quarter ended	Preceding Cumulative Quarter ended
	31.5.2016	ended 31.5.2015	31.5.2016	31.5.2015
Profit attributable to				
equity holders of the	3,264	87	7,764	10,127
Company (RM'000)	·		·	·
Weighted number of				
ordinary shares in issue				
(,000)				
- Basic	57,254	57,309	57,254	57,309
- Diluted	57,254	57,309	57,254	57,309
Basic earnings per share				
(sen)	5.70	0.15	13.56	17.67
Diluted earnings per share				
(sen)	5.70	0.15	13.56	17.67

B12. Disclosure of Realised and Unrealised Profit / Losses

	Current financial period ended 31 May 2016 (RM'000)	As at preceding financial period ended 31 May 2015 (RM'000)
Total retained profits of the		·
Group:		
- Realised	169,670	163,888
- Unrealised	(1,358)	(1,596)
	168,312	162,292
Less : Consolidation adjustments	(24,110)	(22,417)
Total Group retained profits	144,202	139,875

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 29 July 2016.