

Keck Seng (Malaysia) Berhad (8157-D)
Interim Financial Report For The Second Quarter
Condensed Consolidated Statement of Financial Position
As at 30 June 2018

	AS AT END OF CURRENT QUARTER 30/6/18 (UNAUDITED) RM'000	AS AT PRECEDING FINANCIAL YEAR END 31/12/17 (RESTATED) RM'000	AS AT 1/1/17 (RESTATED) RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	635,912	644,805	674,151
Bearer plants	8,637	8,191	7,970
Land held for property development	254,785	247,817	244,665
Investment properties	127,133	124,259	125,949
Land use rights	17,512	17,660	17,956
Investment securities	621,651	593,247	377,659
Intangible assets	180	240	364
Deferred tax assets	3,697	4,847	3,283
	<u>1,669,507</u>	<u>1,641,066</u>	<u>1,451,997</u>
Current assets			
Property development costs	18,306	14,665	20,184
Biological assets	241	544	1,240
Inventories	112,498	131,248	186,355
Trade and other receivables	52,846	86,560	98,237
Other current assets	23,110	9,106	10,410
Tax recoverable	8,418	5,812	7,603
Derivatives	-	205	5,754
Cash and short term investments	936,071	1,034,938	1,083,460
	<u>1,151,490</u>	<u>1,283,078</u>	<u>1,413,243</u>
TOTAL ASSETS	<u>2,820,997</u>	<u>2,924,144</u>	<u>2,865,240</u>
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital	372,005	372,005	361,477
Reserves	304,484	445,974	276,185
Retained earnings	1,620,711	1,567,058	1,580,297
	<u>2,297,200</u>	<u>2,385,037</u>	<u>2,217,959</u>
Non-controlling interests	<u>151,165</u>	<u>141,430</u>	<u>143,836</u>
Total equity	<u>2,448,365</u>	<u>2,526,467</u>	<u>2,361,795</u>
Non-current liabilities			
Long term borrowings	213,141	219,663	-
Trade and other payables	5,235	7,357	11,556
Non-refundable deposits	1,133	1,204	1,347
Deferred tax liabilities	18,987	18,936	28,026
	<u>238,496</u>	<u>247,160</u>	<u>40,929</u>
Current liabilities			
Short term borrowings	15,398	31,329	293,031
Trade and other payables	93,031	118,303	139,435
Other current liabilities	1,307	369	328
Income tax payable	2,377	516	1,154
Dividend payable	21,558	-	-
Derivatives	465	-	28,568
	<u>134,136</u>	<u>150,517</u>	<u>462,516</u>
Total liabilities	<u>372,632</u>	<u>397,677</u>	<u>503,445</u>
TOTAL EQUITY AND LIABILITIES	<u>2,820,997</u>	<u>2,924,144</u>	<u>2,865,240</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction
with the Audited Financial Statements for the year ended 31 December 2017

Keck Seng (Malaysia) Berhad (8157-D)
Interim Financial Report For The Second Quarter
Condensed Consolidated Statement of Comprehensive Income
For The Financial Period Ended 30 June 2018

	← INDIVIDUAL QUARTER →		← CUMULATIVE QUARTER →	
	CURRENT YEAR QUARTER 30/06/18 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/17 RM'000 (Restated)	CURRENT YEAR TO DATE 30/06/18 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/17 RM'000 (Restated)
Revenue	232,165	286,601	472,269	593,590
Cost of sales	(178,054)	(238,935)	(373,954)	(501,994)
Gross profit	54,111	47,666	98,315	91,596
Other income	5,487	9,685	12,387	41,965
Distribution cost	(5,716)	(5,297)	(12,319)	(11,214)
Administrative cost	(26,291)	(22,379)	(49,993)	(47,115)
Other expenses	14,489	(26,147)	(24,946)	(54,472)
Finance cost	(2,020)	(1,875)	(3,828)	(3,649)
Profit before tax	40,060	1,653	19,616	17,111
Income tax expense	(7,118)	(1,317)	(6,832)	(5,623)
Profit net of tax	32,942	336	12,784	11,488
Other Comprehensive Income:				
Foreign currency translation	26,895	(12,418)	(7,066)	(18,201)
Net gain on disposal of quoted shares	1,126	-	6,298	-
Net (loss)/gain on financial assets classified as fair value through other comprehensive income:				
- Fair value changes	(28,541)	65,689	(71,523)	135,168
- Transfer of fair value reserve upon disposal	(1,011)	(1,575)	(6,190)	(1,582)
	(29,552)	64,114	(77,713)	133,586
Other comprehensive(loss)/ income for the period	(1,531)	51,696	(78,481)	115,385
Total comprehensive income/(loss) for the period	31,411	52,032	(65,697)	126,873
Profit attributable to:				
Owners of the parent	31,762	818	10,348	11,613
Non-controlling interests	1,180	(482)	2,436	(125)
	32,942	336	12,784	11,488
Total comprehensive income / (loss) attributable to:				
Owners of the parent	29,663	52,475	(66,114)	127,190
Non-controlling interests	1,748	(443)	417	(317)
	31,411	52,032	(65,697)	126,873
Earnings per share (sen) attributable to equity holders of the parent:				
Basic	8.84	0.23	2.88	3.23
Fully diluted	8.84	0.23	2.88	3.23

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2017

Keck Seng (Malaysia) Berhad (8157-D)
Interim Financial Report For The Second Quarter
Condensed Consolidated Statement of Changes in Equity
As at 30 June 2018

	< ----- Attributable to owners of the parent ----- >											
	< ----- Non-Distributable ----- >								< ----Distributable----- >			
	Share capital	Share premium	Premium paid on acquisition of non-controlling interests	Revaluation reserve	Translation reserve	Fair value reserve	Treasury shares	Retained earnings	Capital reserve	Total	Non-controlling interests	Total
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 01/01/2018 (as previously stated)	372,005	-	(510)	11,354	87,634	352,971	(7,013)	1,559,628	1,538	2,377,607	141,444	2,519,051
Effects from adoption of MFRS	-	-	-	-	-	(58,565)	-	65,995	-	7,430	(14)	7,416
At 01/01/2018 (as restated)	372,005	-	(510)	11,354	87,634	294,406	(7,013)	1,625,623	1,538	2,385,037	141,430	2,526,467
Total comprehensive income / (loss) for the period	-	-	-	-	(5,047)	(77,713)	-	16,646	-	(66,114)	417	(65,697)
Share capital contributed by non-controlling shareholders	-	-	-	-	-	-	-	-	-	-	9,697	9,697
Premium paid on acquisition of non-controlling interest	-	-	(123)	-	-	-	-	-	-	(123)	-	(123)
Acquisition of non-controlling interests	-	-	-	-	-	-	-	-	-	-	(379)	(379)
Share buyback	-	-	-	-	-	-	(42)	-	-	(42)	-	(42)
Dividends	-	-	-	-	-	-	-	(21,558)	-	(21,558)	-	(21,558)
Balance at 30/06/2018	372,005	-	(633)	11,354	82,587	216,693	(7,055)	1,620,711	1,538	2,297,200	151,165	2,448,365

The Condensed Consolidated Statement Of Changes in Equity should be read in conjunction
with the Audited Financial Statements for the year ended 31 December 2017

Interim Financial Report For The Second Quarter
Condensed Consolidated Statement of Changes in Equity
As at 30 June 2017

	----- Attributable to owners of the parent ----->											
	< ----- Non-Distributable ----- >						< ----Distributable----- >					
	Share capital	Share premium	Premium paid on acquisition of non-controlling interests	Revaluation reserve	Translation reserve	Fair value reserve	Treasury shares	Retained earnings	Capital reserve	Total	Non-controlling interests	Total
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 01/01/2017 (as previously stated)	361,477	10,528	(510)	11,354	130,287	129,765	(6,777)	1,572,705	1,538	2,210,367	143,825	2,354,192
Effects from adoption of MFRS	-	-	-	-	-	-	-	7,592	-	7,592	11	7,603
At 01/01/2017 (as restated)	361,477	10,528	(510)	11,354	130,287	129,765	(6,777)	1,580,297	1,538	2,217,959	143,836	2,361,795
Total comprehensive income / (loss) for the period (as previously stated)	-	-	-	-	(18,009)	133,586	-	(9,409)	-	106,168	(317)	105,851
Effects from adoption of MFRS	-	-	-	-	-	-	-	(196)	-	(196)	-	(196)
Prior year adjustment	-	-	-	-	-	-	-	21,218	-	21,218	-	21,218
Total comprehensive income / (loss) for the period (as restated)	-	-	-	-	(18,009)	133,586	-	11,613	-	127,190	(317)	126,873
Reclassification pursuant to S618(2) of CA 2016**	10,528	(10,528)	-	-	-	-	-	-	-	-	-	-
Balance at 30/06/2017 (as restated)	372,005	-	(510)	11,354	112,278	263,351	(6,777)	1,591,910	1,538	2,345,149	143,519	2,488,668

** Pursuant to Section 618(2) of Companies Act 2016 ("CA 2016"), any outstanding share premium and capital redemption reserve accounts shall become part of share capital.

**The Condensed Consolidated Statement Of Changes in Equity should be read in conjunction
with the Audited Financial Statements for the year ended 31 December 2016**

Keck Seng (Malaysia) Berhad (8157-D)
Interim Financial Report For The Second Quarter
Condensed Consolidated Statement of Cash Flows
For The Financial Period Ended 30 June 2018

	As At 30/06/2018 <u>RM'000</u>	As At 30/06/2017 <u>RM'000</u> (Restated)
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit / (Loss) before taxation	19,616	17,111
Adjustment for :		
Non-cash items	24,251	11,722
Non-operating items	(11,187)	(9,294)
Operating profit / (loss) before working capital changes	<u>32,680</u>	<u>19,539</u>
Changes in working capital		
Receivables	40,705	4,472
Payables	(16,233)	(56,246)
Inventories	18,913	56,317
Property development costs	(3,642)	16,085
Cash generated from / (used in) operations	<u>72,423</u>	<u>40,167</u>
Interest paid	(3,828)	(3,649)
Income tax paid	(6,294)	(5,792)
Net cash generated from / (used in) operating activities	<u>62,301</u>	<u>30,726</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(12,371)	(28,916)
Purchase of investment properties	(5,044)	(779)
Purchase of investment securities	(112,078)	(9,395)
Proceeds from disposal of investment securities	11,751	1,749
Dividend received	5,329	4,735
Interest received	9,544	8,097
Proceeds from disposal of property, plant & equipment	48	35
Payment for bearer plants	(691)	(293)
Increase in land held for property development	(6,968)	(5,136)
Placement/(Withdrawal) of deposits with maturity more than 3 months	139,208	988
Placement/(Withdrawal) of fund in money market	(975)	(43,356)
Net cash generated from / (used in) investing activities	<u>27,753</u>	<u>(72,271)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Acquisition of shares in subsidiary	(9,698)	-
Acquisition of non-controlling interest	(503)	-
Repayment of bank borrowings	(5,835)	(7,346)
Purchase of own shares	(42)	(51)
Net cash generated from / (used in) financing activities	<u>(16,078)</u>	<u>(7,397)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	73,976	(48,942)
EFFECTS OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	(58,210)	(9,995)
CASH AND CASH EQUIVALENTS AS AT 1 JANUARY	521,087	814,105
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD (Note A)	<u>536,853</u>	<u>755,168</u>
Note A:		
Cash & cash equivalents comprise of:		
Cash & short term investments	936,071	1,060,628
Less placement of deposits with maturity more than 3 months	(205,098)	(36,655)
Less deposits in money market	(190,694)	(255,394)
Less bank overdrafts	(3,426)	(13,411)
	<u>536,853</u>	<u>755,168</u>

**The Condensed Consolidated Statement of Cash Flows should be read in conjunction
with the Audited Financial Statements for the year ended 31 December 2017**