

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

	AS AT END OF CURRENT QUARTER 30/9/18 (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	649,768	644,805	674,151
Bearer plants	9,215	8,191	7,970
Land held for property development	241,031	247,817	244,665
Investment properties	142,510	124,259	125,949
Land use rights	17,438	17,660	17,956
Investment securities	567,936	593,247	377,659
Intangible assets	150	240	364
Deferred tax assets	-	4,847	3,283
	<u>1,628,048</u>	<u>1,641,066</u>	<u>1,451,997</u>
Current assets			
Property development costs	28,335	14,665	20,184
Biological assets	627	544	1,240
Inventories	113,571	131,248	186,355
Trade and other receivables	54,894	86,560	98,237
Other current assets	37,139	9,106	10,410
Tax recoverable	1,857	5,812	7,603
Derivatives	-	205	5,754
Cash and short term investments	922,819	1,034,938	1,083,460
	<u>1,159,242</u>	<u>1,283,078</u>	<u>1,413,243</u>
TOTAL ASSETS	<u>2,787,290</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	257,939	445,974	276,185
Retained earnings	1,612,688	1,567,058	1,580,297
	<u>2,242,632</u>	<u>2,385,037</u>	<u>2,217,959</u>
Non-controlling interests	<u>153,028</u>	<u>141,430</u>	<u>143,836</u>
Total equity	<u>2,395,660</u>	<u>2,526,467</u>	<u>2,361,795</u>
Non-current liabilities			
Long term borrowings	215,620	219,663	-
Trade and other payables	5,469	7,357	11,556
Non-refundable deposits	1,098	1,204	1,347
Deferred tax liabilities	23,177	18,936	28,026
	<u>245,364</u>	<u>247,160</u>	<u>40,929</u>
Current liabilities			
Short term borrowings	12,969	31,329	293,031
Trade and other payables	108,052	118,303	139,435
Other current liabilities	2,001	369	328
Income tax payable	8,872	516	1,154
Dividend payable	14,372	-	-
Derivatives	-	-	28,568
	<u>146,266</u>	<u>150,517</u>	<u>462,516</u>
Total liabilities	<u>391,630</u>	<u>397,677</u>	<u>503,445</u>
TOTAL EQUITY AND LIABILITIES	<u>2,787,290</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 Third Quarter
Condensed Consolidated Statement of Comprehensive Income
For The Financial Period Ended 30 September 2018

	← INDIVIDUAL QUARTER →		← CUMULATIVE QUARTER →	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/09/18 RM'000	30/09/17 RM'000 (Restated)	30/09/18 RM'000	30/09/17 RM'000 (Restated)
Revenue	224,586	281,192	696,855	874,782
Cost of sales	(177,196)	(229,175)	(551,150)	(731,169)
Gross profit	47,390	52,017	145,705	143,613
Other income	12,802	11,113	25,189	53,078
Distribution cost	(5,390)	(6,232)	(17,709)	(17,446)
Administrative cost	(24,566)	(25,456)	(74,559)	(72,571)
Other expenses	2,475	(13,450)	(22,471)	(67,922)
Finance cost	(2,225)	(1,754)	(6,053)	(5,403)
Profit before tax	30,486	16,238	50,102	33,349
Income tax expense	(23,722)	(4,616)	(30,554)	(10,239)
Profit net of tax	6,764	11,622	19,548	23,110
Other Comprehensive Income:				
Foreign currency translation	24,133	(4,364)	17,067	(22,565)
Net gain on disposal of quoted shares	-	-	6,298	-
Net (loss)/gain on financial assets classified as fair value through other comprehensive income:				
- Fair value changes	(69,230)	24,865	(140,753)	160,033
- Transfer of fair value reserve upon disposal	-	(781)	(6,190)	(2,363)
	(69,230)	24,084	(146,943)	157,670
Other comprehensive (loss)/ income for the period	(45,097)	19,720	(123,578)	135,105
Total comprehensive (loss)/income for the period	(38,333)	31,342	(104,030)	158,215
Profit attributable to:				
Owners of the parent	6,349	12,319	16,697	23,932
Non-controlling interests	415	(697)	2,851	(822)
	6,764	11,622	19,548	23,110
Total comprehensive (loss) / income attributable to:				
Owners of the parent	(40,196)	31,257	(106,310)	158,447
Non-controlling interests	1,863	85	2,280	(232)
	(38,333)	31,342	(104,030)	158,215
Earnings per share (sen) attributable to equity holders of the parent:				
Basic	1.77	3.43	4.65	6.66
Fully diluted	1.77	3.43	4.65	6.66

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 Third Quarter
Condensed Consolidated Statement of Changes in Equity
As at 30 September 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	-	-	-	-	17,638	(146,943)	-	22,995	-	(106,310)	2,280	(104,030)
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	-	-	-	-	-	-	-	(35,930)	-	(35,930)	-	(35,930)
Balance at 30/09/2018	372,005	-	(633)	11,354	105,272	147,463	(7,055)	1,612,688	1,538	2,242,632	153,028	2,395,660

**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**

Keck Seng (Malaysia) Berhad (8157-D)
Interim Financial Report For The Third Quarter
Condensed Consolidated Statement of Changes in Equity
As at 30 September 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)	-	-	-	-	(23,155)	157,670	-	2,237	-	136,752	(232)	136,520
Effects from adoption of MFRS	-	-	-	-	-	-	-	(17)	-	(17)	-	(17)
Prior year adjustment	-	-	-	-	-	-	-	21,712	-	21,712	-	21,712
Total comprehensive income / (loss) for the period (as restated)	-	-	-	-	(23,155)	157,670	-	23,932	-	158,447	(232)	158,215
Shares buyback	-	-	-	-	-	-	(51)	-	-	(51)	-	(51)
Reduction of non-controlling interest	-	-	-	-	-	-	-	-	-	-	(1)	(1)
Dividends	-	-	-	-	-	-	-	(35,935)	-	(35,935)	-	(35,935)
Reclassification pursuant to S618(2) of CA 2016**	10,528	(10,528)	-	-	-	-	-	-	-	-	-	-
Balance at 30/09/2017 (as restated)	372,005	-	(510)	11,354	107,132	287,435	(6,828)	1,568,294	1,538	2,340,420	143,603	2,484,023

** 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 Third Quarter
Condensed Consolidated Statement of Cash Flows
For The Financial Period Ended 30 September 2018

	As At 30/09/2018 <u>RM'000</u>	As At 30/09/2017 <u>RM'000</u> (Restated)
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	50,102	33,349
Adjustment for :		
Non-cash items	22,005	22,965
Non-operating items	(16,209)	(14,259)
Operating profit before working capital changes	<u>55,898</u>	<u>42,055</u>
Changes in working capital		
Receivables	26,152	12,816
Payables	(1,054)	(19,910)
Inventories	17,915	45,684
Property development costs	(6,376)	16,047
Cash generated from / (used in) operations	<u>92,535</u>	<u>96,692</u>
Interest paid	(6,053)	(5,403)
Income tax paid	(9,498)	(9,487)
Net cash generated from / (used in) operating activities	<u>76,984</u>	<u>81,802</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(20,808)	(42,744)
Purchase of investment properties	(16,571)	(589)
Purchase of investment securities	(115,029)	(16,777)
Proceeds from disposal of investment securities	11,751	11,542
Dividend received	7,596	6,772
Interest received	14,488	12,744
Proceeds from disposal of property, plant & equipment	136	72
Payment for bearer plants	(1,392)	(691)
Increase in land held for property development	(5,271)	(6,473)
Placement/(Withdrawal) of deposits with maturity more than 3 months	207,352	(126,659)
Placement/(Withdrawal) of fund in money market	(11,142)	(35,924)
Net cash generated from / (used in) investing activities	<u>71,110</u>	<u>(198,727)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Acquisition of shares in subsidiary	(9,698)	-
Acquisition of non-controlling interest	(503)	-
Dividends paid	(21,558)	(21,561)
Repayment of bank borrowings	(8,830)	(9,266)
Purchase of own shares	(42)	(51)
Net cash generated from / (used in) financing activities	<u>(40,631)</u>	<u>(30,878)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	107,463	(147,803)
EFFECTS OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	(49,885)	(63,927)
CASH AND CASH EQUIVALENTS AS AT 1 JANUARY	521,087	814,105
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD (Note A)	<u>578,665</u>	<u>602,375</u>
Note A:		
Cash & cash equivalents comprise of:		
Cash & short term investments	922,819	1,080,849
Less placement of deposits with maturity more than 3 months	(141,355)	(214,312)
Less deposits in money market	(202,105)	(247,774)
Less bank overdrafts	(694)	(16,388)
	<u>578,665</u>	<u>602,375</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**