### Keck Seng (Malaysia) Berhad [196801000565 (8157-D)] Interim Financial Report For The First Quarter Condensed Consolidated Statement of Financial Position As at 31 March 2022

ASSETS         Non-current assets           Property, plant and equipment         463,171         463,395           Bearer plants         18,600         18,333           Investment properties         171,169         171,771           Right-of-use assets         21,677         21,887           Investment properties         411,411         418,688           Intragible assets         81         83           Deferred tax assets         41,441         41,830           Deferred tax assets         1,371,581         1,378,383           Current assets         1,337         17,700           Inventories - property development costs         13,337         17,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         1438,086         1,377,690           Z2809,667         2,756,073 <t< th=""><th></th><th>AS AT END OF CURRENT QUARTER 31/03/22 (UNAUDITED) RM'000</th><th>AS AT PRECEDING FINANCIAL YEAR END 31/12/21 (AUDITED) RM'000</th><th></th></t<>		AS AT END OF CURRENT QUARTER 31/03/22 (UNAUDITED) RM'000	AS AT PRECEDING FINANCIAL YEAR END 31/12/21 (AUDITED) RM'000	
Property, plant and equipment         463,171         463,395           Bearer plants         18,600         18,353           Investment properties         171,169         171,771           Right-of-use assets         21,677         21,837           Investment securities         411,113         418,688           Intragible assets         81         83           Deferred tax assets         13,37         1,770           Biological assets         13,337         1,770           Biological assets         1,501         1,194           Inventories - property development costs         13,337         1,770           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Tax de and other receivables         96,419         88,587           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           Tax recoverable         1,77,690         2,756,073           Current funds         204,176         164,037           Reserves         1,762,849	ASSETS			1
Bearer plants         18,600         18,353           Inventories - land held for property development         244,329         242,376           Investment properties         171,169         171,171           Right-of-use assets         21,677         21,887           Investment securities         411,113         418,688           Intangible assets         81         83           Deferred tax assets         1,371,581         1,378,383           Current assets         1,301         1,194           Inventories - property development costs         13,337         17,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         833,525         855,037           Equity attributable to owners of the parent         Stare coapital         372,005           Share capital         372,005         372,005           Retained earnings         1,762,844         1,726,002 </td <td>Non-current assets</td> <td></td> <td></td> <td></td>	Non-current assets			
Inventories - land held for property development         244,329         242,376           Investment properties         171,169         171,771           Investment properties         21,677         21,887           Investment securities         411,113         418,688           Integration of the property development costs         1,371,581         1,376,383           Current assets         1,371,581         1,376,383           Current assets         1,301         1,194           Inventories - property development costs         13,337         17,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           EQUITY AND LIABILITIES         21,676,073         2,2005           Reserves         157,819         161,605           Retained earnings         1,726,002         1,726,002 </td <td>Property, plant and equipment</td> <td>463,171</td> <td>463,395</td> <td></td>	Property, plant and equipment	463,171	463,395	
Investment properties         171,169         171,771           Right-of-use assets         21,677         21,887           Investment securities         411,113         418,688           Intangible assets         81         83           Deferred tax assets         1,371,581         1,378,383           Current assets         1,371,581         1,378,383           Inventories - property development costs         13,337         17,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           Equity attributable to owners of the parent         S78,002         2,292,673         2,259,612           Non-controlling interests         137,659         1,762,849         1,726,002           2,289,612         137,659	•		•	
Right-of-use assets       21,677       21,887         Investment securities       411,113       418,688         Intangible assets       81       83         Deferred tax assets       41,441       41,830         Inventories - property development costs       1,371,581       1,373,383         Current assets       1,501       1,194         Inventories - property development costs       13,337       17,700         Biological assets       1,501       1,194         Inventories - others       248,981       206,580         Trade and other receivables       96,419       88,587         Other current assets       20,993       28,488         Tax recoverable       13,154       15,799         Derivatives       -       286         Short term funds       204,176       164,037         Cash and bank balances       283,625       855,037         TOTAL ASSETS       2,809,667       2,756,073         Equity attributable to owners of the parent       Share capital       372,005         Reserves       157,819       161,605         Reserves       137,652       137,699         Total equity       2,430,325       2,397,311         Non-current liab				
Investment securities         411,113         418,688           Intangible assets         81         83           Deferred tax assets         41,441         41,830           Current assets         1,371,581         1,378,383           Current assets         1,501         1,194           Inventories - property development costs         13,337         17,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           EQUITY AND LIABILITIES         Equity attributable to owners of the parent         Share capital         372,005           Share capital         372,005         372,005         372,005           Retained earnings         1,762,849         1,726,002         2,292,673         2,259,612           Non-current liabilities         137,652         137,699         10,666				
Intangible assets         81         83           Deferred tax assets         41,441         41,830           1,371,581         1,378,383           Current assets         1,371,581         1,378,383           Inventories - property development costs         1,371         1,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         Equity attributable to owners of the parent         Share capital         372,005           Reserves         157,819         161,605         Reserves         137,699           Total equity         2,229,673         2,259,612         137,699           Non-current liabilities         137,652         137,699         137,699           Long term bo	-			
Deferred tax assets         41,441         41,830           1,371,581         1,378,383           Current assets         1,371,581           Inventories - property development costs         13,337         17,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         Equity attributable to owners of the parent         Share capital         372,005           Retained earnings         1,762,849         1,726,002         137,669           Total equity         2,292,673         2,259,612         137,669           Non-controlling interests         137,652         137,699         106,666           Non-current liabilities         5,72         605         2,292,673         2,259,612 <t< td=""><td></td><td></td><td></td><td></td></t<>				
1,371,581         1,378,383           Current assets         1,000           Inventories - property development costs         1,501           Biological assets         1,501           Inventories - others         248,981           Other current assets         20,993           Tax recoverable         13,154           Tax recoverable         1,377,690           Derivatives         -           Short term funds         204,176           Cash and bank balances         839,525           Biological         372,005           TOTAL ASSETS         2,809,667           Equity attributable to owners of the parent           Share capital         372,005           Reserves         157,819           Total equity         2,430,325           Cash and bank balances         2,292,673           Particular equita         372,005           Reserves         157,819           Total equity         2,430,325           Cash and bher payables         9,919           Total equity         2,430,325           Non-current liabilities         572           Long term borrowings         172,192           Total equity         3,242 <td< td=""><td>5</td><td></td><td></td><td></td></td<>	5			
Current assets         13,337         17,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,557           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         2,809,667         2,756,073           Equity attributable to owners of the parent         Shree capital         372,005         372,005           Reserves         157,819         161,605         Reserves         137,699           Potal equity         2,430,325         2,397,311         Non-controlling interests         137,699           Non-current liabilities         1,372,005         372,005         372,005           Long term borrowings         1,72,192         172,773         17462,849         1,726,002           Long term borrowings         172,192         172,773         17,652	Deletted lax assets			-
Inventories - property development costs         13,337         17,700           Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         2,809,667         2,756,073           Equity attributable to owners of the parent         Share capital         372,005         372,005           Reserves         157,819         161,605         137,699           Total equity         2,430,325         2,397,311         Non-controlling interests         137,652         137,699           Non-current liabilities         3,242         3,351         14,676         50,523           Long term borrowings         172,192         172,773         172,773           Trade and other payables         9,919         10,666         Non-re		1,011,001		-
Biological assets         1,501         1,194           Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         1,438,086         1,377,690           For term funds         2,809,667         2,756,073           EQUITY AND LIABILITIES         372,005         372,005           Reserves         157,819         161,605           Reserves         157,819         161,605           Reserves         137,652         137,699           Total equity         2,292,673         2,259,612           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         3,242         3,351           Defermed tax liabilities         5,72				
Inventories - others         248,981         206,580           Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         2,809,667         2,756,073           Equity attributable to owners of the parent         Share capital         372,005           Reserves         157,819         161,605           Retained earnings         1,762,849         1,726,002           2,292,673         2,259,612         137,690           Non-controlling interests         137,652         137,690           Total equity         2,430,325         2,397,311           Non-current liabilities         1,72,82         1,72,773           Long term borrowings         172,192         172,773           Deferred tax liabilities         3,242         3,351           Deferred tax liabilities         3,242         3,351 <td< td=""><td></td><td></td><td></td><td></td></td<>				
Trade and other receivables         96,419         88,587           Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         288           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         1,438,086         1,377,690           Equity attributable to owners of the parent         Share capital         372,005         372,005           Reserves         157,819         161,605         137,699         2,292,673         2,259,612           Non-controlling interests         137,652         137,699         137,699         137,699         137,699         137,699         137,699         137,699         137,699         161,605         137,699         137,699         137,699         137,699         137,699         137,699         137,699         137,699         137,699         137,699         137,699         137,699         137,699         102,600         137,699         106,66         137,699         102,600         149,195         4,757         605         149,195         4,757		•		
Other current assets         20,993         28,488           Tax recoverable         13,154         15,799           Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         2,809,667         2,756,073           Equity attributable to owners of the parent         5         372,005         372,005           Reserves         157,819         161,605         164,037           Retained earnings         1,762,849         1,726,002         2,292,673         2,259,612           Non-controlling interests         137,652         137,699         104,666           Non-current liabilities         172,192         172,773           Tade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           Short term borrowings         14,676         50,523           Trade and other payables         128,501         102,600				
Tax recoverable       13,154       15,799         Derivatives       -       268         Short term funds       204,176       164,037         Cash and bank balances       839,525       855,037         Cash and bank balances       839,525       855,037         TOTAL ASSETS       2,809,667       2,756,073         EQUITY AND LIABILITIES       2,809,667       2,756,073         EQUITY AND LIABILITIES       2,809,667       2,756,073         Share capital       372,005       372,005         Reserves       157,819       161,605         Retained earnings       1,762,849       1,726,002         Non-controlling interests       137,652       137,699         Total equity       2,430,325       2,397,311         Non-current liabilities       3,242       3,351         Long term borrowings       172,192       172,773         Trade and other payables       9,919       10,666         Non-refundable deposits       572       605         Lease liabilities       3,242       3,351         Deferred tax liabilities       3,242       3,515         Current liabilities       5,110       4,030         Lease liabilities       669				
Derivatives         -         268           Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         2,809,667         2,756,073           EQUITY AND LIABILITIES         2,809,667         2,756,073           EQUITY AND LIABILITIES         5         372,005           Reserves         157,819         161,605           Retained earnings         1,762,849         1,726,002           2,292,673         2,259,612         137,699           Total equity         2,430,325         2,397,311           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           Short term borrowings         44,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities				
Short term funds         204,176         164,037           Cash and bank balances         839,525         855,037           1,438,086         1,377,690           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         2,809,667         2,756,073           Equity attributable to owners of the parent         372,005         372,005           Share capital         372,005         372,005           Reserves         157,819         161,605           Retained earnings         1,762,849         1,726,002           Variable earnings         1,762,849         1,726,002           Total equity         2,430,325         2,397,311           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           Short term borrowings         44,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities		-		
Cash and bank balances         839,525         855,037           TOTAL ASSETS         1,438,086         1,377,690           TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         Equity attributable to owners of the parent         5           Share capital         372,005         372,005           Reserves         157,819         161,605           Retained earnings         1,726,002         2,292,673           Total equity         2,430,325         2,397,311           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         172,192         172,773           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           Short term borrowings         14,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities         669         602		204 176		
TOTAL ASSETS         1,438,086         1,377,690           EQUITY AND LIABILITIES         2,809,667         2,756,073           Equity attributable to owners of the parent         372,005         372,005           Share capital         372,005         372,005           Reserves         157,819         161,605           Retained earnings         1,762,849         1,726,002           2,292,673         2,259,612         137,652           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         172,192         172,773           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           Totade and other payables         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         6022           Income tax payable         10,266         8,855           Income t				
TOTAL ASSETS         2,809,667         2,756,073           EQUITY AND LIABILITIES         Equity attributable to owners of the parent         Share capital         372,005         372,005           Reserves         157,819         161,605         161,605         161,605           Retained earnings         1,762,849         1,726,002         2,292,673         2,259,612           Non-controlling interests         137,652         137,699         172,199         172,703           Total equity         2,430,325         2,397,311         Non-current liabilities         172,773           Long term borrowings         172,192         172,773         Trade and other payables         9,919         10,666           Non-refundable deposits         572         605<				-
Equity attributable to owners of the parent         372,005         372,005           Share capital         372,005         372,005           Reserves         157,819         161,605           Retained earnings         1,762,849         1,726,002           2,292,673         2,259,612           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         1         1           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           Short term borrowings         128,501         102,600           Other payables         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342	TOTAL ASSETS	2,809,667	2,756,073	_
Equity attributable to owners of the parent         372,005         372,005           Share capital         372,005         372,005           Reserves         157,819         161,605           Retained earnings         1,762,849         1,726,002           2,292,673         2,259,612           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         1         1           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           Short term borrowings         128,501         102,600           Other payables         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342				
Share capital         372,005         372,005           Reserves         157,819         161,605           Retained earnings         1,762,849         1,726,002           2,292,673         2,259,612           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         172,192         172,773           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           Short term borrowings         144,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342				
Reserves         157,819         161,605           Retained earnings         1,762,849         1,726,002           2,292,673         2,259,612           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         2         172,773           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152         102,600           Current liabilities         5,110         4,030           Lease liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342		372 005	372 005	
Retained earnings         1,762,849         1,726,002           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         2,430,325         2,397,311           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152           Current liabilities         5,110         4,030           Lease liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342	•		•	
2,292,673         2,259,612           Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         172,192         172,773           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152         192,152           Current liabilities         5,110         4,030           Short term borrowings         44,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities         6,110         4,030           Lease liabilities         6,69         602           Income tax payable         10,266         8,855           189,222         166,610         379,342				
Non-controlling interests         137,652         137,699           Total equity         2,430,325         2,397,311           Non-current liabilities         2         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152         192,152           Current liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152         192,152           Current liabilities         5,510         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342           Total liabilities         379,342         358,762				-
Total equity         2,430,325         2,397,311           Non-current liabilities         172,192         172,773           Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152         192,152           Current liabilities         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342	Non-controlling interests			
Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152           Current liabilities         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342           Total liabilities         379,342         358,762	-			-
Long term borrowings         172,192         172,773           Trade and other payables         9,919         10,666           Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152           Current liabilities         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342           Total liabilities         379,342         358,762	Non-current liabilities			-
Trade and other payables       9,919       10,666         Non-refundable deposits       572       605         Lease liabilities       3,242       3,351         Deferred tax liabilities       4,195       4,757         190,120       192,152         Current liabilities         Short term borrowings       44,676       50,523         Trade and other payables       128,501       102,600         Other current liabilities       5,110       4,030         Lease liabilities       669       602         Income tax payable       10,266       8,855         189,222       166,610         Total liabilities       379,342       358,762		172 102	172 773	
Non-refundable deposits         572         605           Lease liabilities         3,242         3,351           Deferred tax liabilities         4,195         4,757           190,120         192,152           Current liabilities         44,676         50,523           Short term borrowings         44,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610         379,342           Total liabilities         379,342         358,762				
Lease liabilities       3,242       3,351         Deferred tax liabilities       4,195       4,757         190,120       192,152         Current liabilities       44,676       50,523         Short term borrowings       44,676       50,523         Trade and other payables       128,501       102,600         Other current liabilities       5,110       4,030         Lease liabilities       669       602         Income tax payable       10,266       8,855         189,222       166,610         Total liabilities       379,342       358,762				
Deferred tax liabilities         4,195         4,757           190,120         192,152           Current liabilities         44,676         50,523           Short term borrowings         44,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610           Total liabilities         379,342         358,762	•			
190,120         192,152           Current liabilities         1           Short term borrowings         44,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610           Total liabilities         379,342         358,762				
Short term borrowings         44,676         50,523           Trade and other payables         128,501         102,600           Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610           Total liabilities         379,342         358,762		190,120		-
Trade and other payables       128,501       102,600         Other current liabilities       5,110       4,030         Lease liabilities       669       602         Income tax payable       10,266       8,855         189,222       166,610         Total liabilities       379,342       358,762	Current liabilities			-
Other current liabilities         5,110         4,030           Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610           Total liabilities         379,342         358,762	Short term borrowings	44,676	50,523	
Lease liabilities         669         602           Income tax payable         10,266         8,855           189,222         166,610           Total liabilities         379,342         358,762				
Income tax payable         10,266         8,855           189,222         166,610           Total liabilities         379,342         358,762				
189,222         166,610           Total liabilities         379,342         358,762				
Total liabilities         379,342         358,762	Income tax payable	· · · · · · · · · · · · · · · · · · ·	,	-
	Total liskilition			-
IUTAL EQUITY AND LIABILITIES 2,809,667 2,756,073				-
	I UTAL EQUITT AND LIABILITIES	2,809,667	2,756,073	-

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2021

## Keck Seng (Malaysia) Berhad [196801000565 (8157-D)] Interim Financial Report For The First Quarter Condensed Consolidated Statement of Comprehensive Income For The Financial Period Ended 31 March 2022

		AL QUARTER		
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/03/22 RM'000	31/03/21 RM'000	31/03/22 RM'000	31/03/21 RM'000
Revenue Cost of sales	407,427 (330,338)	252,008 (219,022)	407,427 (330,338)	252,008 (219,022)
Gross profit Other income Distribution cost	77,089 7,826 (10,088)	32,986 12,946 (6,567)	77,089 7,826 (10,088)	32,986 12,946 (6,567)
Administrative cost Other expenses Finance cost	(21,130) (3,611) (1,099)	(21,565) (2,958)	(21,130) (3,611) (1,099)	(21,565) (2,958) (1,152)
Profit before tax	48,987	13,690	48,987	13,690
Income tax expense	(13,549)	(4,674)	(13,549)	(4,674)
Profit net of tax	35,438	9,016	35,438	9,016
Other Comprehensive Income:				
Foreign currency translation	2,981	12,439	2,981	12,439
Net (loss)/gain on financial assets classified as fair value through other comprehensive income: - Fair value (loss)/ gain	(5,405)	36,759	(5,405)	36,759
Other comprehensive (loss)/income for the period	(2,424)	49,198	(2,424)	49,198
Total comprehensive income for the period	33,014	58,214	33,014	58,214
Profit/(Loss) attributable to: Owners of the parent Non-controlling interests	36,099 (661) 35,438	10,838 (1,822) 9,016	36,099 (661) 35,438	10,838 (1,822) 9,016
Total comprehensive income/(loss) attributable to:				
Owners of the parent Non-controlling interests	33,061 (47) 33,014	59,011 (797) 58,214	33,061 (47) 33,014	59,011 (797) 58,214
Earnings per share (sen) attributable to equity holders of the parent:	55,014	00,214		50,214
Basic Fully diluted	10.05 10.05	3.02 3.02	10.05 10.05	3.02 3.02

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2021

# Keck Seng (Malaysia) Berhad [196801000565 (8157-D)] Interim Financial Report For The First Quarter Condensed Consolidated Statement of Changes in Equity

As at 31 March 2022

	<	Attributat	ole to owners	of the parent		>			
		<	Non-distribu	table	>	Distributable			
		Premium							
		paid on							
		acquisition of		<b>-</b> · ·	-			Non-	
	Share capital	non-controlling interests	Translation reserve	Fair value reserve	Treasury shares	Retained earnings	Total	controlling interests	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 01/01/2022	372,005	(633)	110,163	59,129	(7,054)	1,726,002	2,259,612	137,699	2,397,311
Total comprehensive income / (loss) for the period	-	-	2,367	(5,405)	-	36,099	33,061	(47)	33,014
Transfer of fair value reserve of equity instruments designated at fair value through other comprehensive income									
upon derecognition	-	-	-	(748)	-	748	-	-	-
Balance at 31/03/2022	372,005	(633)	112,530	52,976	(7,054)	1,762,849	2,292,673	137,652	2,430,325

The Condensed Consolidated Statement Of Changes in Equity should be read in conjunction	
with the Audited Financial Statements for the year ended 31 December 2021	

## Keck Seng (Malaysia) Berhad [196801000565 (8157-D)] Interim Financial Report For The First Quarter Condensed Consolidated Statement of Changes in Equity As at 31 March 2021

	<	Attributat	ole to owners	of the parent		>			
		< Premium paid on acquisition of	Non-distribu	table	>	Distributable		Non-	
	Share capital	non-controlling interests	Translation reserve	Fair value reserve	Treasury shares	Retained earnings	Total	controlling interests	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 01/01/2021	372,005	(633)	97,442	50,296	(7,054)	1,642,081	2,154,137	139,727	2,293,864
Total comprehensive income / (loss) for the period	-	-	11,414	36,759	-	10,838	59,011	(797)	58,214
Transfer of fair value reserve of equity instruments designated at fair value through other comprehensive income upon derecognition	-			(806)	-	806	-		-
Balance at 31/03/2021	372,005	(633)	108,856	86,249	(7,054)	1,653,725	2,213,148	138,930	2,352,078

The Condensed Consolidated Statement Of Changes in Equity should be read in conjunction
with the Audited Financial Statements for the year ended 31 December 2020

### Keck Seng (Malaysia) Berhad [196801000565 (8157-D)] Interim Financial Report For The First Quarter

Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 31 March 2022

	As At 31/03/22 <u>RM'000</u>	As At 31/03/21 <u>RM'000</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation Adjustment for :	48,987	13,690
Non-cash items Non-operating items	3,747 (1,399)	(2,510) (1,537)
Operating profit before working capital changes Changes in working capital	51,335	9,643
Receivables Payables	(5,939) 31,662	5,365 4,535
Inventories Property development costs	(42,314) 7,351	1,984 (2,502)
Cash generated from / (used in) operations	42,095	19,025
Interest paid	(460)	(585)
Income tax paid	(9,319)	(6,607)
Net cash generated from / (used in) operating activities	32,316	11,833
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(2,367)	(975)
Purchase of investment properties Purchase of investment securities	(684) (147)	- (1,200)
Purchase of intangible assets	(3)	-
Proceeds from disposal of investment securities	2,405	1,079
Dividend received Interest received	984 1,431	912 1,752
Proceeds from disposal of property, plant & equipment	62	1,752
Payment for bearer plants	(441)	(278)
Increase in land held for property development	(4,941)	(1,538)
Withdrawal/(Placement) of deposits with maturity more than 3 months	1,158	49,405
Withdrawal/(Placement) of fund in money market	(39,854)	(48)
Net cash generated from / (used in) investing activities	(42,397)	49,113
CASH FLOWS FROM FINANCING ACTIVITIES	()	
Interest paid Interest expense on lease liability paid	(585)	(567)
Repayment of lease liabilities	(54) (149)	-
Drawdown from loans and borrowings	-	4,255
Repayment of loans and borrowings	(6,242)	(1,794)
Net cash generated from / (used in) financing activities	(7,030)	1,894
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(17,111)	62,840
EFFECTS OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	(9,015)	22,491
CASH AND CASH EQUIVALENTS AS AT 1 JANUARY	634,619	452,111
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD (Note A)	608,493	537,442
Note A:		
Cash & cash equivalents comprise of: Cash and bank balances	820 E2E	755 140
Less placement of deposits with maturity more than 3 months	839,525 (200,431)	755,149 (174,215)
Less bank overdrafts	(30,601)	(43,492)
	608,493	537,442
The Condensed Consolidated Statement of Cash Flows should be rea	d in conjunction	n l
with the Audited Financial Statements for the year ended 31 Dec	-	