



# JKG LAND BERHAD

(Company No: 154232-K)  
(Incorporated in Malaysia under the Companies Act, 1965)

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 OCTOBER 2020

	(Unaudited) As at 31-Oct-20 RM'000	(Audited) As at 31-Jan-20 RM'000
<b>Assets</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	25,794	27,316
Right-of-use assets	2,630	3,237
Investment property	3,278	3,342
Other investments	18	18
Inventories	343,094	335,154
Deferred tax assets	5,386	5,386
Deposits	8,500	8,500
	388,700	382,953
<b>Current Assets</b>		
Inventories	114,054	126,117
Contract asset	67,172	80,341
Contract cost	25,504	36,273
Trade and other receivables	22,885	17,070
Current tax assets	293	219
Short term investments	700	700
Cash and cash equivalents	106,055	96,432
	336,663	357,152
<b>TOTAL ASSETS</b>	<u>725,363</u>	<u>740,105</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to Owners of the Company</b>		
Share capital	231,159	231,159
Retained earnings	259,036	246,299
	490,195	477,458
<b>Non-Controlling Interests</b>	(59)	(58)
<b>Total Equity</b>	<u>490,136</u>	<u>477,400</u>
<b>Non-Current Liabilities</b>		
Deferred tax liabilities	15	15
Lease liabilities	1,956	2,539
	1,971	2,554
<b>Current Liabilities</b>		
Trade and other payables	23,676	32,541
Contract liabilities	337	982
Lease liabilities	754	754
Current tax payables	2,533	662
Loan and borrowings	205,956	225,212
	233,256	260,151
<b>Total Liabilities</b>	<u>235,227</u>	<u>262,705</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>725,363</u>	<u>740,105</u>
<b>Net assets per share attributable to equity holders of the parent (RM)</b>	0.21	0.21

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for year ended 31 January 2020 and the accompanying notes attached to the interim financial statements)



# JKG LAND BERHAD

(Company No: 154232-K)  
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## CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For The Financial Period Ended 31 October 2020

	<u>Attributable to owners of the Company</u>			Non-Controlling Interests <u>RM'000</u>	Total Equity <u>RM'000</u>
	<u>Distributable</u>				
	<u>Share Capital RM'000</u>	<u>Retained Earnings RM'000</u>	<u>Total RM'000</u>		
<b><u>9 Months Ended 31 October 2020</u></b>					
At 1 February 2020	231,159	246,299	477,458	(58)	477,400
Total Comprehensive income for the period	-	12,737	12,737	(1)	12,736
Dividend	-	-	-	-	-
At 31 October 2020	<u>231,159</u>	<u>259,036</u>	<u>490,195</u>	<u>(59)</u>	<u>490,136</u>

For The Financial Period Ended 31 October 2019

	<u>Attributable to owners of the Company</u>			Non-Controlling Interests <u>RM'000</u>	Total Equity <u>RM'000</u>
	<u>Distributable</u>				
	<u>Share Capital RM'000</u>	<u>Retained Earnings RM'000</u>	<u>Total RM'000</u>		
<b><u>9 Months Ended 31 October 2019</u></b>					
At 1 February 2019	231,159	231,488	462,647	(42)	462,605
Total Comprehensive income for the period	-	10,043	10,043	(15)	10,028
Dividend	-	(2,275)	(2,275)	-	(2,275)
At 31 October 2019	<u>231,159</u>	<u>239,256</u>	<u>470,415</u>	<u>(57)</u>	<u>470,358</u>

*(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for year ended 30 April 2020 and the accompanying notes attached to the interim financial statements)*



# JKG LAND BERHAD

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## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For The Financial Period Ended 31 October 2020

	Individual Quarter			Cumulative Quarter		
	Current Year Quarter 31-Oct-20 RM'000	Preceding Year Corresponding Quarter 31-Oct-19 RM'000	% + / (-)	Current Year To Date 31-Oct-20 RM'000	Preceding Year Corresponding Period 31-Oct-19 RM'000	% + / (-)
<b>Revenue</b>	52,793	31,172	69.4	125,572	126,607	(0.8)
Cost of sales	(42,227)	(21,673)		(96,170)	(96,603)	
<b>Gross profit</b>	10,566	9,499	11.2	29,402	30,004	(2.0)
Selling and marketing expenses	(107)	(269)		(304)	(1,072)	
Administrative expenses	(3,075)	(3,963)		(9,996)	(12,420)	
Other operating income	492	456		1,774	1,192	
<b>Operating profit</b>	7,876	5,723	37.6	20,876	17,704	17.9
Share of results of an associate	-	-		-	-	
<b>Profit before interest and tax</b>	7,876	5,723	37.6	20,876	17,704	17.9
Finance income	463	598		1,710	1,749	
Finance costs	(1,532)	(2,295)		(5,496)	(6,110)	
<b>Profit / (Loss) before tax</b>	6,807	4,026	69.1	17,090	13,343	28.1
Tax expenses	(1,660)	(1,002)		(4,354)	(3,315)	
<b>Profit and total comprehensive income for the period</b>	5,147	3,024	70.2	12,736	10,028	27.0
<b>Profit and total comprehensive income for the period attributable to :</b>						
Owners of the Company	5,148	3,025	70.2	12,737	10,043	26.8
Non-controlling interests	(1)	(1)		(1)	(15)	
<b>Profit and total comprehensive income for the period</b>	5,147	3,024	70.2	12,736	10,028	27.0
	<b>Sen</b>	<b>Sen</b>		<b>Sen</b>	<b>Sen</b>	
<b>Basic earnings per share</b>	0.23	0.13	76.9	0.56	0.44	27.3

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for year ended 31 January 2020 and the accompanying notes attached to the interim financial statements)



# JKG LAND BERHAD

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## CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS For The Financial Period Ended 31 October 2020

	Current year to 31-Oct-2020 RM'000	Preceding year to 31-Oct-2019 RM'000
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit before tax	17,090	13,343
Adjustment for :		
Depreciation of property, plant and equipment	1,829	1,759
Depreciation of right-of-use assets	607	607
Depreciation of investment property	64	64
Interest income	(1,710)	(1,749)
Gain on disposal of motor vehicle	-	(10)
Fair value adjustment on short term investment	-	(10)
Dividend received	-	(1)
Interest expense	5,496	3,815
Operating profit before changes in working capital	23,376	17,818
Changes in working capital		
Inventories	12,063	37,952
Contract assets	13,169	(55,444)
Contract cost	10,769	(11,694)
Trade and other receivables	(5,815)	(3,175)
Trade and other payables	(8,865)	(4,526)
Contract liabilities	(645)	1,995
	20,676	(34,892)
Cash used in operating activities	44,052	(17,074)
Interest received	315	288
Tax paid	(2,557)	(1,176)
Net cash used in operating activities	41,810	(17,962)
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Additions of property, plant and equipment	(307)	(3,555)
Additions on investment property	-	(12)
Additions to non-current inventories	(7,940)	(5,766)
Proceeds from disposal of motor vehicle	-	32
Redemption / (Additions) of short term investments	-	1,139
Dividend received	-	1
Interest received	1,395	1,461
Net cash used in investing activities	(6,852)	(6,700)
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Drawdown / (Repayment) of term loans and borrowings	(19,256)	42,926
Dividend paid to shareholders of the company	-	(2,275)
Interest paid	(5,496)	(3,859)
Payment of lease liabilities	(583)	(563)
Net cash (used in)/ from investing activities	(25,335)	36,229
Net (decrease)/increase in cash and cash equivalents	9,623	11,567
Cash and cash equivalents at beginning of the period	96,432	75,910
Cash and cash equivalents at end of the period	<b>106,055</b>	<b>87,477</b>

**Cash and cash equivalents at end of the period comprised of :**

Fixed Deposit Placed With Licensed Banks-aged within 3 months	84,180	63,456
Cash and Bank Balances	21,875	24,021
	<b>106,055</b>	<b>87,477</b>

*(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for year ended 31 January 2020 and the accompanying notes attached to the interim financial statements)*



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## SELECTED EXPLANATORY NOTES

PART A : Explanatory notes pursuant to Malaysian Financial Reporting Standard (“MFRS”) 134

### 1. Basis of Preparation

The condensed consolidated interim financial statements have been prepared in accordance with MFRS 134, Interim Financial Reporting and other MFRSs issued by the Malaysian Accounting Standard Board (“MASB”) and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“BMSB”).

The condensed consolidated interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 January 2020 which have been prepared in accordance with the Malaysian Financial Reporting Standards (“MFRS”), International Financial Reporting Standards (“IFRSs”) and the Companies Act 2016. These explanatory notes attached to the 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 financial year ended 31 January 2020.

### 2. Accounting Policies

The significant accounting policies, method of computation and basis of consolidation applied in the consolidated condensed interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 January 2020 except for the adoption of the following new MFRS/amendments with effect from 1 February 2020 :

Amendments to MFRS 3	Definition of a Business
Amendments to MFRS 7, MFRS 9 and MFRS 139	Interest rate Benchmark Reform
Amendments to MFRS 101 and MFRS 108	Definition of Material

The adoption of the abovementioned amendments to MFRSs standards does not have material impact on the financial statements of the Group.

### 3. Audit Report Qualification and Status

The financial statements of the Group for the financial year ended 31 January 2020 were not subject to any audit qualification.

### 4. Seasonal or Cyclical Factors

The Group’s business operations are not materially affected by seasonal or cyclical factors.

### 5. Unusual Items

There were no unusual items for the current financial period under review.

### 6. Changes in Estimates

There were no material changes in estimates of amounts reported in prior financial year that have a material effect for the current financial period under review.



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## SELECTED EXPLANATORY NOTES

### 7. Debt & Equity Securities, Share Buy-Backs and Treasury Shares

There was no issuance, cancellations, repurchases, resale and repayment of debt and equity securities during the financial period under review.

### 8. Dividend Paid

There was no dividend paid during the financial period under review.

### 9. Segmental Information

The Group's activities comprise the following main business segments which are regularly reviewed by the entity's chief operating decision maker in order to allocate resources to the segment and to assess its performance :-

Property development:	Development of residential, commercial and other properties
Cultivation of oil palm:	Cultivation of oil palm and Sale of fresh fruit bunches (FFB)
Others:	Operations related to investment holdings and provision of management services

9 months ended 31 October 2020	Property Development RM'000	Cultivation of Oil Palm RM'000	Others RM'000	Group RM'000
<b>Segment Revenue</b>	123,813	902	857	125,572

#### Segment Result

<b>Operating profit before tax</b>	19,933	379	564	20,876
Share of results of an associate				-
<b>Profit before interest and tax</b>				20,876
Finance income				1,710
Finance costs				(5,496)
<b>Profit before tax</b>				17,090
Tax expense				(4,354)
<b>Profit after tax</b>				<b>12,736</b>
<b>Segment assets</b>	712,097	9,891	3,375	725,363
<b>Total assets</b>				<b>725,363</b>

9 months ended 31 October 2019	Property Development RM'000	Cultivation of Oil Palm RM'000	Others RM'000	Group RM'000
<b>Segment Revenue</b>	124,609	1,086	912	126,607

#### Segment Result

<b>Operating profit before tax</b>	16,605	392	707	17,704
Share of results of an associate				-
<b>Profit before interest and tax</b>				17,704
Finance income				1,749
Finance costs				(6,110)
<b>Profit before tax</b>				13,343
Tax expense				(3,315)
<b>Profit after tax</b>				<b>(10,028)</b>
<b>Segment assets</b>	673,502	9,890	44,549	727,941
<b>Total assets</b>				<b>727,941</b>



## **JKG LAND BERHAD**

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### **SELECTED EXPLANATORY NOTES**

**10. Valuation of Property, Plant and Equipment**

There was no valuation of property, plant and equipment carried out during the current financial period ended 31 October 2020.

**11. Material Subsequent Event**

There were no material events subsequent to the financial period ended 31 October 2020.

**12. Changes in the Composition of the Group**

There were no changes in the composition of the Group up to the date of this announcement since the preceding financial period ended 31 October 2020.

**13. Contingent Liabilities**

There were no material contingent liabilities for the Group as at 31 October 2020.

**14. Capital Commitments**

There were no capital commitments for the Group as at 31 October 2020.



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## SELECTED EXPLANATORY NOTES

### Part B : Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of BMSB

#### 1. Performance Review

In the current quarter, the Group achieved a revenue of RM52.793 million, an increase of 69.4% over the corresponding quarter of the preceding year. The Group also recorded a pre-tax profit for the current quarter of RM6.807 million, an increase of 69.1% over the corresponding quarter of the preceding year. For the current financial period-to-date, the Group reported a revenue of RM125.572 million, marginally declined by 0.8%, and the PBT grew 28.1% to RM17.090 million respectively as compared to the corresponding period of the preceding financial year. The increased PBT was attributable to the property development segment.

The performance of the various operating segments were analysed as follows :-

	Quarter ended 31 October			9-months ended 31 October		
	2020	2019	%	2020	2019	%
	RM'000	RM'000	+ / (-)	RM'000	RM'000	+ / (-)
<b><u>Segment Revenue</u></b>						
Property Development	52,241	30,623	70.6	123,813	124,609	(0.6)
Cultivation of Oil Palm	242	243	(0.4)	902	1,086	(16.9)
Others	310	306	1.3	857	912	(6.0)
<b>Total</b>	<b>52,793</b>	<b>31,172</b>	<b>69.4</b>	<b>125,572</b>	<b>126,607</b>	<b>(0.8)</b>
<b><u>Segment Results</u></b>						
Property Development	7,563	5,372	40.8	19,933	16,605	20.0
Cultivation of Oil Palm	94	66	42.4	379	392	(3.3)
Others	219	285	(23.2)	564	707	(20.2)
<b>Total operating profit</b>	<b>7,876</b>	<b>5,723</b>	<b>37.6</b>	<b>20,876</b>	<b>17,704</b>	<b>17.9</b>
Share of results of an associate	-	-		-	-	
<b>Profit before interest and tax</b>	<b>7,876</b>	<b>5,723</b>	<b>37.6</b>	<b>20,876</b>	<b>17,704</b>	<b>17.9</b>
Finance income	463	598	(22.6)	1,710	1,749	(2.2)
Finance costs	(1,532)	(2,295)	(33.2)	(5,496)	(6,110)	(10.0)
<b>Profit / (Loss) before tax</b>	<b>6,807</b>	<b>4,026</b>	<b>69.1</b>	<b>17,090</b>	<b>13,343</b>	<b>28.1</b>
Tax expense	(1,660)	(1,002)		(4,354)	(3,315)	
<b>Profit after tax</b>	<b>5,147</b>	<b>3,024</b>	<b>70.2</b>	<b>12,736</b>	<b>10,028</b>	<b>27.0</b>
Non-controlling interests	1	1		1	15	
<b>Profit attributable to owners of the Company</b>	<b>5,148</b>	<b>3,025</b>	<b>70.2</b>	<b>12,737</b>	<b>10,043</b>	<b>26.8</b>



**SELECTED EXPLANATORY NOTES**
**1. Performance Review (Cont'd)**
**a) Property Development**

The Group reported an increase of 70.6% in revenue for the current quarter and a marginally lower revenue for the financial period-to-date when compared to the corresponding period of the preceding financial year. This was mainly due to higher progress of construction works from its high rise mixed development namely The Era, Kuala Lumpur in the current quarter ended 31 October 2020.

The operating profit for the current quarter and financial period was 40.8% and 20.0% respectively higher as compared to the preceding year's corresponding financial period mainly due to higher revenue contribution and savings from administrative, selling and marketing expenses.

	Quarter ended 31 October			9-months ended 31 October		
	2020	2019	%	2020	2019	%
	RM'000	RM'000	+ / (-)	RM'000	RM'000	+ / (-)
<b>Revenue</b>	<b>52,241</b>	<b>30,623</b>	70.6	<b>123,813</b>	<b>124,609</b>	(0.6)
Cost of sales	(41,988)	(21,475)		(95,354)	(95,704)	
Gross profit	10,253	9,148		28,459	28,905	
Selling and marketing expenses	(107)	(269)		(304)	(1,072)	
Administrative expenses	(3,075)	(3,963)		(9,996)	(12,420)	
Other operating income	492	456		1,774	1,192	
<b>Operating profit</b>	<b>7,563</b>	<b>5,372</b>	40.8	<b>19,933</b>	<b>16,605</b>	20.0

**b) Cultivation of oil palm**

For the current quarter and financial period, this segment registered a drop in revenue by 0.4% and 16.9% respectively as compared to the previous year's corresponding period. Operating profit for the current quarter and financial period was 42.4% higher and 3.3% lower respectively when compared to the corresponding period of the preceding financial year.

This was mainly due to lower Fresh Fruit Bunches (FFB) production by 35.5% when compared to the preceding financial year's corresponding period despite the better commodity prices during the current financial period. In addition, the recognition of costs saving from the estate expenditure during the current financial quarter resulted in higher profit margin.

**c) Others**

The revenue and operating profit from other segment comprised mainly of rental income for the Group. This segment reported an increase by 1.3% and a decrease of 6.0% in revenue, and a drop of 23.2% and 20.2% in operating profit respectively for the current quarter and financial period. These were mainly due to termination of 4 tenancy agreements and additional repair expenses incurred in maintaining the property during the current quarter. The Group has waived half month rental for April and May 2020 each upon request by tenants in consideration of the Movement Control Order imposed by the Government since 18 March 2020

**2. Material Changes in Profit Before Tax for Quarter Reported On as Compared to the Immediate Preceding Quarter**

The Group's PBT of RM6.807 million for the current quarter is lower than the PBT of RM7.628 million in the immediate preceding quarter mainly due to lower progress of construction works from its on-going development, namely Taman Industri Makmur and Sepakat in Kulim Kedah as this project has almost reached its completion.

**SELECTED EXPLANATORY NOTES**
**2. Material Changes in Profit Before Tax for Quarter Reported On as Compared to the Immediate Preceding Quarter (Cont'd.)**

	<b>Quarter Ended</b>		<b>% + / (-)</b>
	<b>31-10-2020 RM'000</b>	<b>31-07-2020 RM'000</b>	
<b><u>Segment Revenue</u></b>			
Property Development	52,241	46,890	11.4
Cultivation of Oil Palm	242	363	(3.3)
Investment Holding	310	272	14.0
<b>Total</b>	<b>52,793</b>	<b>47,525</b>	<b>11.1</b>
<b><u>Segment Results</u></b>			
Property Development	7,563	8,625	(12.3)
Cultivation of Oil Palm	94	150	(37.7)
Investment Holding	219	121	81.0
<b>Total operating profit</b>	<b>7,876</b>	<b>8,896</b>	<b>(11.5)</b>
Share of results of an associate	-	0	
<b>Profit before interest and tax</b>	<b>7,876</b>	<b>8,896</b>	<b>(11.5)</b>
Finance income	463	606	(23.6)
Finance costs	(1,532)	(1,874)	(18.2)
<b>Profit before tax</b>	<b>6,807</b>	<b>7,628</b>	<b>(10.8)</b>
Tax expense	(1,660)	(1,881)	
<b>Profit after tax</b>	<b>5,147</b>	<b>5,747</b>	<b>(10.4)</b>
Non-controlling interests	1	0	
<b>Profit attributable to owners of the Company</b>	<b>5,148</b>	<b>5,747</b>	<b>(10.4)</b>

**3. Commentary on Prospects**

The recent announcement of the extended Conditional Movement Control Order following the recent increases in COVID-19 cases has resulted in difficult business operating environment and weak market sentiment. Combined with stringent bank lending criteria and the uncertainties over employment, the property development sector is expected to face more challenges in the remaining period of FY 2021

The Group will continue to market its products that have been launched with innovative marketing strategies including utilising digital strategies to reach out to more potential home buyers. At the same time, the Group will target to launch products within the affordable range targeting at owner-occupiers and young working adults.

The Group's performance will be determined, to a certain extent, by the rate of recovery of the domestic economy. Hence, the Group will continue to adopt pragmatic approach in charting the strategies for our various business segments.

Despite the current challenging environment, the Group expects to achieve satisfactory results for FY 2021.

**4. Variance of Actual Profit from Forecast Profit**

There was no profit forecast given for the current financial period ended 31 October 2020.



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### SELECTED EXPLANATORY NOTES

#### 5. Taxation

Tax charged for the current quarter and financial period ended 31 October 2020 comprised the followings:-

	<b>Quarter Ended 31-10-2020 RM'000</b>	<b>9-months Cumulative 31-10-2020 RM'000</b>
In respect of the current quarter/ period to-date Malaysian income tax	1,660	4,354

For the financial period ended 31 October 2020, the effective tax rate of the group was slightly higher than the statutory tax rate mainly due to losses in certain subsidiaries which are not available to set off against taxable profit of other subsidiaries within the Group. The above tax figures are based on best estimates and internal assessment.

#### 6. Status of Corporate Proposals

As at 31 October 2020, there were no outstanding corporate proposals.

#### 7. Group Borrowings and Debt Securities

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

	<b>As at 31-10-2020</b>		
	<b>Long term RM'000</b>	<b>Short term RM'000</b>	<b>Total RM'000</b>
Secured Term loans	-	205,956	205,956

#### 8. Material Litigation

There were no material litigations, which would have a material adverse effect on the financial results for the current financial period under review.

#### 9. Proposed Dividend

In view of the current challenging and uncertain business environment, the Board of Directors has not proposed any dividend for the current financial period ended 31 October 2020.



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### SELECTED EXPLANATORY NOTES

#### 10. Earnings per share attributable to owners of the Company

The basic earnings per share has been calculated by dividing the Group's net profit attributable to owners of the Company for the period by the weighted average number of ordinary shares in issue during the period.

	Quarter Ended		9-months Cumulative	
	31-10-2020	31-10-2019	31-10-2020	31-10-2019
	RM'000	RM'000	RM'000	RM'000
Net profit/(loss) attributable to owners of the Company	5,148	3,025	12,737	10,043
Weighted average number of ordinary shares in issued	2,274,930	2,274,930	2,274,930	2,274,930
Basic earnings/(loss) per share	Sen 0.23	Sen 0.13	Sen 0.56	Sen 0.44

There is no diluted earnings per share as the Company does not have any convertible financial instruments as at the end of the financial period ended 31 October 2020.

#### 11. Notes to the Comprehensive Income Statement

	Quarter Ended	9-months Cumulative
	31-10-2020	31-10-2020
	RM'000	RM'000
a) Interest income	463	1,710
b) Other income	492	1,774
c) Interest expense	(1,532)	(5,496)
d) Depreciation and amortization	(806)	(2,500)
e) Provision for and write off of receivables	-	-
f) Provision for and write off of inventories	-	-
g) Gain/(Loss) on disposal of quoted and unquoted investments or properties	-	-
h) Fair value gain/ (loss) on short term investment	-	-
i) Impairment of assets	-	-
j) Foreign exchange gain / (loss)	-	-
k) Gain / (Loss) on derivatives	NA	NA
l) Exceptional items	NA	NA