



**KEN HOLDINGS BERHAD (106173-M)**

**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2019**

**KEN HOLDINGS BERHAD (106173-M)**
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2019**

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.09.2019	Preceding Year Corresponding Quarter 30.09.2018	Current Year To Date 30.09.2019	Preceding Year Corresponding Period 30.09.2018
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	3,210	2,633	9,233	61,471
Cost of sales	(1,840)	(227)	(4,495)	(18,462)
<b>Gross Profit</b>	1,370	2,406	4,738	43,009
Operating expenses	(2,299)	(2,731)	(6,438)	(8,747)
Other operating income	1,089	1,202	3,153	3,027
<b>Profit before tax</b>	160	877	1,453	37,289
Income tax expense	353	(1,894)	(385)	(10,567)
<b>Profit/(Loss) for the period / Total comprehensive income for the period</b>	513	(1,017)	1,068	26,722
<b>Total comprehensive income attributable to:</b>				
Owners of the Company	513	(1,017)	1,068	26,721
Non-controlling interest	-	-	-	1
	513	(1,017)	1,068	26,722
<b>Earnings/(Loss) per share (sen) :</b>				
(i) Basic earnings/(loss) per ordinary share	0.29	(0.57)	0.60	14.90
(ii) Diluted earnings per ordinary share	-	-	-	-

*(The Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2018)*

**KEN HOLDINGS BERHAD (106173-M)**
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2019**

	(Unaudited) As at 30.09.2019 RM'000	(Audited) As at 31.12.2018 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	14,991	15,395
Investment properties	132,352	132,478
Inventories	105,292	104,881
Other investments	26	26
Deferred tax assets	11,805	11,804
	264,466	264,584
<b>Current assets</b>		
Inventories	88,208	88,284
Trade and other receivables	14,622	13,121
Deposits, bank and cash balances	5,905	16,710
	108,735	118,115
<b>Total Assets</b>	373,201	382,699
<b>EQUITY AND LIABILITIES</b>		
<b>EQUITY</b>		
Share capital	95,860	95,860
Treasury shares at cost	(5,366)	(5,366)
Reserves	8,367	8,367
Non-controlling interest	48	47
Retained earnings	219,789	221,411
<b>Total equity</b>	318,698	320,319
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Deferred tax liabilities	16,101	16,101
	16,101	16,101
<b>Current liabilities</b>		
Trade and other payables	36,280	43,808
Contract liabilities	-	7
Borrowings	2,000	2,000
Provision for taxation	122	464
	38,402	46,279
<b>Total Liabilities</b>	54,503	62,380
<b>Total equity and liabilities</b>	373,201	382,699
<b>Net assets per share (RM)</b>	1.78	1.79

*(The Unaudited Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2018)*

## KEN HOLDINGS BERHAD (106173-M)

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2019

	Attributable to owners of the Company						Total equity RM'000
	Non-distributable			Distributable			
	Share capital RM'000	Treasury shares RM'000	Revaluation reserve RM'000	Retained earnings RM'000	Total RM'000	Non-controlling interest RM'000	
At 1 January 2018	95,860	(5,365)	8,367	201,208	300,070	45	300,115
Total comprehensive income for the year	-	-	-	24,686	24,686	2	24,688
Dividend paid to owners of the Company	-	-	-	(4,483)	(4,483)	-	(4,483)
Treasury shares	-	(1)	-	-	(1)	-	(1)
At 31 December 2018	95,860	(5,366)	8,367	221,411	320,272	47	320,319
At 1 January 2019	95,860	(5,366)	8,367	221,411	320,272	47	320,319
Net profit for the period	-	-	-	1,068	1,068	-	1,068
Total comprehensive income for the period	-	-	-	1,068	1,068	-	1,068
Changes in ownership interests in a subsidiary	-	-	-	-	-	1	1
Dividend paid to owners of the Company	-	-	-	(2,690)	(2,690)	-	(2,690)
At 30 September 2019	95,860	(5,366)	8,367	219,789	318,650	48	318,698

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2018)

## KEN HOLDINGS BERHAD (106173-M)

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2019

	Current Period To Date 30.09.2019 RM'000	Preceding Year Corresponding Period 30.09.2018 RM'000
<b>Cash flows from operating activities</b>		
Profit before tax	1,453	37,289
Adjustments for:		
Non-cash items	2,285	1,990
Non-operating items	(8)	(344)
<b>Operating profit before working capital changes</b>	<u>3,730</u>	<u>38,935</u>
Changes in working capital:		
Net changes in current assets	(502)	(9,033)
Net changes in current liabilities	(7,516)	1,487
Cash (used in) / generated from operations	<u>(4,288)</u>	<u>31,389</u>
Interest received	61	239
Tax refund	450	772
Tax paid	(2,528)	(9,800)
<b>Net cash (used in) / generated from operating activities</b>	<u><b>(6,305)</b></u>	<u><b>22,600</b></u>
<b>Cash flows from investing activities</b>		
Acquisition of property, plant and equipment	(375)	(1,338)
Acquisition of investment properties	(1,382)	(1,448)
Interest received	25	221
<b>Net cash used in investing activities</b>	<u><b>(1,732)</b></u>	<u><b>(2,565)</b></u>
<b>Cash flows from financing activities</b>		
Repurchase of treasury shares	-	(1)
Drawdown of borrowings	-	12,000
Repayment of borrowings	-	(15,500)
Dividends paid	(2,690)	(4,483)
Interest paid	(78)	(116)
<b>Net cash used in financing activities</b>	<u><b>(2,768)</b></u>	<u><b>(8,100)</b></u>
<b>Net changes in cash and cash equivalents</b>	(10,805)	11,935
Cash and cash equivalents at the beginning of the financial period	16,710	2,766
<b>Cash and cash equivalents at the end of the financial period</b>	<u><b>5,905</b></u>	<u><b>14,701</b></u>

*(The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2018)*

**A. EXPLANATORY NOTES PURSUANT TO THE INTERIM FINANCIAL REPORT – IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRSs”)**

**A1. BASIS OF PREPARATION**

The unaudited interim financial statements have been prepared in accordance with the requirements of MFRS 134 Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Listing Requirements”) and should be read in conjunction with the Group’s audited financial statements for the year ended 31 December 2018.

The significant accounting policies and methods of computation adopted in the unaudited interim financial statements are consistent with those adopted in the Group’s audited financial statements for the year ended 31 December 2018.

The Group and the Company’s financial statements for reporting period ended 30 September 2019 are prepared in accordance with the Malaysian Financial Reporting Standards (“MFRSs”) issued by MASB and International Financial Reporting Standards except for the adoption of the following new/revised MFRSs and Amendments to MFRSs:

- MFRS 16, Leases
- IC Interpretation 23 – Uncertainty over Income Tax Treatments
- Amendments to MFRS 3, MFRS 11, MFRS 112 and MFRS 123 (Annual Improvements to MFRS Standards 2015 – 2017 Cycle)
- Amendments to MFRS 9, Prepayment Features with Negative Compensation
- Amendments to MFRS 119, Plan Amendment, Curtailment or Settlement
- Amendments to MFRS 128, Long Term Interest in Associates and Joint Ventures

The adoption of the above amendments to MFRSs did not result in material impact to the interim financial statements of the Group.

The following are accounting standards, amendments and interpretations that have been issued by the MASB but have not been adopted by the Group and the Company:

	<b>Effective dates for financial periods beginning on or after</b>
• Amendments to MFRS 2, Share-based Payment	1 January 2020
• Amendments to MFRS 3, Business Combinations	1 January 2020
• Amendments to MFRS 3, Definition of a Business	1 January 2020
• Amendments to MFRS 6 Exploration for and Evaluation of Mineral Resources	1 January 2020
• Amendment to MFRS 14, Regulatory Deferral Accounts	1 January 2020
• Amendments to MFRS 101, Presentation of Financial Statements	1 January 2020
• Amendments to MFRS 101 and MFRS 108, Definition of Material	
• Amendments to MFRS 108, Accounting Policies, Changes in Accounting Estimates and Errors	1 January 2020
• Amendments to MFRS 134 Interim Financial Reporting	1 January 2020
• Amendment to MFRS 137 Provisions, Contingent Liabilities and Contingent Assets	1 January 2020
• Amendment to MFRS 138 Intangible Assets	1 January 2020
• Amendment to MFRS 9, MFRS 139 and MFRS 7, Interest Rate Benchmark Reform	1 January 2020
• Amendment to IC Interpretation 12 Service Concession Arrangements	1 January 2020

• Amendment to IC Interpretation 19 Extinguishing Financial Liabilities with Equity Instruments	1 January 2020
• Amendment to IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine	1 January 2020
• Amendment to IC Interpretation 22 Foreign Currency Transactions and Advance Consideration	1 January 2020
• Amendments to IC Interpretation 132 Intangible Assets – Web Site Costs	1 January 2020
• MFRS 17, Insurance Contracts	1 January 2021
• Amendments to MFRS 10 and MFRS 128, Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

## **A2. AUDITORS' REPORT OF PRECEDING ANNUAL FINANCIAL STATEMENTS**

The auditors' report on the financial statements for the year ended 31 December 2018 was not qualified.

## **A3. SEASONAL OR CYCLICAL FACTORS**

The Group's operations were not significantly affected by any seasonal or cyclical factors.

## **A4. UNUSUAL ITEMS**

There were no items affecting the assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size, or incidence during the current financial period.

## **A5. MATERIAL CHANGES IN ACCOUNTING ESTIMATES**

There were no changes in accounting estimates of amounts reported in prior interim period which have a material effect on the current financial period.

## **A6. ISSUANCE OR REPAYMENT OF DEBTS AND EQUITY SECURITIES**

Save as disclosed below, there were no other issuance and repayment of debts and equity securities, shares buy-back, share cancellations, shares held as treasury shares or resale of treasury shares during the current financial period under review:

### **Share Buy-back**

The Company had not purchased any of its own shares for the quarter ended 30 September 2019.

At the date of this report, a total of 12,383,400 shares purchased back were held as treasury shares with a total cost of RM5,366,095. None of the treasury shares held were resold or cancelled during the quarter under review and up to the date of this report.

## **A7. DIVIDENDS PAID**

The first and final single tier dividend of 1.5 sen per ordinary share totalling RM2,690,048.95 in respect of the financial year ended 31 December 2018 was paid on 29 July 2019.

## A8. SEGMENTAL REPORTING

Segmental analysis of the results and assets employed for 9 months ended 30 September 2019.

<b>Business Segment</b>	<b>Construction RM'000</b>	<b>Property Development RM'000</b>	<b>Property Investment RM'000</b>	<b>Others RM'000</b>	<b>Eliminations RM'000</b>	<b>Consolidated RM'000</b>
Revenue from external customers	-	-	9,052	1,605	(1,424)	9,233
Inter-segment revenue	-	-	1,125	-	(1,125)	-
<b>Total revenue</b>	<b>-</b>	<b>-</b>	<b>10,177</b>	<b>1,605</b>	<b>(2,549)</b>	<b>9,233</b>
<b>Segment result</b>	<b>(2,235)</b>	<b>226</b>	<b>3,097</b>	<b>357</b>	<b>-</b>	<b>1,445</b>
Interest income						86
Profit from operations						1,531
Finance cost						(78)
Profit before tax						1,453
Taxation						(385)
Net profit for the period						1,068

## A9. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

The values of property, plant and equipment have been brought forward without amendments from the previous financial statements for the year ended 31 December 2018.

## A10. SUBSEQUENT MATERIAL EVENTS

There were no material events subsequent to the end of the reporting quarter and up to the date of issuance of this Interim Financial Report.

## A11. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group for the quarter ended 30 September 2019 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operation.

## A12. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

	<b>Quarter Ended 30.09.2019 RM'000</b>	<b>Financial Year Ended 31.12.2018 RM'000</b>
<b>A Contingent Liabilities</b>		
Corporate guarantee for credit facilities and guarantee granted to subsidiaries of the company	214	226



**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF THE LISTING REQUIREMENTS**

**B1. REVIEW OF THE PERFORMANCE**

A comparison of the results of current quarter ended 30 September 2019 and the corresponding periods in the preceding year is as follows:

	<b>Current Year Quarter 01.07.2019 – 30.09.2019 RM'000</b>	<b>Preceding Year Quarter 01.07.2018 – 30.09.2018 RM'000</b>	<b>Current Year 01.01.2019 – 30.09.2019 RM'000</b>	<b>Preceding Year 01.01.2018 – 30.09.2018 RM'000</b>
Revenue	3,210	2,633	9,233	61,471
Profit before tax	160	877	1,453	37,289
Profit after tax (before non-controlling interest)	513	(1,017)	1,068	26,722
Profit attributable to equity holders of the parent	513	(1,017)	1,068	26,722

**Current year to-date vs previous year to-date**

Profit before tax for the current quarter ended 30 September 2019 of RM1.5 million was lower as compared to the previous year's corresponding period of RM37.3 million mainly due to the completion of Ken Rimba Condominium 1 ("KRC1") project at the end of year 2018. Due to the completion of the KRC1 project in previous year, the Group's revenue and profit contribution was mainly from the property investment segment during the current quarter.

**B2. MATERIAL VARIATION AGAINST THE PRECEDING QUARTER RESULTS**

A comparison of the quarterly results of the current and preceding quarter is as follows:

	<b>Current Quarter 01.07.2019 – 30.09.2019 RM'000</b>	<b>Preceding Quarter 01.04.2019 – 30.06.2019 RM'000</b>
Revenue	3,210	3,073
Profit after tax (before Non-controlling Interest)	513	317
Profit after tax (after Non-controlling Interest)	513	317

The revenue for the current quarter ended 30 September 2019 at RM3.2 million was slightly higher than the preceding quarter ended 30 June 2019 of RM3.1 million. Correspondingly, profit after tax for the current quarter was also slightly higher as compared to the preceding quarter.

**B3. PROSPECTS FOR 2019**

The Malaysian property market is expected to remain challenging in 2019 due to the continued weak consumer sentiment, stringent lending environment, concerns on oversupply of properties, and the general economic uncertainties contributing to create a cautious outlook. The Group will continue focusing on its strategic efforts to strengthen its long-term recurring income as well as monetisation of the remaining inventories of the Group. Barring any unforeseen circumstances, the Board of Directors is of the view that the Group's performance will remain positive for the financial year ending 31 December 2019.

**B4. PROFIT FORECAST AND ESTIMATES ANNOUNCED OR DISCLOSED**

Not applicable as there were no profit forecast or estimates that has been announced or disclosed for the financial year 2019.

**B5. TAX EXPENSE**

	Current Year Quarter 01.07.2019 – 30.09.2019 RM'000	Preceding Year Quarter 01.07.2018 – 30.09.2018 RM'000	Current Year 01.01.2019 – 30.09.2019 RM'000	Preceding Year 01.01.2018 – 30.09.2018 RM'000
In respect of current period				
- income tax	(356)	2,742	387	5,422
- deferred tax	3	(848)	(2)	5,145
	(353)	1,894	385	10,567

The Group's effective tax rate for the 9 months ended 30 September 2019 was higher than the statutory rate of 24% mainly due to losses of certain subsidiaries, which are not available to set off against taxable profits of other subsidiaries within the Group.

**B6. THE STATUS OF CORPORATE PROPOSALS**

There were no corporate proposals announced but not completed as of the date of this report.

**B7. BORROWINGS AND DEBT SECURITIES**

The Group has unsecured short term borrowings of RM2.0 million at the end of the current quarter ended 30 September 2019.

**B8. MATERIAL LITIGATION**

On 4 June 2015, the Company announced that the Company and three of its wholly-owned subsidiaries, namely Ken Property Sdn Bhd, Ken Capital Sdn Bhd and Ken JBCC Sdn Bhd ("Defendants") had on 3 June 2015 been served with an application for interlocutory injunction ("Application") filed by Sazean Holdings Sdn Bhd to prevent the Defendants from taking any form of action including development of a land in Johor owned by Ken JBCC Sdn Bhd pending the full disposal of the High Court Suit No. 22NCVC-64-01/2015.

The Court has allowed the Application whereby only part of the prayers was granted. The outcome of the Injunction is that the Defendants are only prevented from imposing any encumbrances on the land, selling and/or auctioning the land pending full disposal of the High Court Suit No. 22NCVC-64-01/2015. Nevertheless, it does not affect the development progress of the land. The Court has also allowed the Defendants application for securities for costs whereby the Plaintiff is required to deposit into their solicitor's client account the sum of RM50,000 in the form of fixed deposit.

The Defendant has appealed to the Court of Appeal against the High Court's decision for allowing part of the Application and the Court of Appeal has dismissed the Application. The Plaintiff filed a motion for Leave to Appeal to Federal Court in relation to the Application where the Federal Court has decided the matter in the Defendant's favour with cost.

The trial for High Court Suit No. 22NCVC-64-01/2015 commenced on 15 December 2017 and is currently still ongoing.

**B9. DIVIDEND**

The Board does not recommend any interim dividend for the current quarter under review (2018 – Nil).

**B10. EARNINGS PER SHARE**

	<b>Quarter Ended 30.09.2019 RM'000</b>	<b>9 months ended 30.09.2019 RM'000</b>
<b>A Basic Earnings</b>		
Profit attributable to owners of the Company	513	1,068
Weighted average number of ordinary shares ('000)	179,337	179,337
Basic earnings per share (sen)	0.29	0.60
<b>B Diluted earnings</b>	-	-

There is no impending effect on the diluted earnings per share.

**B11. PROFIT FOR THE PERIOD**

	<b>Current Year Quarter 01.07.2019 - 30.09.2019 RM'000</b>	<b>Preceding Year Quarter 01.07.2018 - 30.09.2018 RM'000</b>	<b>Current Year 01.01.2019 - 30.09.2019 RM'000</b>	<b>Preceding Year 01.01.2018 - 30.09.2018 RM'000</b>
Profit for the period is arrived at after crediting/(charging):				
Interest income	36	303	86	460
Other income	1,054	899	3,067	2,567
Depreciation	(771)	(711)	(2,285)	(1,990)
Interest expense	(26)	(28)	(78)	(116)

Save as disclosed above, the other items as required under Appendix 9B, Part A (16) of the Listing Requirements are not applicable.

By Order of the Board,

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 Andrea Huong Jia Mei  
 Company Secretary  
 Date: 18 November 2019