



**KEN HOLDINGS BERHAD**  
**(198301010855 (106173-M))**

**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2021**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 JUNE 2021

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.06.2021	Preceding Year Corresponding Quarter 30.06.2020	Current Year To Date 30.06.2021	Preceding Year Corresponding Period 30.06.2020
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	19,594	3,294	34,144	6,505
Cost of sales	(8,869)	(1,586)	(17,046)	(3,588)
<b>Gross Profit</b>	10,725	1,708	17,098	2,917
Operating expenses	(3,247)	(2,045)	(6,690)	(4,482)
Other operating income	1,647	1,462	2,845	3,176
<b>Profit before tax</b>	9,125	1,125	13,253	1,611
Income tax expense	(2,098)	(206)	(3,282)	(353)
<b>Profit for the period / Total comprehensive income for the period</b>	7,027	919	9,971	1,258
<b>Total comprehensive income attributable to:</b>				
Owners of the Company	7,027	919	9,971	1,258
Non-controlling interest	-	-	-	-
	7,027	919	9,971	1,258
<b>Earnings per share (sen) :</b>				
(i) Basic earnings per ordinary share	3.92	0.51	5.56	0.70
(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 2020)*

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2021

	(Unaudited) As at 30.06.2021 RM'000	(Audited) As at 31.12.2020 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	7,141	7,792
Investment properties	129,252	131,166
Inventories	106,318	105,856
Right-of-use assets	9,374	9,450
Other investments	26	26
Deferred tax assets	10,738	10,796
	262,849	265,086
<b>Current assets</b>		
Inventories	64,789	78,628
Trade and other receivables	27,047	18,196
Deposits, bank and cash balances	39,447	21,660
	131,283	118,484
<b>Total Assets</b>	394,132	383,570
<b>EQUITY AND LIABILITIES</b>		
<b>EQUITY</b>		
Share capital	95,860	95,860
Treasury shares at cost	(5,366)	(5,366)
Reserves	9,255	9,255
Non-controlling interest	49	49
Retained earnings	239,581	229,610
<b>Total equity</b>	339,379	329,408
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Deferred tax liabilities	15,892	15,892
	15,892	15,892
<b>Current liabilities</b>		
Trade and other payables	35,151	36,191
Borrowings	2,000	2,000
Provision for taxation	1,710	79
	38,861	38,270
<b>Total Liabilities</b>	54,753	54,162
<b>Total equity and liabilities</b>	394,132	383,570
<b>Net assets per share (RM)</b>	1.89	1.84

*(The Unaudited Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2020)*

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 2021

	<----- Attributable to owners of the Company ----->						Total equity RM'000
	<----- Non-distributable ----->			Distributable		Non-controlling interest RM'000	
	Share capital RM'000	Treasury shares RM'000	Revaluation reserve RM'000	Retained earnings RM'000	Total RM'000		
At 1 January 2020	95,860	(5,366)	8,367	220,963	319,824	49	319,873
Net profit for the period	-	-	-	8,647	8,647	-	8,647
Other comprehensive income	-	-	888	-	888	-	888
Total comprehensive income for the year	-	-	888	8,647	9,535	-	9,535
At 31 December 2020	95,860	(5,366)	9,255	229,610	329,359	49	329,408
At 1 January 2021	95,860	(5,366)	9,255	229,610	329,359	49	329,408
Net profit for the period	-	-	-	9,971	9,971	-	9,971
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	9,971	9,971	-	9,971
Changes in ownership interests in a subsidiary	-	-	-	-	-	-	-
<b>At 30 June 2021</b>	<b>95,860</b>	<b>(5,366)</b>	<b>9,255</b>	<b>239,581</b>	<b>339,330</b>	<b>49</b>	<b>339,379</b>

(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 2020)

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2021

	Current Period To Date 30.06.2021 RM'000	Preceding Year Corresponding Period 30.06.2020 RM'000
<b>Cash flows from operating activities</b>		
Profit before tax	13,253	1,611
Adjustments for:		
Non-cash items	1,794	1,528
Non-operating items	(300)	(675)
<b>Operating profit before working capital changes</b>	<u>14,747</u>	<u>2,464</u>
Changes in working capital:		
Net changes in current assets	3,975	7,970
Net changes in current liabilities	(971)	(3,604)
Cash generated from operations	<u>17,751</u>	<u>6,830</u>
Interest received	44	552
Tax refund	131	338
Tax paid	(1,242)	(509)
<b>Net cash generated from operating activities</b>	<u>16,684</u>	<u>7,211</u>
<b>Cash flows from investing activities</b>		
Acquisition of property, plant and equipment	(11)	(1)
Acquisition of investment properties	-	(94)
Proceeds from disposal of investment property	858	-
Proceeds from disposal of property, plant and equipment	-	5
Interest received	284	163
<b>Net cash used in investing activities</b>	<u>1,131</u>	<u>73</u>
<b>Cash flows from financing activities</b>		
Interest paid	(28)	(45)
<b>Net cash used in financing activities</b>	<u>(28)</u>	<u>(45)</u>
<b>Net changes in cash and cash equivalents</b>	17,787	7,239
Cash and cash equivalents at the beginning of the financial period	21,660	7,187
<b>Cash and cash equivalents at the end of the financial period</b>	<u>39,447</u>	<u>14,426</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 2020)*

**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 2020.

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 2020.

The Group and the Company’s financial statements for reporting period ended 30 June 2021 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:

- Amendment to MFRS 9, MFRS 139 and MFRS 7, MFRS4 and MFRS 16: Interest Rate Benchmark Reform – Phase 2
- Amendments to MFRS 16 Leases: Covid-19 Related Rent Concessions

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 are not yet effective for the Group and the Company:

	<b>Effective dates for financial periods beginning on or after</b>
• Annual Improvement of MFRS Standards 2018 – 2020 Amendments to MFRS 1, 9, 16 and 141	1 January 2022
• Amendments to MFRS 3 Business Combinations: Reference to the Conceptual Framework	1 January 2022
• Amendments to MFRS 116 Property, Plant and Equipment: Proceeds before Intended Use	1 January 2022
• Amendments to MFRS 137 Onerous Contracts – Cost of Fulfilling a Contract	1 January 2022
• Amendments to MFRS 112 – Deferred Tax related to Assets and Liabilities arising from a Single Transaction	1 January 2023
• MFRS 17 and Amendments to MFRS 17 Insurance Contracts	1 January 2023
• Amendments to MFRS 101 Classification of Liabilities as Current or Non-current	1 January 2023
• Amendments to MFRS 101 Disclosure of Accounting Policies	1 January 2023
• Amendments to MFRS 108 Definition of Accounting Estimates	1 January 2023
• Amendments to MFRS 10 and MFRS 128, Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice

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

The auditors' report on the financial statements for the year ended 31 December 2020 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 June 2021.

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

No dividend has been paid for the current quarter ended 30 June 2021.

## A8. SEGMENTAL REPORTING

Segmental analysis of the results and assets employed for 6 months ended 30 June 2021.

Business Segment	Construction RM'000	Property Development RM'000	Property Investment RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Revenue from external customers	-	29,417	4,583	144	-	34,144
Inter-segment revenue	-	-	321	-	(321)	-
Total revenue	-	29,417	4,904	144	(321)	34,144
<b>Segment result</b>	(688)	14,398	(583)	126	-	13,253
Unallocated income / (expenses)						(200)
Interest income						328
Profit from operations						13,281
Finance cost						(28)
Profit before tax						13,253
Taxation						(3,282)
Net profit for the period						9,971

#### 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 2020.

#### 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 June 2021 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operation.

#### A12. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

	Quarter Ended 30.06.2021 RM'000	Financial Year Ended 31.12.2020 RM'000
<b>A Contingent Liabilities</b>		
Corporate guarantee for credit facilities and guarantee granted to subsidiaries of the company	13	14

#### 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 June 2021 and the corresponding periods in the preceding year is as follows:

	Current Year Quarter 01.04.2021 – 30.06.2021 RM'000	Preceding Year Quarter 01.04.2020 – 30.06.2020 RM'000	Current Year 01.01.2021 – 30.06.2021 RM'000	Preceding Year 01.01.2020 – 30.06.2020 RM'000
Revenue	19,594	3,294	34,144	6,505
Profit before tax	9,125	1,125	13,253	1,611
Profit after tax (before non-controlling interest)	7,027	919	9,971	1,258
Profit attributable to equity holders of the parent	7,027	919	9,971	1,258

##### Current year to date vs preceding year to date

The Group registered revenue of approximately RM34.1 million and profit before tax of approximately RM13.3 million for the current quarter ended 30 June 2021 as compared to the previous year's corresponding period's revenue and profit before tax of approximately RM6.5 million and RM1.3 million, respectively.

The increase in revenue was mainly contributed from the property development segment due to sales of completed properties registered during the current quarter ended 30 June 2021. Correspondingly, profit before tax increased to RM13.3 million 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</b> <b>01.04.2021 –</b> <b>30.06.2021</b> <b>RM'000</b>	<b>Preceding Quarter</b> <b>01.01.2021 -</b> <b>31.03.2021</b> <b>RM'000</b>
Revenue	19,594	14,550
Profit after tax (before Non-controlling Interest)	7,027	2,945
Profit after tax (after Non-controlling Interest)	7,027	2,945

The revenue for the current quarter ended 30 June 2021 at approximately RM19.6 million was higher than the preceding quarter ended 31 March 2021 of approximately RM14.6 million due to new sales registered during the current quarter. Correspondingly, profit after tax for the current quarter was higher as compared to the preceding year quarter.

## B3. PROSPECTS FOR 2021

The unprecedented global outbreak of Covid-19 had caused significant disruptions and challenges to businesses over the past year. Notwithstanding the roll out of the vaccination, the Malaysian government implemented various phases of Movement Control Order during the year to curb the rise in number of daily Covid-19 cases. With the continued weak consumer sentiments, the property market is expected to remain lacklustre in the year 2021. As such, the Group will continue adopting a cautious strategy by building up its long term recurring income and selling the remaining inventories while exercising prudence on new projects launches. 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 2021.

## 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 2021.

## B5. TAX EXPENSE

	<b>Current Year</b> <b>Quarter</b> <b>01.04.2021 –</b> <b>30.06.2021</b> <b>RM'000</b>	<b>Preceding</b> <b>Year Quarter</b> <b>01.04.2020 –</b> <b>30.06.2020</b> <b>RM'000</b>	<b>Current Year</b> <b>01.01.2021 –</b> <b>30.06.2021</b> <b>RM'000</b>	<b>Preceding Year</b> <b>01.01.2020 –</b> <b>30.06.2020</b> <b>RM'000</b>
In respect of current period				
- income tax	2,005	178	3,224	324
- deferred tax	93	28	58	29
	<u>2,098</u>	<u>206</u>	<u>3,282</u>	<u>353</u>

The Group's effective tax rate for the 6 months ended 30 June 2021 was higher than the statutory rate of 24% mainly due to certain expenses which are not deductible for tax purposes.

## B6. THE STATUS OF CORPORATE PROPOSALS

There was no corporate proposal announced 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 June 2021.

**B8. MATERIAL LITIGATION****(a) Kuala Lumpur High Court Suit No. 22NCVC-64-01/2015 Sazean Holdings Sdn Bhd (“Plaintiff”) v KEN and three of its wholly-owned subsidiaries (“Defendant”)**

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 ended in January 2020 and the case is now pending preparation of notes of proceedings.

**(b) Kuala Lumpur High Court Suit No. WA-22NCVC-650-10/2020 Common Ground TTDI Sdn Bhd (“Plaintiff”) v Ken TTDI Sdn Bhd (“Defendant”)**

On 12 October 2020, Common Ground TTDI Sdn Bhd (the “Plaintiff”) filed a Writ of Summons and Statement of Claim and an *ex-parte* Interim Injunction Order against Ken TTDI Sdn Bhd (the “Defendant”) to prevent the Defendant from, among other things, taking any form of action to repossess the demised premises in the interim period.

On 26 November 2020, the Defendant filed a Third Party Notice against Common Ground Works Sdn Bhd, Teo Juhn How and Erman Akinci and the hearing is set for 14 June 2021. The Defendant had on 30 November 2020 filed a Defence and Counterclaim against the Plaintiff and on 30 December 2020, the Defendant also filed an Application pursuant to Order 14A Rule 1 and/or Order 33 Rule 2 for the Court to determine two questions of law and/or interpretation of the TA, or preliminary issues, in order that the action may be disposed of without the need for a trial.

The *inter-partes* hearing of the Plaintiff’s Interim Injunction Application and the Defendant’s Application pursuant to Order 14A Rule 1 and/or Order 33 Rule 2 Rules of Court 2012 were both heard on 18 March 2021 and the Court had on 15 April 2021 dismissed the Plaintiff’s Interim Injunction Application with costs of RM8,000 awarded in favour of the Defendant. On the even date, the High Court had also allowed the Defendant’s Application pursuant to Order 14A Rule 1 and/or Order 33 Rule 2 Rules of Court 2012 with costs of RM5,000.00 awarded in favour of the Defendant and accordingly, the Plaintiff’s claim against the Defendant is dismissed.

The hearing of the Third Parties' Setting Aside Application was heard on 14 June 2021 and the Court has allowed the Third Parties' Setting Aside Application with costs of RM6,000.00. The Court has also fixed the trial dates for the Defendant's Counterclaim against the Plaintiff on 31 July 2023, 21 August 2023 and 22 August 2023, and further directions will be given for the pre-trial case management in relation to the Defendant's Counterclaim.

#### B9. DIVIDEND

The Board does not recommend any interim dividend for the current quarter under review (2020: Nil).

#### B10. EARNINGS PER SHARE

	<b>Quarter Ended 30.06.2021 RM'000</b>	<b>6 months ended 30.06.2021 RM'000</b>
<b>A Basic Earnings</b>		
Profit attributable to owners of the Company	7,027	9,971
Weighted average number of ordinary shares ('000)	179,337	179,337
Basic earnings per share (sen)	3.92	5.56
<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 01.04.2021 – 30.06.2021 RM'000</b>	<b>Preceding Year Quarter 01.04.2020 – 30.06.2020 RM'000</b>	<b>Current Year 01.01.2021 – 30.06.2021 RM'000</b>	<b>Preceding Year 01.01.2020 – 30.06.2020 RM'000</b>
Profit for the period is arrived at after crediting/(charging):				
Gain on disposal of property, plant and equipment	-	5	-	5
Interest income	244	196	328	715
Other income	1,403	1,261	2,517	2,456
Depreciation	(1,069)	(752)	(2,154)	(1,530)
Interest expense	(16)	(22)	(28)	(45)

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 Huang Jia Mei  
 Company Secretary  
 Date: 24 August 2021