

JIANKUN INTERNATIONAL BERHAD (111365-U) (Incorporated in Malaysia)

Interim Financial Report 30/06/2015

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Interim Financial Report

30-Jun-15

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

- For the quarter ended 30 June 2015

	Individual Current Year Quarter 30-Jun-15 RM'000	Quarter Preceding Year Quarter 30-Jun-14 RM'000	Cumulativ Current Year To date 30-Jun-15 RM'000	e Quarter Preceding Year To date 30-Jun-14 RM'000
Revenue Cost of Sales	2,065 (1,880)	1,297 (930)	2,666 (1,880)	2,019 (1,511)
Gross Profit	185	367	786	508
Other Income Administrative expenses	28 (823)	4 (1,030)	28 (1,332)	5 (1,948)
Operating profit	(610)	(659)	(518)	(1,435)
Interest income Finance costs	102 (1)	- (14)	126 (1)	- (35)
Profit /(loss) before taxation	(509)	(673)	(393)	(1,470)
Taxation	(45)	-	(176)	-
Net profit/(loss) for the period	(554)	(673)	(569)	(1,470)
Other comprehensive income after tax:				
Net currency translation differences	-	104	-	130
Other comprehensive income for the period, net of tax	-	104	-	130
Total comprehensive income for the period	(554)	(569)	(569)	(1,340)
Net profit/(loss) attributable to: - Owners of the parent - Minority interest	(554) -	(673) -	(569) -	(1,470)
• •	(554)	(673)	(569)	(1,470)
Total comprehensive income attributable to: - Owners of the parent - Minority interest	(554) -	(569) -	(569) -	(1,340)
=	(554)	(569)	(569)	(1,340)
Earnings per share attributable to the owner of the Company (sen) attributable to owners of the Parent				
-Basic (sen) -Diluted (sen)	(0.37) (0.24)	(1.32) (1.32)	(0.38) (0.25)	(2.89) (2.89)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

- For the quarter ended 30 June 2015

	30-Jun-15 (Unaudited) RM'000	31-Dec-14 (Audited) RM'000
<u>ASSETS</u>	•••	
Non-Current Assets		
Property, Plant and Equipment	68	3
Investment properties	22,212	22,212
	22,280	22,215
Current Assets		
Property Development Costs	137	-
Trade Receivables	2,278	-
Other Receivables	8,404	4,891
Cash & Bank Balances	17,617	25,205
	28,436	30,096
TOTAL ASSETS	50,716	52,311
Equity		
Share Capital	37,919	37,919
Reserves	6,334	6,887
Total Equity	44,253	44,806
Non Current Liabilities		
Deferred taxation	4,695	4,695
	4,695	4,695
Current Liabilities		
Trade Payables	1,045	<u>-</u>
Other Payables & Accruals	547	2,810
Provision for taxation	176	_,-,-,-
	1,768	2,810
Total Liabilities	6,463	7,505
Total Equity And Liabilities	50,716	52,311
Net assets per share (RM)	0.29	0.30

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

- For the quarter ended 30 June 2015

	< Non-	-distributable		Distributab	le	
	Share Capital RM'000	Translation RM'000	Warrant Reserve RM'000	Capital Reserve RM'000	Accumulated RM'000	Total RM'000
Balance as at 1 January 2014	50,895	157	-	-	(30,509)	20,543
Transactions with owners						
Par value reduction Issuance of shares pursuant to rights issue	(38,171)			2,793	35,378	-
with warrants	25,195					25,195
Transfer to warrant reserve			13,606		(13,606)	
Total transactions with owners	(12,976)	-	13,606	2,793	(8,737)	25,195
Loss after tax for the financial year					(1,991)	(1,991)
Currency translation differences	-	1,059	-	-	-	1,059
Balance as at 1 January 2015	37,919	1,216	13,606	2,793	(10,728)	44,806
Currency translation differences	-	16	-	-	-	16
Net loss for the period	-	-	-	-	(569)	(569)
Balance as at 30 June 2015	37,919	1,232	13,606	2,793	(11,297)	44,253
	< Non-	-distributable	> Warrant	<i>Distributab</i> Capital	le	
	Share Capital RM'000	Translation RM'000	Reserve RM'000	Reserve RM'000	Accumulated RM'000	Total RM'000
Balance as at 1 January 2014	50,895	157	-	-	(30,509)	20,543
Currency translation differences	-	130	-	-	-	130
Net loss for the period	-	-	-	-	(1,470)	(1,470)
Balance as at 30 June 2014	50,895	287	-	-	(31,979)	19,203

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

- For the quarter ended 30 June 2015

	Period Ended 30-Jun-15 RM'000	Period Ended 30-Jun-14 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES	· · · · · · · · · · · · · · · · · · ·	
OPERATING ACTIVITIES	(000)	(4.470)
Profit/(Loss) before taxation	(393)	(1,470)
Adjustment for:		
Depreciation	5	48
Interest expenses	-	35
Gain on unrealised forex	-	(131)
Interest income	(126)	-
Revaluation of investment properties	(· = =)	-
Operating profit/(loss) before working capital changes	(514)	(1,518)
operating promit (1888) series menting capital enality	(3)	(1,010)
(Increase)/Decrease in Development Properties Costs	(137)	(1,031)
(Increase)/Decrease in receivables	(5,679)	519
(Decrease)/Increase in payable	(1,330)	2,392
Net cash generated from/(used in) operating activities	(7,660)	362
	(1,202)	
Interest expenses	-	(35)
Interest received	126	-
	(7,534)	327
	(1,001)	
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(70)	2
Net cash used in investing activities	(70)	2
Ç		
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown/(Repayment) of hire purchase	-	(36)
Interest paid	-	(35)
Repayment of bank loan	-	(548)
• •		,
Net cash generated from financing activities	-	(619)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(7,604)	(290)
EFFECT ON TRANSLATION DIFFERENCES	16	130
CASH AND CASH EQUIVALENTS BROUGHT FORWARD	25,205	253
CASH AND CASH EQUIVALENTS CARRIED FORWARD	17,617	93
Cash and cash equivalents comprise:-		
Fixed deposit with licensed bank	12,109	-
Cash and bank balance	5,508	93
	17,617	93

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

- For the quarter ended 30 June 2015

Part A - Explanatory Notes Pursuant to FRS 134

A1. Basic Of Preparation

The interim financial report has been prepared in accordance with FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("BMSB") and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2014.

The accounting policies used by the Group in the quarterly report comply with the principles of the International Financial Reporting Standard ("IFRS") adopted by the International Accounting Standards Board ("IASB") and interpretations issued by the International Financial Reporting Interpretations Committee of the IASB. The quarterly report has been prepared based on the presentation, accounting policies and methods of computation consistent with those in the preparation of the audited statutory financial statement for the financial year ended 31 December 2014.

A2. Changes in Accounting Policies

Basis of accounting

The accounting principles and bases used are consistent with those previously adopted in the preparation of the audited financial statements of the Group except for the adoption of the following applicable new/revised Financial Reporting Standards ("FRS"), IC Interpretation and Amendments to FRSs effective for financial periods as stated below:-

		Effective
FRS 9	Financial Instruments	1-Jan-15
FRS 7	Amendments to FRS 9	1-Jan-15

Adoption of the above standards and interpretations did not have any effect on the financial performance or position of the Group.

Effective

The standards and interpretations that are issued but not yet effective are disclosed below:

		Effective
FRS 9	Financial Instruments	1-Jan-18
FRS 10	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to FRS 10 and FRS 128)	1-Jan-16
FRS 10	Investment Entities: Applying the Consolidation Exception (Amendments to FRS 10, frs 12 and FRS 128)	1-Jan-16
FRS 12	Investment Entities: Applying the Consolidation Exception (Amendments to FRS 10, frs 12 and FRS 128)	1-Jan-16
FRS 14	Regulatory Deferral Accounts	1-Jan-16
FRS 11	Amendments to FRS 11 (Accounting for Acquisitions of Interests in Joint Operations)	1-Jan-16
FRS 101	Disclosure Initiative (Amendments to FRSs 2012)	1-Jan-16
FRS 116	Amendments to FRS 116 (Clarification of Acceptable Methods of Depreciation and Amortisation)	1-Jan-16
FRS 119	Amendments to FRS 119 (Annual Improvements to FRSs 2012-2014 Cycle)	1-Jan-16
FRS 127	Equity Method in Separate Financial Statements (Amendments to FRS 127)	1-Jan-16
FRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to FRS 10 and FRS 128)	1-Jan-16
FRS 128	Investment Entities: Applying the Consolidation Exception (Amendments to FRS 10, frs 12 and FRS 128)	1-Jan-16
FRS 134	Amendment to FRS 134 (Annual Improvements to FRSs 2012-2014 Cycle)	1-Jan-16
FRS 138	Amendments to FRS 116 and FRS 138 (Clarification of Acceptable Methods of Depreciation and Amortisation)	1-Jan-16

The directors except that the adoption of the above standards and interpretations will have no material impact on the financial statements in the period of initial application except as discuss below:

- For the quarter ended 30 June 2015

Part A - Explanatory Notes Pursuant to FRS 134

A2. Changes in Accounting Policies (Cont.)

FRS 9 reflects the first phase of work in the replacement of FRS 139 and applies to classification and measurement of financial assets and financial liabilities as defined in FRS 139. The standard was initially effective for annual periods beginning on or after 1 January 2013, but Amendments to FRS 9: Mandatory Effective Date of FRS 9 and Transition Disclosures, issued in March 2012, moved the mandatory effective date to 1 January 2015. Subsequently, on 14 February 2014, it was announced that the new effective date will be decided when the project is closer to completion. The adoption of the first phase of FRS 9 will have an effect in the classification and measurement of the Group's financial assets, but will not have an impact on classification and measurements of the Group's financial liabilities. The Group will quantify the effect in conjuction with the other phases, when the final standard including all phases is issued.

On 19 November 2011, the Malaysian Accounting Standard Board (MASB) issued a new MASB approved accounting standards framework, the Malaysian Financial Reporting Standards ("MFRSs") that are equivalent to International Financial Reporting Standards.

The MFRSs are to be applied by all Entitites Other Than Private Entitites for annual periods beginning on or after 1 January 2012, with the exception of entitites that are within the scope of MFRS 141 (Agricultures) and IC Interpretation 15 (Agreements for Construction of Real Estate), including its parent, significant investor and venturer (herein called "Transitioning Entitites").

The Transitioning Entities are given an option to defer the adoption of the MFRSs to annual periods beginning on or after 1 January 2017. The Group falls within the definition of Transitioning Entities and has the option to prepare its first MRFSs financial statements for the financial year ending 31 Deccember 2017.

In representing its MFRSs financial statements, the Group and the Company will quatify the financial effects of the differences between the current FRSs and MFRSs.

The majority of the adjustments required on transition will be made, retropectively, against opening retained profits.

The Group and the Company expects to be in a position to fully comply with the requirements of MFRSs for the financial year ending 31 December 2017.

A3. Declaration of Qualification of Audit Report

There was no qualification in the audited report for the year ended 31 December 2014.

A4. Seasonality or cyclicality of operations

The Group's operations are not subject to seasonal or cyclical factors.

A5. Nature and Amounts of Unusual Items

There were no unusual items affecting the assets, liabilities, equity, net income, or cash flows during the quarter under review.

A6. Nature and Amount of Changes in Estimates

There were no changes in estimates that have had a material effect in the current financial year-to-date results.

A7. Issuances or repayment of debt and equity securities

There were no issuances of new shares or repayment of debt and equity securities during the quarter review.

A8. Dividends

No dividend is being proposed or paid for this quarter.

- For the quarter ended 30 June 2015

Part A - Explanatory Notes Pursuant to FRS 134

Operating Segment Δ9.

Operating segments are prepared in a manner consistent with the internal reporting provided to the Group Executive Committee as its chief operating decision maker in order to allocate resources to segments and to assets their performance. For management purposes, the Group is organised into business units based on its products and services and has two reportable operating segment as follows:-

Business Segment

The Group's operations comprise the following main business segments:

investment holdings

Property Development, Construction and Provides construction services for residential, industrial and commercial property and provision of management, marketing and consultancy services.

Project managemetn and advisory

Provides management services for residential, industrial and commercial property development.

The Group Executives Committee assesses the performance of the operating segments based on operating profit and loss which is measured differently from those disclosed in the consolidated financial statements.

Management monitors operating results of its business unit separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated boased on operating profit and loss which, in certain respects as explained in the table below, is measured differently from operating profit and loss in consolidated financial statements.

	Project management and advisory	Property development, construction and investment holdings	Total operations
	RM'000	RM'000	RM'000
Revenue			
External sales	619	2,047	2,666
0	202	(4.440)	(540)
Segment result	600	(1,118)	(518)
Unallocated:			
Interest income			126
Finance costs		-	(1)
Profit/(Loss) before taxation			(393)
Taxation		_	(176)
Profit/(Loss) after taxation			(569)
Segment assets	1,691	49,025	50,716
Segment liabilities	354	6,109	6,463

A10. Valuation of Investment Properties and Property, Plant and Equipment

There were no valuation of investment properties and property, plant and equipment taken place during the quarter under review.

Material events subsequent to the end of the period A11.

On 7 July 2015, the Board of Directors announced that it had approved the variation to the utilisation of the Rights Proceeds raised from the renounceable rights issue together with free detachable warrants.

On 14 July 2015, the Shareholders had at the Extraordinary General Meeting approved the proposed acquisition of 93 Freehold Vacant Subdivided Plots Held under PT 71831 to PT 71923, H.S. (D) 153315 to H.S.(D) 153407, Mukim of Kajang, District of Ulu Langat, State of Selangor, for an aggregate cash consideration of RM22,500,000.

Save from the above, there is no other material events subseqent to the end of the period

- For the quarter ended 30 June 2015

Part A - Explanatory Notes Pursuant to FRS 134

A12. Changes in the composition of the Group

On 29 June 2015, the Company acquired two (2) ordinary shares of RM1.00 each in JKI Construction Sdn Bhd (Company No. 1147653-A) ("JKI Construction") from Dato' Ir Lim Siang Chai and Lee Leong Kui at a total consideration of RM2.00 (Ringgit Malaysia Two only) and acquired two (2) ordinary shares of RM1.00 each in JKI Development Sdn Bhd (Company No. 1146943-M) ("JKI Development") from Dato' Ir Lim Siang Chai and Lee Leong Kui at a total consideration of RM2.00 (Ringgit Malaysia Two only). Following the Acquisitions, the Company would hold 100% of the total issued and paid up capital of JKI Construction and JKI Development. JKI Construction and JKI Development would become a wholly-owned subsidiaries of the Company.

A13. Changes in the contingent liabilities

There were no contingent liabilities at the end of the quarter.

A14. Significant related party transactions

Save for the related party transactions disclosed below, there is no other material related party transactions for the current quarter and financial year-to-date.

- (a) Related party relationship
- Lee Leong Kui is an Executive Director of the Company and he is also a Director and hold 30% of Juara Gred Development Sdn Bhd ("JGDSB).
- ii) Foong Kah Heng is an Executive Directo of the Company and substantial shareholder of the Company with direct interest of 4.96% and an indirect equity interest of 11.13% via FS Motorsports Sdn. Bhd. He is also a Director and 40% shareholder of JGDSB
- (b) Related party transactions
- i) On 26 December 2014, Nagamas Venture Sdn. Bhd. ("NVSB") had entered for the project management services agreement with JDGSB as Project Management Services Consultant to provide project management, professional and advisory services for a lump sum professional fee of RM1,000,000. ("Project Management Services")
- ii) On 20 March 2015, NVSB had accepted a Letter of Award from JGDSB for the Work, for a provisional contract sum of RM32,922,000. The provisional contract sum is based on an indicative quantity of material and labour to be supplied as per the preliminary construction drawings and is subject to quantities re-measurement based on the as-build drawings and final account upon completion of the Project. ("Letter of Award")
- c) Related party transactions status

	Contract Sum RM'000	Utilisation RM'000	Balance RM'000
Project Management Services	1,000	619	381
Letter of Award	32,922	-	32,922
	33,922	619	33,303

A15. Capital Commitments

Save for the capital commitments disclosed below, there is no other material commitments as at 20 August 2015.

Contracted and not provided for:	RM'000
Balance of purchase price on acquisition of 93 freehold vacant subdivided plot held under H.S.(D) 153315 to 153407, PT 71831 to PT 71923, Mukim of Kajang, District of Ulu Langat,	15,750

- For the quarter ended 30 June 2015

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

B1. Review of Performance against Preceding Year's Corresponding Quarter

For the quarter under review, the Group recorded total revenue of RM2.065 million compare with the preceding quarter of RM1.297 million, there is an increased of 59.21%.

The Group current quarter recorded a net loss before taxation of RM0.509 million compared with to net loss before taxation of RM0.673 million in the previous year's corresponding quarter.

The quarter to quarter movements in the segment revenues are as follows:

	Current year quarter	Preceding year quarter	Variance	
	30-Jun-15	30-Jun-14		
	RM'000	RM'000	%	RM'000
Property development & Construction	2,047	1,297	57.83%	750
Project Management And Advisory	18	-	100%	18
Total revenue	2,065	1,297	59.21%	768

The current revenue were contributed by construction segment of factory units at Taman Perindustrian Meranti Perdana, Mukim Dengkil, Daerah Sepang, Selangor and project management and advisory of the same project.

Whereby the preceding year revenue was derived by property development of subsidiary which was sold in December 2014.

B2. Comparison with Preceding Quarter's Results

Revenue recorded for current quarter was RM2.065 million as compare with preceding quarter of RM0.601 million. The higher revenue for this quarter was contributed by construction segment.

Loss before taxation for the quarter was RM0.509 million compared to profit before taxation of RM0.116 million. The loss before taxation was reported due to the higher expenses in operation and administration costs incurred for engagement of consultants in acquisition of land.

B3. Future Prospects

The Group is now focusing on the construction segment of the project with GDV of RM32.922 million, estimated completion by third quarter 2016.

In addition, the Group would soon launch the development project of 3-storey terrace residential located at Sri Kembangan estimated launching by end of fourth quarter 2015.

On 28 July 2015, the Group has entered into Joint Venture Agreement with Fivestar Development Sdn. Bhd. of the project development of 377 units Condominium at Purchong. The sales launch would estimated to take part at fourth quarter 2015 or first quarter 2016.

B4. Variance on Profit Forecast / Profit Guarantee

The Group has not announced or disclosed any profit forecast in public documents.

B5. Taxation

The tax charge relates principally to the current quarter's profit made by certain profitable subsidiary companies which cannot be offset against the losses of other subsidiary companies within the Group.

	6 months en	6 months ended		
	30 June			
	2015	2014		
	RM000	RM000		
Estimated current tax payable	176			

- For the quarter ended 30 June 2015

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

B6. Profit/Loss on Sale of Unquoted Investments and/or Properties

There was no profit or loss on sale of unquoted investment and/or properties for the quarter under review.

B7. Purchase or Disposal of Quoted Securities

There were no purchases or disposals of quoted securities by the Group for the quarter under review.

B8. Status of corporate proposals and utilisation of proceeds

That on 9 July 2015, the Board of Directors had announced the revised approval on the utilisation of utilisation of the Rights Proceeds through Bursa announcement.

The Renounceable Rights Issue Together with Free Detachable Warrants has raised proceeds of RM 25.2 million and status of utilisation of funds as below:

Purpose	Estimated Timeframe	Amounts allocated RM,000	Actual Utilisation RM,000	Balance as at 30 June 2015 RM,000
December 1	With in 40 months from the linting			
Payment for construction cost	Within 12 months from the listing of the Rights shares	3,877	-	3,877
Working Capital	Within 12 months from the listing of the Rights shares	2,248	1,872	376
To Fund Future Projects	Within 36 months from the listing of the Rights shares	18,747	4,618	14,129
To defray expenses relating to th	e Within 3 months from the listing of	,	•	,
Proposals	the Rights shares	323	323	-
	<u>-</u> -	25,195	6,813	18,382

B9. Group Borrowings

There was no borrowing for the quarter under review.

B10. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments by the Group for the quarter under review.

B11. Material Litigation

There were no material litigation for the quarter under review.

- For the quarter ended 30 June 2015

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

B12. Earnings Per Share (EPS)

The EPS for the quarter was calculated base on the profit after taxation for the quarter divided by the weighted average number of ordinary shares outstanding during the period.

EPS for the quarter is as follows:-

	Individual Current Year Quarter 31-Mar-15 RM'000	Quarter Preceding Year Quarter 31-Mar-14 RM'000	Cumulativ Current Year To date 31-Mar-15 RM'000	e Quarter Preceding Year To date 31-Mar-14 RM'000
Profit / (Loss) after tax	(554)	(673)	(569)	(1,470)
Weighted Average number of ordinary shares issued	151,678	50,895	151,678	50,895
Basic EPS (Sen)	(0.37)	(1.32)	(0.38)	(2.89)
Profit / (Loss) after tax	(554)	(673)	(569)	(1,470)
Weighted Average number of ordinary shares issued	151,678	50,895	151,678	50,895
Assume shares issued from exercise of warrants	75,587	-	75,587	-
Adjusted Weighted Average number of ordinary shares issued	227,265	50,895	227,265	50,895
Diluted EPS (Sen)	(0.24)	(1.32)	(0.25)	(2.89)

B13. Notes to the statement of comprehensive income

Profit for the period is arrived at after charging:

	Current Quarter 30-Jun-15 RM'000	Current Year to date 30-Jun-15 RM'000
Depreciation and amortization	3	5
and after crediting:		
Interest income	102	126

- For the quarter ended 30 June 2015

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

B14. Realised and Unrealised Profits/Losses Disclosure

	Current Quarter Ended	Preceding Quarter Ended	
	30-Jun-15 RM '000	30-Jun-14 RM '000	
Total realised losses	(20,762)	(31,979)	
Total unrealised profits/(loss)	6,442	-	
	(14,320)	(31,979)	
Less : Consolidated adjustment	(3,023)	(287)	
Total accumulated losses	(11,297)	(31,692)	

By Order of the Board