

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

Interim Financial Report 31 March 2018

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31 March 2018

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

- For the quarter ended 31 March 2018

	Individual Current Year Quarter 31-Mar-18 RM'000	Quarter Preceding Year Quarter 31-Mar-17 RM'000	Cumulativ Current Year To date 31-Mar-18 RM'000	e Quarter Preceding Year To date 31-Mar-17 RM'000
Revenue Cost of Sales	11,080 (8,894)	7,963 (5,699)	11,080 (8,894)	7,963 (5,699)
Gross Profit	2,186	2,264	2,186	2,264
Other Income Selling and marketing expenses Administrative expenses	2 (592) (1,528)	- (18) (1,583)	2 (592) (1,528)	- (18) (1,583)
Operating profit / (loss)	68	663	68	663
Interest income Finance costs	10 (2)	1 (272)	10 (2)	1 (272)
Profit / (loss) before taxation	76	392	76	392
Taxation	(363)	-	(363)	-
Net profit/(loss) for the period	(287)	392	(287)	392
Other comprehensive income after tax:				
Net currency translation differences	1	(9)	1	(9)
Other comprehensive income for the period, net of tax	1	(9)	1	(9)
Total comprehensive income for the period	(286)	383	(286)	383
Net profit/(loss) attributable to: - Owners of the parent - Minority interest	(287)	392	(287)	392 -
• =	(287)	392	(287)	392
Total comprehensive income attributable to: - Owners of the parent - Minority interest	(286)	383	(286)	383
-	(286)	383	(286)	383
Earnings per share attributable to the owner of the Company (sen) attributable to owners of the Parent				
-Basic (sen) -Diluted (sen)	(0.17) (0.12)	0.26 0.17	(0.17) (0.12)	0.26 0.17

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

- As at 31 March 2018

ACCETO	31-Mar-18 (Unaudited) RM'000	31-Dec-17 (Audited) RM'000
<u>ASSETS</u>		
Non-Current Assets		
Property, Plant and Equipment	161	237
Investment properties	26,558	26,558
	26,719	26,795
Current Assets		
Property Development Costs	45,398	46,353
Trade Receivables	2,452	4,553
Accrued Billing	9,402	8,837
Amount due from customer on contract	823	888
Other Receivables	6,291	6,496
Tax Recoverable	586	336
Cash & Bank Balances	1,375	3,660
	66,327	71,123
TOTAL ASSETS	93,046	97,918
Equity attributable to owners of the Company Share Capital	44,656	44,656
Reserves	(1,182)	(894)
Total Equity	43,474	43,762
Non Current Liabilities		
Finance Lease Payable	-	55
Deferred Taxation	5,905	5,905
	5,905	5,960
Current Liabilities		
Trade Payables	7,843	9,004
Progress billings	3,483	2,451
Other Payables & Accruals	17,627	21,029
Finance Lease Payable	-	9
Bank Borrowing	13,987	15,408
Provision for Taxation	727	295
	43,667	48,196
Total Liabilities	49,572	54,156
TOTAL EQUITY AND LIABILITIES	93,046	07 019
TOTAL EQUIT AND LIABILITIES	33,040	97,918
Net assets per share (RM)	0.26	0.26

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

- For the quarter ended 31 March 2018

	<		table	>	Distributable	
	Share Capital	Foreign Exchange Translation Reserve	Warrant Reserve	Capital Reserve	Accumulated Losses	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 January 2018	44,656	3,766	13,606	-	(18,266)	43,762
Net loss for the period					(287)	(287)
Currency translation differences		(1)			-	(1)
Balance as at 31 March 2018	44,656	3,765	13,606	-	(18,553)	43,474
	<	Non-distribut Foreign	able	>	Distributable	
	Share Capital	Exchange Translation Reserve	Warrant Reserve	Capital Reserve	Accumulated Losses	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 January 2017	37,919	6,069	13,606	2,793	(14,789)	45,598
Net loss for the period	-	-	-	-	392	392
Currency translation differences	-	(9)	-	-	-	(9)

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

- For the quarter ended 31 March 2018

	Year Ended 31-Mar-18 RM'000	Year Ended 31-Mar-17 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES	11111 000	Tun 000
OPERATING ACTIVITIES		
Profit/(Loss) before taxation	76	392
Adjustment for:		
Depreciation	15	14
Loss/(gain) on disposal of property, plant and equipment	(1)	
Interest expenses	1	1
Interest income	(10)	(1)
Operating profit/(loss) before working capital changes	81	406
(Increase)/Decrease in properties development costs	952	93
(Increase)/Decrease in trade receivables	1,600	(4,103)
(Increase)/Decrease in other receivables	206	(277)
(Decrease)/Increase in trade payables	(127)	2,136
(Decrease)/Increase in other payables	(3,401)	3,465
Net cash generated from/(used in) operating activities	(689)	1,720
Interest paid	(174)	(504)
Interest received	10	1
Tax paid	(181)	(59)
	(1,034)	1,158
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(1)	(13)
Proceed from disposal of property, plant & equipment	62	
Net cash used in investing activities	61	(13)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown / (Repayment) of bank borrowing (net)	(1,247)	712
Drawdown/(Repayment) of hire purchase	(64)	(3)
Net cash generated / (used) from financing activities	(1,311)	709
Not eash generated / (used) non-linancing activities	(1,511)	703
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(2,284)	1,854
EFFECT ON TRANSLATION DIFFERENCES	(1)	(9)
CASH AND CASH EQUIVALENTS BROUGHT FORWARD	3,660	658
CASH AND CASH EQUIVALENTS CARRIED FORWARD	1,375	2,503
Cash and cash equivalents comprise:-		
Cash and bank balance	1,375	2,503

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial report.

- For the quarter ended 31 March 2018

Part A - Explanatory Notes Pursuant to MFRS 134

A1. Basic Of Preparation

The interim financial report of the Group is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs") 134, Interim Financial Reporting, International Accounting Standard ("IAS") 34, Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

In the previous year, the financial statements of the Group were prepared in accordance with Financial Reporting Standards ("FRSs"). These are the Group first interim financial statements prepared in accordance with MRRSs and MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards has been applied.

The financial statements of the Group have been prepared under the historical cost convention, unless otherwise indicated in the significant accounting policies.

The first interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2017 prepared in accordance with Financial Reporting Standard ("FRSs").

A2. Changes in Accounting Policies

Basis of accounting

On 19 November 2011, the MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework"). The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate, including its parent, significant investor and venturer (hereinafter called "Transitioning Entities").

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework and continue to use the existing FRS Framework. The adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2018.

The Group and the Company fall within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in their first MFRS financial statements for the financial year ending 31 December 2018. In presenting their first MFRS financial statements, the Group and the Company will be required to restate the comparative financial statements to amounts reflecting the application of the MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained earnings.

The accounting policies and methods of computation adopted by the Group in this interim financial report are prepared in accordance with MFRSs effective for annual periods beginning on 1 January 2012 and the amendment to MFRSs effective on or after 1 January 2012.

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Standards issued but not yet effective

		Effective
MFRS 16	Leases	1 January 2019
MFRS 17	Insurance Contracts	1 January 2021
Amendments to MFRS 2	Share-based Payment	1 January 2020
Amendment to MFRS 3	Business Combinations	1 January 2020
Amendments to MFRS 6	Exploration for and Evaluation of Mineral Resources	1 January 2020
Amendments to MFRS 9	Prepayment Features with Negative Compensation	1 January 2019
Amendment to MFRS 14	Regulatory Deferral Accounts	1 January 2020
Amendments to MFRS 101	Presentation of Financial Statements	1 January 2020
Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors	1 January 2020
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement	1 January 2019
Amendments to MFRS 128	Long-term Interests in Associates and Joint Ventures	1 January 2019
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

- For the quarter ended 31 March 2018

Part A - Explanatory Notes Pursuant to MFRS 134

A2. Changes in Accounting Policies (Cont.)

Standards issued but not yet effective

	Ellective
Annual Improvements to MFRS Standards 2015–2017 Cycle	
- Amendments to MFRS 3	1 January 2019
- Amendments to MFRS 11	1 January 2019
- Amendments to MFRS 112	1 January 2019
- Amendments to MFRS 123	1 January 2019

Amendments to MFRS 10 and MFRS Sale or Contribution of Assets between an Investor and its Associate or Joi Deferred until 128

The first time adoption of the MFRSs and amendments to MFRSs is not expected to have a material impact to the Interim Financial Statements of the Group.

A3. Declaration of Qualification of Audit Report

There was no qualification in the audited financial report for the year ended 31 December 2017.

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 guarter 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 quarter-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

There was no dividend is being proposed or paid for this quarter.

A9. Segmental Information

For management purposes, the Group is organised into business units based on their products and services, and has three reportable segments as follows:

Property development and construction Develop and provides construction services for residential, industrial and

commercial property.

Project management and advisory Provides project management services for residential, industrial and

commercial property development.

Property management and investment holding Provision of management, marketing and consultancy services.

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

Group financing (including finance costs) and income tax are managed on a group basis and are not allocated to operating segments.

- For the quarter ended 31 March 2018

Part A - Explanatory Notes Pursuant to MFRS 134

A9. Segmental Information (Cont.)

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements.

Transactions between segments are carried out on agreed terms between both parties. The effects of such inter-segment transactions are eliminated on consolidation. The measurement basis and classification are consistent with those adopted in the previous financial year.

Group	Project management and advisory RM'000	Property development and construction RM'000	Property management and investment holding RM'000	Total segments RM'000	Adjustments and elimination RM'000	Total operation
31 March 2018						
Revenue						44.000
External customers	-	11,050	30	11,080	-	11,080
Inter-segment		5,952	-	5,952	(5,952)	-
Total revenue		17,002	30	17,032	(5,952)	11,080
Result						
Interest income	-	12	-	12	-	12
Profit / (loss) before taxation	-	1,115	(103)	1,012	(936)	76
Taxation	-	(363)	- '	(363)	-	(363)
Segment profit / (loss)	-	752	(103)	649	(936)	(287)

	Project management and advisory	Property development and construction	Property management and investment holding	Total segments	Adjustments and elimination	Total operation
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Assets						
Capital expenditure	-	47,878	-	47,878	(2,480)	45,398
Segment assets		5,736	63,964	69,700	(22,052)	47,648
Total assets	_	53,614	63,964	117,578	(24,532)	93,046
Liabilities Segment liabilities		47,839	6,522	54,361	(4,789)	49,572
Other non-cash item Depreciation of property, plant and equipment		(12)	(3)	(15)	-	(15)

- For the quarter ended 31 March 2018

Part A - Explanatory Notes Pursuant to MFRS 134

A9. Segmental Information (Cont.)

Group	Project management and advisory	Property development and construction	Property management and investment holding	Total segments	Adjustments and elimination	Total operation
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
31 March 2017						
Revenue						
External customers	-	7,943	20	7,963	-	7,963
Inter-segment		3,211	-	3,211	(3,211)	-
Total revenue	-	11,154	20	11,174	(3,211)	7,963
Result						
Other incomes	-	1	-	1	-	1
Fair value on investment property	-	(1)	-	(1)	-	(1)
Property development and			(0)			392
construction		749	(357)	392	-	
Loss before taxation	-	749	(357)	392	-	392
Taxation	-	749	(257)	- 202	-	- 202
Segment profit / (loss)		749	(357)	392	-	392
Assets						
Capital expenditure	-	27,565	-	27,565	-	27,565
Segment assets	-	46,315	28,498	74,813	-	74,813
Total assets	-	73,880	28,498	102,378	-	102,378
Liabilities						
Segment liabilities	-	49,949	6,507	56,456	-	56,456
Other non-cash item Depreciation of property, plant and equipment	-	-	(4)	(4)	-	(4)
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A10. Changes in the composition of the Group

There were no changes in the composition of the Group for the quarter under review.

A11. Changes in the contingent liabilities

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

A12. Significant related party transactions

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

- (a) Related party relationship
- i) 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 Director 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

- For the guarter ended 31 March 2018

Part A - Explanatory Notes Pursuant to MFRS 134

A12. Significant related party transactions (Cont.)

- (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	Omission	Utilisation RM'000	Balance RM'000
Project Management Services	1,000	-	(950)	50
Letter of Award	32,922	(2,698)	(30,224)	-
	33,922	(2,698)	(31,174)	50

A13. Capital Commitments

There was no other material capital commitments for the quarter under review save for the balance of entitlement payable to Fivestar Development (Puchong) Sdn. Bhd. for Amani Residences project which was included in other payables.

- For the guarter ended 31 March 2018

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

B1. Review of Group Performance

	Ir	ndividual Quarter		Cumulative Period		
	Current Year Quarter	Preceding Year Corresponding Quarter	Changes	Current Year To-date	Preceding year Corresponding Period	Changes
	31-Mar-18 RM'000	31-Mar-17 RM'000	RM'000	31-Mar-18 RM'000	31-Mar-17 RM'000	RM'000
Revenue	11,080	7,963	3,117	11,080	7,963	3,117
Gross profit	2,186	2,264	(78)	2,186	2,264	(78)
Profit / (loss) before tax	76	392	(316)	76	392	(316)
Profit / (loss) after tax	(287)	392	(679)	(287)	392	(679)

(a) Performance of the current quarter against the same quarter in the preceding year (1Q 2018 vs 1Q 2017)

Revenue for the Group for 1Q 2018 was RM11.080 million, which was higher than the RM7.963 million reported in 1Q 2017. The Group recorded a profit before tax of RM0.076 million for 1Q2018, which was lower than the RM0.392 million reported in 1Q 2017.

The lower profit reported for 1Q 2018 as compare with 1Q 2017 was mainly due to marketing cost incurred as follows:

- i. Marketing agency commission was RM0.092 million;
- ii. Marketing incentives for buyer was RM0.460 million;
- iii. Other marketing expenses was RM 0.040 million.

In addition to the above, for administrative expenses, it had reduced by RM0.057 million.

B2. Comparison with Preceding Quarter's Results

	Current Quarter 31-Mar-18	Immediate Preceding Quarter 31-Dec-17	Changes
	RM'000	RM'000	RM'000
Revenue	11,080	27,128	(16,048)
Gross profit	2,186	5,000	(2,814)
Profit / (loss) before tax	76	(3,011)	3,087
Profit / (loss) after tax	(287)	(4,789)	4,502

Revenue of RM11.080 million was recorded for 1Q 2018, lower by RM16.048 million as compare with 4Q 2017. Lower revenue recognition for this quarter was mainly due to lower rate of construction progress due to festival and holidays.

The Group recorded profit before tax of RM0.076 million for 1Q 2018 as compare with loss before tax of RM3.011 million for 4Q 2017 . The higher profit before tax was due to lower administration, marketing & promotion cost incurred in this quarter.

- For the quarter ended 31 March 2018

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

B3. Future Prospects

Moving forward, the Board is actively scouting for new development opportunities surrounding public transport hub to build up a well-diversified transit oriented development (TOD) to address the underlying needs of first time house buyers and middle income community and this product shall allow us to target a wider pool of customers.

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.

The tax charge for the Group is as follows:-

	2018	2017
	RM'000	RM'000
Current tax	363	-
Deferred tax	-	-
	363	-

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

B8. Status of corporate proposals and utilisation of proceeds

On 30 January 2018, the Group announced that Bursa Malaysia Securities Berhad ("Bursa Securities") had vide its letter dated 30 January 2018, resolved to approve the listing of and quotation of up to 24,243,210 Placement Shares to be issued pursuant to the Proposed Private Placement. For the quarter under review, the Group has not issue any Placement Share.

- For the quarter ended 31 March 2018

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

B9. Group Borrowings

Total Group borrowings were as follows:

	Current Year	Preceding Year
	As At	As At
	31-Mar-18	31-Mar-17
Secured:	RM '000	RM '000
Short term:		
Hire purchase	-	-
Bridging loan	8,663	-
Term loan	5,324	-
	13,987	-
Long term:		
Hire purchase	-	87
Bridging loan	-	712
Term loan	-	32,550
	<u> </u>	33,349

B10. Off Balance Sheet Financial Instruments

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

B11. Material Litigation

There was no material litigation by the Group for the quarter under review.

B12. Earnings Per Share (EPS)

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

EPS for the quarter is as follows:-

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Quarter	Current Year To Date	Preceding Year To Date
	31-Mar-18 RM'000	31-Mar-17 RM'000	31-Mar-18 RM'000	31-Mar-17 RM'000
Profit / (Loss) after tax	(287)	392	(287)	392
Number of ordinary shares issued as at 1 January	166,845	151,678	166,845	151,678
Weighted Average number of ordinary shares issued	166,845	151,678	166,845	151,678
Basic EPS (Sen)	(0.17)	0.26	(0.17)	0.26
Profit / (Loss) after tax	(287)	392	(287)	392
Weighted Average number of ordinary shares issued	166,845	151,678	166,845	151,678
Assume shares issued from exercise of warrants	75,587	75,587	75,587	75,587
Adjusted Weighted Average number of ordinary shares				
issued Diluted EPS (Sen)	242,432 (0.12)	227,265 0.17	242,432 (0.12)	227,265 0.17
Diluted Li O (Oeii)	(0.12)	V.17	(0.12)	0.17

- For the quarter ended 31 March 2018

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

B13. Notes to the Statement of Comprehensive Income

Drafit for the period is enrived at after charging.	Current Year Ended 31-Mar-18 RM'000	Preceding Year Ended 31-Mar-17 RM'000
Profit for the period is arrived at after charging:		
Depreciation and amortization	15	14
and after crediting:		
Interest income	10	1
Realised and Unrealised Profits/Losses Disclosure		
	Current Year Ended	Preceding Year Ended
	31-Mar-18 RM '000	31-Mar-17 RM '000
Total realised losses	(25,292)	(23,649)
Total unrealised profits/(loss)	5,905	5,813
	(19,387)	(17,836)
Consolidated adjustment	834	3,439
Total accumulated profit/(loss)	(18,553)	(14,397)

By Order of the Board Date: 14 May 2018

B14.