

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

> Interim Financial Report 30 September 2018

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30 September 2018

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

- For the quarter ended 30 September 2018

	Individual Current Year Quarter 30-Sep-18 RM'000	Quarter Preceding Year Quarter 30-Sep-17 RM'000	Cumulativ Current Year To date 30-Sep-18 RM'000	e Quarter Preceding Year To date 30-Sep-17 RM'000
Revenue Cost of Sales	4,432 (2,712)	13,543 (10,029)	23,976 (17,971)	35,159 (26,937)
Gross Profit	1,720	3,514	6,005	8,222
Other Income Selling and marketing expenses Administrative expenses Other operating expenses Operating profit / (loss)	92 (153) (1,052) (81) 526	(2,085) (912) - 517	113 (1,281) (3,858) (81) 898	(2,266) (4,222) - 1,734
Interest income Finance costs	8	32 (10)	31 (3)	37 (302)
Profit / (loss) before taxation	534	539	926	1,469
Taxation	(114)	(226)	(644)	(226)
Net profit/(loss) from continuing for the period	420	313	282	1,243
Loss from discontinued operation net of tax	(21)	-	(21)	-
Net profit/(loss) for the period	399	313	261	1,243
Other comprehensive income after tax:				
Net currency translation differences	(84)	72	(133)	68
Other comprehensive income for the period, net of tax	(84)	72	(133)	68
Total comprehensive income for the period	315	385	128	1,311
Net profit/(loss) attributable to: - Owners of the parent - Minority interest	399 -	313	261	1,243
	399	313	261	1,243
Total comprehensive income attributable to: - Owners of the parent - Minority interest	315	385 -	128 -	1,311 -
-	315	385	128	1,311
Earnings per share attributable to the owner of the Company (sen) attributable to owners of the Parent				
-Basic (sen) -Diluted (sen)	0.24 0.16	0.19 0.13	0.16 0.11	0.77 0.52

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 30 September 2018

	30-Sep-18 (Unaudited) RM'000	31-Dec-17 (Audited) RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	137	237
Investment properties	26,558	26,558
	26,695	26,795
Current Assets		
Property Development Costs	41,052	46,353
Trade Receivables	3,615	4,553
Accrued Billing	17,649	8,837
Amount due from customer on contract	347	888
Other Receivables	6,183	6,496
Tax Recoverable	358	336
Cash & Bank Balances	2,053	3,660
	71,257	71,123
TOTAL ASSETS	97,952	97,918
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share Capital	44,656	44,656
Reserves	(500)	(894)
Total Equity	44,156	43,762
Non Current Liabilities		
Finance Lease Payable	_	55
Bank Borrowing	3,459	-
Deferred Taxation	5,905	5,905
	9,364	5,960
Current Liabilities	44 747	0.004
Trade Payables Progress billings	11,717 357	9,004
Other Payables & Accruals	15,638	2,451 21,029
Finance Lease Payable	-	21,029
Bank Borrowing	16,659	15,408
Provision for Taxation	61	295
	44,432	48,196
Total Liabilities	53,796	54,156
TOTAL EQUITY AND LIABILITIES	97,952	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 30 September 2018

					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	-	-	-	-	261	261
Currency translation differences	-	133	-	-	-	133
Balance as at 30 September 2018	44,656	3,899	13,606	-	(18,005)	44,156

	<>				Distributable		
	Share Capital		Warrant Capital Reserve 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	
Issuance of share	3,944	-	-	-	-	3,944	
Net profit for the period	-	-	-	-	1,243	1,243	
Currency translation differences	-	68	-	-	-	68	
Balance as at 30 September 2017	41,863	6,137	13,606	2,793	(13,546)	50,853	

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 30 September 2018

CASH FLOWS FROM OPERATING ACTIVITIES Init out Init out OPERATING ACTIVITIES Profit(Loss) before traxation - Continue operation 926 1,469 - Onlinue operation 905 1,469 - Adjustment for: Depreciation 38 43 Loss/(gain) on disposal of property, plant and equipment (11) - Interest expenses 1 1 Interest income (33) (37) Operating profit(loss) before working capital changes 900 1,476 (Increase)/Decrease in properties development costs (5,880) 1,681 (Increase)/Decrease in trade receivables 4,507 11,365 (Increase)/Decrease in trade providues (5,377) 4,424 Net cash generated from/(used in) operating activities (4,932) 16,186 Interest received 31 37 Tax paid (6659) (1,422) Interest received 31 37 Tax paid (400) (327) Prochase of property, plant & equipment 62 - Net cash indiver providues 73 (539 Interest received / used) in investing activities 73 (531 Proceed from disposal of property, plant & equipment 62 -		Year Ended 30-Sep-18 RM'000	Year Ended 30-Sep-17 RM'000
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Proceed from issuance of share3,944Decrease / (Increase) in fixed deposit place with license bank-Net cash generated / (used) from financing activities4,647NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS(1,740)NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS(1,740)EFFECT ON TRANSLATION DIFFERENCES133CASH AND CASH EQUIVALENTS BROUGHT FORWARD3,660CASH AND CASH EQUIVALENTS CARRIED FORWARD2,053Cash and cash equivalents comprise:-			(13,611)
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CASH AND CASH EQUIVALENTS CARRIED FORWARD 2,053 7,340 Cash and cash equivalents comprise:-	EFFECT ON TRANSLATION DIFFERENCES	133	33
CASH AND CASH EQUIVALENTS CARRIED FORWARD 2,053 7,340 Cash and cash equivalents comprise:-		2 000	659
Cash and cash equivalents comprise:-	CASH AND CASH EQUIVALENTS DRUUGHT FURWARD	3,000	860
	CASH AND CASH EQUIVALENTS CARRIED FORWARD	2,053	7,340
	Cash and cash equivalents comprise:-		
	Cash and bank balance	2,053	7,340

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 30 September 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 MFRSs 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 30 September 2018

Part A – Explanatory Notes Pursuant to MFRS 134

A2. Changes in Accounting Policies (Cont.)

Standards issued but not yet effective

	Enootivo
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 further notice

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.

Effective

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 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 guarter-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 30 September 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 RM'000
30 September 2018 Revenue						
External customers	-	23,976	-	23,976	-	23,976
Inter-segment	-	12,041	-	12,041	(12,041)	-
Total revenue	-	36,017	-	36,017	(12,041)	23,976
Result						
Interest income	-	50	93	143	-	143
Profit / (loss) before taxation	-	1,187	881	2,068	(1,163)	905
Taxation	-	(644)	-	(644)	-	(644)
Segment profit / (loss)	-	543	881	1,424	(1,163)	261

	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	-	42,614	-	42,614	(1,564)	41,050
Segment assets	-	12,378	48,521	60,899	(3,997)	56,902
Total assets	-	54,992	48,521	103,513	(5,561)	97,952
Liabilities						
Segment liabilities	-	49,263	4,534	53,797	-	53,797
Other non-cash item Depreciation of property,						
plant and equipment	-	(25)	(13)	(38)	-	(38)
Waiver of liability	-	-	(97)	(97)	-	(97)

- For the quarter ended 30 September 2018

Part A - Explanatory Notes Pursuant to MFRS 134

Segmental Information (Cont.) A9.

Group

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
30 September 2017 Revenue						
External customers	-	35,139	20	35,159	-	35,159
Inter-segment	-	18,471	-	18,471	(18,471)	-
Total revenue	-	53,610	20	53,630	(18,471)	35,159
Result						
Other incomes	-	31	6	37	-	37
Interest expenses	-	(2)	-	(2)	-	(2)
Loss before taxation	-	2,192	(339)	1,853	-	1,853
Taxation	-	(226)	-	(226)	-	(226)
Segment profit / (loss)	-	1,966	(339)	1,627	-	1,627
Assets						
Capital expenditure	-	45,830	-	45,830	-	45,830
Segment assets	-	18,881	31,882	50,763	-	50,763
Total assets	-	64,711	31,882	96,593	-	96,593
Liabilities						
Segment liabilities	-	38,970	6,518	45,488	-	45,488
Other non-cash item Depreciation of property,			(00)	(22)		(00)
plant and equipment	-	-	(28)	(28)	-	(28)

A10. Changes in the composition of the Group

On 9 August 2018, the Group has disposed off the entire equity interests held by the Jiankun International Berhad in Nagamas Enterprise (HK) Ltd, Mas-Be Travel Services Sdn. Bhd. and Nagamas Aviation Services Sdn. Bhd. for a total consideration of RM12,000.00. The disposal of the subsidiaries will not have any significant effect to the Group's revenue and profit.

A11. Changes in the contingent liabilities

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

A12. Significant related party transactions

There was no other material related party transactions for the current quarter and financial year-to-date.

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.

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- For the quarter ended 30 September 2018

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

B1. Review of Group Performance

	Individual Quarter			Cumulative Period		
	Current Year Quarter	Preceding Year Corresponding Quarter	Changes	Current Year To-date	Preceding year Corresponding Period	Changes
	30-Sep-18 RM'000	30-Sep-17 RM'000	RM'000	30-Sep-18 RM'000	30-Sep-17 RM'000	RM'000
Revenue	4,432	13,543	(9,111)		35,159	(11,183)
Gross profit	1,720	3,514	(1,794)	6,005	8,222	(2,217)
Profit / (loss) before tax	534	539	(5)	926	1,469	(543)
Profit / (loss) after tax	420	313	107	282	1,243	(961)

Performance of the current quarter against the same quarter in the preceding year (3Q 2018 vs 3Q 2017)

Revenue for the Group for 3Q 2018 was RM4.432 million, which was lower than the RM13.543 million reported in 3Q 2017. The Group recorded a profit before tax of RM0.534 million for 3Q2018, there is no significant changes as compared with RM0.539 million reported in 3Q 2017.

The government of Malaysia had given a GST exemption from May 2018 to August 2018 and further GST abolishment in September had given a cost reduction effect on administrative expenses.

B2. Comparison with Preceding Quarter's Results

	Current Quarter	Immediate Preceding Quarter	Changes	
	30-Sep-18 RM'000	30-Jun-18 RM'000	RM'000	
Revenue	4,432	8,464	(4,032)	
Gross profit	1,720	2,099	(379)	
Profit / (loss) before tax	534	316	218	
Profit / (loss) after tax	420	149	271	

Revenue of RM4.432 million was recorded for 3Q 2018, lower by RM4.032 million as compare with 2Q 2018. Lower revenue recognition for this quarter was mainly due to Bayu Heights 2 project has been completed in 2Q while pending approval from relevant authorities prior to handover to purchaser.

The Group recorded profit before tax of RM0.534 million for 3Q 2018 as compare with profit before tax of RM0.316 million for 2Q 2018. The higher profit before tax was due to lower cost incurred on administration, marketing & promotion in this quarter.

- For the quarter ended 30 September 2018

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

B3. Future Prospects

The Board is actively scouting for new development opportunities to build up the 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 RM'000	2017 RM'000
Current tax	644	226
Deferred tax	-	-
	644	226

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 30 September 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
	30-Sep-18	30-Sep-17
Secured:	RM '000	RM '000
Short term:		
Hire purchase	-	13
Bridging loan	11,558	4,000
Term loan	5,101	14,939
	16,659	18,952
Long term:		
Hire purchase	-	53
Bridging loan	3,459	-
Term loan	-	-
	3,459	53

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

On 7 August 2018, JKI Construction Sdn. Bhd., the wholly owned subsidiary of Jiankun International Berhad received a Notice of Demand by Messrs KH Lim & Co, the solicitors who act on behalf of MKDB Sdn. Bhd. ("MKDB") demanding for the payment of the total outstanding balance contract sum of RM1,152,632.78 (inclusive of 6% GST) pursuant to the agreement dated 20 April 2018 for the mutual termination of sub-contract for superstructure works for a project located at Taman Puchong Hartamas, Puchong, Selangor ("Agreement").

The above matter was settled amicably between both parties.

Save for the above, there was no other 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:-

EFS for the quarter is as follows	Individua	Individual Quarter		ve Quarter
	Current Year Quarter 30-Sep-18 RM'000	Preceding Year Quarter 30-Sep-17 RM'000	Current Year To Date 30-Sep-18 RM'000	Preceding Year To Date 30-Sep-17 RM'000
Profit / (Loss) after tax	399	313	261	1,243
Number of ordinary shares issued as at 1 January Effect of shares issued from private placement	166,845 -	151,678 10,778	166,845 -	151,678 10,778
Weighted Average number of ordinary shares issued	166,845	162,456	166,845	162,456
Basic EPS (Sen)	0.24	0.19	0.16	0.77

- For the quarter ended 30 September 2018

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

B12. Earnings Per Share (EPS) (Cont.)

	Individual Quarter Current Year Preceding		Cumulati Current Year	ve Quarter Preceding
	Quarter 30-Sep-18 RM'000	Year Quarter 30-Sep-17 RM'000	To Date 30-Sep-18 RM'000	Year To Date 30-Sep-17 RM'000
Profit / (Loss) after tax	399	313	261	1,243
Weighted Average number of ordinary shares issued	166,845	162,456	166,845	162,456
Assume shares issued from exercise of warrants	75,587	75,587	75,587	75,587
Adjusted Weighted Average number of ordinary shares				
issued	242,432	238,043	242,432	238,043
Diluted EPS (Sen)	0.16	0.13	0.11	0.52

B13. Notes to the Statement of Comprehensive Income

	Current Year Ended	Preceding Year Ended
Profit for the period is arrived at after charging:	30-Sep-18 RM'000	30-Sep-17 RM'000
Depreciation and amortization	38	43
and after crediting:		
Interest income	31	37

B14. Realised and Unrealised Profits/Losses Disclosure

	Current Year Ended	Preceding Year Ended	
	30-Sep-18 RM '000	30-Sep-17 RM '000	
Total realised losses	(24,436)	(21,757)	
Total unrealised profits/(loss)	5,905	5,813	
	(18,531)	(15,944)	
Consolidated adjustment	526	(2,398)	
Total accumulated profit/(loss)	(18,005)	(13,546)	

By Order of the Board Date: 19 November 2018