

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

Interim Financial Report 31 December 2019

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31 December 2019

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

- For the quarter ended 31 December 2019

	Individual Current Year Quarter 31-Dec-19 RM'000	Quarter Preceding Year Quarter 31-Dec-18 RM'000	Cumulativ Current Year To date 31-Dec-19 RM'000	e Quarter Preceding Year To date 31-Dec-18 RM'000
Revenue Cost of Sales	18,422 (14,237)	8,467 (7,846)	40,345 (32,056)	32,443 (25,817)
Gross Profit	4,185	621	8,289	6,626
Other Income Selling and marketing expenses Administrative expenses Other operating expenses Operating profit / (loss) Interest income Finance costs	14 (80) (979) (491) 2,649 35 (16)	902 905 (939) 80 1,569 247 (441)	559 (234) (3,561) (490) 4,563 129 (24)	1,015 (376) (4,818) (1) 2,446 278 (444)
Profit / (loss) before taxation	2,668	1,375	4,668	2,280
Taxation	25	(861)	(340)	(1,505)
Net profit/(loss) for the period	2,693	514	4,328	775
Other comprehensive income after tax:				
Net currency translation differences	(237)	555	(205)	422
Other comprehensive income for the period, net of tax	(237)	555	(205)	422
Total comprehensive income for the period	2,456	1,069	4,123	1,197
Net profit/(loss) attributable to: - Owners of the parent - Minority interest	2,693 -	514 -	4,328	775 -
- -	2,693	514	4,328	775
Total comprehensive income attributable to: - Owners of the parent - Minority interest	2,456 - 2,456	1,069 - 1,069	4,123 - 4,123	1,197
Earnings per share attributable to the owner of the Company (sen) attributable to owners of the parent	·	·		<u> </u>
-Basic (sen) -Diluted (sen)	1.61 1.11	0.31 0.21	2.59 1.79	0.46 0.32

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

- As at 31 December 2019

ASSETS	31-Dec-19 (Unaudited) RM'000	31-Dec-18 (Audited) RM'000
Non-Current Assets		
Property, Plant and Equipment	143	166
Right of Use Assets	196	-
Investment properties	27,571	28,193
Other Receivable	3,965	3,965
	31,875	32,324
Current Assets		
Inventories	37,802	38,945
Trade Receivables	5,444	3,900
Contract Assets	11,562	14,636
Other Receivables	2,754	1,630
Tax Recoverable	185	265
Fixed deposit with license bank	3,733	-
Cash & Bank Balances	7,068	12,207
	68,548	71,583
	<u> </u>	
TOTAL ASSETS	100,423	103,907
Equity attributable to owners of the Company Share Capital Reserves Total Equity Non Current Liabilities Bank Borrowing	44,656 9,892 54,548	44,656 5,769 50,425
Lease Liabilities	204	5,932
Deferred Taxation	6,408	6,579
Deletica Faxation	6,612	10,511
	0,012	
Current Liabilities		
Trade Payables	9,525	6,548
Other Payables & Accruals	12,518	17,045
Bank Borrowing	17,220	19,378
Provision for Taxation	-	-
	39,263	42,971
	·	
Total Liabilities	45,875	53,482
TOTAL EQUITY AND LIABILITIES	100,423	103,907
	100,420	100,007
Net assets per share (RM)	0.33	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 2018 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

- For the quarter ended 31 December 2019

	< A	<> Non-distributable>			
	Share Capital	Foreign Exchange Translation Reserve	Warrant Reserve	Accumulated Losses	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 January 2019	44,656	4,379	13,606	(12,216)	50,425
Net profit for the period	-	-	-	4,328	4,328
Currency translation differences	-	(205)	-	-	(205)
Balance as at 31 December 2019	44,656	4,174	13,606	(7,888)	54,548
	< Non-distributable> Foreign			Distributable	
	Share Capital	Exchange Translation Reserve	Warrant Reserve	Accumulated Losses	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 January 2018	44,656	3,765	13,606	(18,265)	43,762
Effect of adopting MFRS 9 and MFRS 15	-	-	-	5,274	5,274
At 1 January 2018, as restated	44,656	3,765	13,606	(12,991)	49,036
Net loss for the period	-	-	-	775	775
Currency translation differences	-	422	-	-	422
Exchange translation differences reclassificied to profit and loss relating to the disposal of subsidiary companies	_	192	_	_	192
		.32			.52
Balance as at 31 December 2018	44,656	4,379	13,606	(12,216)	50,425

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

- For the quarter ended 31 December 2019

	Year Ended 31-Dec-19 RM'000	Year Ended 31-Dec-18 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
OPERATING ACTIVITIES	4.000	0.000
Profit before taxation	4,668	2,280
Adjustment for:		
Depreciation	266	53
Bad Debts written off	-	21
Provision for ECL	-	(2)
Loss/(gain) on disposal of property, plant and equipment Gain on disposal of subsidiary companies	2	(1) 1,362
Finance costs		444
Finance income	(128)	(278)
Revaluation of investment properties	622	(1,089)
Operating profit/(loss) before working capital changes	5,430	2,790
(Increase)/Decrease in Inventories	48	7,149
(Increase)/Decrease in trade receivables	2,286	626
(Increase)/Decrease in other receivables	(783)	(262)
(Decrease)/Increase in trade payables	2,978	(2,455)
(Decrease)/Increase in other payables	(4,356)	(3,981)
(Increase)/Decrease in contract Assets	<u>-</u>	(1,822)
Net cash generated from/(used in) operating activities	5,603	2,045
Interest paid	(1,907)	(444)
Interest received	128	278
Tax paid	(605)	(1,169)
	3,219	710
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(48)	(44)
Net cash received / (used) in investing activities	(48)	30
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown / (Repayment) of bank borrowing (net)	(4,183)	7,901
Drawdown/(Repayment) of right of use assets	(189)	(64)
Net cash generated / (used) from financing activities	(4,372)	7,837
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(1,201)	8,577
EFFECT ON TRANSLATION DIFFERENCES	(205)	(30)
CASH AND CASH EQUIVALENTS BROUGHT FORWARD	12,207	3,660
CASH AND CASH EQUIVALENTS CARRIED FORWARD	10,801	12,207
Cash and cash equivalents comprise:-		
Cash and bank balance	10,801	12,207

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.

- For the quarter ended 31 December 2019

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").

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

A2. Changes in Accounting Policies

Basis of accounting

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.

The Group ad adopted the following Amendements to Standards:

MFRS 16 Leases	1 January 2019
Amendments to MFRS 9 Prepayment Features with Negative Compensatin	1 January 2019
Amendments to MFR3 9 Frepayment Features with Negative Compensation	1 January 2019
Amendments to MFRS 119 Plan Amendment, Curtaiment or Settlement	1 January 2019
Amendments to MFRS 128 Lont-term interests in Associates and Joint Ventures	1 January 2019
IC Interpretation 23 Uncertainty over Income Tax Treatments	1 January 2019
Annual Improvements to MFRS Standards 201-2017 Cycle:	
(i) Amendments to MFRS 3 Business Combinations	1 January 2019
(ii) Amendments to MFRS 11 Joint Arrangements	1 January 2019
(iii) Amendments to MFRS 112 Income Taxes	1 January 2019
(v) Amendments to MFRS 123 Borrowing osts	1 January 2019

Standards issued but not yet effective

At the date of authorisation of the Condensed Report, the following Standards were issued but not yet effective and have not been adopted by the Group

Description		r financial periods jinning on or after
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
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 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
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

During the financial year, the Group adoption of MFRS 16 Leases, the effect of the adoption of MFRS as below:

Group

Assets / (liabilities)

	RM000
Right of use assets	196
Lease liabilities	(204)_
Net liabilities	(8)

- For the quarter ended 31 December 2019

Part A - Explanatory Notes Pursuant to MFRS 134

A3. Declaration of Qualification of Audit Report

There was no qualification in the audited financial report for the year ended 31 December 2018.

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 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.

The 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.

- For the quarter ended 31 December 2019

Part A – Explanatory Notes Pursuant to MFRS 134

A9. Segmental Information (cont.)

Segment liabilities

Other non-cash item
Depreciation of property,

plant and equipment

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 December 2019 Revenue						
External customers	-	40,224	121	40,345	-	40,345
Inter-segment	_	21,188	_	21,188	(21,188)	-
Total revenue	-	61,412	121	61,533	(21,188)	40,345
Result				227		
Interest income	-	683	4 (254)	687	- (4.707)	687
Profit / (loss) before taxation	-	7,408	(954)	6,454	(1,787)	4,667
Taxation	-	(544)	205	(339)	- (4.707)	(339)
Segment profit / (loss)	-	6,864	(749)	6,115	(1,787)	4,328
	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	-	38,459	-	38,459	(657)	37,802
Segment assets	-	28,966	50,182	79,148	(16,527)	62,621
Total assets	-	67,425	50,182	117,607	(17,184)	100,423
Liabilities						

49,653

(247)

6,848

(19)

56,501

(266)

(10,626)

45,875

(266)

- For the quarter ended 31 December 2019

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 December 2018 Revenue						
External customers	102	32,233	108	32,443		32,443
Inter-segment	102	16,493	100	16,493	(16,493)	32,443
Total revenue	102	48,726	108	48,936	(16,493)	32,443
Total Tovolido	102	10,720	100	40,000	(10,400)	02,440
Result						
Other incomes	1,072	(221)	-	851	-	851
Loss before taxation	(33)	4,468	108	4,543	(2,263)	2,280
Taxation		(1,505)	-	(1,505)	-	(1,505)
Segment profit / (loss)	(33)	2,963	108	3,038	(2,263)	775
Assets						
Capital expenditure	_	41,621	_	41,621	(2,676)	38,945
Segment assets	_	36,254	28,708	64,962	-	64,962
Total assets		77,875	28,708	106,583	(2,676)	103,907
Liabilities						
Segment liabilities		46,605	6,877	53,482	-	53,482
Other non-cash item Depreciation of property,						
plant and equipment	_	(21)	(13)	(34)	-	(34)

A10. Changes in the composition of the Group

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

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.

- For the quarter ended 31 December 2019

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
	31-Dec-19	31-Dec-18		31-Dec-19	31-Dec-18	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	18,422	8,467	9,955	40,345	32,443	7,902
Gross profit	4,185	621	3,564	8,289	6,626	1,663
Profit / (loss) before tax	2,668	1,375	1,293	4,668	2,280	2,388
Profit / (loss) after tax	2,693	514	2,179	4,328	775	3,553

Performance of the current quarter against the same quarter in the preceding year (4Q 2019 vs 4Q 2018)

The Group reveune increase from RM8.467 million (4Q 2018) to RM18.422 million (4Q 2019), an increase of RM9.955 million was mainly due to the increase in sales and the massive construction works carry out for Amani Residences Project.

The profit after tax increased from RM0.514 million (4Q 2018) to RM2.693 million (4Q 2019). The increased in profit was mainly due to higher revenue generated from development project.

Performance of the current year-to-date against the preceding year

For the financial year ending 31 December 2019, the Group revenue was increase from RM32.443 million to RM40.345 million, an increase of RM7.902 million. The increase revenue was mainly due higher take up rate for year 2019 and higher development progress and sales take up rate during the year.

Due to the above factor, the Group recoded a profit after tax of RM4.328 million as compare with preceeding year RM0.775 million.

B2. Comparison with Preceding Quarter's Results

	Current Quarter 31-Dec-19 RM'000	Immediate Preceding Quarter 30-Sep-19 RM'000	Changes
Revenue	18,422	7,108	11,314
Gross profit	4,185	1,262	2,923
Profit / (loss) before tax	2,668	716	1,952
Profit / (loss) after tax	2,693	524	2,169

For 4Q 2019, the revenue was increased from RM7.108 million to RM18.422 million and profit after tax increase from RM0.524 million to RM2.693 million, the increase in revenue and profit was due to higher sales take up rate and higher contruction rate for Amani Residences project.

B3. Future Prospects

In view of the current economic outlook, it will be a challenging for the country, the Company cannot escape and will face the same challengel. However, homes will remain necessary for the polulation, the Company will continue to seach for new opportunities to ensure sustainabilty and continue growing for the Group.

B4 Variance on Profit Forecast / Profit Guarantee

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

- For the quarter ended 31 December 2019

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

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:-

	2019	2018
	RM'000	RM'000
Current tax	510	916
Under provision in prior year	74	30
Deferred tax	(244)	559
	340	1,505

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

There was no corporate proposals and utilisation ofpurchases or disposals of quoted securities by the Group for the quarter under review.

B9. Group Borrowings

Total Group borrowings were as follows:

	Current Year As At	Preceding Year As At
	31-Dec-19	31-Dec-18
Secured:	RM '000	RM '000
Short term:		
Bridging loan	17,220	17,818
Term loan	-	1,560
	17,220	19,378
Long term:		
Hire purchase	<u>-</u>	-
Bridging loan	-	3,932
	<u> </u>	3,932

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 for the Group for the quarter under review.

- For the quarter ended 31 December 2019

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

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 31-Dec-19 RM'000	Preceding Year Quarter 31-Dec-18 RM'000	Current Year To Date 31-Dec-19 RM'000	Preceding Year To Date 31-Dec-18 RM'000
Profit / (Loss) after tax	2,693	514	4,328	775
Number of ordinary shares issued as at 1 January	166,845	166,845	166,845	166,845
Basic EPS (Sen)	1.61	0.31	2.59	0.46

	Individua Current Year Quarter 31-Dec-19 RM'000	I Quarter Preceding Year Quarter 31-Dec-18 RM'000	Cumulativ Current Year To Date 31-Dec-19 RM'000	ve Quarter Preceding Year To Date 31-Dec-18 RM'000
Profit / (Loss) after tax	2,693	514	4,328	775
Weighted Average number of ordinary shares issued	166,845	166,845	166,845	166,845
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	242,432	242,432	242,432
Diluted EPS (Sen)	1.11	0.21	1.79	0.32

B13. Notes to the Statement of Comprehensive Income

	Current Year Ended	Preceding Year Ended	
Profit for the period is arrived at after charging:	31-Dec-19 RM'000	31-Dec-18 RM'000	
Depreciation and amortization	266	53	
and after crediting:			
Interest income	128	278	

- For the quarter ended 31 December 2019

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

B14. Realised and Unrealised Profits/Losses Disclosure

	Current Year Ended	Preceding Year Ended	
	31-Dec-19 RM '000	31-Dec-18 RM '000	
Total realised losses	(14,281)	(24,436)	
Total unrealised profits/(loss)	6,408	5,905	
	(7,873)	(18,531)	
Consolidated adjustment	(15)	526	
Total accumulated profit/(loss)	(7,888)	(18,005)	

By Order of the Board Date: 27 February 2020