

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

Interim Financial Report 30/09/2015

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# Interim Financial Report

# 30-Sep-15

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# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

- For the quarter ended 30 September 2015

	Individual Current Year Quarter 30-Sep-15 RM'000	Quarter Preceding Year Quarter 30-Sep-14 RM'000	Cumulative Current Year To date 30-Sep-15 RM'000	e Quarter Preceding Year To date 30-Sep-14 RM'000
Revenue Cost of Sales	3,162 (2,954)	1,107 (830)	5,828 (4,834)	3,126 (2,341)
Gross Profit	208	277	994	785
Other Income Administrative expenses	- (767)	1 (440)	28 (2,099)	6 (2,389)
Operating profit	(559)	(162)	(1,077)	(1,598)
Interest income Finance costs	80 (1)	- (11)	206 (2)	- (46)
Profit /(loss) before taxation	(480)	(173)	(873)	(1,644)
Taxation	176	-	-	-
Net profit/(loss) for the period	(304)	(173)	(873)	(1,644)
Other comprehensive income after tax:				
Net currency translation differences	-	(120)	-	10
Other comprehensive income for the period, net of tax	-	(120)	-	10
Total comprehensive income for the period	(304)	(293)	(873)	(1,634)
Net profit/(loss) attributable to: - Owners of the parent - Minority interest	(304) -	(173) -	(873) -	(1,644) -
	(304)	(173)	(873)	(1,644)
Total comprehensive income attributable to: - Owners of the parent - Minority interest	(304)	(293)	(873) -	(1,634)
	(304)	(293)	(873)	(1,634)
Earnings per share attributable to the owner of the Company (sen) attributable to owners of the Parent				
-Basic (sen) -Diluted (sen)	(0.20) (0.13)	(0.34) (0.34)	(0.58) (0.38)	(3.23) (3.23)

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 September 2015

	30-Sep-15 (Unaudited) RM'000	31-Dec-14 (Audited) RM'000
<u>ASSETS</u>	7.1.1. 000	11
Non-Current Assets		
Property, Plant and Equipment	75	3
Investment properties	22,212	22,212
	22,287	22,215
Current Assets		
Property Development Costs	23,100	-
Trade Receivables	4,367	-
Other Receivables	13,476	4,891
GST Recoverable	197	-
Cash & Bank Balances	4,314	25,205
	45,454	30,096
TOTAL ASSETS	67,741	52,311
Equity		
Share Capital	37,919	37,919
Reserves	6,011	6,887
Total Equity	43,930	44,806
Non Current Liabilities		
Deferred taxation	4,695	4,695
	4,695	4,695
Current Liabilities		
Trade Payables	2,572	-
Other Payables & Accruals	16,373	2,810
GST Payable	171	-
	19,116	2,810
Total Liabilities	23,811	7,505
Total Equity And Liabilities	67,741	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 September 2015

	<> Non-distributable> Warrant		<i>Distributable</i> Capital			
	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
Transactions with owners						
Par value reduction Issuance of shares pursuant to rights issue with warrants	(38,171)	-	-	2,793	35,378	-
Transfer to warrant reserve	25,195	-	- 13,606	-	- (13,606)	25,195 -
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	-	(3)	-	-	-	(3)
Net loss for the period	-	-	-	-	(873)	(873)
Balance as at 30 September 2015	37,919	1,213	13,606	2,793	(11,601)	43,930
	< Non-		Warrant	Distributab		Tatal
	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	-	10	-	-	-	10
Par value reduction	(38,171)	-	-	7,662	30,509	-
Net loss for the period	-	-	-	-	(1,644)	(1,644)
Balance as at 30 September 2014	12,724	167	-	7,662	(1,644)	18,909

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 September 2015

	Period Ended 30-Sep-15 RM'000	Period Ended 30-Sep-14 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES OPERATING ACTIVITIES		
Profit/(Loss) before taxation	(873)	(1,644)
Adjustment for:	40	70
Depreciation	10	76 46
Interest expenses Gain on unrealised forex	-	(12)
Adjustment in Accumulated losses	-	30,509
Interest income	(206)	-
Operating profit/(loss) before working capital changes	(1,069)	28,975
(Increase)/Decrease in Development Properties Costs	(23,100)	(1,053)
(Increase)/Decrease in receivables	(13,149)	70
(Decrease)/Increase in payable	16,306	3,064
Net cash generated from/(used in) operating activities	(21,012)	31,056
Interest expenses	-	(46)
Interest received	206	
	(20,806)	31,010
CASH FLOWS FROM INVESTING ACTIVITIES		
Increase/(Decrease) in Share Capital	-	(38,171)
Increase/(Decrease) in Capital Reserves	<del>-</del>	7,663
Purchase of property, plant & equipment	(82)	(20,500)
Net cash used in investing activities	(82)	(30,506)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown/(Repayment) of hire purchase	-	(34)
Interest paid	-	(46)
Repayment of bank loan	-	(558)
Net cash generated from financing activities	-	(638)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(20,888)	(134)
EFFECT ON TRANSLATION DIFFERENCES	(3)	10
CASH AND CASH EQUIVALENTS BROUGHT FORWARD	25,205	253
CASH AND CASH EQUIVALENTS CARRIED FORWARD	4,314	129
Cash and cash equivalents comprise:-		
Fixed deposit with licensed bank	2,000	-
Cash and bank balance	2,314	129
	4,314	129

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 September 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:-

FRS 9	Financial Instruments	Effective 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.

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 September 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 Transitiioning 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 September 2015

#### Part A - Explanatory Notes Pursuant to FRS 134

### A9. Operating Segment

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:

Property Development, Construction and investment holdings

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

Project management 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	5,209	5,828
Segment result	612	(1,689)	(1,077)
Unallocated:			
Interest income			206
Finance costs			(2)
Profit/(Loss) before taxation			(873)
Taxation		-	
Profit/(Loss) after taxation			(873)
Segment assets	1,069	66,672	67,741
Segment liabilities	367	23,444	23,811

### 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.

### A11. Material events subsequent to the end of the period

There were no material events subsequent to the end of the period.

- For the quarter ended 30 September 2015

#### Part A - Explanatory Notes Pursuant to FRS 134

#### A12. Changes in the composition of the Group

There were no changes in the composition of the Group

#### 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	5,209	27,713
	33,922	5,828	28,094

# A15. Capital Commitments

Save for the capital commitments disclosed below, there is no other material commitments as at 13 November 2015.

RM'000

Contracted and provided for:

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, Selangor which is expected to settle by 3rd quarter or 4th quarter 2015.

15,750

- For the quarter ended 30 September 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 RM3.162 million compare with the preceding quarter of RM1.107 million, there is an increased of 185.64%.

The Group current quarter recorded a net loss before taxation of RM0.48 million compared with to net loss before taxation of RM0.173 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	Changes	
	30-Sep-15	30-Sep-14		
	RM'000	RM'000	%	RM'000
Property development & Construction	3,162	1,107	185.64%	2,055
Project Management And Advisory	-	-	-	-
Total revenue	3,162	1,107	185.64%	2,055

The current revenue was contributed by construction segment of factory units at Taman Perindustrian Meranti Perdana, Mukim Dengkil, Daerah Sepang, Selangor.

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

#### B2. Comparison with Preceding Quarter's Results

Revenue recorded for current quarter was RM3.162 million as compare with preceding quarter of RM2.065 million. There is an increased of RM1.097 million or 53.12%. The increased in revenue for this quarter was contributed by construction segment.

Loss before taxation for the quarter was RM0.48 million compared to loss before taxation of RM0.509 million. The slight decreased in loss before taxation was due to higher revenue generated by the Group in construction segment for this quarter which was offset by decreased in other incomes as compare with preceding quarter.

# **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 second quarter 2016.

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 second 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 profit made by certain profitable subsidiary companies after taken into consideration tax losses and capital allowance which cannot be offset against the losses of other subsidiary companies within the Group.

The provision of taxation is not required by the group since the profitable subsidiary companies had sufficient tax losses and capital allowance carry forward to be offset against current year profit.

- For the guarter ended 30 September 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 the fund utilisation status are stated below:

Л,000
-
376
3,353
_
3.729
_

# B9. Group Borrowings

On 1 July 2015, the wholly owned subsidiary company Nagamas Bizworks Sdn. Bhd. has accepted the letter of offer from United Overseas Bank (Malaysia) Berhad for an amount of RM24.75 million. The loan used to finance the land acquisition and partially financed the development of 83 units of 3 storey terrace houses in Serdang, Seri Kembangan, Selangor.

### 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

On 3 November 2015, the Company received the Writ of Summons and Statement of Claims dated 27 October 2015 and 21 October 2015 respectively from Messrs Hing Chambers, the solicitors fro Megaharta Real Estate Sdn. Bhd. and Hartanah Realty demanded the following:

- i) Total outstanding sum of RM848,000 at at 30 July 2015 for the professional services provided as the real estate broker;
- ii) Interest at the rate of 1.5% per month on a total sum of RM848,000 calculated from 1 August 2015 until the date of full settlement;
- iii) Cost; and
- v) Any other relief that the Court deems fit and proper.

The Company had never been agreed on the above claims and will engage lawyer to enter appearance. The Company has adequate resources to meet the claim and therefore there is no material financial and operational impact on the Company.

Save for the above, there is no other material litigation under review during this period.

- For the quarter ended 30 September 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 30-Sep-15 RM'000	Quarter Preceding Year Quarter 30-Sep-14 RM'000	Cumulative Current Year To date 30-Sep-15 RM'000	e Quarter Preceding Year To date 30-Sep-14 RM'000
Profit / (Loss) after tax	(304)	(173)	(873)	(1,644)
Weighted Average number of ordinary shares issued	151,678	50,895	151,678	50,895
Basic EPS (Sen)	(0.20)	(0.34)	(0.58)	(3.23)
Profit / (Loss) after tax	(304)	(173)	(873)	(1,644)
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)	(0.13)	(0.34)	(0.38)	(3.23)

# B13. Notes to the statement of comprehensive income

Profit for the period is arrived at after charging:

	Current Quarter 30-Sep-15 RM'000	Current Year to date 30-Sep-15 RM'000
Depreciation and amortization	10	10
and after crediting:		
Interest income	80_	206

- For the quarter ended 30 September 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-Sep-15 RM '000	30-Sep-14 RM '000
Total realised losses	(21,066)	(1,644)
Total unrealised profits/(loss)	6,442	-
	(14,624)	(1,644)
Less : Consolidated adjustment	3,023	(167)
Total accumulated losses	(11,601)	(1,477)

By Order of the Board