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

Interim Financial Report 31-Mar-16

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31-Mar-16

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

- For the quarter ended 31 March 2016

	Individual Current Year Quarter 31-Mar-16 RM'000	Quarter Preceding Year Quarter 31-Mar-15 RM'000	Cumulative Current Year To date 31-Mar-16 RM'000	e Quarter Preceding Year To date 31-Mar-15 RM'000
Revenue Cost of Sales	3,429 (2,818)	601 -	3,429 (2,818)	601 -
Gross Profit	611	601	611	601
Other Income Selling and marketing expenses Administrative expenses	(8) (872)	- - (509)	(8) (872)	- - (509)
Operating profit	(269)	92	(269)	92
Interest income Finance costs	8 (1)	24 -	8 (1)	24
Profit /(loss) before taxation	(262)	116	(262)	116
Taxation	-	(131)	-	(131)
Net profit/(loss) for the period	(262)	(15)	(262)	(15)
Other comprehensive income after tax:				
Net currency translation differences	6	-	6	-
Other comprehensive income for the period, net of tax	6	-	6	-
Total comprehensive income for the period	(256)	(15)	(256)	(15)
Net profit/(loss) attributable to: - Owners of the parent - Minority interest	(262)	(15)	(262)	(15)
=	(262)	(15)	(262)	(15)
Total comprehensive income attributable to: - Owners of the parent - Minority interest	(256) - (256)	(15) - (15)	(256)	(15) (15)
=	(- ²)		(<u> </u>
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)	(0.01) (0.01)	(0.17) (0.12)	(0.01) (0.01)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

- As at 31 March 2016

	31-Mar-16 (Unaudited) RM'000	31-Dec-15 (Audited) RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	109	72
Investment properties	26,124	26,124
	26,233	26,196
Current Assets		
Property Development Costs	23,939	23,345
Trade Receivables	6,068	6,607
Other Receivables	16,102	14,209
Fixed deposit with lisence bank	1,064	2,058
Cash & bank balances	1,885	1,808
	49,058	48,027
TOTAL ASSETS	75,291	74,223
Equity		
Share Capital	37,919	37,919
Reserves	9,933	10,189
Total Equity	47,852	48,108
Non Current Liabilities		
Bank borrowing	15,750	15,750
Deferred taxation	5,173	5,173
	20,923	20,923
Current Liabilities		
Trade Payables	4,755	3,986
Other Payables & Accruals	1,761	1,206
	6,516	5,192
Total Liabilities	27,439	26,115
Total Equity And Liabilities	75,291	74,223
Net assets per share (RM)	0.32	0.32

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

- For the quarter ended 31 March 2016

	<	<i>Non-distribut</i> 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 2016	37,919	5,173	13,606	2,793	(11,383)	48,108
Net loss for the period	-	-	-	-	(262)	(262)
Currency translation differences	-	6	-	-	-	6
Balance as at 31 March 2016	37,919	5,179	13,606	2,793	(11,645)	47,852
	<	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 2015	37,919	1,216	13,606	2,793	(10,729)	44,805
Net loss for the period	-	-	-	-	(15)	(15)
Currency translation differences	-	(10)	-	-	-	(10)
Balance as at 31 March 2015	37,919	1,206	13,606	2,793	(10,744)	44,780

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

- For the quarter ended 31 March 2016

	Period Ended 31-Mar-16 RM'000	Period Ended 31-Mar-15 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
OPERATING ACTIVITIES	(2.2.2)	
Profit/(Loss) before taxation	(262)	116
Adjustment for:		
Depreciation	4	2
Interest income	(8)	(24)
Operating profit/(loss) before working capital changes	(266)	94
	()	
(Increase)/Decrease in Development Properties Costs	(594)	(169)
(Increase)/Decrease in trade receivables	539	(3,669)
(Increase)/Decrease in other receivables	(1,894)	-
(Decrease)/Increase in trade payables	769	(2,142)
(Decrease)/Increase in other payables	558	
Net cash generated from/(used in) operating activities	(888)	(5,886)
Interest received	8	24
	(880)	(5,862)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment	(42)	(41)
Net cash used in investing activities	(42)	(41)
CASH FLOWS FROM FINANCING ACTIVITIES		
Decrease / (Increase) in fixed deposit pledge	993	(15,024)
		(12.00.0)
Net cash generated from financing activities	993	(15,024)
	71	(20.027)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	/ 1	(20,927)
EFFECT ON TRANSLATION DIFFERENCES	6	(10)
CASH AND CASH EQUIVALENTS BROUGHT FORWARD	1,808	25,205
CASH AND CASH EQUIVALENTS CARRIED FORWARD	1,885	4,268
Cash and cash equivalents comprise:-		
Fixed deposit with licensed bank	1,064	15,024
Cash and bank balance	1,885	4,268
	2,949	19,292
Less: Fixed deposit pledged with licensed bank	(1,064)	(15,024)
	1,885	4,268
	- ,	- ,

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial report.

- For the quarter ended 31 March 2016

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 2015.

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 2015.

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 14	Regulatory Deferral Accounts	Lifective 1-Jan-16	
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations	1-Jan-16	
Amendment to FRS 101	Disclosure Initiative	1-Jan-16	
Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation	1-Jan-16	
Amendments to FRS 127	Equity Method in Separate Financial Statements	1-Jan-16	
Annual Improvements to FRSs 20	12 - 2014 Cycle	1-Jan-16	
Amendments to FRS 10, FRS 12 and FRS 128	Investment Entities: Applying the Consolidation Exception	1-Jan-16	

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
Amendments to FRS 10 and FRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be announced

The Group and the Company intend to adopt the above FRSs when they become effective.

The initial application of the abovementioned FRSs are not expected to have any significant impacts on the financial statements of the Group and of the Company except as mentioned below:

- For the quarter ended 31 March 2016

Part A – Explanatory Notes Pursuant to FRS 134

A2. Changes in Accounting Policies (Cont.)

FRS 9 Financial Instruments (IFRS 9 issued by IASB in July 2014)

FRS 9 (IFRS 9 issued by IASB in July 2014) replaces earlier versions of FRS 9 and introduces a package of improvements which includes a classification and measurement model, a single forward looking 'expected loss' impairment model and a substantially reformed approach to hedge accounting. FRS 9 when effective will replace FRS 139 Financial Instruments: Recognition and Measurement.

FRS 9 retains but simplifies the mixed measurement model and establishes three primary measurement categories for financial assets: amortised cost, fair value through other comprehensive income and fair value through profit or loss. The basis of classification depends on the entity's business model and the contractual cash flow characteristics of the financial asset. Investments in equity instruments are required to be measured at fair value through profit or loss with the irrevocable option at inception to present changes in fair value in other comprehensive income not recycling. There is now a new expected credit losses model that replaces the incurred loss impairment model used in FRS 139. For financial liabilities there were no changes to classification and measurement except for the recognition of changes in own credit risk in other comprehensive income, for liabilities designated at fair value through profit or loss. FRS 9 relaxes the requirements for hedge effectiveness by replacing the bright line hedge effectiveness tests. It requires an economic relationship between the hedged item and hedging instrument and for the 'hedged ratio' to be the same as the one management actually use for risk management purposes. Contemporaneous documentation is still required but is different to that currently prepared under FRS 139.

The adoption of FRS 9 will result in a change in accounting policy. The Group is currently examining the financial impact of adopting FRS 9.

New Malaysian Financial Reporting Standards ("MFRS Framework") issued but not yet effective

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 Group and the Company have not completed its assessment of the financial effects of the differences between FRSs and accounting standards under the MFRS Framework. Accordingly, the consolidated and separate financial performance and financial position as disclosed in these quarterly financial statements for the financial year ended 31 December 2016 could be different if prepared under the MFRS Framework.

A3. Declaration of Qualification of Audit Report

There was no qualification in the audited report for the year ended 31 December 2015.

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.

- For the quarter ended 31 March 2016

Part A – Explanatory Notes Pursuant to FRS 134

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.

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.

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
31 March 2016 Revenue						
External customers	97	3,332	-	3,429	-	3,429
Inter-segment	-	-	34	34	(34)	-
Total revenue	97	3,332	34	3,463	(34)	3,429
Result						
Interest income			6	6	-	6
Profit before taxation	97	3,332	40	3,469	(34)	3,435
Taxation	-	-	-	-	-	-
Segment profit	97	3,332	40	3,469	(34)	3,435

- For the quarter ended 31 March 2016

Part A – Explanatory Notes Pursuant to FRS 134

A9. Segmental Information (Cont.)

	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	-	24,660	-	24,660	-	24,660
Segment assets Total assets	<u>387</u> 387	<u>21,649</u> 46,309	<u>28,595</u> 28,595	<u>50,631</u> 75,291	-	50,631 75,291
		,				,
Liabilities Segment liabilities	176	21,890	5,373	27,439	-	27,439
-			,	,		· · · ·
Other non-cash item						
Depreciation of property, plant and equipment	_	_	(4)	(4)	_	(4)
Waiver of liability		-	-	(+) -	-	-
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 2015 Revenue External customers	601		_	601		601
Inter-segment	-	-	-	-	-	-
Total revenue	601	-	-	601	-	601
Result						
Interest income	-	-	24	24	-	24
Profit before taxation	601	-	24	625	-	625
Taxation	<u>(131)</u> 470	-	- 24	<u>(131)</u> 494	-	(131) 494
Segment profit	470	-	24	494	-	494
Assets						
Capital expenditure	-	-	-	-	-	-
Segment assets	5,228	-	45,046	50,274	-	50,274
Total assets	5,228	-	45,046	50,274	-	50,274
Liabilities Segment liabilities	345	-	5,149	5,494	-	5,494
Other non-cash item Depreciation of property, plant and equipment	-	-	(2)	(2)	-	(2)
Waiver of liability	-	-	-	-	-	-

A12. Changes in the composition of the Group

On 9 March 2016, the Group acquired a fully owned subsidiary Key Success Development Sdn. Bhd.

A13. Changes in the contingent liabilities

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

- For the quarter ended 31 March 2016

Part A – Explanatory Notes Pursuant to FRS 134

A14. 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 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

- 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	814	186
Letter of Award	32,922	14,072	18,850
	33,922	14,886	19,036

A15. Capital Commitments

There was no material capital commitments for the quarter under review.

- For the quarter ended 31 March 2016

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 registered a revenue of RM3.43 million and a net profit before taxation of RM0.26 million compared to a revenue of RM0.60 million and a net profit before taxation of RM0.12 million in the previous year's corresponding guarter.

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

	Current Year Quarter	Preceding Year Quarter	Vari	ance
	31-Mar-16	31-Mar-15		
	RM'000	RM'000	%	RM'000
Property development and construction	3,332	-	n/a	3,332
Project Management And Advisory	97	601	(84%)	(504)
	3,429	601	470.55%	2,828

The revenue of RM3.43 million was derived from the the construction of 3-storey semi-detech factory and the project management and advisory. The loss before tax of RM0.26 million was mainly due higher administration cost which the the group is preparing it development project, and more resources was acquired by the Group during current quarter.

B2. Comparison with Preceding Quarter's Results

Revenue recorded for current quarter was RM3.43 million as compare with preceeding quarter of RM5.64 million. The revenue was decreased by 40.25% mainly due some delay in the contruction program and the group has take necessary measurement to catch up the work program. However the revenue from project management has been increased by 67.24%

The Group recorded RM0.26 million loss before taxation for the current quarter. The loss was taken into consideration of the Group acquired more resources for the preparation of development project as compare with RM0.33 million loss before taxation recorded in the preceeding quarter.

B3. Future Prospects

The Group strategic vision is fully concentration on property development and construction activity. The Group will focus its existing factory construction and target completion on 3rd quarter year 2016. In year 2016, the Group target to launch two housing development projects in 3rd quarter with the estimated Total Gross Development value of RM280 million.

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.

	Current Year	
	Quarter	Year Quarter
	31-Mar-16	31-Mar-15
	RM000	RM000
Estimated current tax payable	-	131

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.

- For the quarter ended 31 March 2016

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

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

Utilisation of Proceeds From Rights Share

The Rights Issue raised gross proceeds of RM25.2 million and we have utilised the proceeds raised in the following manner: -

Purpose	Estimated Timeframe	Amounts	Actual Utilisation	Balance
		RM,000	RM,000	RM,000
Payment for construction cost	Within 12 months from the listing of the Rights shares	3,877	3,877	-
Working Capital	Within 12 months from the listing of the Rights shares	2,248	2,248	-
To Fund Future Projects	Within 36 months from the listing of the Rights shares	18,747	15,798	2,949
To defray expenses relating to the Proposals	Within 3 months from the listing of the Rights shares	323	323	-
	-	25,195	22,246	2,949

Note:

The Rights Share was listed on 31 December 2014.

B9. Group Borrowings

During the quarter under review, the Group borrowing is as follow:

	Current Year Quarter	Preceding Year Quarter
	31-Mar-16	31-Mar-15
Secured:	RM '000	RM '000
Term loan	15,750	

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 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 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
- iv) 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 31 March 2016

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:-

EPS for the quarter is as follows:-	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31-Mar-16 RM'000	Preceding Year Quarter 31-Mar-15 RM'000	Current Year To Date 31-Mar-16 RM'000	Preceding Year To Date 31-Mar-15 RM'000
Profit / (Loss) after tax	(262)	(15)	(262)	(15)
Weighted Average number of ordinary shares issued	151,678	151,678	151,678	151,678
Basic EPS (Sen)	(0.17)	(0.01)	(0.17)	(0.01)
Profit / (Loss) after tax	(262)	(15)	(262)	(15)
Weighted Average number of ordinary shares issued	151,678	151,678	151,678	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)	227,265 (0.12)	227,265 (0.01)	227,265 (0.12)	227,265 (0.01)

B13. Notes to the statement of comprehensive income

Profit for the period is arrived at after charging:

	Current Quarter Ended	Current Year to Date Ended	
	31-Mar-16 RM'000	31-Mar-16 RM'000	
Depreciation and amortization	4	2	
and after crediting:			
Interest income	8	24	

B14. Realised and Unrealised Profits/Losses Disclosure

	Current Quarter Ended	Preceding Quarter Ended
	31-Mar-16 RM '000	31-Mar-15 RM '000
Total realised losses	(19,532)	(20,209)
Total unrealised profits/(loss)	4,864	6,442
	(14,668)	(13,767)
Less : Consolidated adjustment	(3,023)	(3,023)
Total accumulated Profit/(loss)	(11,645)	(10,744)

By Order of the Board