EASTLAND EQUITY BHD ("EASTLND") Registration No: 200001013359 (515965-A)

Incorporated in Malaysia

INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2021

	As at	As at
	31.12.2021	30.06.2021
	<u>RM</u>	RM
	Unaudited	Audited
ASSETS		
Non-Current Assets		
Property, plant and equipment	69,990,513	70,798,192
Investment properties	62,593,700	62,593,700
Other investments	1,623,301	1,674,911
Financing receivables	28,322	4,162
Total Non-Current Assets	134,235,836	135,070,965
Current Assets		
Inventories - Property development cost	25,810,642	16,881,363
Inventories - Completed properties and others	10,756,529	10,761,704
Trade and other receivables	3,413,044	2,008,402
Financing receivables	32,508	-
Tax recoverable	572,189	572,189
Deposits placed with licensed banks	4,433,749	4,310,714
Cash and bank balances	8,726,425	2,113,808
Total Current Assets	53,745,086	36,648,180
TOTAL ASSETS	187,980,922	171,719,145
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	140,745,334	133,877,051
Reserves	(65,037,882)	(62,624,237)
Total Equity	75,707,452	71,252,814
Total Equity	13,101,432	71,232,014
Non-Current Liabilities	140.011	10 500
Lease payables	148,211	12,733
Term loans	47,919,649	46,522,807
Deferred tax liabilities	4,048,734	4,048,734
Total Non-Current Liabilities	52,116,594	50,584,274
Current Liabilities	45.020.022	25 000 524
Trade and other payables	45,829,822	35,098,734
Contract liabilities	3,004,381	3,004,381
Provisions for liabilities	1,812,000	1,812,000
Lease payables	148,896	256,242
Term loans	1,995,547	1,956,056
Bank overdraft	7,366,230	7,754,644
Total Current Liabilities	60,156,876	49,882,057
Total Liabilities	112,273,470	100,466,331
TOTAL EQUITY AND LIABILITIES	187,980,922	171,719,145
Net asset per share (sen)	18	22

Notes:

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial statements.

EASTLAND EQUITY BHD ("EASTLND") Registration No: 200001013359 (515965-A)

Incorporated in Malaysia

INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE PERIOD ENDED 31 DECEMBER 2021

	Individual Period Current Proceedings years		Cumulative Period	
	period to date ended 31.12.2021 Unaudited	Preceding year corresponding period 31.12.2020 (**)	6 months ended 31.12.2021 Unaudited	6 months ended 31.12.2020 (**)
	RM	RM	RM	RM
Continuing Operations				
Revenue	6,541,401	N/A	10,460,544	N/A
Expenses excluding finance cost	(6,630,910)	N/A	(11,609,860)	N/A
Other operating income	660,629	N/A	667,785	N/A
Profit/(Loss) from operations	571,121	N/A	(481,530)	N/A
Finance cost	(910,840)	N/A	(1,880,504)	N/A
Loss before taxation	(339,719)	N/A	(2,362,034)	N/A
Income tax expense		N/A	<u> </u>	N/A
Net loss for the period	(339,719)	N/A	(2,362,034)	N/A
Other comprehensive profit/(loss), net of tax	4,554	N/A	(51,611)	N/A
Total comprehensive loss for the period	(335,164)	N/A	(2,413,645)	<u>N/A</u>
Earnings per ordinary share attributable to equity holders of the Company (sen)				
Basic loss per share	(0.08)	N/A	(0.58)	N/A
Diluted	<u>-</u>	<u> </u>		

Notes:

^{**} Following the change in financial year end from 31 December to 30 June, the previous set of audited financial statements are for a period of 18 months from 1 January 2020 to 30 June 2021 and thereafter, to end on 30 June each year. Accordingly, there are no comparative figures to be presented in this Condensed Consolidated Income Statement.

EASTLAND EQUITY BHD ("EASTLND")

Registration No: 200001013359 (515965-A) Incorporated in Malaysia

INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 DECEMBER 2021

	Current period to date ended 31.12.2021	Current period to date ended 31.12.2020
	31.12.2021 RM	RM
	Unaudited	Audited
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Loss before income tax expense for the period	(2,362,034)	N/A
Adjustments for:		
Finance income	(81,789)	N/A
Finance cost	1,880,504	N/A
Depreciation of property, plant and equipment	1,440,174	N/A
Operating Profit Before Working Capital Changes	876,855	-
(Increase)/Decrease in:		
Lease & HP receivable	(51,664)	N/A
Inventories - Property development cost	(8,929,279)	N/A
Inventories - Completed properties and others	5,175	N/A
Trade and other receivables	(1,409,646)	N/A
Increase/(Decrease) in:		
Trade and other payables	10,731,086	N/A
	1,222,528	-
Net Cash Flows From/(Used In) Operating Activities	1,222,528	N/A
CACH DEONIC DOMINICAD IND INVESTING A CITIVIDITE		
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES	(632,494)	NT/A
Additions to property, plant and equipment Interest received	81,789	N/A N/A
Increase in deposits pledged to banks	(123,035)	N/A N/A
increase in deposits preaged to banks	(120,000)	IV/A
Net Cash Flows Generated (Used In)/From Investing Activities	(673,741)	N/A
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Proceeds from issuance of ordinary shares	6,868,283	N/A
Increase in term loans due to moratorium	1,103,706	N/A
Finance cost paid	(1,547,878)	N/A
Payment of hire-purchase payables	28,133	N/A
Net Cash Flows Generated From/(Used In) Financing Activities	6,452,245	N/A
NET INCREASE IN CASH AND CASH EQUIVALENTS	7,001,031	N/A
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(5,640,836)	N/A
CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,360,195	N/A
CACH AND CACH EQUIVALENTS AT END OF BEDIOD COMBDIGE THE EO	I I OWING.	
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FO Cash and bank balances	8,477,606	N/A
Housing Development Account	248,819	N/A N/A
Deposits placed with licensed banks	4,433,749	N/A
Bank overdrafts	(7,366,230)	N/A
	5,793,944	N/A
Less: Deposits pledged with licensed bank	(4,433,749)	N/A
	1,360,195	N/A

Notes:

^{**}There are no comparative figures disclosed for the preceding period-to-date results following the change in the financial year end from 31 December to 30 June.

EASTLAND EQUITY BHD ("EASTLND")

Registration No: 200001013359 (515965-A) Incorporated in Malaysia

INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 DECEMBER 2021

		Non-distri	<u>butable</u>		Distributable	
	Share Capital RM	Capital Reserve RM	Revaluation Reserve RM	Fair Value Reserve of Financial Assets at FVOCI RM	Retained Profits/ (Accumulated Losses) RM	Total RM
At 31 December 2019, as restated	129,878,659	110,238,037	1,013,608	1,077,908	(73,659,321)	168,548,891
Reversal of surplus on revaluation recognized previously			(1,013,608)			(1,013,608)
Total comprehensive profit/(loss)	3,998,392	-	-		(100,417,954)	(96,419,562)
Other comprehensive profit		-	-	137,093	-	137,093
At 30 June 2021	133,877,051	110,238,037	-	1,215,001	(174,077,275)	71,252,814
Total comprehensive profit/(loss)	6,868,283	-	-	-	(2,362,034)	4,506,249
Other comprehensive profit		_	-	(51,611)	-	(51,611)
At 31 December 2021	140,745,334	110,238,037	-	1,163,390	(176,439,309)	75,707,452

Notes:

⁽i) The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial statements.

⁽ii) Following the change in financial year end from 31 December to 30 June, the previous set of audited financial statements are for a period of 18 months from 1 January 2020 to 30 June 2021 and thereafter, to end on 30 June each year.

EASTLAND EQUITY BHD ("EASTLND") INTERIM REPORT FOR THE SECOND QUARTER ENDED 31 DECEMBER 2021

EXPLANATORY NOTES

A1 Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements of Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's annual audited financial statements for the financial period ended 30 June 2021, which have been prepared in accordance with the MFRS and the Companies Act 2016.

These explanatory notes provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial period ended 30 June 2021. The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial period ended 30 June 2021.

A2 Audit qualifications

The auditors' report on the audited annual financial statements for the financial period ended 30 June 2021 was not subject to any qualification.

Key Audit Matters ("KAM") highlighted by the auditors were funding requirements and ability to meet short term obligations; investment properties and property, plant and equipment; inventory and revenue and corresponding costs recognition for property development activities. Details of the KAM are provided in the audited financial statements for the financial period ended 30 June 2021.

A3 Seasonality or cyclicality of operation

For the financial period under review, the operations of the Group are not subject to material seasonal or cyclical fluctuations except for the Hospitality segment.

A4 Changes in the composition of the Group

For the financial period under review, there were no material changes in the composition of the Group.

A5 Unusual items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows because of their nature, size or incidence during the financial period under review.

A6 Changes in estimates

There were no material changes in estimates in the current quarter results.

A7 Debt and equity securities

There were no issuance, repurchase and repayment of debt and equity securities for the financial period under review other than the issuance of 64,856,312 new ordinary shares at issue price of RM0.1059 per share which raised RM6,868,283 pursuant to the completion of the 20% share issuance on 13 August 2021.

A8 Dividends paid

There was no dividend paid for the financial period under review.

A9 Segmental reporting

The Group's segmental report for the financial period to date is as follows:

	Investment properties RM'000	Leasing & financing RM'000	Hospitality RM1000	Investment holding RM'000	Property development RM'000	Others RM'000	Total RM'000
Revenue	1,402	-	9,058	-	-	-	10,460
<u>Results</u>							
Segment profit/(loss)	(140)	(6)	2,151	(2,120)	(440)	(8)	(563)
Interest income	75	-	-	-	6	-	82
Finance cost	(91)	-	(2)	(744)	(1,044)	-	(1,881)
Loss before taxation						_	(2,362)
Income tax credit/(expense)							-
Loss for the period						_	(2,362)
Other comprehensive profit, r	net of tax					_	(52)
Total comprehensive loss for	the period					_	(2,414)

A10 Carrying amount of revalued assets

The carrying value of land and building is based on the valuation incorporated in the annual financial statements for the financial period ended 30 June 2021 and valuation performed by CH Williams Talhar & Wong Sdn Bhd on 08 August 2021.

A11 Subsequent material event

There were no material events subsequent to the end of the period that have not been reflected in the financial statements for the period, other than the Rights Issue with Warrants as disclosed in section (c) of note B5.

A12 Changes in contingent liabilities and contingent assets

There were no known material contingent liabilities and contingent assets of the Group since the 2021 annual report.

A13 Capital Commitments

During the financial period under review, there were no material capital commitments that the Group had contracted for and approved except for that already disclosed in the audited financial statements for the financial period ended 30 June 2021 and the RM8 million consideration for the Acquisition of Development Rights as disclosed in section (c) of note B5.

ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD'S LISTING REQUIREMENTS

B1 Review of performance

Financial review for current quarter and current period-to-date

Financial review for current qu	uarter and cu	rrem perioc	i-to-date				
	Current Quarter	Investment properties	Leasing & financing	Hospitality	Investment holding	Property development	Others
	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)
Revenue	6,541	712	-	5,829	-	-	-
Operating Profit/(Loss)	571	85	(3)	1,967	(1,172)	(301)	(5)
Profit/(Loss) Before Interest and Tax	571	85	(3)	1,967	(1,172)	(301)	(5)
Profit/(Loss) Before Tax	(340)	100	(3)	1,965	(1,547)	(850)	(5)
Profit/(Loss) After Tax	(340)	100	(3)	1,965	(1,547)	(850)	(5)
Other Comprehensive Profit/(Loss), Net of Tax	5	-	-	-	5	-	-
Profit/(Loss) Attributable to Ordinary Equity Holders of the Parent	(335)	100	(3)	1,965	(1,547)	(850)	(5)
	Current period- to-date	Investment properties	Leasing & financing	Hospitality	Investment holding	Property development	Others
	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)	31 Dec 2021 (RM '000)
Revenue	10,460	1,402	-	9,058	-	-	-
Operating Profit/(Loss)	(2,362)	(156)	(6)	2,149	(2,864)	(1,477)	(8)
Profit/(Loss) Before Interest and Tax	(2,362)	(156)	(6)	2,149	(2,864)	(1,477)	(8)
Profit/(Loss) Before Tax	(2,362)	(156)	(6)	2,149	(2,864)	(1,477)	(8)
Profit/(Loss) After Tax	(2,362)	(156)	(6)	2,149	(2,864)	(1,477)	(8)
Other Comprehensive Profit/(Loss), Net of Tax	(52)	-	-	-	(52)	-	-
Profit/(Loss) Attributable to Ordinary Equity Holders of the Parent	(2,414)	(156)	(6)	2,149	(2,915)	(1,477)	(8)

The Group recorded revenue of RM6.54 million for the current quarter and RM10.46 million current period-to-date respectively. For the current quarter and current period-to-date, the Investment Properties segment registered a revenue of RM0.71 million and RM1.40 million; the Hospitality segment registered a revenue of RM5.83 million and RM9.06 million.

The Group posted loss before tax (LBT) of RM0.34 million and RM2.36 million for the current quarter and current period-to-date respectively. For the current quarter and current period-to-date, the Investment Properties segment registered a profit before tax (PBT) of RM0.10 million and LBT of RM0.16 million respectively; the Hospitality segment registered a PBT of RM1.96 million and RM 2.15 million respectively; the Investment Holding segment registered a LBT of RM1.55 million and RM2.86 million respectively; and Property Development segment registered a LBT of RM0.85 million and RM1.48 million respectively.

B2 Material changes in the loss before taxation

Financial review for the current quarter compared with the immediate preceding quarter

i manerar review for the current quarter cor	Individua		
	Current Year Quarter	Immediate Preceding Quarter	Changes (%)
	31 Dec 2021 (RM '000)	30 Sep 2021 (RM '000)	
Revenue	6,541	3,919	67
Operating Profit/(Loss)	571	(1,053)	154
Profit/(Loss) Before Interest and Tax	571	(1,053)	154
Loss Before Tax	(340)	(2,022)	83
Loss After Tax	(340)	(2,022)	83
Other comprehensive profit/(loss), net of tax	5	(56)	108
Loss Attributable to Ordinary Equity Holders of the Parent	(335)	(2,078)	84

The Group recorded a loss before tax of RM0.34 million and RM2.02 million for the current and previous quarter respectively. The lower loss in the current quarter was mainly due to better revenue from Hospitality segment. During the quarter, Hotel recorded higher room occupancy and improved food & beverage revenue mainly from function hall as a result of more business activities after the government allowed cross state travel during the quarter. The hospitality segment overall profit improved from RM184 thousand in previous quarter to RM1.97 million in current quarter.

В3 **Group prospects**

The Group's businesses in the hospitality and investment property segments had been affected by the Covid-19 pandemic and the imposition of MCO. However, with the implementation of the national COVID-19 immunisation program and the gradual lifting of restrictions, it is expected to translate to improved sentiment for our businesses.

Moving forward, the Board is continuously identifying new opportunities for development projects to provide the Group with new income streams, such as the recently completed acquisition of development rights for a commercial project in Sabah namely Damai Suites. The Damai Suites' development approval and building plan endorsements have been obtained from the local authorities. The company has already commenced marketing campaigns and started to accept bookings, the response of which have been encouraging. The Board will continue to adopt a cautious approach for the Group's property development projects; and will evaluate all options available to the Group at the material point in time before launching any particular projects. While the Group will remain focused on its core business, the Group will continue to seek and explore non-property related business opportunities that would contribute positively towards the Group's financial performance, and will remain cautious when looking out for business opportunities in the face of new challenges. The Group remains hopeful to gain from the gradual recovery of the economy and gradual opening up of the retail and hospitality segment as the situation improves further.

With the over subscription of the Rights Issue with Warrants as announced on 14 February 2022, the amount raised and to be utilised is expected to be according to the maximum scenario as disclosed in the circular to shareholders and abridged prospectus. The repayment of bank borrowings and advances are expected to result in substantial savings in finance costs and improved gearing of the company. In addition, the amount raised for business opportunities will enable the company to undertake business opportunities which could contribute positively towards the Group's financial performance.

B4 Variance of profit forecast and profit guarantee

Not applicable.

B5 Corporate proposal

(a) Private Placement

On 6 November 2019, the company successfully completed a private placement of 29,480,000 new ordinary shares at issue price of RM0.0841 per share which raised RM2,479,268. The utilisation of the proceeds raised is as follows:

			Actual		
Purpose	Proposed U	Jtilised from	utilisation as		
	utilisation of (6.11.2019 to	at	Balance to	Utilisation
	proceeds	15.10.2020	31.01.2022	be utilised	Timeframe
	RM'000	RM'000	RM'000	RM'000	
Repayment of bank borowings	772	772	772	-	
Working capital	327	327	327	-	
Property development activities	1,280	507	507	773	Within 12 months
Expenses related to Private Placement	100	100	100	-	
	2.479	1.706	1.706	773	
	=,,	1,700	1,700	,,,,	•

(b) Private Placements

The company successfully completed the following fund raising exercises on:

- 15 June 2021 10% private placement of 34,428,157 new ordinary shares at issue price of RM0.1233 per share;
- 13 August 2021 20% share issuance of 64,856,312 new ordinary shares at issue price of RM0.1059 per share;

which raised a total of RM10,866,675. The utilisation of the proceeds raised is as follows:

Purpose	10% private placement	20% share issuance	Proposed utilisation of proceeds RM'000	Utilised from 15.06.2021 to 31.01.2022 RM'000	Actual utilisation as at 31.01.2022 RM'000	Balance to be utilised RM'000	Utilisation timeframe
Repayment of bank borrowings	2,487	1,504	3,991	3,991	3,991	-	Within 12 months
Working capital	1,416	1,189	2,605	2,605	2,605	-	Within 12 months
Property development activities	-	4,000	4,000	1,484	1,484	2,516	Within 24 months
Expenses related to private placement	95	175	270	270	270	-	Within 1 months
	3,998	6,868	10,866	8,350	8,350	2,516	-

(c) Rights Issue with Warrants

The company had made announcements on 12 October 2021 and 5 November 2021 to Bursa Malaysia Securities Berhad the renounceable rights issue of new ordinary shares with free detachable warrants on a basis and issue price to be determined and announced later to raise gross proceeds of approximately RM80 million, with minimum subscription to raise minimum gross proceeds of RM8 million ("Rights Issue with Warrants"). The gross proceeds to be raised are envisaged to be utilised for the following purposes:

	Timeframe for utilisation from completion of the Rights Issue with	Minimum Subscription Level	Full Subscription Level	
Details of Utilisation	Warrants	RM'000	RM'000	
Repayment of bank borrowings (i)	Within 1 year	7,300	40,000	
Repayment of advances owing to LCK $^{(ii)}$	Within 1 month	-	12,440	
Repayment of advances owing to Datuk Melvinyeo Kiandee (iii)	Within 1 month		2,420	
Payment of Damai Project consideration ^(iv)	Within 1 month	-	2,420	
General working capital (v)	Within 1 year	-	2,440	
Business opportunities (vi)	Within 2 years	-	14,000	
Estimated expenses for the Rights Issue with Warrants (vii)	Upon completion	700	700	
Total		8,000	80,000	

For further detail on the Rights Issue with Warrants, please refer to the announcements in the Bursa Malaysia Securities Berhad's website.

Saved as disclosed above, there are no outstanding corporate proposals which have been announced by the Company but not yet completed as at the date of this report.

B6 Taxation

	3 months ended	Year-to-date
	31-Dec-21	31-Dec-21
	RM'000	RM'000
Tax credit/(expense)		
Income tax		
-current year	-	-
-prior year	-	-
Deferred tax		
-current year	-	-
-prior year		
	-	

B7 Group borrowings and debts securities

The Group borrowings, all denominated in Ringgit Malaysia, as at 31 December 2021 are as follows: -

	31/12/2021		30/6/	2021
	Short term RM'000	Long term RM'000	Short term RM'000	Long term RM'000
Secured				
Hire-purchase payables	149	148	256	13
Term Loan	1,996	47,920	1,956	46,523
Bank overdraft	7,366		7,755	
	9,511	48,068	9,967	46,536

B8 Changes in material litigation

There were no material litigations for the financial period under review.

B9 Dividend

There was no dividend paid for the financial period under review.

B10 Earnings per shares

	3 months ended 31-Dec-21 RM'000	Year-to-date 31-Dec-21 RM'000
Net loss attributable to		
equity holders of the Company		
- from continuing operation	(340)	(2,362)
	(340)	(2,362)
Number of ordinary share in issue ('000)	421,566	421,566
Weighted average number of ordinary share in issue ("000)	421,566	406,409
Loss per share (sen) Basic, loss from		
- continuing operations	(0.08)	(0.58)
Basic, loss for the period	(0.08)	(0.58)
Diluted	-	-

B11 Loss for the period

	Current	
	Quarter	Year-to-date
	RM'000	RM'000
This is arrived at after (charging)/crediting:		
Interest income	81	82
Interest expense	(911)	(1,881)
Depreciation and amortization	(777)	(1,440)

Other disclosure items pursuant to Appendix 9B, Part A(16) of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.