

**EASTLAND EQUITY BHD ("EASTLND")
INTERIM REPORT FOR THE PERIOD ENDED 31 MARCH 2018**

UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	As at 31-Mar-2018 RM <u>Unaudited</u>	As at 31-Dec-2017 RM <u>Audited</u>
ASSETS		
Non-Current Assets		
Property, plant and equipment	111,043,176	111,947,798
Investment properties	85,112,000	85,112,000
Prepaid land lease payments	2,046,548	2,049,344
Other investments	454,307	484,725
Total Non-Current Assets	<u>198,656,031</u>	<u>199,593,867</u>
Current Assets		
Inventories - Property development cost	59,116,397	57,490,022
Inventories - Completed properties and others	13,539,894	13,495,043
Trade and other receivables	2,481,247	2,359,889
Contract asset	36,000	36,000
Tax recoverable	1,355,719	1,300,720
Deposits placed with licensed banks	3,222,362	3,054,362
Cash and bank balances	1,086,801	1,184,398
Total Current Assets	<u>80,838,420</u>	<u>78,920,434</u>
	<u>80,838,420</u>	<u>78,920,434</u>
TOTAL ASSETS	<u>279,494,451</u>	<u>278,514,301</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	123,168,989	123,168,989
Reserves	57,703,800	60,189,161
Total Equity	<u>180,872,789</u>	<u>183,358,150</u>
Non-Current Liabilities		
Hire-purchase payables	179,477	206,141
Term loans	27,117,515	26,727,762
Deferred tax liabilities	12,301,811	12,301,811
Total Non-Current Liabilities	<u>39,598,803</u>	<u>39,235,714</u>
Current Liabilities		
Trade and other payables	20,717,868	18,341,967
Contract liabilities	2,520,471	1,409,887
Provisions for liabilities	3,854,289	4,208,040
Hire-purchase payables	104,712	103,415
Term loans	1,734,114	1,734,114
Bank overdraft	30,091,405	30,123,014
Total Current Liabilities	<u>59,022,859</u>	<u>55,920,437</u>
	<u>59,022,859</u>	<u>55,920,437</u>
Total Liabilities	<u>98,621,662</u>	<u>95,156,151</u>
TOTAL EQUITY AND LIABILITIES	<u>279,494,451</u>	<u>278,514,301</u>
Net asset per share (sen)	73	74

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.

**EASTLAND EQUITY BHD ("EASTLND")
INTERIM REPORT FOR THE PERIOD ENDED 31 MARCH 2018**

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	3 months ended 31-Mar-2018 RM	3 months ended 31-Mar-2017 RM	Year-to-date 31-Mar-2018 RM	Year-to-date 31-Mar-2017 RM
<u>Continuing Operations</u>				
Revenue	4,143,725	5,791,852	4,143,725	5,791,852
Expenses excluding finance cost	(6,243,919)	(7,586,656)	(6,243,919)	(7,586,656)
Other operating income	<u>72,304</u>	<u>111,850</u>	<u>72,304</u>	<u>111,850</u>
Profit/(loss) from operations	(2,027,890)	(1,682,954)	(2,027,890)	(1,682,954)
Finance cost	(457,471)	(467,239)	(457,471)	(467,239)
Profit/(loss) before taxation	<u>(2,485,361)</u>	<u>(2,150,193)</u>	<u>(2,485,361)</u>	<u>(2,150,193)</u>
Income tax expense	<u>-</u>	<u>(100,000)</u>	<u>-</u>	<u>(100,000)</u>
Net profit/(loss) for the period	<u>(2,485,361)</u>	<u>(2,250,193)</u>	<u>(2,485,361)</u>	<u>(2,250,193)</u>
Earnings per ordinary share attributable to equity holders of the Company (sen)				
Basic, for profit/(loss) for the period	<u><u>(1.01)</u></u>	<u><u>(0.92)</u></u>	<u><u>(1.01)</u></u>	<u><u>(0.92)</u></u>
Diluted	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.

EASTLAND EQUITY BHD ("EASTLND")

INTERIM REPORT FOR THE PERIOD ENDED 31 MARCH 2018

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	← <u>Non-distributable</u> →				<u>Distributable</u>	Total RM
	Share Capital RM	Share Premium RM	Capital Reserve RM	Revaluation Reserve	Retained Profits/ (Accumulated Losses) RM	
At 1 January 2017	122,833,988	335,001	110,238,037	524,794	(42,619,870)	191,311,950
Total comprehensive loss	-	-	-	-	(7,953,800)	(7,953,800)
Transfer in accordance with Section 618(2) of CA 2016 (Note 1)	335,001	(335,001)	-	-	-	-
At 31 December 2017	123,168,989	-	110,238,037	524,794	(50,573,670)	183,358,150
Total comprehensive loss	-	-	-	-	(2,485,361)	(2,485,361)
At 31 March 2018	123,168,989	-	110,238,037	524,794	(53,059,031)	180,872,789

Note 1

The new Companies Act 2016 ("CA 2016"), which came into operation on 31 January 2017, abolished the concept of authorised share capital and par value of share capital. Consequently, the amounts standing to the credit of the share premium account becomes part of the Company's share capital pursuant to the transitional provisions set out in Section 618(2) of the CA 2016. Under the transitional provision in Section 618(3) of the Act, a company may within twenty-four months upon the commencement of the Act, use the amount standing to the credit of its share premium account for purposes as set out in that section. There is no impact on the numbers of ordinary shares in issue or the relative entitlement of any of the members as a result of this transition.

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.

EASTLAND EQUITY BHD ("EASTLND")
INTERIM REPORT FOR THE PERIOD ENDED 31 MARCH 2018

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	3 months ended 31-March-2018 RM	3 months ended 31-March-2017 RM
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Loss before income tax expense for the period	(2,485,361)	(2,150,193)
Adjustments for:		
Interest income	(10,521)	(4,917)
Interest expense	457,471	467,239
Unrealised forex gain	30,418	(24,116)
Impairment loss on receivables	(744)	3,900
Impairment loss no longer required on financing receivables	(49,763)	(81,762)
Depreciation of property, plant and equipment	1,023,564	1,025,054
Amortisation of prepaid lease payments	2,796	2,796
Operating Loss Before Working Capital Changes	(1,032,140)	(761,999)
(Increase)/Decrease in:		
Inventories - Property development cost	(1,626,375)	(719,552)
Inventories - Completed properties and others	(44,850)	372,670
Trade and other receivables	(70,851)	92,827
Increase/(Decrease) in:		
Trade and other payables	2,571,542	928,959
Provision for liabilities	(353,750)	410,619
	(556,424)	323,524
Income tax (paid)/refunded, net	(54,999)	(110,000)
Net Cash Flows From/(Used In) Operating Activities	(611,423)	213,524
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Additions to property, plant and equipment	(118,942)	(8,285)
Interest received	10,521	4,917
Deposit held as security value	(168,000)	(224,000)
Net Cash Flows Generated From/(Used In) Investing Activities	(276,421)	(227,368)
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Repayment of term loans	389,752	(887,478)
Interest paid	457,471	(467,239)
Payment of hire-purchase payables	(25,367)	(24,070)
Net Cash Flows Generated From/(Used In) Financing Activities	821,856	(1,378,787)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(65,988)	(1,392,631)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(28,938,616)	(25,590,431)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(29,004,604)	(26,983,062)
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING:		
Cash and bank balances	852,107	2,014,135
Housing Development Account	234,694	227,068
Deposits placed with licensed banks	3,222,362	2,613,655
Bank overdrafts	(30,091,405)	(29,224,265)
	(25,782,242)	(24,369,407)
Less : Deposits pledged with licensed bank	(3,222,362)	(2,613,655)
	(29,004,604)	(26,983,062)

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.