EASTLAND EQUITY BHD ("EASTLND") INTERIM REPORT FOR THE PERIOD ENDED 30 JUNE 2019

UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	As at 30-Jun-2019 RM	As at 31-Dec-2018 RM
	Unaudited	Audited
ASSETS		
Non-Current Assets		
Property, plant and equipment	106,876,717	108,964,980
Investment properties	85,112,000	85,112,000
Other investments	1,552,536	1,564,402
Total Non-Current Assets	193,541,253	195,641,382
Current Assets		
Inventories - Property development cost	63,787,492	63,573,315
Inventories - Completed properties and others	11,103,411	11,892,210
Trade and other receivables	1,212,656	2,419,182
Tax recoverable	663,854	1,033,854
Deposits placed with licensed banks	4,183,564	3,812,818
Cash and bank balances	1,749,649	2,126,164
Total Current Assets	82,700,626	84,857,543
TOTAL ASSETS	276,241,879	280,498,925
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	127,399,392	123,168,989
Reserves	46,671,537	52,809,734
Total Equity	174,070,929	175,978,723
Non-Current Liabilities		
Hire-purchase payables	56,781	97,539
Term loans	27,348,587	28,703,191
Deferred tax liabilities	11,506,031	11,506,031
Total Non-Current Liabilities	38,911,399	40,306,761
Current Liabilities	<u></u>	
Trade and other payables	26,536,803	26,417,639
Contract liabilities	3,812,574	4,566,489
Provisions for liabilities	2,545,850	2,704,315
Hire-purchase payables	2,5 4 5,650 95,707	108,602
Term loans	3,434,104	3,272,759
Bank overdraft	26,834,513	27,143,637
Total Current Liabilities	63,259,551	64,213,441
Total Liabilities	102,170,950	104,520,202
TOTAL EQUITY AND LIABILITIES	276,241,879	280,498,925
Net asset per share (sen)	59	72
rei assei pei suare (seu)	39	14

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 statements.

EASTLAND EQUITY BHD ("EASTLND") INTERIM REPORT FOR THE PERIOD ENDED 30 JUNE 2019

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	3 months ended 30-Jun-2019 RM	3 months ended 30-Jun-2018 RM	Year-to-date 30-Jun-2019 RM	Year-to-date 30-Jun-2018 RM
Continuing Operations				
Revenue	3,977,441	4,218,942	9,119,900	8,362,667
Expenses excluding finance cost	(6,485,241)	(6,229,149)	(13,331,165)	(12,473,068)
Other operating income	243,332	16,457	471,504	88,761
Loss from operations	(2,264,468)	(1,993,750)	(3,739,761)	(4,021,640)
Finance cost	(1,208,518)	(566,911)	(2,386,570)	(1,024,382)
Loss before taxation	(3,472,986)	(2,560,661)	(6,126,331)	(5,046,022)
Income tax expense			<u> </u>	<u>-</u>
Net loss for the period	(3,472,986)	(2,560,661)	(6,126,331)	(5,046,022)
Other comprehensive loss, net of tax	1,013		(11,866)	<u>-</u>
Total comprehensive loss for the period	(3,471,973)	(2,560,661)	(6,138,197)	(5,046,022)
Earnings per ordinary share attributable to equity holders of the Company (sen)				
Basic, for loss for the period	(1.40)	(1.04)	(2.48)	(2.05)
Diluted			<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 2018 and the accompanying explanatory notes attached to the interim financial statements.

EASTLAND EQUITY BHD ("EASTLND") INTERIM REPORT FOR THE PERIOD ENDED 30 JUNE 2019

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Non-distributable			F		
	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 2017						
As previously stated	123,168,989	110,238,037	524,794	-	(50,598,485)	183,333,335
Effects of MFRS convergence and adoption of MFRS 9	-	-	-	2,739,274	-	2,739,274
Retrospective adjustment (Note 1)	-	-	-	-	(1,300,000)	(1,300,000)
Restated balance as at 1 January 2018	123,168,989	110,238,037	524,794	2,739,274	(51,898,485)	184,772,609
Total comprehensive loss	-	-	-	-	(7,159,104)	(7,159,104)
Other comprehensive loss	-	-	-	(1,634,782)	-	(1,634,782)
At 31 December 2018	123,168,989	110,238,037	524,794	1,104,492	(59,057,589)	175,978,723
Total comprehensive loss	-	-	-	-	(6,126,331)	(6,126,331)
Issue of ordinary shares	4,230,403	-	-	-	-	4,230,403
Other comprehensive loss	-	-	-	(11,866)	-	(11,866)
At 30 June 2019	127,399,392	110,238,037	524,794	1,092,626	(65,183,920)	174,070,929

Note 1

Retrospective Adjustment (PYA) disclosure note in the Statement of Changes in Equity:

Retrospective adjustment is in respect of a restatement to correct a prior period error in a subsidiary relating to the acquisition of a land which had been developed for a TNB Substation and a Sewerage Plant for the Kota Sri Mutiara project. The land which was acquired in 2009 was capitalised as an asset instead of being expensed off. The title of the land has not been transferred to the subsidiary.

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 statements.

EASTLAND EQUITY BHD ("EASTLND")

INTERIM REPORT FOR THE PERIOD ENDED 30 JUNE 2019

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	6 months ended 30-June-2019 RM	6 months ended 30-June-2018 RM
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Loss before income tax expense for the period	(6,126,331)	(5,046,022)
Adjustments for:		
Gain on disposal of:	(2 < 0.00)	
Property, plant and equipment Unrealised forex gain	(36,000)	28,423
Finance income	(36,016)	(25,760)
Finance cost	2,386,570	1,024,382
Impairment loss no longer required on:	,,	<i>,</i> , , , , , , , , , , , , , , , , , ,
- trade receivables	(2,879)	(50,731)
- other receivables	(4,185)	
Waiver of debts	(212,077)	-
Depreciation of property, plant and equipment	2,126,301	2,047,221
Amortisation of prepaid lease payments	<u> </u>	5,592
Operating Loss Before Working Capital Changes	(1,904,617)	(2,016,895)
(Increase)/Decrease in:	(21117	(4 = 45 0 < 0)
Inventories - Property development cost	(214,177)	(4,742,060)
Inventories - Completed properties and others Trade and other receivables	788,799 1,213,590	(39,295) (86,421)
Trade and other receivables	1,213,390	(80,421)
Increase/(Decrease) in:		
Trade and other payables	(422,674)	7,704,981
Provision for liabilities	(158,465)	(442,849)
	(697,544)	377,461
Income tax (paid)/refunded, net	370,000	289,102
Net Cash Flows From/(Used In) Operating Activities	(327,544)	666,563
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Additions to property, plant and equipment	(38,037)	(37,112)
Proceed from disposal of property, plant & equipment	36,000	-
Interest received	36,016	25,760
Deposit held as security value	(370,746)	(255,185)
Net Cash Flows Generated From/(Used In) Investing Activities	(336,767)	(266,537)
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Proceeds from issuance of ordinary shares	4,230,403	-
Repayment of term loans	(1,193,259)	1,434,591
Finance cost paid	(2,386,570)	(1,024,382)
Payment of hire-purchase payables	(53,654)	(51,059)
Net Cash Flows Generated From/(Used In) Financing Activities	596,920	359,150
NET DECREASE IN CASH AND CASH EQUIVALENTS	(67,391)	759,176
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(25,017,473)	(28,938,616)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(25,084,864)	(28,179,440)
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING:		
Cash and bank balances	1,509,160	1,381,708
Housing Development Account	240,489	234,694
Deposits placed with licensed banks	4,183,564	3,309,547
Bank overdrafts	(26,834,513)	(29,795,842)
	(20,901,300)	(24,869,893)
Less: Deposits pledged with licensed bank	(4,183,564)	(3,309,547)
	(25,084,864)	(28,179,440)

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 statements.

EASTLAND EQUITY BHD ("EASTLND") INTERIM REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019

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 year ended 31 December 2018, which have been prepared in accordance with the MFRS and the Companies Act 2016.

The 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 year ended 31 December 2018.

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 year ended 31 December 2018.

A2 Audit qualifications

The auditors' report on the audited annual financial statements for the financial year ended 31 December 2018 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 revenue and corresponding costs recognition for property development activities. Details of the KAM are provided in the audited financial statements for the financial year ended 31 December 2018.

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 cashflows 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

Except for the issuance of 49,133,595 new ordinary shares at issue price of RM0.0861 per share, being the 20% private placement which had been completed following the listing of the shares on 26 June 2019, there were no issuance and repayment of debts and equity securities for the financial period under review.

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 RM'000	Investment holding RM'000	Property development RM'000	Others RM'000	Total RM'000
Revenue	1,919	-	6,144	-	1,057	-	9,120
Results							
Segment profit/(loss)	88	(8)	(1,532)	(2,106)	(210)	(8)	(3,776)
Interest income	35	-	-	-	1	-	36
Finance cost	(430)	-	-	(823)	(1,133)	-	(2,386)
Loss before taxation						_	(6,126)
Income tax expense						_	-
Loss for the period						_	(6,126)
Other comprehensive loss, net of	ftax					_	(12)
Total comprehensive loss for the	e period					_	(6,138)

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 year ended 31 December 2018.

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.

A12 Changes in contingent liabilities and contingent assets

Save for disclosures that were made in the audited financial statements for the year ended 31 December 2018, there were no material changes in the contingent liabilities and contingent assets of the Group.

A13 Capital Commitments

During the financial period under review, there were no material capital commitments that the Group had contracted for and approved.

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

B1 Review of performance

Financial review for current quarter and financial year to date

	Individu	al Period		Cumulati		
	Current Year Quarter	Preceeding Year Corresponding Quarter	Changes (%)	Current Year To- Date	Preceeding Year Corresponding Period	Changes (%)
	30 Jun 2019 (RM '000)	30 Jun 2018 (RM '000)		30/06/2019 (RM '000)	30/06/2018 (RM '000)	
Revenue	3,977	4,219	(6)	9,120	8,363	9
Operating Loss	(2,264)	(1,994)	14	(3,740)	(4,022)	(7)
Loss Before Interest and Tax	(2,264)	(1,994)	14	(3,740)	(4,022)	(7)
Loss Before Tax	(3,473)	(2,561)	36	(6,126)	(5,046)	21
Loss After Tax	(3,473)	(2,561)	36	(6,126)	(5,046)	21
Other comprehensive loss, net of tax	1	0	0	(12)	0	0
Loss Attributable to Ordinary Equity Holders of the Parent	(3,472)	(2,561)	36	(6,138)	(5,046)	22

The Group recorded a lower revenue of RM3.98 million in the current quarter as compared to RM4.22 million in the previous year corresponding quarter. The drop in revenue is mainly due to lower F&B banquet sales. In addition, room sales revenue dropped marginally despite increase in room occupancy because of lower average room rate in response to the competitive environment.

B2 Material changes in the loss before taxation

Financial review for the current quarter compared with immediate preceding quarter

	Current Quarter	Immediate Preceding Quarter	Changes (%)
	30 Jun 2019 (RM '000)	31 Mar 2019 (RM '000)	
Revenue	3,977	5,142	(23)
Operating Loss	(2,264)	(1,475)	53
Loss Before Interest and Tax	(2,264)	(1,475)	53
Loss Before Tax	(3,473)	(2,653)	31
Loss After Tax	(3,473)	(2,653)	31
Other comprehensive loss, net of tax	1	(13)	(108)
Loss Attributable to Ordinary Equity Holders of the Parent	(3,472)	(2,666)	30

The Group recorded loss before tax of RM 3.47 million and RM 2.65 million for the current and previous quarters respectively. The higher current quarter loss is mainly due to non-recurring costs of private placement and no sales of property in the current quarter, whereas there were 2 units of shoplots sold in the previous quarter.

B3 Group prospects

For the financial year 2019, the Group will continue to focus on sustaining the existing business.

In respect of Investment Property, the revenue from shopping complex is expected to maintain.

The Hospitality environment in Kota Bharu is challenging because of increasing competition from other hotels. The management has been exploring options to maximise the return on investment from the hotel.

For Property Development, the company is exploring into affordable housing development in strategic locations, including joint development with strategic partners. As for phase 2 of Bandar Tasek Raja, the first block of 30 units is still underway.

B4 Variance of profit forecast and profit guarantee

Not applicable.

B5 Corporate proposal

On 26 June 2019, the company successfully completed a private placement of 49,133,595 new ordinary shares at issue price of RM0.0861 per share which raised RM4,230,403.

The utilisation of the proceeds raised is as follows:

	Proposed			
Purpose	utilisation of	Actual utilisation	Balance to	
	proceeds	as at 07.08.2019	be utilised	Utilisation Timeframe
	RM'000	RM'000	RM'000	
Repayment of bank borowings	3,091	995	2,096	Within 4 months
Working capital	889	889		
Expenses related to Proposed				
Share Issuance	250	250	-	
_			-	_
	4,230	2,134	2,096	-

B6 Taxation

	3 months ended	3 months ended	Year-to-date	Year-to-date
	30-Jun-19	30-Jun-18	30-Jun-19	30-Jun-18
	RM'000	RM'000	RM'000	RM'000
Tax (expense)/income				
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 30 June 2019 are as follows: -

	30/6/	2019	31/12	2018
	Short term Long term		Short term	Long term
	RM'000	RM'000	RM'000	RM'000
Secured				
Hire-purchase payables	96	56	109	97
Term Loan	3,434	27,349	3,273	28,703
Bank overdraft	26,835		27,144	
	30,365	27,405	30,526	28,800

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 30-Jun-19 RM'000	3 months ended 30-Jun-18 RM'000	Year-to-date 30-Jun-19 RM'000	Year-to-date 30-Jun-18 RM'000
Net loss attributable to equity holders of the Company				
- from continuing operation	(3,473)	(2,561)	(6,126)	(5,046)
Number of ordinary share in issue ('000)	294,802	245,668	294,802	245,668
Loss per share (sen) Basic, loss from - continuing operations Basic, loss for the period	(1.40)	(1.04)	(2.48)	(2.05)
Diluted	-	_		

B11 Loss for the period

	Current	
	Quarter	Year-to-date
	RM'000	RM'000
This is arrived at after (charging)/crediting:		
Interest income	44	36
Interest expense	(1,209)	(2,387)
Depreciation and amortization	(1,063)	(2,126)

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