



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Comprehensive Income
for the financial period ended 30 June 2021

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	3 months ended		3 months ended	
	30/06/2021	30/06/2020	30/06/2021	30/06/2020
	RM'000	RM'000	RM'000	RM'000
Revenue	30,638	14,703	30,638	14,703
Operating expenses	(26,805)	(16,014)	(26,805)	(16,014)
Other operating income	2,656	5,172	2,656	5,172
Profit from operations	6,489	3,861	6,489	3,861
Investment related (expense)/income	(92)	1,138	(92)	1,138
Finance costs	(643)	(613)	(643)	(613)
Share of results of joint ventures	3,759	2,611	3,759	2,611
Share of results of associate	(170)	(1,909)	(170)	(1,909)
Profit before taxation	9,343	5,088	9,343	5,088
Income tax expense	(2,379)	244	(2,379)	244
Profit for the period	6,964	5,332	6,964	5,332
Other comprehensive income that will be subsequently reclassified to profit or loss :				
Foreign currency translation differences from foreign operations	(486)	291	(486)	291
	(486)	291	(486)	291
Total comprehensive income for the period	6,478	5,623	6,478	5,623
Profit attributable to:				
- Owners of the Company	6,997	5,440	6,997	5,440
- Non-controlling interests	(33)	(108)	(33)	(108)
	6,964	5,332	6,964	5,332
Total comprehensive income attributable to:				
- Owners of the Company	6,511	5,731	6,511	5,731
- Non-controlling interests	(33)	(108)	(33)	(108)
	6,478	5,623	6,478	5,623
Earnings per share attributable to Owners of the Company (sen):				
- Basic	0.24	0.18	0.24	0.18

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2021.


LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Financial Position
as at 30 June 2021

		(Unaudited) 30/06/2021 RM'000	(Audited) 31/03/2021 RM'000
	Note		
ASSETS			
Non-current Assets			
Property, plant and equipment		128,633	129,375
Investment properties		83,281	83,663
Inventories	A15	572,536	570,063
Investment in associate		151,753	151,924
Investment in joint ventures		20,901	17,430
Other investments	A14	6,275	6,367
Deferred tax assets		11,850	11,850
Other non-current assets		370	495
		<u>975,599</u>	<u>971,167</u>
Current Assets			
Inventories	A15	460,433	458,588
Trade and other receivables		41,366	33,556
Other current assets		949	1,273
Contract asset		36,393	44,560
Contract cost		2,730	2,536
Tax recoverable		569	480
Short term funds		11,438	2,910
Deposits, cash and bank balances		100,534	122,385
		<u>654,412</u>	<u>666,288</u>
TOTAL ASSETS		<u>1,630,011</u>	<u>1,637,455</u>
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital		660,232	660,232
Retained profits		445,382	438,385
Other reserves		13,830	14,316
		<u>1,119,444</u>	<u>1,112,933</u>
Non-controlling interests		<u>90,021</u>	<u>90,054</u>
		<u>1,209,465</u>	<u>1,202,987</u>
Non-current Liabilities			
Provisions		3,642	3,642
Trade and other payables		166	167
Borrowings	B7	200,012	198,424
Deferred tax liabilities		24,111	24,189
Lease Liabilities		-	-
		<u>227,931</u>	<u>226,422</u>
Current Liabilities			
Provisions		35,714	38,678
Trade and other payables		123,830	131,778
Contract liabilities		12,372	8,031
Borrowings	B7	16,638	25,610
Tax payable		3,826	3,620
Lease Liabilities		235	329
		<u>192,615</u>	<u>208,046</u>
Total Liabilities		<u>420,546</u>	<u>434,468</u>
TOTAL EQUITY AND LIABILITIES		<u>1,630,011</u>	<u>1,637,455</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2021.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Changes in Equity
for the financial period ended 30 June 2021

	Attributable to owners of the Company					Non-Controlling interests RM'000	Total equity RM'000
	Non-distributable		Foreign Exchange Reserve RM'000	Retained profits RM'000	Total RM'000		
	Share capital RM'000	Capital reserve RM'000					
At 1 April 2021	660,232	12,133	2,183	438,385	1,112,933	90,054	1,202,987
Total comprehensive income for the financial period	-	-	(486)	6,997	6,511	(33)	6,478
Dividend paid to a non-controlling interest	-	-	-	-	-	-	-
Equity injection from non-controlling interest	-	-	-	-	-	-	-
At 30 June 2021	660,232	12,133	1,697	445,382	1,119,444	90,021	1,209,465

Condensed Consolidated Statement of Changes in Equity
for the financial period ended 30 June 2020

	Attributable to owners of the Company						
	Non-distributable			Retained profits RM'000	Total RM'000	Non-Controlling interests RM'000	
	Share capital RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000				
At 1 April 2020	660,232	12,133	(12)	407,926	1,080,279	87,383	1,167,662
Total comprehensive income for the financial period	-	-	291	5,440	5,731	(108)	5,623
Dividend paid to a non-controlling interest	-	-	-	-	-	(1,250)	(1,250)
Equity injection from non-controlling interest	-	-	-	-	-	1,250	1,250
Acquisition of new subsidiary	-	-	-	-	-	-	-
At 30 June 2020	660,232	12,133	279	413,366	1,086,010	87,275	1,173,285

The Condensed Consolidated Statement of Change In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2021.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

Condensed Consolidated Statement of Cash Flows

for the financial period ended 30 June 2021

	CUMULATIVE PERIOD	
	3 months ended	
	30/06/2021	30/06/2020
	RM'000	RM'000
Cash Flows From Operating Activities		
Cash receipts from customers	35,033	9,735
Cash payments to suppliers and employees	(32,772)	(24,216)
Interest received	107	325
Dividend on short term funds	168	312
Tax paid, net	(2,531)	(406)
Other operating payments, net	(3,243)	(3,632)
Net cash outflow from operating activities	(3,238)	(17,882)
Cash Flows From Investing Activities		
Purchase of property, plant & equipment	(619)	(883)
(Placement)/ Withdrawal of deposits with period more than 3 months	948	(3,186)
(Placement)/Withdrawal of deposits pledged as security for bank guarantee facility	5,730	(140)
Withdrawal/(Placement) of funds	(8,420)	914
Net cash outflow from investing activities	(2,361)	(3,295)
Cash Flows From Financing Activities		
Drawdown of bank borrowings	7,531	1,000
Repayment of bank borrowings	(10,826)	(190)
Additional equity contribution from non-controlling interest	-	1,250
Dividend paid to a non-controlling interest of a subsidiary company	-	(1,250)
Interest payments	(1,680)	(13)
Distribution of profits received from a joint venture	-	3,003
Net cash outflow from financing activities	(4,975)	3,800
Net change in cash & cash equivalents	(10,574)	(17,377)
Effects of foreign exchange rate changes	(100)	583
Cash & cash equivalents at beginning of financial period	87,606	90,727
Cash & cash equivalents at end of financial period	76,932	73,933
Cash & cash equivalents at end of financial period comprise:		
Cash on hand and at banks	76,568	66,475
Deposits with financial institutions	23,966	28,407
Deposits, cash and bank balances	100,534	94,882
Less:		
Deposits pledged as security for bank guarantee	(17,647)	(14,280)
Deposits placements for periods exceeding 90 days	(5,955)	(5,495)
Bank overdraft	-	(1,174)
	76,932	73,933

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2021.

PART A: EXPLANATORY NOTES PURSUANT TO FRS 134 – PARAGRAPH 16

Notes to the Interim Financial Report

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2021.

A1. Basis of Preparation

The significant accounting policies, methods of computation and basis of consolidation applied in these interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 March 2021. The following are interpretations and amendments of the MFRSs that have been issued by the Malaysian Accounting Standards Board (“MASB”) but have not been adopted by the Group:

Amendment effective for annual periods beginning on or after 1 January 2022

- Amendments to MFRS 3, *Business Combinations – Reference to the Conceptual Framework*
- Amendments to MFRS 9, *Financial Instruments (Annual Improvements to MFRS Standards 2018–2020)*
- Amendments to Illustrative Examples accompanying MFRS 16, *Leases (Annual Improvements to MFRS Standards 2018–2020)*
- Amendments to MFRS 116, *Property, Plant and Equipment – Proceeds before Intended Use*
- Amendments to MFRS 137, *Provisions, Contingent Liabilities and Contingent Assets – Onerous Contracts – Cost of Fulfilling a Contract*
- Amendments to MFRS 141, *Agriculture (Annual Improvements to MFRS Standards 2018–2020)*

The initial applications of the abovementioned amendments are not expected to have any material financial impact to the current period and prior period financial statements of the Group.

A2. Audit Qualification

The audit report of the Group’s audited financial statements for the financial year ended 31 March 2021 was not subjected to any qualification.

A3. Seasonality and Cyclicity Factors

The business operations of the Group were not materially affected by any seasonal and cyclical factors during the financial period under review.

A4. Nature and Amounts of Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

There were no unusual items affecting assets, liabilities, equity, net income or cash flow during the financial period under review.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**A5. Changes in Estimates of Amounts Reported in Prior Interim Periods of the Current Financial Period or Prior Financial Periods**

There were no changes in estimates of amounts reported in prior interim periods of the current financial period or prior financial periods that has any material effect in the current financial period.

A6. Issuance and Repayment of Debt and Equity Securities

There were no issuances, cancellations, repurchases, resales and repayments of debt and equity securities during the current financial period under review.

As at 30 June 2021, the number of ordinary shares in issue is 2,973,135,003.

A7. Dividends Paid/Payable

No dividend was paid or declared by the Company during the current financial quarter/period under review.

A8. Segmental Reporting

The operating segment information for the financial period ended 30 June 2021 is as follows:

Revenue for the 3 months ended 30 June 2021

	Properties RM'000	Education RM'000	Others RM'000	Elimination RM'000	Total RM'000
Revenue to third parties	23,099	6,061	1,456	-	30,616
Interest & returns of short term funds	-	-	22	-	22
	23,099	6,061	1,478	-	30,638
Inter-segment Revenue	28	-	1,766	(1,794)	-
Total revenue	23,127	6,061	3,244	(1,794)	30,638

Segment results for the 3 months ended 30 June 2021

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment results	4,263	1,749	(26)	5,986
Non-reportable segment*				503
Loss on fair value changes on financial assets at fair value through profit or loss				(92)
Finance costs				(643)
Share of results of joint ventures				3,759
Share of results of associate				(170)
Profit before taxation				9,343

*Refers to investment holding and dormant companies.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**Segment assets as at 30 June 2021**

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment assets	1,227,792	73,764	116,168	1,417,724
Non-reportable segment*				27,213
Investment in joint ventures				20,901
Investment in associate				151,753
Deferred tax assets				11,850
Tax recoverable				569
Total assets				<u>1,630,011</u>

Segment liabilities as at 30 June 2021

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment liabilities	315,151	42,416	970	358,537
Non-reportable segment*				34,072
Deferred tax liabilities				24,111
Tax payable				3,826
Total liabilities				<u>420,546</u>

*Refers to investment holding and dormant companies.

A9. Other operating income

	Current Quarter RM'000	Cumulative Period RM'000
Interest income	130	130
Dividends from short term funds	290	290
Write back of provision for financial obligation	2,081	2,081
Others	155	155
	<u>2,656</u>	<u>2,656</u>

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**A10. Profit Before Taxation**

The following amounts have been included in arriving at profit before taxation:

	Current Quarter RM'000	Cumulative Period RM'000
Interest income	145	145
Dividends from short term funds	298	298
Write back of provision for financial obligation	2,081	2,081
Loss on fair value changes on financial assets at fair value through profit or loss	(92)	(92)
Depreciation and amortisation	(1,857)	(1,857)
Interest expenses #	(643)	(643)

Interest expenses incurred is as follows:

	Current Quarter RM'000	Cumulative Period RM'000
Interest expense on:		
- Bank borrowings	2,067	2,067
- Contingent consideration	641	641
- Lease liabilities	3	3
	<u>2,711</u>	<u>2,711</u>
Less:		
Interest expenses capitalised into qualifying asset	(2,068)	(2,068)
Interest expenses	<u>643</u>	<u>643</u>

A11. Valuations of Property, Plant, and Equipment

The valuations of land and buildings have been brought forward without amendment from the previous audited financial statements.

A12. Material Events Subsequent to the End of the Financial Period

There are no material events subsequent to the end of the financial period ended 30 June 2021 that have not been reflected in this interim financial report.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

A13. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial period/quarter ended 30 June 2021.

A14. Other Investments

This refers to the Company's investment in Vietnam Industrial Investments Ltd ("VII") which is a quoted investment on the Australian Stock Exchange.

VII shares were suspended from trading from 16 September 2019 and the last traded price on 12 September 2019 was AUD0.31 per share. VII shares have continued to be suspended to-date, and in the absence of an observable market price, management had retained the investment at 50% discount from its last traded price. The fair value of the said investment was based on management's estimation and therefore may not be reflective of the exit price of the investment.

A15. Inventories

	30/06/2021	31/03/2021 (Audited)
	RM'000	RM'000
Non-current		
- Land held for property development	572,536	570,063
Current		
- Property development units in progress	322,751	316,252
- Completed development units	137,418	142,080
- Others	264	256
	<u>460,433</u>	<u>458,588</u>
	<u>1,032,969</u>	<u>1,028,651</u>

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

A16. Capital Commitments

	30/06/2021	31/03/2021
	RM'000	(Audited) RM'000
Approved but not contracted for		
- investment in joint venture	3,225	3,225
- school building	2,513	2,652
- others	320	320
	<hr/>	<hr/>
	6,058	6,197

A17. Others

The Company has provided the following corporate guarantee to a financial institution for credit facilities granted to:-

	30/06/2021	31/03/2021
	RM'000	RM'000
- Associate company	23,725	26,257
	<hr/>	<hr/>

PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Performance of the Company and its Principal Subsidiaries

(a) For the quarter/period ended 30 June 2021

Quarter	Revenue		Operating profit	
	1Q2022 RM'000	1Q2021 RM'000	1Q2022 RM'000	1Q2021 RM'000
Property	23,099	8,350	4,263	(1,253)
Education	6,061	5,523	1,749	2,134
Others	1,478	830	477	2,980
Total	30,638	14,703	6,489	3,861
(Loss)/Gain on fair value changes			(92)	1,138
Finance costs			(643)	(613)
Share of results of joint ventures			3,759	2,611
Share of results of associated company			(170)	(1,909)
Profit Before Tax			9,343	5,088

For the quarter under review, the Group recorded a revenue of RM30.64 million (1Q2021: RM14.70 million) and a pre-tax profit of RM9.34 million (1Q2021: RM5.09 million). The increase in the quarter's revenue was due to higher contribution from all divisions.

Pre-tax profit increased due to;

- operating profit from the property division;
- increase in share of profit from a joint venture company, namely Hidden Valley Australia Pty Ltd ("HV") following settlement of sales; and
- lower share of loss from an associate company, Country Garden Properties (Malaysia) Sdn Bhd.

Property division

The property division registered a revenue of RM23.10 million (1Q2021: RM8.35 million) and an operating profit of RM4.26 million (1Q2021: an operating loss of RM1.25 million) during the quarter. The quarter's revenue and operating profit was derived from the ongoing construction and sales of its existing Seresta project and the sales of completed units of Sena Parc Phase 1A and Astoria Ampang Phase 1.

Education division

The education division recorded a revenue of RM6.06 million (1Q2021: RM5.52 million), reflecting an improved revenue with increased student enrolment for its international schools. However, the division reported a drop in operating profits to RM1.75 million (1Q2021: RM2.13 million) for the quarter due to higher staff costs with the opening of additional classes for its international school.

Other divisions

Other divisions recorded an operating profit of RM0.48 million (1Q2021: RM2.98 million) on the back of a revenue of RM1.48 million (1Q2021: RM0.83 million). The increase in the division's revenue for the quarter was mainly from the rising palm oil prices for plantation. However, the division's operating profit declined as compared to 1Q2021 because there was a reversal of impairment loss on loan to Hidden Valley of RM3.00 million in 1Q2021 whereas there was no such reversal in this quarter.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

B2. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter

Quarter	Revenue		Operating profit	
	1Q2022 RM'000	4Q2021 RM'000	1Q2022 RM'000	4Q2021 RM'000
Property	23,099	30,830	4,263	3,691
Education	6,061	5,841	1,749	(50)
Others	1,478	1,370	477	(1,092)
Total	30,638	38,041	6,489	2,549
(Loss)/Gain on fair value changes			(92)	126
Finance costs			(643)	(619)
Share of results of joint ventures			3,759	(788)
Share of results of associated company			(170)	113
Profit Before Tax			9,343	1,381

The Group's revenue and pre-tax profit for the current quarter stood at RM30.64 million (4Q2021:RM38.04 million) and RM9.34 million (4Q2021: RM1.38 million) respectively.

The decrease in the Group's revenue is due to lower sales from the property division following the implementation of Full Movement Control Order (FMCO) from 1 June 2021 in the wake of rising COVID-19 cases. Despite the drop in revenue, operating profit reflected an increase due to;

- i) lower payroll cost provisioning for all divisions during the quarter;
- ii) higher writeback of provision for financial obligation of RM2.08 million (4Q2021:RM1.56 million) during the quarter, and
- iii) improved share of profit from Hidden Valley following settlement of sales as mentioned in B1.

B3. Prospects

The property market will remain challenging for this financial year as the nation embark on the path of National Recovery Plan ("NRP") with Selangor and Kuala Lumpur still in Phase 1 with movement restrictions.

At this juncture, the Group's on-going development activities are not significantly affected by the movement restrictions imposed under Phase 1 of the NRP, whereby the projects are still targeted to be completed within the scheduled completion period for handing over to purchasers. However, the Group's upcoming new launch of the service apartment project in Bandar Sri Damansara may be deferred to second quarter of 2022. Nonetheless, the Group will continue to monitor closely the potential impacts from this COVID-19 pandemic and will remain proactive and vigilant in mitigating those impacts that may arise.

B4. Variance of actual results from forecast profits and shortfall in Profit Guarantee

Not applicable.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

B5. Tax expense

	Individual Quarter		Cumulative Period	
	30/06/2021	30/06/2020	30/06/2021	30/06/2020
	RM'000	RM'000	RM'000	RM'000
Income tax:				
- Malaysian income tax	1,370	315	1,370	315
- Foreign jurisdiction income tax	1,086	-	1,086	-
- Under/(Over) provision in prior years	-	-	-	-
	2,456	315	2,456	315
Deferred tax				
- Current year	-	-	-	-
- (Over)/Under provision in prior years	(77)	(559)	(77)	(559)
	2,379	(244)	2,379	(244)

The domestic income tax is calculated at the Malaysian statutory tax rate of 24% of the estimated chargeable income for the year, while taxation for its joint venture, Hidden Valley Australia Pty Ltd is calculated at 30% being the prevailing statutory tax rate in that jurisdiction.

B6. Corporate Development

There was no corporate proposal announced for the current quarter.

B7. Borrowings and Lease Liabilities

The Group's total borrowings and lease liabilities as at 30 June 2021 are as follows:

	Short Term	Long Term	Total
	RM'000	RM'000	RM'000
Secured:			
Term loans	9,000	148,840	157,840
Bridging loan	-	51,058	51,058
Revolving credit	7,545	-	7,545
Hire purchase	93	114	207
Total borrowings	16,638	200,012	216,650
Lease liabilities	235	-	235
Total borrowings and lease liabilities	16,873	200,012	216,885

All denominated in the local currency.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

B8. Material Litigation

On 11 March 2021, Sri Damansara Sdn Bhd ("SDSB"), a wholly-owned subsidiary of the Company received a Notice of Additional Assessment (Form JA) from Inland Revenue Board ("IRB") in respect of Year of Assessment ("YA") 2018, wherein a sum of RM6.69 million of additional taxes and penalties was sought by IRB in relation to sale of a piece of land in the previous year where IRB is of the view that the sale is subject to corporate tax instead of real property gain tax.

SDSB is of the view that the said additional taxes and penalties levied by IRB are open to challenge and has hence, engaged tax solicitors to assist in challenging the said disputed additional taxes and penalties imposed by IRB.

On 15 March 2021, SDSB filed an Application for Judicial Review to the High Court of Kuala Lumpur ("High Court") in challenging the said notice of additional assessment and the Court had fixed the hearing for leave to commence judicial review on 21 April 2021. The hearing for leave to commence judicial review was adjourned to 10 June 2021. In the meantime, the Court had granted an interim stay upon the enforcement of the said Notice of Additional Assessment until 10 June 2021, whereby the additional taxes did not have to be paid until 10 June 2021. Due to the implementation of Full Movement Control Order, the hearing for leave has been further adjourned to 13 September 2021 and the Court granted an extension of stay until then, whereby the additional taxes do not have to be paid until 13 September 2021.

B9. Dividend Proposed

The Board is pleased to recommend a final single tier dividend payment of 0.5 sen per ordinary share (2020: Nil) in respect of the financial year ended 31 March 2021. The entitlement date and payment date have been fixed on 5 October 2021 and 18 October 2021 respectively. This proposed final single tier dividend is subject to shareholders' approval at the coming 58th Annual General Meeting.

B10. Earnings per Share

Basic

The basic earnings per share is calculated by dividing the net profit attributable to owners of the Company for the period by the weighted average number of ordinary shares outstanding during the period.

	Individual Quarter		Cumulative Period	
	30/06/2021	30/06/2020	30/06/2021	30/06/2020
Profit attributable to owners of the Company (RM'000)	6,997	5,440	6,997	5,440
Weighted average number of ordinary shares ('000)	2,973,135	2,973,135	2,973,135	2,973,135
Basic earnings per share (sen)	0.24	0.18	0.24	0.18

23 August 2021