



**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))**

**Condensed Consolidated Statement of Comprehensive Income  
for the financial period ended 30 June 2022**

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	3 months ended		3 months ended	
	30/06/2022	30/06/2021	30/06/2022	30/06/2021
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	26,439	30,638	26,439	30,638
Operating expenses	(23,803)	(26,805)	(23,803)	(26,805)
Other operating income	655	2,656	655	2,656
<b>Profit from operations</b>	3,291	6,489	3,291	6,489
Fair value changes through profit and loss	(537)	(733)	(537)	(733)
Finance costs	(656)	(2)	(656)	(2)
Share of results of joint ventures	(179)	3,759	(179)	3,759
Share of results of associate	(310)	(170)	(310)	(170)
<b>Profit before taxation</b>	1,609	9,343	1,609	9,343
Income tax expense	(130)	(2,379)	(130)	(2,379)
<b>Profit for the period</b>	1,479	6,964	1,479	6,964
<b>Other comprehensive income that will be subsequently reclassified to profit or loss :</b>				
Foreign currency translation differences from foreign operations	(479)	(486)	(479)	(486)
	(479)	(486)	(479)	(486)
<b>Total comprehensive income for the period</b>	1,000	6,478	1,000	6,478
<b>Profit attributable to:</b>				
- Owners of the Company	1,579	6,997	1,579	6,997
- Non-controlling interests	(100)	(33)	(100)	(33)
	1,479	6,964	1,479	6,964
<b>Total comprehensive income attributable to:</b>				
- Owners of the Company	1,100	6,511	1,100	6,511
- Non-controlling interests	(100)	(33)	(100)	(33)
	1,000	6,478	1,000	6,478
<b>Earnings per share attributable to Owners of the Company (sen):</b>				
- Basic	0.05	0.24	0.05	0.24

*The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2022.*

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))****Condensed Consolidated Statement of Financial Position****as at 30 June 2022**

		<b>(Unaudited)</b> <b>30/06/2022</b>	<b>(Audited)</b> <b>31/03/2022</b>
	<b>Note</b>	<b>RM'000</b>	<b>RM'000</b>
<b>ASSETS</b>			
<b>Non-current Assets</b>			
Property, plant and equipment		131,589	132,200
Investment properties		93,769	90,923
Inventories	A15	570,091	568,711
Investment in joint ventures		15,488	15,150
Investment in associate		137,081	137,391
Other investments	A14	6,118	6,338
Deferred tax assets		14,219	13,236
Other non-current assets		266	273
		<u>968,621</u>	<u>964,222</u>
<b>Current Assets</b>			
Inventories	A15	417,856	423,588
Trade and other receivables		46,361	67,607
Other current assets		1,126	1,468
Contract asset		26,895	31,179
Contract cost		3,110	2,934
Tax recoverable		1,812	1,520
Short term funds		38,298	76,323
Deposits, cash and bank balances		77,543	41,618
		<u>613,001</u>	<u>646,237</u>
<b>TOTAL ASSETS</b>		<b><u>1,581,622</u></b>	<b><u>1,610,459</u></b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to owners of the Company</b>			
Share capital		660,232	660,232
Retained profits		444,770	443,191
Other reserves		12,802	13,281
		<u>1,117,804</u>	<u>1,116,704</u>
<b>Non-controlling interests</b>		<u>89,533</u>	<u>89,633</u>
		<u>1,207,337</u>	<u>1,206,337</u>
<b>Non-current Liabilities</b>			
Provisions		3,639	3,639
Trade and other payables		192	192
Borrowings	B7	169,539	169,813
Deferred tax liabilities		24,195	24,195
		<u>197,565</u>	<u>197,839</u>
<b>Current Liabilities</b>			
Provisions		28,640	28,640
Trade and other payables		119,465	130,541
Contract liabilities		5,662	12,196
Borrowings	B7	21,867	31,244
Tax payable		1,004	3,577
Lease Liabilities		81	85
		<u>176,720</u>	<u>206,283</u>
<b>Total Liabilities</b>		<u>374,285</u>	<u>404,122</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b><u>1,581,622</u></b>	<b><u>1,610,459</u></b>

*The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2022.*



LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))

Condensed Consolidated Statement of Changes in Equity

for the financial period ended 30 June 2022

	Attributable to owners of the Company							Total equity RM'000
	Non-distributable					Total RM'000	Non- Controlling interests RM'000	
	Share capital RM'000	Redeemable Preference Shares RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000	Retained profits RM'000			
<b>At 1 April 2022</b>	660,232	-	12,133	1,148	443,191	1,116,704	89,633	1,206,337
Total comprehensive income for the financial period	-	-	-	(479)	1,579	1,100	(100)	1,000
Dividend paid to a non-controlling interest	-	-	-	-	-	-	-	-
Equity injection from non-controlling interest	-	-	-	-	-	-	-	-
<b>At 30 June 2022</b>	<b>660,232</b>	<b>-</b>	<b>12,133</b>	<b>669</b>	<b>444,770</b>	<b>1,117,804</b>	<b>89,533</b>	<b>1,207,337</b>

Condensed Consolidated Statement of Changes in Equity

for the financial period ended 30 June 2021

	Attributable to owners of the Company							Total equity RM'000
	Non-distributable					Total RM'000	Non- Controlling interests RM'000	
	Share capital RM'000	Redeemable Preference Shares RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000	Retained profits RM'000			
<b>At 1 April 2021</b>	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	-	-	-	-	-	-	-	-
Acquisition of new subsidiary	-	-	-	-	-	-	-	-
<b>At 30 June 2021</b>	<b>660,232</b>	<b>-</b>	<b>12,133</b>	<b>1,697</b>	<b>445,382</b>	<b>1,119,444</b>	<b>90,021</b>	<b>1,209,465</b>

The Condensed Consolidated Statement of Change In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2022.



	CUMULATIVE PERIOD	
	(Unaudited) 30/06/2022 RM'000	30/06/2021 RM'000
<b>Cash Flows From Operating Activities</b>		
Cash receipts from customers	48,616	35,033
Cash payments to suppliers and employees	(28,949)	(32,772)
Interest received	365	107
Dividend on short term funds	435	168
Tax paid, net	(3,999)	(2,531)
Other operating payments, net	(5,265)	(3,243)
<b>Net cash inflow from operating activities</b>	<u>11,203</u>	<u>(3,238)</u>
<b>Cash Flows From Investing Activities</b>		
Additional investment in joint venture	(900)	-
Purchase of property, plant & equipment	(347)	(619)
Withdrawal of deposits with period more than 3 months	394	948
(Placement)/ Withdrawal of deposits pledged as security for bank guarantee facility	(17)	5,730
Withdrawal/(Placement) of short term funds	37,668	(8,420)
<b>Net cash outflow from investing activities</b>	<u>36,798</u>	<u>(2,361)</u>
<b>Cash Flows From Financing Activities</b>		
Drawdown of bank borrowings	-	7,531
Repayment of bank borrowings	(9,651)	(10,826)
Interest payments	(1,973)	(1,680)
<b>Net cash outflow from financing activities</b>	<u>(11,624)</u>	<u>(4,975)</u>
<b>Net change in cash &amp; cash equivalents</b>	36,377	(10,574)
Effects of foreign exchange rate changes	(75)	(100)
Cash & cash equivalents at beginning of financial period	37,001	87,606
<b>Cash &amp; cash equivalents at end of financial period</b>	<u>73,303</u>	<u>76,932</u>
<b>Cash &amp; cash equivalents at end of financial period comprise:</b>		
Cash on hand and at banks	73,152	76,568
Deposits with financial institutions	4,391	23,966
<b>Deposits, cash and bank balances</b>	<u>77,543</u>	<u>100,534</u>
<b>Less:</b>		
Deposits pledged as security for bank guarantee	(2,640)	(17,647)
Deposits placements for periods exceeding 90 days	(1,600)	(5,955)
	<u>73,303</u>	<u>76,932</u>

*The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2022.*

**PART A: EXPLANATORY NOTES PURSUANT TO MFRS 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 2022.

**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 2022, except for the adoption of the following Amendments to MFRS that are effective for the Group’s financial year beginning 1 April 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 adoption of the abovementioned amendments does not have any material financial impact on the interim 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 2022 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. 196401000184 (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 2022, the number of ordinary shares in issue is 2,973,135,003.

**A7. Dividends Paid**

No dividend was paid nor 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 2022 is as follows:

**Revenue for the 3 months ended 30 June 2022**

	<b>Properties RM'000</b>	<b>Education RM'000</b>	<b>Others RM'000</b>	<b>Elimination RM'000</b>	<b>Total RM'000</b>
Revenue from third parties	17,562	7,057	1,778	-	26,397
Interest & returns of short term funds	-	-	42	-	42
	<u>17,562</u>	<u>7,057</u>	<u>1,820</u>	<u>-</u>	<u>26,439</u>
Inter-segment Revenue	28	-	1,801	(1,829)	-
Total revenue	<u>17,590</u>	<u>7,037</u>	<u>3,621</u>	<u>(1,829)</u>	<u>26,439</u>

**Segment results for the 3 months ended 30 June 2022**

	<b>Properties RM'000</b>	<b>Education RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>
Segment results	2,422	2,501	29	4,952
Non-reportable segment*				(1,661)
Loss on fair value changes through profit or loss				(537)
Finance costs				(656)
Share of results of joint ventures				(179)
Share of results of associate				(310)
Profit before taxation				<u>1,609</u>

\*Refers to investment holding and dormant companies.

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))****Segment assets as at 30 June 2022**

	<b>Properties RM'000</b>	<b>Education RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>
Segment assets	1,197,245	72,911	116,197	1,386,353
Non-reportable segment*				26,669
Investment in joint ventures				15,488
Investment in associate				137,081
Deferred tax assets				14,219
Tax recoverable				1,812
Total assets				<u>1,581,622</u>

**Segment liabilities as at 30 June 2022**

	<b>Properties RM'000</b>	<b>Education RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>
Segment liabilities	280,419	36,733	900	318,052
Non-reportable segment*				31,034
Deferred tax liabilities				24,195
Tax payable				1,004
Total liabilities				<u>374,285</u>

\*Refers to investment holding and dormant companies.

**A9. Other operating income**

	<b>Current Quarter RM'000</b>	<b>Cumulative Period RM'000</b>
Interest income	55	55
Dividends from short term funds	345	345
Others	255	255
	<u>655</u>	<u>655</u>

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))****A10. Profit Before Taxation**

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

	<b>Current Quarter RM'000</b>	<b>Cumulative Period RM'000</b>
Interest income	60	60
Dividends from short term funds	348	348
Loss on fair value changes through profit or loss on		
-other investments	(220)	(220)
-contingent consideration	(317)	(317)
Depreciation and amortisation	(1,586)	(1,586)
Interest expenses #	(656)	(656)

# Interest expenses incurred is as follows:

	<b>Current Quarter RM'000</b>	<b>Cumulative Period RM'000</b>
Interest expense on:		
- Bank borrowings	2,013	2,013
- Lease liabilities	1	1
	<u>2,014</u>	<u>2,014</u>
Less:		
Interest expenses capitalised into qualifying asset	(1,358)	(1,358)
Interest expenses	<u>656</u>	<u>656</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**

On 2 November 2021, the Group incorporated a wholly owned subsidiary known as Billion Megastar Sdn Bhd ("BMSB") via its existing wholly-owned subsidiary, Brilliant Forward Sdn Bhd (formerly known as Sri Damansara Club Bhd). On 10 January 2022, the Group announced the proposed acquisition of a parcel of leasehold commercial land held under Pajakan Negeri 117584 Lot 5240, Pekan Desa Puchong, Daerah Petaling, Negeri Selangor, measuring approximately 14,366.353 square metres (or approximately 3.55 acres) for a total cash consideration of RM68,041,000 via BMSB, subject to the fulfilment of certain conditions precedent on or before 31 May 2022. Subsequently, both parties mutually agreed to a further three months extension and the agreed expiry date thereon falls on 31 August 2022. The expiry date was further extended to 30 September 2022 or upon the date of satisfaction of the condition precedent, whichever is earlier.

To date, the Group has paid RM6,804,000 being 10% of the purchase price and the completion of the acquisition is pending the issuance of development order.

There are no known material subsequent events up-till the date of this report which may affect the Group's financial position.



## LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))

### A13. Changes in the Composition of the Group

There were no other significant changes in the composition of the Group for the current financial period ended 30 June 2022.

On 1 July 2022, Land & General Berhad together with Malaysia Land Properties Sdn. Bhd. (“Mayland”) and Land Pacific Development Sdn. Bhd. (“LPDSB”) jointly agreed to invest in a customer referral mobile application that serves primarily to market corporate partners’ properties, which will be managed by Unitland Sdn. Bhd. (“ULSB”). Accordingly, the Group subscribed to 1 ordinary share at RM1.00 per share in ULSB, representing 33.33% equity in ULSB, with Mayland and LPDSB each holding 33.33%.

### A14. Other Investments

This refers to the Company’s investment in Vietnam Industrial Investments Ltd (“VII”) which was previously a quoted investment on the Australian Securities Exchange (ASX).

VII shares were suspended from trading from 16 September 2019 and the last traded price on 12 September 2019 was AUD0.31 per share. As of 31 March 2021, the Company had written down the fair value of its investment in VII to 50% discount from its last traded price prior to its suspension on 16 September 2019 (AUD0.31 per share). VII shares were removed from ASX official list on 29 October 2021.

VII’s latest publicly available interim audited financial statement for the half year ended 30 June 2020 was issued with a disclaimer of opinion by its auditors with respect to, amongst others, recoverability of VII Group’s loans, advances and receivables from its strategic partner, Nam Thuan Steel Joint Stock Company, and emphasis of matter on the material uncertainties on the going concern of VII Group.

The net investment costs of RM6.118 million disclosed in the statement of financial position as at 30 June 2022, remained unimpaired based on 60% discount of the combined net asset value derived from the latest financial information of certain VII subsidiaries for the financial year ended 31 December 2020 made available by VII management. Accordingly, no further impairment has been made. To date, management has written to request for further financial information including operational updates from VII management. Management will review the need for any further impairment upon the receipt of this information.

In the absence of any further information, the said fair value estimation may not be reflective of the exit price of the investment and the reliability of those financial information provided cannot be determined.

### A15. Inventories

	30/06/2022	31/03/2022
	RM’000	(Audited) RM’000
<b>Non-current</b>		
- Land held for property development	570,091	568,711
<b>Current</b>		
- Property development units in progress	326,870	329,212
- Completed development units	90,717	94,270
- Others	269	106
	<u>417,856</u>	<u>423,588</u>
	<u>987,947</u>	<u>992,299</u>

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))**

**A16. Capital Commitments**

	<b>30/06/2022</b>	<b>31/03/2022</b>
	<b>RM'000</b>	<b>(Audited) RM'000</b>
Approved and contracted for		
- Investment in joint venture	2,325	3,225
- Investment properties and property, plant and equipment	10,757	13,133
Approved but not contracted for		
- property, plant and equipment	284	284
	<u>13,366</u>	<u>16,642</u>

**A17. Others**

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

	<b>30/06/2022</b>	<b>31/03/2022</b>
	<b>RM'000</b>	<b>RM'000</b>
- Associate company	16,324	21,667
	<u>16,324</u>	<u>21,667</u>

**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 ended 30 June 2022

Quarter	Revenue		Operating profit	
	1Q2023 RM'000	1Q2022 RM'000	1Q2023 RM'000	1Q2022 RM'000
Property	17,562	23,099	2,422	4,263
Education	7,056	6,061	2,501	1,749
Others	1,821	1,478	(1,632)	477
<b>Total</b>	<b>26,439</b>	<b>30,638</b>	<b>3,291</b>	<b>6,489</b>
Loss on fair value changes			(537)	(733)
Finance costs			(656)	(2)
Share of results of joint ventures			(179)	3,759
Share of results of associated company			(310)	(170)
<b>Profit Before Tax</b>			<b>1,609</b>	<b>9,343</b>

For the quarter under review, the Group recorded a revenue of RM26.44 million (1Q2022: RM30.64 million) and operating profit of RM3.29 million (1Q2022: RM6.49 million). The Group's revenue and operating profit was lower mainly due to the following:-

- Lower revenue and operating profit from the property division arising from lower sales, and;
- Operating loss suffered by its other division due to no exceptional income in 1Q2023 since the provision for financial obligation was fully written back in 4Q2022.

**Property division**

The property division registered a revenue of RM17.56 million (1Q2022: RM23.10 million) and an operating profit of RM2.42 million (1Q2022: RM4.26 million) during the quarter.

The division's lower revenue and operating profit was mainly due to lower sales for both its completed units for Astoria Phase 1 and also its existing Seresta project following the cessation of Home Ownership Campaign in 2021. Additionally, the slowdown in construction progress of Seresta due to the acute labour shortage experienced by the property industry across the country, had also contributed to the lower revenue and operating profit for the division.

**Education division**

The education division recorded a revenue of RM7.06 million (1Q2022: RM6.06 million) and operating profit of RM2.50 million (1Q2022: RM1.75 million), reflecting an improved revenue and profit with the increase in student enrolment and fees for its international schools against the corresponding period.

**Other divisions**

Other divisions recorded an operating loss of RM1.63 million during the quarter (1Q2022: operating profit of RM0.48 million) on the back of a revenue of RM1.82 million (1Q2022: RM1.48 million).

The increase in the division's revenue was mainly due to higher palm oil prices for plantation during the quarter. The division suffered an operating loss for the quarter. The operating profit in 1Q2022 was due to a write back of provision for financial obligation of RM2.08 million.

For the quarter under review, the Group incurred a lower pre-tax profit of RM1.61 million (1Q2022: RM 9.34 million) mainly due to:-

- lower operating profit in property coupled with the operating loss suffered by other divisions as mentioned above; and
- the share of loss of joint venture due to no new settlements in Hidden Valley Australia Pty Ltd("HVA") in the current quarter.

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

Quarter	Revenue		Operating profit	
	1Q2023 RM'000	4Q2022 RM'000	1Q2023 RM'000	4Q2022 RM'000
Property	17,562	64,203	2,422	12,282
Education	7,056	6,548	2,501	1,822
Others	1,820	1,678	(1,632)	95
<b>Total</b>	<b>26,438</b>	<b>72,427</b>	<b>3,291</b>	<b>14,199</b>
Loss on fair value changes			(537)	(1,819)
Finance costs			(656)	(1)
Share of results of joint ventures			(179)	(715)
Share of results of associated company			(310)	(13,355)
<b>Profit Before Tax</b>			<b>1,609</b>	<b>(1,691)</b>

The Group's revenue and operating profit for the current quarter stood at RM26.44 million (4Q2022:RM72.43 million) and RM3.29 million (4Q2022: RM14.20 million) respectively. The lower revenue and operating profit were mainly due to the cessation of HOC and acute labour shortage experienced by property division mentioned in B1.

The Group recorded a pre-tax profit of RM1.61 million in 1Q2023 (4Q2022 pre-tax loss of RM1.69 million) due to the following;

- Share of loss of associate for the current quarter did not include any impairment loss nor written down of inventories from its Serendah land which was included in 4Q2022; and
- Lower loss from fair value changes arising from contingent consideration on Country Garden Properties (M) Sdn Bhd ("CGPM"). Loss from fair value changes was higher in 4Q2022 as it included the revision in the development plans of CGPM.

**B3. Prospects**

The country's transition to the endemic phase and the reopening of Malaysia's international borders since 1 April 2022 has spurred economic activities. The country recorded a GDP growth of 8.9% in the 2nd quarter of 2022 (1Q2022: 5%) against the corresponding quarter in 2021, reflecting further improvement from the previous year. The growth was driven by increase in private consumption, exports of goods and services and manufacturing and services sector (Source: Department of Statistics Malaysia and BNM Quarter Bulletin 2Q2022).

While the economic recovery is underway, the pace of recovery of the property sector is expected to be dampened by escalating geopolitical conflicts, rising cost of building material prices, higher interest rates and labour shortage. Despite this challenging outlook, the Group is optimistic that its near completion project, Damansara Seresta and ongoing project, Astoria Phase 2 are expected to have better take-up rates as their current selling prices remain attractive since these properties are less affected by further price escalation due to its advance stage of construction.

Meanwhile the Group will focus on clearing its existing inventories and also the completion of its Damansara Seresta within this financial year ending 31 March 2023. The Group will also continue to closely monitor the internal and external developments affecting its business and remain cautious on the timing of its new launches.

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))**

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

Not applicable.

**B5. Tax expense**

	Individual Quarter		Cumulative Period	
	30/06/2022	30/06/2021	30/06/2022	30/06/2021
	RM'000	RM'000	RM'000	RM'000
Income tax:				
- Malaysian income tax	1,113	1,370	1,113	1,370
- Foreign jurisdiction income tax	-	1,086	-	1,086
- (Over) / Under provision in prior years	-	-	-	-
	1,113	2,456	1,113	2,456
Deferred tax				
- Current year	-	-	-	-
- Over provision in prior years	(983)	(77)	(983)	(77)
	130	2,379	130	2,379

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.

The effective tax rate (excluding share of results of associate and joint ventures) of the Group is higher than the statutory tax rate in the current financial year mainly due to certain expenses being non-deductable.

**B6. Corporate Development**

There was no corporate proposal announced for the current quarter.

**B7. Borrowings and Lease Liabilities**

The Group's total borrowings as at 30 June 2022 are as follows:

	Short Term RM'000	Long Term RM'000	Total RM'000
Secured:			
Term loans	13,291	126,343	139,634
Bridging loan	4,824	43,176	48,000
Revolving credit	3,602	-	3,602
Hire purchase	150	20	170
<b>Total borrowings</b>	<b>21,867</b>	<b>169,539</b>	<b>191,406</b>

All denominated in the local currency.

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**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 the 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.

**A. Judicial Review Application at the High Court of Malaya**

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. Nonetheless, during the hearing for leave to commence judicial review, the Court was informed that the IRB had filed an application to intervene in the judicial review proceedings. Thus, the hearing for the leave application was vacated and Court subsequently fixed the hearing date for the IRB’s application to intervene on 10 June 2021, which is to be disposed of first before the leave application is heard.

Due to the implementation of Full Movement Control Order and upon the Attorney General Chamber’s and the IRB’s requests to adjourn the hearing, the hearing for the IRB’s application to intervene was adjourned to 12 April 2022. However, the court vacated the hearing and the next hearing date was fixed on 18 July 2022. On 18 July 2022, IRB’s application to intervene under Enclosure 17 was struck off with no order as to cost and the next hearing was fixed on 17 August 2022. Subsequently the Court vacated the said hearing and requested the parties to provide their dates for the next hearing.

In the meantime, the Court granted an extension of stay until then, whereby the additional taxes do not have to be paid until the next hearing.

**B. Appeal at the Special Commissioners of Income Tax (“SCIT”)**

On 9 April 2021, SDSB had filed a notice of appeal (“Form Q”) to the IRB in respect of the Form JA for the YA 2018. On 22 September 2021, the Form Q was registered at the SCIT. Accordingly, the SCIT had fixed 22 October 2021 as the first case mention. Subsequently the Court had ordered parties to proceed with the filing of cause papers and attended the case management on 24 March 2022. Following the case management, the court had fixed the hearing date on 10 April 2023 and 11 April 2023.

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**B9. Dividend Proposed**

The Board proposed a final single tier dividend payment of 0.5 sen per ordinary share (2021: 0.5 sen per ordinary share) in respect of the financial year ended 31 March 2022. The entitlement and payment date have been fixed on 5 October 2022 and 18 October 2022 respectively. The proposed final single tier dividend is subject shareholders' approval at the coming 59th 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.

	<b>Individual Quarter</b>		<b>Cumulative Period</b>	
	<b>30/06/2022</b>	<b>30/06/2021</b>	<b>30/06/2022</b>	<b>30/06/2021</b>
Profit attributable to owners of the Company (RM'000)	1,579	6,997	1,579	6,997
Weighted average number of ordinary shares ('000)	2,973,135	2,973,135	2,973,135	2,973,135
Basic earnings per share (sen)	0.05	0.24	0.05	0.24

29 August 2022