Registration No. 195801000190 (3326-K)

Condensed Consolidated Statements of Financial Position as at 31 March 2020

	(Unaudited) RM'000	(Audited) RM'000
<u>ASSETS</u>		
NON-CURRENT ASSETS		
Property, Plant and Equipment	74,276	75,126
Investment Properties	26,173	27,036
Inventories	87,371	87,379
Other Investments	2	5
Deferred Tax Assets	837	837
TOTAL NON-CURRENT ASSETS	188,659	190,383
CURRENT ASSETS		
Inventories	77,542	77,525
Trade Receivables	2,128	1,045
Other Receivables, Deposits and Prepayments	641	1,711
Contract Costs	3,996	4,014
Cash, Bank Balances and Deposits	2,519	7,456
TOTAL CURRENT ASSETS	86,826	91,751
TOTAL ASSETS	275,485	282,134

Current Year

As At

31-Mar-20

Preceding Year

As At

30-Jun-19

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.)

Registration No. 195801000190 (3326-K)

Condensed Consolidated Statements of Financial Position as at 31 March 2020

Current Year

As At

31-Mar-20

(Unaudited)

RM'000

Preceding Year

As At

30-Jun-19

(Audited)

RM'000

	ILIVI 000	TENT OUT
EQUITY AND LIABILITIES		
EQUITY ATTRIBUTABLE TO OWNERS OF	THE COMPANY	
Share Capital	56,827	51,877
Capital Reserves	50,233	50,233
RCN - Equity Component	528	95
Retained Profits	36,328	45,563
TOTAL EQUITY	143,916	147,768
NON-CURRENT LIABILITIES		
Borrowings	37,211	40,862
Long Term Payables	2,239	2,239
Deferred Tax Liabilities	-	9
TOTAL NON-CURRENT LIABILITIES	39,450	43,110
CURRENT LIABILITIES		
Trade Payables	12,785	13,404
Other Payables, Deposits and Accruals	16,865	32,979
Contract Liabilities	32,412	32,128
Provisions For Liabilities	153	153
Borrowings	4,802	4,160
Amount Owing To Directors	22,525	4,663
RCN - Liability Component	1,822	3,014
Tax Payable	755	755
TOTAL CURRENT LIABILITIES	92,119	91,256
TOTAL LIABILITIES	131,569	134,366
TOTAL EQUITY AND LIABILITIES	275,485	282,134
Net Asset Per Share (RM)	0.1733	0.2020

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.)

Registration No. 195801000190 (3326-K)

Condensed Consolidated Statements of Changes in Equity for the Nine (9)-months financial period ended 31 March 2020

(The figures have not been audited)

31 March 2020

Attributable To Owners Of The Company Non-distributable Distributable

	→ Non-distributable →			<u>Distributable</u>	
	Share Capital RM'000	Capital Reserve RM'000	RCN - Equity Component RM'000	Retained Profits RM'000	Total Equity RM'000
At 1 July 2019	51,877	50,233	95	45,563	147,768
Issuance of Redeemable Convertible Notes	-	-	943	-	943
Conversion of Redeemable Convertible Notes	2,750	-	(510)	-	2,240
Conversion of Warrants	2,200	-	-	-	2,200
Total comprehensive loss for the period		-	-	(9,235)	(9,235)
At 31 March 2020	56,827	50,233	528	36,328	143,916

31 March 2019

Attributable To Owners Of The Company

	<u> </u>	← <u>Non-distributable</u> 			
	Share Capital RM'000	Capital Reserve RM'000	RCN - Equity Component RM'000	Retained Profits RM'000	Total Equity RM'000
At 1 July 2018 - As previously reported - Effect of transition of MFRSs	48,877 -	50,233	10	61,127 (20)	160,247 (20)
Restated balance at 1 July 2018	48,877	50,233	10	61,107	160,227
Issuance of Redeemable Convertible Notes	-	-	4,000	-	4,000
Conversion of Redeemable Convertible Notes	1,500	-	(3,922)	-	(2,422)
Conversion of Warrants	1,000	-	-	-	1,000
Total comprehensive loss for the period		-	-	(10,992)	(10,992)
At 31 March 2019	51,377	50,233	88	50,115	151,813

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.)

Registration No. 195801000190 (3326-K)

Condensed Consolidated Statements of Profit or Loss

For the Nine (9)-months Financial Period Ended 31 March 2020

(The figures have not been audited)

	INDIVIDU	INDIVIDUAL PERIOD		IVE YEAR
	Current Period	Preceding Year	Current Period	Preceding Year
	Quarter	Corresponding	To Date	Corresponding
		Quarter		Period
	31-Mar-20	31-Mar-19	31-Mar-20	31-Mar-19
	RM'000	RM'000	RM'000	RM'000
Revenue	568	809	2,694	3,681
Cost of sales		(376)	(7)	(2,008)
Gross profit	568	433	2,687	1,673
Other income	185	243	560	486
Administrative expenses	(3,054)	(3,152)	(9,727)	(10,010)
Operating loss	(2,301)	(2,476)	(6,480)	(7,851)
Finance costs	(883)	(1,717)	(2,741)	(3,037)
Loss before taxation	(3,184)	(4,193)	(9,221)	(10,888)
Taxation	(14)	-	(14)	(104)
Loss for the financial period	(3,198)	(4,193)	(9,235)	(10,992)
Loss attributable to : -				
Owners of the Company	(3,198)	(4,193)	(9,235)	(10,992)
(a) Basic (sen)	(0.40)	(0.61)	(1.15)	(1.59)
(b) Diluted (sen)	N/A	N/A	N/A	N/A

(The Condensed Consolidated Statements of Profit or Loss should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.)

Registration No. 195801000190 (3326-K)

Statements of Other Comprehensive Income

For the Nine (9)-months Financial Period Ended 31 March 2020

(The figures have not been audited)

	INDIVIDUAL PERIOD		CUMULAT	IVE YEAR
	Current Period	Preceding Year	Current Period	Preceding Year
	Quarter	Corresponding	To Date	Corresponding
		Quarter		Period
	31-Mar-20	01-Apr-19	31-Mar-20	01-Apr-19
	RM'000	RM'000	RM'000	RM'000
Loss for the financial period	(3,198)	(4,193)	(9,235)	(10,992)
Other comprehensive loss:				
Foreign currency reserve	-	-	-	-
Total comprehensive loss for the financial period	(3,198)	(4,193)	(9,235)	(10,992)
Total comprehensive loss attributable to:				
Owners of the Company	(3,198)	(4,193)	(9,235)	(10,992)

Notes:

Other Income and (Expenses) highlights

	-
INDIVIDUAL PERIOD	CUMULATIVE YEAR
Current Period Quarter	Current Period To Date
31/03/2020	31/03/2020
RM'000	RM'000
8	109
168	242
2	202
7	7
-	(2)
(546)	(1,765)
(883)	(2,741)
-	(2)
	Current Period Quarter 31/03/2020 RM'000 8 168 2 7 - (546)

- (1) There were no provisions for receivables and inventories, gain or loss on disposal of quoted or unquoted investment (save as disclosed in note B6), impairment of assets and any exceptional items for the current quarter under review.
- (2) Gain or loss on derivatives is not applicable as the Company does not have any derivative financial instrument.

(The Condensed Consolidated Statements of Other Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.)

Registration No. 195801000190 (3326-K)

Condensed Consolidated Statements of Cash Flows For the Nine (9)-months Financial Period Ended 31 March 2020

(The figures have not been audited)

	9 Months Ended 31-Mar-20 RM'000	9 Months Ended 31-Mar-19 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before taxation	(9,221)	(10,888)
Adjustment for:		
Non-operating items	4,396	4,732
Operating loss before working capital changes	(4,825)	(6,156)
Changes in Working Capital		
Net change in current assets	(14)	(120)
Net change in current liabilities	(16,442)	4,106
Total and a side of	(21,281)	(2,170)
Interest received Interest paid	109 (2,738)	220 (3,034)
Tax paid	(14)	(104)
Net Operating Cash Flows	(23,924)	(5,088)
CASH FLOWS FROM INVESTING ACTIVITIES		
- Addition in property, plant and equipment	(51)	(246)
- Land held for property development	8	(5,525)
Net Investing Cash Flows	(43)	(5,771)
CASH FLOWS FROM FINANCING ACTIVITIES		
- Conversion of warrants	2,200	1,000
- Directors' accounts	17,862	654
- Net of repayments of borrowings	(533)	150
- Proceeds from issuance of RCN Net Financing Cash Flows	2,000 21,529	4,000 5,804
Net Financing Cash Flows	21,329	3,804
NET CHANGES IN CASH & CASH EQUIVALENTS	(2,438)	(5,055)
CASH & CASH EQUIVALENTS AT THE BEGINNING OF PERIOD	3,959	7,687
CASH & CASH EQUIVALENTS AT THE END OF PERIOD	1,521	2,632
Cash and cash equivalents comprise of the following:		
Cash, bank balances and deposits	2,519	6,115
Bank overdraft	(998)	(3,483)
	1,521	2,632

(The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.)

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Notes to the Interim Financial Statements
For the Third Quarter ended 31 March 2020

A1. BASIS OF PREPARATION

The interim financial report is prepared in accordance with the requirements of paragraph 9.22, Main Market Listing Requirements ("Listing Requirements") of the Bursa Malaysia Securities Berhad ("Bursa Securities") and complies with the requirements of Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (MASB).

The interim financial report is unaudited and should be read in conjunction with the Group's audited annual financial statements for the financial year ended 30 June 2019.

The Group has not early adopted new or revised standards and amendments to standards that have been issued but not yet effective for the Group's accounting year beginning 1 July 2019.

The financial statements of the Group for the quarter ended 31 March 2020 are prepared in accordance with the MFRS Framework.

A2. CHANGES IN ACCOUNTING POLICIES

The accounting policies and presentation adopted for this interim financial report are consistent with those adopted for the audited annual financial statements for the financial year ended 30 June 2019, except as disclosed below:

Effective for financial year beginning on or after 1 January 2019

MFRS 3 Business Combinations
 MFRS 9 Financial Instruments
 MFRS 11 Joint Arrangements

MFRS 16 Leases

MFRS 112 Income Taxes
 MFRS 119 Employee Benefits
 MFRS 123 Borrowing Costs

MFRS 128 Investments in Associates and Joint Ventures
 IC Interpretation 23 Uncertainty over Income Tax Treatments

The adoption of these new MFRSs do not have any significant financial impact on the financial statements of the Group for the current quarter.

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A3. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The audit report of the Group's audited financial statements for the financial year ended 30 June 2019 was not subject to any audit qualification.

A4. SEASONAL OR CYCLICAL FACTORS

The operation of the Group was not affected by any material significant seasonal or cyclical factors during the current financial quarter under review.

A5. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

Save for the event explained under note A11, there were no unusual items for the current financial quarter under review.

A6. CHANGE IN ESTIMATES

There were no change in the estimates of amounts reported which have material effect in the current financial quarter under review.

A7. DEBT AND EQUITY SECURITIES

There was no other issuance, cancellation, repurchase, resale and repayment of debt and equity securities in the current financial quarter under review.

A8. DIVIDEND PAID

No dividend has been paid for the current financial quarter under review.

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A9. SEGMENTAL REPORTING

Segmental information is presented in respect of the Group's business segments. The primary format, business segments, is based upon the industry of the underlying investment.

The activities of the Group are carried out mainly in Malaysia and as such, segmental reporting by geographical location is not presented.

9 months ended 31-Mar-20	Property development/ Management RM'000	Resorts and Club Operation/ Management RM'000	Construction RM'000	Investment holding RM'000	Elimination RM'000	Consolidated RM'000
Revenue						
External sales	2,130	564	-	-	-	2,694
Inter-segment sales	618	- 206	-	-	(618)	2.604
Total revenue	2,748	296	-	-	(412)	2,694
Results						
Loss from operations	(3,130)	(221)	(8)	(1,023)	(2,098)	(6,480)
Finance costs						(2,741)
Loss before taxation						(9,221)
Taxation						(14)
Loss after taxation						(9,235)
Other comprehensive loss						(0.225)
Total comprehensive loss						(9,235)
Other Information						
Depreciation and						
amortisation	525	1,280	-	11	(51)	1,765
Consolidated Statements o	f Financial Position	ı				
Segment assets	302,507	61,976	-	223,353	(313,188)	274,648
•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- ,		-,	(= =, ==)	,
Liabilities						
Segment liabilities	(230,451)	(65,084)	(1,534)	(51,118)	217,373	(130,814)

A10. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

There were no material change in the valuation on property, plant and equipment in the current financial quarter under review.

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A11. MATERIAL EVENTS DURING THE QUARTER

On 5 March 2020, on behalf of the Board of Directors ("Board"), Mercury Securities Sdn Bhd ("Mercury Securities") announced that the Group propose to settle the debts owing to a Director of the Group, namely Andrew Tan Jun Suan (the Group Managing Director) ("Andrew Tan" or the "Creditor") amounting to RM17,079,920 ("Debt") to be fully satisfied via the issuance of 341,598,402 Settlement Shares at an issue price of RM0.05 per Settlement Share ("Proposed Settlement").

The application for the listing and quotation of the Settlement Shares in respect of the Proposed Settlement was submitted to Bursa Securities on 19 March 2020.

On 9 April 2020, Bursa Securities resolved to approve the listing and quotation of 341,598,402 new Tanco Shares to be issued pursuant to the Proposed Settlement subject to conditions as set out on the Group's announcement dated on 9 April 2020.

On 28 April 2020, Bursa Securities granted the Group an extension of time until 14 market days after the date of the eventual upliftment of the movement control order imposed by the Government of Malaysia to issue the Circular regarding the Proposed Settlement to the shareholders of the Group.

On 19 May 2020, the Company has issued the Circular to table the Proposed Settlement in the forthcoming Extraordinary General Meeting ("EGM") on 3 June 2020. Further details on the Circular can be found on the Group's announcement dated 19 May 2020.

There were no other material events during the quarter under review that have not been reflected.

A12. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE INTERIM PERIOD

There were no material events subsequent to the end of the interim period under review that have not been reflected.

A13. CHANGE IN THE COMPOSITION OF THE GROUP

There were no material changes to the composition of the Group during the current financial quarter under review.

A14. CONTINGENT ASSETS AND CONTINGENT LIABILITIES

As at 31 March 2020, the Group has no other contingent assets and contingent liabilities save as disclosed below.

Corporate guarantees given by the Company to banks for credit facilities granted to the subsidiaries 41,507

A15. CAPITAL COMMITMENT

There were no capital commitment for the current financial quarter under review.

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Bursa Securities Listing Requirements (Part A of Appendix 9B)

B1. REVIEW OF PERFORMANCE

For the current quarter ended 31 March 2020, the Group had recorded a loss before taxation ("LBT") of RM3.2 million as compared to LBT of RM4.1 million in the preceding year corresponding quarter ended 31 March 2019. The decrease in LBT was mainly due to lower finance cost in the current quarter.

B2. MATERIAL CHANGE IN THE QUARTERLY RESULTS COMPARED TO THE RESULTS OF THE PRECEDING QUARTER ENDED 31 DECEMBER 2019

	Current Period Quarter 31/03/2020	Immediate Preceding Quarter 31/12/2019	
	RM'000	RM'000	
Revenue	568	1,958	
Loss after tax	(3,198)	(1,731)	

The Group recorded a revenue of RM0.5 million in the current quarter ended 31 March 2020 as compared to a revenue of RM2.0 million in the preceding quarter ended 31 December 2019. The decrease in revenue during the current quarter under review is mainly due to lower revenue generated from property development and management segment.

The Group recorded a loss after taxation ("LAT") of RM3.2 million in current quarter ended 31 March 2020 as compared to LAT of RM1.7 million in preceding quarter ended 31 December 2019 mainly resulting from a lower revenue generated and lower cost of sales in the current quarter.

B3. PROSPECTS

With the Covid-19 pandemic outbreak continuing to affect lives and livelihood everywhere, and with global and local economies reeling with the various countermeasures deployed to combat its spread [like nationwide lockdowns seen globally and closer to home: the Movement Control Order (MCO), Enhanced Movement Control Order (EMCO) and the Conditional Movement Control Order (CMCO)], the overall sentiment for the remainder of financial year 2020 is expected to remain cautious and challenging.

However, with the ongoing efforts by the Government to invigorate and improve the local economy again (eg with the reopening of most industries and economic sectors and with more interest rate cuts from Bank Negara Malaysia), the Group's activities in the development of investment type property projects should be well placed to benefit accordingly.

Attractive exchange rates for foreign currencies coupled with lower lending interest rates are expected to weigh positively in attracting more foreign and local interest for investment related developments as well as enticing more foreign participation in the same as the world looks to rebuild and reinvent itself moving forward.

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B3. PROSPECTS (cont'd)

The deferred completion and operations of the Splash Park project is a timely blessing in light of the unfortunate economic situation brought about by the much needed Covid-19 countermeasures employed by the Government as abovesaid. However, with the development of many phases in Dickson Bay yet to be cast in stone and with the Splash Park project already 76% completed, the Group is still well poised to evolve/ adapt its strategies to attract more interest and strategic collaborations both from prospective partners, investors and operators to provide the Group's projects with enhanced branding and innovation moving forward as economies and industries are revamped and evolved to adapt to the new normal.

The Board remains positive on the Group's sustainability but is cautiously optimistic of the market prospects for the remainder of financial year 2020, and that market conditions under the CMCO and beyond will be continuously reviewed so that more strategic business prospects and opportunities may be identified, formulated and developed during this most extraordinary, uncertain, challenging yet opportune of times.

B4. **PROFIT FORECAST**

The Company did not announce any profit forecast nor profit guarantee for the current financial period under review.

B5. **TAXATION**

	Current Period Quarter 31/03/2020 RM'000	Current Period To Date 31/03/2020 RM'000
Income Tax		
- Current year	-	-
- Prior year	14	14
Deferred Tax		
- Current year	-	-
	14	14

The Group's tax rate is disproportionate to the statutory tax rate due to unabsorbed tax loss and unutilised tax allowances and deferred tax benefits of certain companies within the Group.

B6. PROFIT ON SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There was no other sale of unquoted investments or properties other than those exercised in the ordinary course of business of the Group for the quarter.

B7. **QUOTED SECURITIES**

- a) There were no purchases or disposal of quoted securities made in this quarter.
- b) Investments in Quoted Securities

RM'000 2

Quoted shares in Malaysia, at fair value

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B8. CORPORATE PROPOSALS

Save for the following, there are no other corporate proposals announced by the Company but not completed as at 20 May 2020, being the latest practicable date, which is not earlier than 7 days from the date of issue of this quarterly report.

RCN program

As at 20 May 2020, the Company has issued forty (40) Sub-Tranches under Tranche 1 of the RCNs amounting to RM20.0 million.

Following the aforesaid issuance, RCNs of RM17.65 million were converted into a total of 335,382,364 new ordinary shares of the Company.

As at the date of this report, the status of the utilisation of the gross proceeds of RM20.0 million arising from the RCN issuance is as follow:-

Purposes	Proposed Utilisation RM'000	Actual Utilisation RM'000	Intended Timeframe for Utilisation ^
Splash Park project	79,600	9,987	Within thirty-six (36) months
Acquisition of land	5,500	4,017	Within twelve (12) months
Repayment of bank borrowings	1,000	-	Within twelve (12) months
Working capital	6,400	3,626	Within thirty-six (36) months
Estimated expenses in relation to the Proposals	7,500	2,370	Within thirty-six (36) months
Total	100,000	20,000	

Note:

[^] The proceeds raised were utilised from the date of issuance of the respective sub-tranches of the Notes and within the estimated timeframe stated above.

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B9. GROUP BORROWINGS AND DEBT SECURITIES

Total Group's borrowings as at 31 March 2020 are as follow: -

	As at 31/03/2020 RM'000
Short term borrowings	
Secured: -	
- Bank overdraft	999
- Hire purchase and lease liabilities	182
- Bridging loan	3,326
- Term loan	295
	4,802
Long Term Borrowings	
Secured: -	
- Hire purchase and lease liabilities	323
- Bridging loan	31,340
- Term loan	5,548
	37,211
Total	42,013

The above borrowings are denominated in Ringgit Malaysia (RM).

B10. OFF-BALANCE SHEET FINANCIAL INSTRUMENTS

As at 20 May 2020, being the latest practicable date, which is not earlier than 7 days from the date of issue of this quarterly report, the Group does not have any off-balance sheet financial instruments.

B11. MATERIAL LITIGATION

As at 20 May 2020, being the latest practicable date that is not earlier than 7 days from the date of issue of this quarterly report, the Group is not engaged in any material litigation except for:

Court proceedings via Originating Summons were filed by a wholly owned subsidiary of the Company via its solicitors against Pacific Trustees Bhd ("PTB") for declaratory relief to inter alia, dispute and challenge the validity and legality of the RM120,000 Dissolution Fee and the RM900,000 Disposal Fee being unilaterally imposed by PTB respectively for its fee per the dissolution of the Duta Vista Vacation Ownership ("DVVO") Scheme undertaken by the Subsidiary, and for its fee per the subsidiary's disposal of the 41 DVVO units in Duta Vista Executive Suites, with an alternate prayer for the Court to assess a fair and reasonable sum for the Dissolution Fees should the Court decide that a fee is due for PTB's works per the dissolution of the DVVO Scheme. The trial dates for the Writ action earlier set for 27 to 29 April 2020 (after being adjourned during the previous trial date on 18 July 2019) had been deferred due to the Movement Control Order ("MCO"), and the new trial dates may only be confirmed after the Courts reopen again.

No provision has been made for the disputed amounts as the solicitors acting for the subsidiary in the above matter are of the view that the subsidiary has a strong case against PTB.

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B12. DIVIDEND

There was no dividend declared during the current financial quarter under review.

B13. LOSS PER SHARE

<u>Basic</u>		Current Period Quarter 31/03/2020	Preceding Year Corresponding Quarter 31/03/2019	Current Period To Date 31/03/2020	Preceding Period To Date 31/03/2019
Net loss attributable to owners of the					
Company	(RM'000)	(3,198)	(4,193)	(9,235)	(10,992)
Weighted average number of ordinary					
shares	('000)	805,669	689,624	805,669	689,624
			_		
Basic loss per share	(Sen)	(0.40)	(0.61)	(1.15)	(1.59)

As at 31 March 2020, the Group has no potential dilutive ordinary shares. As such, there is no dilutive effect on the net loss per share of the Group for the current financial quarter under review.

By Order of the Board,

Choi Siew Fun Company Secretary Date: 27 May 2020