Registration No. 195801000190 (3326-K)

Condensed Consolidated Statements of Financial Position as at 31 December 2020

	(Unaudited) RM'000	(Audited) RM'000
<u>ASSETS</u>		
NON-CURRENT ASSETS		
Property, Plant and Equipment	55,791	56,128
Investment Properties	26,778	27,354
Inventories	96,405	96,405
Right-of-use assets	17,763	17,907
Other Investments	3	3
TOTAL NON-CURRENT ASSETS	196,740	197,797
CUDDENIT ACCETS		
CURRENT ASSETS Inventories	62,634	62,634
Trade Receivables	2,400	1,804
Other Receivables, Deposits and Prepayments	841	1,117
Contract Costs	3,996	3,996
Cash, Bank Balances and Deposits	2,283	4,020
TOTAL CURRENT ASSETS	72,154	73,571
	. –, – .	, , , , , ,
TOTAL ASSETS	268,894	271,368

Current Year

As At

31-Dec-20

Preceding Year

As At

30-Jun-20

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 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 December 2020

Current Year

As At

31-Dec-20

(Unaudited)

RM'000

Preceding Year

As At

30-Jun-20

(Audited)

RM'000

EQUITY AND LIABILITIES		
EQUITY ATTRIBUTABLE TO OWNERS OF THE	COMPANY	
Share Capital	78,798	76,798
Capital Reserves	50,233	50,233
RCN - Equity Component	564	40
Retained Profits	26,055	30,466
TOTAL EQUITY	155,650	157,537
NON-CURRENT LIABILITIES		
Borrowings	36,889	36,919
Lease Liabilities	278	367
Long Term Payables	6,734	6,736
Deferred Tax Liabilities	45	45
TOTAL NON-CURRENT LIABILITIES	43,946	44,067
CURRENT LIABILITIES		
Trade Payables	9,845	11,362
Other Payables, Deposits and Accruals	11,183	12,953
Contract Liabilities	33,490	33,474
Provisions For Liabilities	153	153
Borrowings	4,614	4,566
Lease Liabilities	179	138
Amount Owing To Directors	5,794	5,551
RCN - Liability Component	3,288	812
Tax Payable	752	755
TOTAL CURRENT LIABILITIES	69,298	69,764
TOTAL LIABILITIES	113,244	113,831
TOTAL EQUITY AND LIABILITIES	268,894	271,368
Net Asset Per Share (RM)	0.1222	0.1898

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 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 Six (6)-months financial period ended 31 December 2020

(The figures have not been audited)

31 December 2020

Non-distributable -**Distributable** RCN Capital Total Share - Equity Retained Capital Component **Profits Equity** Reserve RM'000 RM'000 RM'000 RM'000 RM'000

Attributable To Owners Of The Company

At 1 July 2020	76,798	50,233	40	30,466	157,537
Issuance of Redeemable Convertible Notes	-	-	889	-	889
Conversion of Redeemable Convertible Notes	2,000	-	(365)	-	1,635
Total comprehensive loss for the period	-	-	-	(4,411)	(4,411)
At 31 December 2020	78,798	50,233	564	26,055	155,650

31 December 2019 Attributable To Owners Of The Company

31 December 2017	/itti ibut	ubic 10 Owner	s of the compa	any	
	<u> </u>	-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 - As previously reported - Retrospective adjustments	51,877	50,233	95 -	45,563 2,041	147,768 2,041
Restated balance at 1 July 2019	51,877	50,233	95	47,604	149,809
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		-	-	(6,037)	(6,037)
At 31 December 2019	56,827	50,233	528	41,567	149,155

(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 2020 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 Six (6)-months Financial Period Ended 31 December 2020

(The figures have not been audited)

	INDIVIDUA	INDIVIDUAL PERIOD		IVE YEAR
	Current Period	Preceding Year	Current Period	Preceding Year
	Quarter	Corresponding	To Date	Corresponding
		Quarter		Period
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
	RM'000	RM'000	RM'000	RM'000
Revenue	663	1,958	1,326	2,126
Cost of sales	(171)	1	(342)	(7)
Gross profit	492	1,959	984	2,119
Other income	133	246	203	274
Administrative expenses	(2,424)	(3,037)	(4,923)	(6,673)
Operating loss	(1,799)	(832)	(3,736)	(4,280)
Finance income	9	47	25	101
Finance costs	(682)	(946)	(700)	(1,858)
Loss before taxation	(2,472)	(1,731)	(4,411)	(6,037)
Taxation	-	-	-	-
Loss for the financial period	(2,472)	(1,731)	(4,411)	(6,037)
Loss attributable to : -				
Owners of the Company	(2,472)	(1,731)	(4,411)	(6,037)
(a) Basic (sen)	(0.19)	(0.21)	(0.35)	(0.75)
(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 2020 and the accompanying explanatory notes attached to the interim financial statements.)

Registration No. 195801000190 (3326-K)

Statements of Other Comprehensive Income

For the Six (6)-months Financial Period Ended 31 December 2020

(The figures have not been audited)

	INDIVIDUAL PERIOD		CUMULAT	TIVE YEAR
	Current Period	Preceding Year	Current Period	Preceding Year
	Quarter	Corresponding	To Date	Corresponding
		Quarter		Period
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
	RM'000	RM'000	RM'000	RM'000
Loss for the financial period	(2,472)	(1,731)	(4,411)	(6,037)
Other comprehensive loss: Foreign currency reserve	_	_		_
Total comprehensive loss for the financial period	(2,472)	(1,731)	(4,411)	(6,037)
Total comprehensive loss attributable to:				
Owners of the Company	(2,472)	(1,731)	(4,411)	(6,037)

Notes:

Other Income and (Expenses) highlights

	INDIVIDUAL PERIOD	CUMULATIVE YEAR
	Current Period Quarter	Current Period To Date
	31/12/2020	31/12/2020
	RM'000	RM'000
Gain on disposal of property, plant and equipment	-	4
Interest income	9	25
Other income	133	199
Depreciation and amortisation	(533)	(1,068)
Interest expenses	(682)	(700)

- (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 2020 and the accompanying explanatory notes attached to the interim financial statements.)

Registration No. 195801000190 (3326-K)

Condensed Consolidated Statements of Cash Flows For the Six (6)-months Financial Period Ended 31 December 2020

(The figures have not been audited)

	6 Months Ended 31-Dec-20 RM'000	6 Months Ended 31-Dec-19 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before taxation	(4,411)	(6,037)
Adjustment for:		
Non-operating items	1,739	2,981
Operating loss before working capital changes	(2,672)	(3,056)
Changes in Working Capital		
Net change in current assets	(320)	(204)
Net change in current liabilities	(3,296)	(1,069)
	(6,288)	(4,329)
Interest received	25	101
Interest paid	(673)	(1,875)
Tax paid	(6)	-
Net Operating Cash Flows	(6,942)	(6,103)
CASH FLOWS FROM INVESTING ACTIVITIES		
- Addition in property, plant and equipment	(13)	(44)
- Land held for property development	-	13
- Proceeds from disposal of PPE	4	
Net Investing Cash Flows	(9)	(31)
CASH FLOWS FROM FINANCING ACTIVITIES		
- Conversion of warrants	-	2,200
- Directors' accounts	243	1,004
- Net of repayments of borrowings	(27)	(425)
- Proceeds from issuance of RCN	5,000	2,000
Net Financing Cash Flows	5,216	4,779
NET CHANGES IN CASH & CASH EQUIVALENTS	(1,735)	(1,355)
CASH & CASH EQUIVALENTS AT THE BEGINNING OF PERIOD	3,024	3,959
CASH & CASH EQUIVALENTS AT THE END OF PERIOD	1,289	2,604
Cash and cash equivalents comprise of the following:		
Cash, bank balances and deposits	2,283	6,081
Bank overdraft	(994)	(3,477)
	1,289	2,604

(The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.)

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Notes to the Interim Financial Statements
For the Second Quarter ended 31 December 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 2020.

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 2020.

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

A2. CHANGES IN ACCOUNTING POLICIES AND PRIOR YEARS' ADJUSTMENT

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 2020, except as disclosed below:

Effective for financial year beginning on or after 1 January 2020

•	Amendments to MFRS 3	Business Combinations (Definition of a business)
•	Amendments to MFRS 7	Financial Instruments: Disclosures – Interest Rate Benchmark Reform
•	Amendments to MFRS 9	Financial Instruments (Interest Rate Benchmark Reform)
•	Amendments to MFRS 16	Leases: COVID-19 Related Rent Concessions 1 June 2020
•	Amendments to MFRS 101	Presentation of Financial Statements (Definition of Material)
•	Amendments to MFRS 101	Presentation of Financial Statements (Classification of Liabilities as Current or Non-current)
•	Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors (Definition of Material)
•	Amendments to MFRS 139	Financial Instruments: Recognition and Measurement (Interest Rate Benchmark Reform)

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 2020 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.

6 months ended 31-Dec-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	600	726	-	-	-	1,326
Inter-segment sales	130	-	-	-	(130)	<u> </u>
Total revenue	730	726	-	-	(130)	1,326
Results Loss from operations	(920)	(572)	(4)	(851)	(1,389)	(3,736)
Finance income	(920)	(372)	(4)	(031)	(1,369)	(5,756)
Finance costs						(700)
Loss before taxation						(4,411)
Taxation						-
Loss after taxation						(4,411)
Other comprehensive loss						
Total comprehensive loss						(4,411)
Other Information Depreciation and						
amortisation	246	855	-	7	(40)	1,068
Consolidated Statements of Assets	Financial Position					
Segment assets	296,938	61,325	-	230,326	(319,695)	268,894
Liabilities Segment liabilities	(223,393)	(64,298)	(1,536)	(35,973)	212,753	(112,447)
ocenicii nabilities	(223,333)	(04,230)	(1,330)	(33,373)	212,733	(114,447)

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 7 October 2020, Palm Springs Development Sdn Bhd (a wholly owned subsidiary of World Vacation Ownership Sdn Bhd, which in turn is a wholly owned subsidiary of Tanco Holdings Berhad) had entered into a memorandum of understanding ("MOU") to formalize a joint venture within 3 months with MyAngkasa Bina Sdn Bhd ("MyAngkasa Bina") (a wholly-owned subsidiary of MyAngkasa Holdings Sdn Bhd, which in turn is a wholly-owned subsidiary of Angkatan Koperasi Kebangsaan Malaysia Berhad) on further development of the Splash Park Project (including but not limited to the sales, marketing and promotions of the Suites to the MyAngkasa Bina's vast network of buyers and/ or the underwriting of such sales or the en-bloc purchase by MyAngkasa Bina). Further details on the MOU are set out in the Group's announcement dated 7 October 2020.

On 31 December 2020, both Palm Springs Development Sdn Bhd and MyAngkasa Bina have agreed to extend the MOU Period for a further period of 3 months from 31 December 2020 ("the Extended MOU Period") and for the definitive Agreement between their respective selves on the MOU to be signed within the Extended MOU Period.

Save for the above, 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 December 2020, the Group has no other contingent assets and contingent liabilities save as disclosed below.

RM'000

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

41,503

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 December 2020, the Group had recorded a loss before taxation ("LBT") of RM2.5 million as compared to LBT of RM1.7 million in the preceding year corresponding quarter ended 31 December 2019. The increase in LBT was mainly due to lower revenue and higher cost of sales in the current quarter.

B2. MATERIAL CHANGE IN THE QUARTERLY RESULTS COMPARED TO THE RESULTS OF THE PRECEDING QUARTER ENDED 30 JUNE 2020

	Current Period Quarter 31/12/2020	Immediate Preceding Quarter 30/09/2020
	RM'000	RM'000
Revenue	663	663
Loss after tax	(2,472)	(1,939)

The Group recorded a revenue of RM0.6 million in the current quarter ended 31 December 2020 and preceding quarter ended 30 September 2020.

The Group recorded a loss after taxation ("LAT") of RM2.5 million in current quarter ended 31 December 2020 as compared to LAT of RM1.9 million in preceding quarter ended 30 September 2020 mainly resulting from a higher finance cost in the current quarter.

B3. PROSPECTS

The COVID-19 pandemic has been and continues to remain a major concern worldwide with the economies of many countries and global businesses taking a huge hit.

Our Government has made ongoing efforts to sustain economic activities whilst balancing the need to contain the further spread of the pandemic domestically. The reinstatement of the Movement Control Order ("MCO 2.0") will currently run up to 4 March 2021.

The outlook for the financial year ending 30 June 2021 remains challenging, but armed with the experience from the first MCO, the Group is better equipped to manage the challenges of operating under these restrictions. The Group will continue to innovate and evolve the businesses in order to adapt to this new normal.

The recent launch of Covid-19 vaccine program globally is also a positive sign. With the vaccine being made available domestically and the launch of a nationwide vaccination program, we are cautiously optimistic that the economy will start the upward trend to recovery.

Against this backdrop, the Group will continue to monitor the market conditions, and to seek interest, and strategic collaborations from prospective partners, investors and operators to explore fresh and innovative business models.

The above strategic moves will be able to provide the Group with more enhanced joint branding and unique business development options towards enabling us to further optimize the potential of the Group's assets and network to generate more recurring revenues and better returns on investments.

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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 31/12/2020 RM'000	Current Year To Date 31/12/2020 RM'000
Income Tax		
- Current year	-	-
- Prior year	-	-
Deferred Tax		
- Current year	-	-
- Prior year	-	-
	-	-

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))	Inves	tment	s ir	ı C	(uo	ted	Secu	ırities
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	RM'000
Quoted shares in Malaysia, at fair value	3

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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 19 February 2021, 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 19 February 2021, the Company has issued forty (40) Sub-Tranches under Tranche 1 of the RCNs amounting to RM20.0 million and fourteen (14) Sub-Tranches under Tranche 2 of the RCNs amounting to RM7.0 million.

Following the aforesaid issuance, RCNs of RM23.0 million were converted into a total of 442,382,364 new ordinary shares of the Company.

As at the date of this report, the status of the utilisation of the gross proceeds of RM27.0 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	13,070	Within thirty-six (36) months
Acquisition of land	5,500	5,500	Within twelve (12) months
Repayment of bank borrowings	1,000	1,000	Within twelve (12) months
Working capital	6,400	4,475	Within thirty-six (36) months
Estimated expenses in relation to the Proposals	7,500	2,955	Within thirty-six (36) months
Total	100,000	27,000	

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.

B9. GROUP BORROWINGS AND DEBT SECURITIES

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

	As at 31/12/2020 RM'000
Short Term Borrowings	
Secured: -	
- Bank overdraft	994
- Hire purchase and lease liabilities	179
- Bridging loan	3,327
- Term loan	293
	4,793
Long Term Borrowings Secured: -	
- Hire purchase and lease liabilities	278
- Bridging loan	31,339
- Term loan	5,550
	37,167
Total	41,960

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

B10. OFF-BALANCE SHEET FINANCIAL INSTRUMENTS

As at 19 February 2021, 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 19 February 2021, 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 next trial dates for the Writ action is set on 23 to 26 August 2021.

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

Basic		Current Period Quarter 31/12/2020	Preceding Year Corresponding Quarter 31/12/2019	Current Period To Date 31/12/2020	Preceding Period To Date 31/12/2019
Net loss attributable to owners of the Company	(RM'000)	(2,472)	(1,731)	(4,411)	(6,037)
Weighted average number of ordinary shares	('000)	1,274,017	806,088	1,274,017	806,088
Basic loss per share	(Sen)	(0.19)	(0.21)	(0.35)	(0.75)

As at 31 December 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: 26 February 2021