YTL LAND & DEVELOPMENT BERHAD

Company No. 1116-M Incorporated in Malaysia

Interim Financial Report 31 March 2016

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(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

Interim financial report on consolidated result for the financial period ended 31 March 2016.

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENT

	CURRENT	OUAL QUARTER PRECEDING YEAR	CUMULATIV	VE QUARTER
	YEAR QUARTER 31.3.2016 RM'000	CORRESPONDING QUARTER 31.3.2015 RM'000	9 MONT 31.3.2016 RM'000	THS ENDED 31.3.2015 RM'000
REVENUE	53,512	21,805	133,908	69,260
COST OF SALES	(35,432)	(12,237)	(81,784)	(42,819)
GROSS PROFIT	18,080	9,568	52,124	26,441
OTHER OPERATING INCOME	4,600	14,248	13,669	31,194
OTHER OPERATING EXPENSE	S (23,300)	(13,048)	(38,677)	(32,777)
(LOSS)/PROFIT FROM OPERATIONS	(620)	10,768	27,116	24,858
FINANCE COSTS	(4,109)	(2,650)	(11,155)	(7,634)
SHARE OF RESULTS OF A JOINT VENTURE	2,742	2,962	9,625	2,931
(LOSS)/PROFIT BEFORE TAXATION	(1,987)	11,080	25,586	20,155
TAXATION	(3,596)	(3,976)	(8,734)	(7,060)
(LOSS)/PROFIT FOR THE PERIOD	(5,583)	7,104	16,852	13,095
ATTRIBUTABLE TO: OWNERS OF THE PARENT NON-CONTROLLING	(8,108)	5,185	9,148	10,125
INTERESTS	2,525	1,919	7,704	2,970
(LOSS)/PROFIT FOR THE PERIOD	(5,583)	7,104	16,852	13,095
(LOSS)/EARNINGS PER 50 SEN SHARE				
Basic/diluted (sen)	(0.44)	0.63	1.21	1.44

The Condensed Consolidated Income Statement should be read in conjunction with the audited annual financial statements for the year ended 30 June 2015 and the accompanying explanatory notes attached to the interim financial statements

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER PRECEDING CURRENT YEAR YEAR CORRESPONDING		CUMULATIV	E QUARTER
	QUARTER 31.3.2016 RM'000	QUARTER	9 MONT 31.3.2016 RM'000	HS ENDED 31.3.2015 RM'000
(LOSS)/PROFIT FOR THE PERIOD	(5,583)	7,104	16,852	13,095
OTHER COMPREHENSIVE (LOSS)/INCOME TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS:				
FOREIGN CURRENCY TRANSLATION	(10,169)	4,314	7,388	10,256
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD, NET OF TAX	(10,169)	4,314	7,388	10.256
TOTAL COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD	(15,752)	11,418	24,240	23,351
ATTRIBUTABLE TO: OWNERS OF THE PARENT NON-CONTROLLING INTERESTS	(18,277) 2,525	9,499 1,919	16,536 7,704	20,381 2,970
TOTAL COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD	(15,752)	11,418	24,240	23,351

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited annual financial statements for the year ended 30 June 2015 and the accompanying explanatory notes attached to the interim financial statements

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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	UNAUDITED	AUDITED AS AT 30.6.2015 RM'000
ASSETS	KIVI VOV	KIVI 000
Non-current Assets		
Property, plant and equipment	38,003	37,146
Investment in a joint venture	38,807	29,182
Investment property	36,300	36,300
Land held for property development Goodwill on consolidation	785,778	773,049
Deferred tax assets	39,961 3,456	39,158 3,456
Trade and other receivables	755	755
Trade and other receivables	943,060	919,046
	943,000	
Current Assets		
Inventories	64,732	67,844
Property development expenditure	2,053,004	1,863,900
Trade and other receivables	41,903	47,267
Other current assets	49,134	37,847
Income tax assets	4,762	5,924
Goods and services tax recoverable	32	13
Amount due from related companies	1,291	3,214
Amount due from a joint venture	153	18,546
Deposits with licensed banks	49,517	14,732
Cash and bank balances	7,267	16,822
	2,271,795	2,076,109
TOTAL ASSETS	3,214,855	2,995,155
	======	=======
EQUITY		
Share capital	422,172	422,172
Share premium	177,471	177,471
Treasury shares, at cost	(22,203)	(22,202)
Retained earnings	94,605	85,457
Equity component of ICULS	354,969	354,969
Foreign currency translation reserve	35,993	28,605
Equity attributable to owners of the parent	1,063,007	1,046,472
Non-controlling interests	67,929	60,225
TOTAL EQUITY	1,130,936	1,106,697
-	======	=======

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited annual financial statements for the year ended 30 June 2015 and the accompanying explanatory notes attached to the interim financial statements

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION - continued

	UNAUDITED AS AT 31.3.2016 RM'000	AUDITED AS AT 30.6.2015 RM'000
LIABILITIES		
Non-current Liabilities		
Loans and borrowings	1,410,925	1,396,240
Other non-current liability	67,696	67,696
Deferred tax liabilities	51,755	54,117
	1,530,376	1,518,053
Current Liabilities		
Trade and other payables	16,923	24,247
Other current liabilities	13,766	10,923
Loans and borrowings	407,751	218,612
Amount due to immediate holding company	21	1,322
Amount due to related companies	114,847	113,476
Income tax payable	105	1,111
Goods and services tax payable	130	714
	553,543	370,405
TOTAL LIABILITIES	2,083,919	1,888,458
TOTAL EQUITY AND LIABILITIES	3,214,855	2,995,155
Net assets per 50 sen share (RM)	1.28	1.26

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited annual financial statements for the year ended 30 June 2015 and the accompanying explanatory notes attached to the interim financial statements

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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2016

<>									
	Ordinary Shares RM'000	Share Premium RM'000	Treasury Shares RM'000	Retained earnings RM'000	Equity Component of ICULS RM'000	Foreign Currency Translation Reserve RM'000	Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
As at 1 July 2015	422,172	177,471	(22,202)	85,457	354,969	28,605	1,046,472	60,225	1,106,697
Profit for the period Other comprehensive income for the period	- -	-	<u>-</u>	9,148	•	7,388	9,148 7,388	7,704	16,852 7,388
Total comprehensive income for the period	-	-	-	9,148	-	7,388	16,536	7,704	24,240
Purchase of treasury shares	-	-	(1)	-	-	-	(1)	-	(1)
As at 31 March 2016	422,172 ======	177,471 ======	(22,203)	94,605	354,969 ======	35,993 ======	1,063,007 ======	67,929 =====	1,130,936 ======

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited annual financial statements for the year ended 30 June 2015 and the accompanying explanatory notes attached to the interim financial statements

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015

<>									
	Ordinary Shares RM'000	Share Premium RM'000	Treasury Shares RM'000	Retained earnings RM'000	Equity Component of ICULS RM'000	Foreign Currency Translation Reserve RM'000	Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
As at 1 July 2014	422,172	177,471	(22,200)	64,788	354,969	9,798	1,006,998	48,055	1,055,053
Profit for the period Other comprehensive income	-	-	-	10,125	-	-	10,125	2,970	13,095
for the period	-	-	-		-	10,256	10,256	-	10,256
Total comprehensive income for the period	-	-	-	10,125	-	10,256	20,381	2,970	23,351
Purchase of treasury shares	-	-	(2)	-	-	-	(2)	-	(2)
As at 31 March 2015	422,172 ======	177,471 ======	(22,202)	74,913 ======	354,969 ======	20,054	1,027,377 ======	51,025 ======	1,078,402 ======

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited annual financial statements for the year ended 30 June 2015 and the accompanying explanatory notes attached to the interim financial statements

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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2016

9 MONTHS ENDED 31.3.2016 31.3.2015 RM'000 RM'000 Cash flows from operating activities Profit before taxation 25,586 20,155 (Bad debts recovered)/bad debts 80 (17)Depreciation of property, plant and equipment 646 568 Loss on disposal of property, plant and equipment 87 Interest expense 7,634 11,155 Interest income (1,048)(667)Reversal of accruals (6,287)(8) Unrealised gain on foreign exchange (2,809)(5,050)Share of results of a joint venture (9,625)(2,931)Operating cash flows before working capital changes 24,261 13,208 Net changes in current assets (101,760)(99,700)Net changes in current liabilities (5,581)(262)Net changes in inter-company balances 20,071 (7,823)Cash used in operations (63,009)(94,577)Income tax paid (10,935)(14,708)Net cash used in operating activities (73,944)(109,285)_____ Cash flows from investing activities Interest received 684 1,048 Land held for property development (12,730)(5,034)Proceeds from disposal of property, plant and equipment 62 Purchase of property, plant and equipment (639)(624)Net cash used in investing activities (12,685)(4,548)

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited annual financial statements for the year ended 30 June 2015 and the accompanying explanatory notes attached to the interim financial statements

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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2016 - continued

	9 MONTHS ENDED		
	31.3.2016 RM'000	31.3.2015 RM'000	
Cash flows from financing activities			
Interest paid	(48,345)	(12,097)	
Net repayments of hire purchase payables	(400)	(214)	
Net drawdown of borrowings	160,405	55,144	
Purchase of treasury shares	(1)	(2)	
Net cash from financing activities	111,659	42,831	
Net changes in cash and cash equivalents	25,030	(71,002)	
Effect of exchange rate changes on cash and cash equivalents	200	(1,386)	
Cash and cash equivalents at beginning of the			
financial period	31,554	95,506	
Cash and cash equivalents at end of the			
financial period	56,784 ======	23,118	
Cash and cash equivalents comprise:			
Deposits with licensed banks	49,517	13,914	
Cash and bank balances	7,267	9,204	
	56,784	23,118	
	========		

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited annual financial statements for the year ended 30 June 2015 and the accompanying explanatory notes attached to the interim financial statements

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INTERIM FINANCIAL REPORT

Disclosure requirement per FRS 134 – paragraph 16

The condensed consolidated interim financial statements should be read in conjunction with the audited annual financial statements of the Group for the financial year ended 30 June 2015.

A1. Accounting Policies and Methods of Computation

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standard ("FRS") 134 "Interim Financial Reporting" and Chapter 9, part K paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The accounting policies and methods of computation adopted by the Group in the interim financial statements are consistent with those adopted in the latest audited annual financial statements except for the adoption of the amendments to FRSs and IC Interpretations ("IC Int") that are applicable to the Group for the financial period beginning 1 July 2015.

The adoption of these amendments to FRSs and IC Int does not have any significant impact on the financial statements of the Group.

Malaysia Financial Reporting Standards ("MFRS") Framework

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the MFRS Framework.

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate, including its parent, significant investor and venturer (herein called 'Transitioning Entities'). Transitioning Entities will be allowed to defer adoption of the new MFRS Framework. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2018. Early application of MFRS is permitted.

The Group and the Company fall within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group and the Company will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 30 June 2019.

A2. Seasonality or Cyclicality of Operations

The business operations of the Group are not materially affected by any seasonal or cyclical factor.

A3. Exceptional or Unusual Items

For the current financial period to date, there was no item of an exceptional or unusual nature that affects the assets, liabilities, equity, net income or cash flows of the Group.

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INTERIM FINANCIAL REPORT

Notes: continued

A4. Changes in Estimates of Amounts Reported

There was no significant change in estimates of amount reported in prior interim periods or prior financial years.

A5. Changes in Debt and Equity Securities

Save as disclosed below, there was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter.

During current financial quarter and financial period to date, the Company repurchased 1,000 and 1,100 ordinary shares of RM0.50 each of its issued share capital from the open market at an average cost of RM0.67 and RM0.71 per share, respectively. The total consideration paid for the share buy-back, including transaction costs during current financial quarter and current financial period to date amounted to RM673.60 and RM781.50, respectively and were financed by internally generated funds. The repurchase of shares are held as treasury shares in accordance with the requirements of Section 67A of the Companies Act, 1965.

As at 31 March 2016, the total number of treasury shares held was 15,175,400 ordinary shares of RM0.50 each.

The outstanding debts are disclosed in Note B9.

A6. Dividend Paid

There was no dividend paid during the current financial quarter ended 31 March 2016.

A7. Segment Information

No segment information is prepared as the Group's activities are predominantly in one industry segment.

A8. Subsequent Events

There were no material events subsequent to the end of the current financial quarter that have not been reflected in this interim financial report.

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INTERIM FINANCIAL REPORT

Notes: continued

A9. Changes in the Composition of the Group

There were no significant changes in the composition of the Group, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings and discontinuing of operations during the current financial period.

A10. Changes in Contingent Liabilities

There was no significant change in the contingent liabilities of the Group since the last financial year ended 30 June 2015.

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INTERIM FINANCIAL REPORT

Disclosure requirement per Part A of Appendix 9B of Main Market Listing Requirements of Bursa Securities

B1. Review of Performance

Current quarter review

The Group recorded revenue of RM53.512 million and loss before taxation of RM1.987 million in the current financial quarter, compared to revenue of RM21.805 million and profit before taxation of RM11.080 million in the preceding year corresponding financial quarter ended 31 March 2015.

The higher Group revenue was attributable to better site progress from the Fennel project undertaken by Sentul Raya Sdn Bhd ("SRSB"). However, the Group profit before taxation decreased 118% to a loss before taxation of RM1.987 million due substantially to lower unrealised gain on foreign exchange on amount due from Singapore subsidiaries recorded by the Company following the weakening of SGD and lower income from sales of car park bays from completed projects undertaken by SRSB.

Financial year-to-date review

For the nine months under review, Group revenue and profit before taxation increased by 93% and 27%, respectively to RM133.908 million and RM25.586 million from RM69.260 million and RM20.155 million, respectively recorded in the preceding financial period.

The increase in Group revenue and profit before taxation were attributable to better site progress from the Fennel project as highlighted above and share of profits from the Shorefront project undertaken by a joint venture, Shorefront Development Sdn Bhd.

B2. Comparison with Preceding Quarter

	Current	Preceding
	Quarter	Quarter
	31.3.2016	31.12.2015
	RM'000	RM'000
Revenue	53,512	50,839
(Loss)/profit before taxation	(1,987)	8,981
(Loss)/profit attributable to owners of the parent	(8,108)	988

The marginal improvement in revenue was attributable to better site progress from the Fennel project undertaken by SRSB. However, Group profit before taxation decreased 122% to a loss before taxation of RM1.987 million due substantially to lower unrealised gain on foreign exchange on amount due from Singapore subsidiaries recorded by the Company following the weakening of SGD.

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INTERIM FINANCIAL REPORT

Notes: continued

B3. Audit Report of preceding financial year ended 30 June 2015

The Auditors' Report on the financial statements of the financial year ended 30 June 2015 did not contain any qualification.

B4. Prospects

The Group is expected to achieve satisfactory performance for the financial year ending 2016 through the property development activities undertaken by its subsidiaries and joint venture.

B5. Profit Forecast

The Group did not issue any profit forecast or profit guarantee for the current financial period to date.

B6. Profit for the period

Profit for the period is stated after charging/(crediting):

	Current Quarter 31.3.2016 RM'000	Current Period To Date 31.3.2016 RM'000
Depreciation of property, plant and equipment	217	646
Interest expense	4,109	11,155
Reversal of accruals	-	(8)
Bad debts recovered	(17)	(17)
Interest income	(149)	(667)
Unrealised loss/(gain) on foreign exchange	8,197	(2,809)
	======	

Other than the above items, there were no other investment income, provision for and write off of inventories, gain or loss on disposal of quoted or unquoted investments or properties, impairment of assets, gain or loss on derivatives and exceptional items for the current financial period.

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INTERIM FINANCIAL REPORT

Notes: continued

B7. Taxation

Taxation comprise the following:-

	Current Quarter 31.3.2016 RM'000	Current Period To Date 31.3.2016 RM'000
Income tax:		
- Current period	3,936	11,133
- Prior period	(38)	(37)
Deferred tax	(302)	(2,362)
	3,596	8,734
		========

The Group provision for taxation for the financial period ended 31 March 2016 reflected a higher effective tax rate compared to the statutory tax rate, mainly due to non-tax deductibility of certain expenses and losses incurred by the Company and certain subsidiaries.

B8. Corporate Development

There was no corporate proposal announced and pending completion at the date of this report.

B9. Group Borrowings and Debt Securities

The Group's borrowings and debt securities as at the end of the financial period are as follows:-

	Sho	Short term		Long term			
	ICULS RM'000	Borrowings RM'000	ICULS RM'000	Borrowings RM'000	Total RM'000		
Secured Unsecured	13,715	151,822 242,214	110,053	894,550 406,322	1,046,372 772,304		
Total	13,715	394,036	110,053	1,300,872	1,818,676		

The above include borrowings denominated in foreign currency as follow:-

In Singapore Dollar ('000) 500,111

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

Notes: continued

B10. Material Litigation

There were no material litigations during the quarter under review.

B11. Dividend

No dividend has been declared in the current financial quarter.

B12. Retained Earnings

	As at 31.3.2016 RM'000	As at 30.6.2015 RM'000
Total retained earnings of the Company and its subsidiaries:		
- Realised	344,788	340,756
- Unrealised	161,068	158,259
	505,856	499,015
Total share of retained earnings from joint venture :		
- Realised	15,908	6,283
Less: Consolidation adjustments	(427,159)	(419,841)
Total Group retained earnings		
as per consolidated interim financial statements	94,605	85,457
•	=======	=======

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INTERIM FINANCIAL REPORT

Notes: continued

B13. (Loss)/Earnings Per Share

• Basic/diluted (loss)/earnings per share

The basic (loss)/earnings per share of the Group has been computed by dividing the profit attributable to owners of the parent for the financial quarter by the weighted average number of ordinary shares in issue during the financial quarter, excluding treasury shares held by the Company, assuming the full conversion of 991,786,363 (2015: 991,786,363) ICULS into ordinary shares at a conversion price of RM0.99 (2015: RM1.32) per share.

	Current Year Quarter 31.3.2016	Preceding Year Corresponding Quarter 31.3.2015
(Loss)/profit attributable to		
owners of the parent (RM'000)	(8,108)	5,185
Interest expense on ICULS (RM'000)	2,222	2,323
(Loss)/profit attributable to owners of the parent including assumed conversion (RM'000)	(5,886)	7,508
Weighted average number of ordinary shares of RM0.50 each ('000)	829,170	811,145
Adjustment for assumed conversion of ICULS ('000)	500,902	375,677
Adjusted weighted average number of ordinary shares ('000)	1,330,072	1,186,822
Basic/diluted (per 50 sen share) (sen)	(0.44)	0.63

By Order of the Board HO SAY KENG Secretary

Kuala Lumpur Dated : 26 May 2016