YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MARCH 2021

	3 MONTHS ENDED		9 MONTHS ENDED	
	31.03.2021 (RM'000)	31.03.2020 (RM'000)	31.03.2021 (RM'000)	31.03.2020 (RM'000)
Revenue	34,592	7,548	82,944	47,684
Cost of sales	(26,967)	(19,252)	(78,835)	(55,403)
Gross profit/(loss)	7,625	(11,704)	4,109	(7,719)
Other income	446	1,668	11,523	2,906
Other expenses	(6,102)	(290)	(9,163)	(6,615)
Operating profit/(loss)	1,969	(10,326)	6,469	(11,428)
Finance costs	(1,079)	(1,697)	(3,905)	(5,524)
Profit/(Loss) before tax	890	(12,023)	2,564	(16,952)
Taxation	(498)	649	(1,045)	(288)
Profit/(Loss) for the period	392	(11,374)	1,519	(17,240)
Other comprehensive income, net of tax	_			
Total comprehensive income/(expense) for the period	392	(11,374)	1,519	(17,240)
Net Profit/(Loss) attributable to :				
Equity holders of the Company	406	(11,374)	1,533	(17,239)
Non-controlling interest	(14)		(14)	(1)
	392	(11,374)	1,519	(17,240)
Total comprehensive income/(expense) attributable to:				
Equity holders of the Company	406	(11,374)	1,533	(17,239)
Non-controlling interest	(14)	-	(14)	(1)
	392	(11,374)	1,519	(17,240)
Basic earnings/(loss) per share attributable to equity holders of the Company (sen)	0			
-Basic	0.03	(1.19)	0.14	(2.17)
-Diluted	0.02	(1.06)	0.13	(1.87)

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020)

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2021

AS AT 51 WARCH 2021	(Unaudited)	(Anditod)
	(Unaudited)	(Audited)
	As at	As at 2020
	31.03.2021	30.06.2020
A CONTINU	RM'000	RM'000
ASSETS		
Non-current Assets	460 =60	466.000
Property, plant and equipment	469,762	466,299
Right-of-use assets	2,072	2,172
Intangible assets	149,043	154,059
Deferred tax asset	6,320	6,320
	627,197	628,850
Current Assets		
Inventories	285,483	245,159
Contract costs	25,072	12,045
Contract assets	5,774	5,563
Trade receivables	69,367	48,819
Other receivables	95,791	79,664
Current tax assets	1,261	1,098
Cash and cash equivalents	7,738	10,039
Cash and Cash Oquivalents	490,486	402,387
TOTAL ASSETS	1,117,683	1,031,237
	1,117,003	1,031,237
EQUITY AND LIABILITIES		
Equity		
Share Capital		
Ordinary shares	652,815	517,437
	· ·	
Irredeemable convertible preference shares Reserves	30,103	97,159
	(05.0(4)	(07.407)
Accumulated losses	(95,964)	(97,497)
7. H	586,954	517,099
Non-controlling interests	(16)	(2)
Total Equity	586,938	517,097
Non-Current Liabilities		
Lease liabilities	678	825
Trade payables	29,512	-
Loans and borrowings	149,660	157,881
Ç	179,850	158,706
	177,030	150,700
Current Liabilities		
Contract liabilities	78,500	15,914
	118,425	143,737
Trade payables		
Other payables	106,965	136,864
Lease liabilities	575 22 474	791 26.212
Bank overdrafts	23,474	26,313
Loans and borrowings	22,053	31,531
Current tax liabilities	903	284
T . 1711 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	350,895	355,434
Total Liabilities	530,745	514,140
TOTAL EQUITY AND LIABILITIES	1,117,683	1,031,237
Net Assets per share (RM)	0.44	0.54

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

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 MARCH 2021

	9 months ended 31.03.2021 (RM'000)	9 months ended 31.03.2020 (RM'000)
Cash flows from operating activities	((==== ****)
Profit/(Loss) before taxation	2,564	(16,952)
Adjustments for:-	,	, ,
Non-cash items	9,855	10,103
Non-operating items	3,838	5,507
Operating profit/(loss) before changes in		
working capital	16,257	(1,342)
Changes in working capital	,	() ,
Inventories	(40,323)	(21,101)
Contract costs	(13,028)	(1,998)
Contract assets	(212)	2,346
Receivables	(36,673)	9,009
Contract liabilities	62,586	(3,155)
Payables	(25,700)	(19,783)
Cash used in operations	(37,093)	(36,024)
Finance costs	(3,875)	(5,524)
Interest income	23	17
Net tax paid	(589)	(832)
Net cash used in operating activities	(41,534)	(42,363)
Cash flows from investing activities		
Purchase of property, plant and equipment	(7,956)	(5,378)
Proceeds from disposal of property, plant and equipment	14	5
Net cash used in investing activities	(7,942)	(5,373)
Cash flows from financing activities		
Net proceeds from issuance of ordinary shares	68,322	66,264
Increase in pledged deposits	(5,661)	- -
Drawdown of loans and borrowings	5,937	-
Repayment of lease liability	(609)	(461)
Repayment of loans and borrowings	(23,636)	(16,425)
Net cash generated from financing activities	44,353	49,378
Not (down) (for one for the form)	(5.122)	1.642
Net (decrease)/increase in cash & cash equivalents	(5,123)	1,642
Cash and cash equivalents at beginning of period	(16,274)	(28,377)
Cash and cash equivalents at end of period	(21,397)	(26,735)
Cash and cash equivalents comprise:		
Cash and bank balances	2,077	1,683
Fixed deposits	5,661	-
Bank overdraft	(23,474)	(28,418)
	(15,736)	(26,735)
Less: Pledged deposits with licensed banks	(5,661)	
	(21,397)	(26,735)

(The unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020)

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2021

		Attributable to equ Non-distributable	ity holders o →	f the Company			
	Ordinary shares (RM'000)	Irredeemable convertible preference shares (RM'000)	Warrant reserve (RM'000)	Accumulated losses (RM'000)	Total (RM'000)	Non- controlling interests (RM'000)	Total equity (RM'000)
At 1 July 2019	375,503	172,827	5,053	(57,949)	495,434	-	495,434
Total comprehensive expense for the period Issuance of ordinay shares	-	-	-	(17,239)	(17,239)	(1)	(17,240)
- special issue	68,823	-	_	-	68,823	-	68,823
- exercise of ICPS conversion rights	73,152	(73,152)	-	-	-	-	-
Share issuance expenses	(2,559)	-	-	-	(2,559)	-	(2,559)
At 31 March 2020	514,919	99,675	5,053	(75,188)	544,459	(1)	544,458
At 1 July 2020 Total comprehensive income	517,437	97,159	-	(97,497)	517,099	(2)	517,097
for the period	-	-	-	1,533	1,533	(14)	1,519
Issuance of ordinary shares							
- special issue	8,680	-	-	-	8,680	-	8,680
- private placement	59,642	-	-	-	59,642	-	59,642
- exercise of ICPS conversion rights	67,056	(67,056)	-	(07.064)	-	- (1.0)	506.020
At 31 March 2021	652,815	30,103	-	(95,964)	586,954	(16)	586,938

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020)

PART A - NOTES TO THE INTERIM FINANCIAL REPORT

A1. Basis of Preparation

The interim financial report has 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 of the Listing Requirements of Bursa Malaysia Securities Berhad("Bursa Malaysia").

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2020.

A2. Accounting Policies

The accounting policies and methods of computation applied in the unaudited condensed interim financial report are consistent with those adopted as disclosed in the audited financial statements of the Group for the financial year ended 30 June 2020.

The Group has adopted the new and revised Malaysian Financial Reporting Standards ("MFRSs") and IC Interpretations that became mandatory for the current reporting period. The adoption of these new and revised MFRSs and IC Interpretations does not result in significant changes in the accounting policies of the Group.

A3. Auditors' Report on Preceding Annual Financial Statements

The preceding audited financial statements for the financial year ended 30 June 2020 were unqualified.

A4. Seasonal or Cyclical Factors

The Group's operations were not significantly affected by any seasonal or cyclical factors.

A5. Unusual Items affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the financial period ended 31 March 2021.

A6. Changes in Estimates

There were no material changes in estimates for the financal period ended 31 March 2021.

A7. Debts and Equity Securities

There were no issuance and repayment of the debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the financial period ended 31 March 2021 except for the followings:

- i. Issuance of balance 71,000,000 new ordinary shares pursuant to the Special Issue at an issue price of RM0.125 per ordinary share;
- ii. Issuance of cumulative 210,000,000 new ordinary shares in five tranches pursuant to the Private Placement at an issue price of RM0.36, RM0.30, RM0.28 and RM0.225 per ordinary share respectively; and
- iii. Conversion of cumulative 83,819,903 irredeemable convertible preference ("ICPS") shares into 83,819,903 new ordinary shares pursuant to the exercise of conversion rights of ICPS 2016/2026.

A8. Dividends Paid

There was no payment of dividend during the financial period ended 31 March 2021.

A9. Changes in Composition of the Group

There were no changes in the composition of the Group during the current quarter and financial period to-date except for:

- i. Incorporation of YTB ICT Sdn Bhd ("YTB ICT") as a 100% owned subsidiary of the Company on 28 October 2020. YTB ICT has an issued and paid up share capital of RM1.00 comprising 1 ordinary share; and
- ii. Incorporation of YTB Healthcare Sdn Bhd ("YTBH") as a 70% owned subsidiary of the Company on 28 December 2020. YTBH has an issued and paid up share capital of RM100.00 comprising 100 ordinary shares.

A10. Contingent Liabilities

There were no contingent liabilities in respect of the Group since the last financial year.

A11. Commitments

As at 31.03.2021 RM'000

Approved and contracted for:

Commitment for construction of property, plant and equipment

54,305

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A12. Significant Related Party Transactions

There were no significant related party transactions during the financial period ended 31 March 2021.

A13. Segment Reporting

The segmental analysis for the financial period ended 31 March 2021 is as follows:

	Property	Property	Others	Elimination	Total
	develop ment	investment			
	RM'000	RM'000	RM'000	RM'000	RM'000
External sales	82,552	392	-	-	82,944
Inter-segment		-	7,155	(7,155)	
Total	82,552	392	7,155	(7,155)	82,944
Gross profit/(loss)	14,884	(10,775)	7,155	(7,155)	4,109
Other income	9,441	2,082	-	-	11,523
Other expenses	(6,272)	(1,281)	(8,765)	7,155	(9,163)
Operating profit/(loss)	18,053	(9,974)	(1,610)	-	6,469
Finance costs				_	(3,905)
Profit before tax					2,564
Taxation				_	(1,045)
Profit after tax					1,519
Non-controlling interest				_	14_
Profit for the period				_	1,533
				_	_
Other information					
Segment assets	499,841	586,748	23,513	-	1,110,102
Unallocated corporate assets				_	7,581
Total consolidated corporate as	sets			_	1,117,683
Segment liabilities	282,479	216,078	31,285	-	529,842
Unallocated corporate liabilities				_	903
Total consolidated corporate lia	abilities			=	530,745

A14. Material Events subsequent to the End of Financial Period

There were no material events after 31 March 2021 till 20 May 2021 (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report), except as disclosed below in Note B5.

PART B -ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Group Performance

Revenue and profit or loss before tax ("PBT" or "LBT") of the respective operating business segments for the current quarter and financial period to-date are analysed as follows:

	3 MONTHS ENDED			9 MONTHS ENDED		
	31.03.21	31.03.20	Changes	31.03.21	31.03.20	Changes
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
Property Development	34,370	6,974	27,396	82,552	42,389	40,163
Property Investment	222	574	(352)	392	5,295	(4,903)
	34,592	7,548	27,044	82,944	47,684	35,260
Profit/(Loss) Before			7			
Tax						
Property Development	5,399	(3,236)	8,635	15,332	5,414	9,918
Property Investment	(4,509)	(8,787)	4,278	(12,768)	(22,366)	9,598
	890	(12,023)	12,913	2,564	(16,952)	19,516

(a) Performance of the current quarter against the same quarter in the preceding year (3Q 2021 vs 3Q 2020)

Property Development

The Group recorded revenue of RM34.37 million and PBT of RM5.40 million for the current quarter ended 31 March 2021 as compared to revenue of RM6.97 million and LBT of RM3.24 million in the preceding year quarter.

The increase in revenue in 3Q 2021 as compared to 3Q 2020 from the property development segment was mainly due to progressive revenue recognition from its ongoing development projects which are in advanced stage of construction.

Property Investment

Encore Melaka theatre remains closed during the current quarter under review. The revenue recognised in 3Q 2021 was represented by rental income of advertising space.

Despite zero ticket sales, the LBT of RM4.51 million came mainly from non-operating expenses such as depreciation of theatre building, amortisation of intangible assets and finance cost incurred. The overall decrease in LBT in 3Q 2021 as compared to 3Q 2020 was mainly due to savings from salary and overhead costs.

B1. Review of Group Performance (cont'd)

(b) Performance of the current period to-date against the preceding period to-date (3Q PTD 2021 vs 3Q PTD 2020)

Property Development

During the financial period to-date, the Group achieved revenue of RM82.55 million and PBT of RM15.33 million as compared to revenue of RM42.39 million and PBT of RM5.41 million in the preceding year quarter.

The increase in revenue and PBT for the 3Q PTD 2021 as compared to 3Q PTD 2020 are as mentioned above.

Property Investment

During the financial period to-date, the Group registered revenue of RM0.39 million and incurred LBT of RM12.77 million. The decrease in revenue and LBT for the 3Q PTD 2021 as compared to 3Q PTD 2020 are as mentioned above.

B2 Material Changes in the Quarterly Results compared to the results of the preceding Quarter

The Group's current quarter profit before tax was RM0.89 million as compared to RM1.15 million profit before tax reported in the preceding quarter ended 31 December 2020. The Group recorded profit for three consecutive quarters as a result of progressive profit recognition from its ongoing development projects which are in advanced stage of construction.

B3. Prospects for the Current Financial Year ("FY 2021")

The property development segment has recorded revenue of RM82.55 million in 3Q PTD 2021, which is approximately double the revenue of RM42.39 million achieved in 3Q PTD 2020. This positive results is encouraging despite the Covid-19 pandemic which significantly hampered the overall economic activities and property market sentiments.

All of our project sites are currently in advanced stage of construction and with total unbilled revenue of RM319 million as at 31 March 2021, which are attributable to its ongoing development projects, namely The Apple, Amber Cove, The Dawn and Impression U-Thant, the Group expects its earnings visibility to sustain over the next two financial years.

Encore Melaka theatre under the project investment segment was however impacted by the reinstatement of Movement Control Order (MCO 2.0 & MCO 3.0) to curb the resurgence of Covid-19 cases. The re-opening of the theatre and leasing of theatre hall to external production houses for seasonal programme may have to postpone further till the Government allows the tourism sector to resume operation and inter-state travel ban is uplifted for local tourists. With the temporary closure of theatre, the Group has implemented cost savings measure and keep its theatre operating cost at minimum.

The Group has obtained approval from Medical Review & Ethics Committee ("MREC") of Ministry of Health ("MOH") for its Phase III Clinical Trial Study to be carried out in Malaysia involving 3,000 subjects. Upon receipt of the approval from National Pharmaceutical Regulatory Agency ("NPRA") for Clinical Trial Import License, the Group expects to commence the Phase III Clinical Trial by end of FY 2021. The Group is optimistic on the potential earnings contribution from the distribution of vaccine in the next financial year when the vaccine is ready for commercialisation.

B4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was published.

B5. Status of Corporate Proposals

- (a) The followings are the corporate proposals that have been announced by the Company and which were not completed as at 20 May 2021, (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report):-
 - (i) On 4 December 2020, the Company entered into a heads of agreement ("HOA") with Shenzhen Kangtai Biological Products Co., Ltd ("SZKT") for a proposed collaboration in relation to the development and exclusive commercialisation (i.e. marketing, distribution and sale) of its Inactivated Covid-19 Vaccine in Malaysia. In accordance to the HOA, the Company (if applicable) or any of its subsidiaries, will enter into a definitive commercialization agreement with SZKT in respect to the proposed collaboration within the agreed period.

On 9 February 2021, YTB Healthcare Sdn Bhd ("YTBH"), a subsidiary of the Company has entered into Phase III Clinical and Product Procurement Agreement ("Definitive Agreement") with SZKT in relation to the Phase III clinical trials and subsequent exclusive commercialisation of its Inactivated Covid-19 Vaccine ("Vaccine") in Malaysia.

On 23 April 2021, Medical Review & Ethics Committee ("MREC") of Ministry of Health ("MOH") has approved YTBH's application for its Phase III Clinical Trial Study to be carried out in Malaysia involving 3,000 subjects.

Barring any unforeseen circumstances and upon receipt of the approval from National Pharmaceutical Regulatory Agency ("NPRA") for Clinical Trial Import License for the importation of SZKT's trial materials from China, YTBH expects to commence the Phase III Clinical Trial by end of FY 2021.

(ii) On 24 March 2021, YTB Land Sdn Bhd ("YTBL"), a subsidiary of the Company has entered into Mining Agreement with Y.A.M Tengku Fahad Mua'adzam Shah ibni Almarhum Sultan Haji Ahmad Shah Al-Musta'in Billah ("Tengku Fahad") and Amazing Logic Sdn Bhd ("Amazing Logic") to appoint YTBL as the sole and exclusive mining operator to perform and undertake the Exploration and Exploitation Works on an area covering 100 hectares (247.11 acres) located at Bukit Kenderak, Hulu Jelai, Daerah Lipis, Pahang Darul Makmur.

Barring any unforeseen circumstances and subject to satisfactory completion of the Exploration Works on the land, the Group expects to commence the Exploitation Works by beginning of year 2022.

- (b) Utilisation of proceeds raised from corporate proposals as at 31 March 2021 are as follow:
 - (i) Proceeds totalling RM60.88 million were raised under the five tranches of the Private Placement exercise carried out up to third quarter of the financial year ending 30 June 2021 which were completed on 23 December 2020, 6 January 2021, 27 January 2021, 8 February 2021 and 10 March 2021 respectively. The status of the utilisation of these proceeds is as set out below:

Purpose	Actual raised RM'000	Actual utilisation RM'000	Balance unutilised RM'000
Part financing the development of the following:			
- Impression City	39,569	(38,477)	1,092
- Impression U-Thant	9,131	(5,025)	4,106
Working capital	11,964	(11,898)	66
Defray estimated expenses	211	(211)	-
Total	60,875	(55,611)	5,264

B6. Material Litigation

The Group was not engaged in any material litigation as at 20 May 2021 (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report).

B7. Dividends Declared

No interim dividend has been declared or paid in respect of the financial period ended 31 March 2021.

B8. Taxation

	3 Month	s Ended	9 Months Ended		
	31.03.2021 RM'000	31.03.2020 RM'000	31.03.2021 RM'000	31.03.2020 RM'000	
Income tax					
- current quarter/period	497	(653)	1,044	284	
- under provision in prior year	1_	4	1	4	
Tax expenses for the period	498	(649)	1,045	288	

The Group's effective tax rate for 3Q 2021 and 3Q PTD 2021 is higher than the statutory tax rate mainly due to certain non-deductible expenses.

B9. Group Borrowings

	As at 31.03.2021 (RM'000)
Current	
Bank overdraft (unsecured)	23,474
Term loans (secured)	22,053
	45,527
Non-Current	
Term loans (secured)	149,660
Total	149,660
Non-Current Term loans (secured)	45,527 149,660

All borrowings were denominated in Ringgit Malaysia as at the reporting date.

B10. Notes to the Statement of Comprehensive Income

	3 Months Ended	9 Months Ended
	31.03.2021	31.03.2021
	RM'000	RM'000
Notes to the Statement of Comprehensive		
Income comprises:-		
Interest income	8	23
Gain on disposal of property, plant, equipment	-	14
Interest expenses	(1,049)	(3,875)
Depreciation of property, plant, equipment	(1,445)	(4,493)
Amortisation of intangible assets	(1,671)	(5,015)
Depreciation of right-of-use assets	(116)	(346)

Other than the above, the items listed under Appendix 9B Note 16 of the listing Requirement of Bursa Malaysia Securities Berhad are not applicable.

B11. Earnings Per Share

a. Basic

Earnings per share has been calculated by dividing the Group's profit for the current quarter and financial period to-date attributable to equity holders of the Company by the weighted average number of shares in issue during the financial period.

	3 Month	s Ended	9 Months Ended		
	31.03.2021	31.03.2020	31.03.2021	31.03.2020	
	RM'000	RM'000	RM'000	RM'000	
Net profit/(loss) attributable					
to equity holders of the Company	406	(11,374)	1,533	(17,239)	
Weighted average number of ordinary					
shares in issue ('000)	1,240,703	952,491	1,090,852	796,156	
Basic earnings/(loss) per share					
attributale to equity holders of					
the Company (Sen)	0.03	(1.19)	0.14	(2.17)	

b. Diluted

Diluted earnings per share has been calculated by dividing the Group's profit attributable to equity holders of the Company by the weighted average number of shares that would have been in issue upon full conversion of the remaining irredeemable convertible preference shares ("ICPS") as follows:

	3 Months Ended		9 Months Ended	
	31.03.2021 RM'000	31.03.2020 RM'000	31.03.2021 RM'000	31.03.2020 RM'000
Net profit/(loss) attributable to equity holders of the Company	406	(11,374)	1,533	(17,239)
Weighted average number of ordinary shares in issue ('000) Effect of conversion of ICPS ('000) Adjusted weighted average number of	1,240,703 37,629	952,491 124,594	1,090,852 37,629	796,156 124,594
ordinary shares ('000)	1,278,332	1,077,085	1,128,481	920,750
Diluted earnings/(loss) per share attributale to equity holders of				
the Company (Sen)	0.02	(1.06)	0.13	(1.87)

By Order of the Board, Datuk Wira Boo Kuang Loon Executive Director / Chief Executive Officer

Date: 27 May 2021