

Appendix 4D – Land & Homes Group Limited for the 6 Month Period Ended 31 December 2017

1. Company details

Name of entity: Land & Homes Group Limited
 ACN: 090 865 357
 Reporting period: For the half-year ended 31 December 2017
 Previous period: For the full-year ended 30 June 2017

2. Results for announcement to the market

		Period Ended	
	Change	31 Dec 2017	31 Dec 2016
Revenue		\$113,901	\$1,401,252
Loss from ordinary activities after tax attributable to the owners of Land & Homes Group Limited	up 328%	(\$1,382,823)	(\$286,647)
Net (loss) for the period attributable to the owners of Land & Homes Group Limited		(\$1,382,823)	(\$286,647)

3. Dividends Paid and Proposed

	Dividends Amount per security	Franked amount per security
Interim dividend	nil cents	nil cents
Previous corresponding period		
Interim dividend	nil cents	nil cents

4. Earnings Per Share

	Reporting period Cents	Previous period Cents
Loss per Share (Basic & Diluted)	(0.1318)	(0.0284)

5. Net tangible assets

	Reporting period Cents	Previous period Cents
Net tangible assets per ordinary security	1.3	1.4

6. Control Gained or Lost over Entities

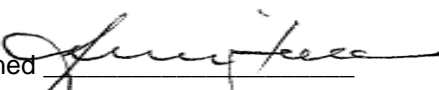
No change in control over entities.

7. Compliance Statement

The report is based on financial statements which have been reviewed by an auditor, a copy of which is attached. The Review report has been modified to include an Emphasis of Matter paragraph.

Signed in accordance with a resolution of Directors

Signed on behalf of the Directors

Signed 
Grant Archibald (Executive Director)

Land & Homes Group Limited

ACN: 090 865 357

Interim Financial Statements

For the half-year ended 31 December 2017

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Land & Homes Group Limited

ACN: 090 865 357 005

Directors' Report

The Directors present their report on Land & Homes Group Limited (the "Company") and its subsidiaries (referred to hereafter as the "Group"), for the half year ended 31 December 2017.

Directors

The names of the Directors of the Group in office during the whole of the half-year and up to the date of this report are:

- Choon Keng (CK) Kho – Non-Executive Chairman
- Peter Henry Mackinlay – Independent Non-Executive Director / Deputy Chairman
- Patrick Chuan Thye Kho – Non-Executive Director
- Shawn Chuan Chi Kao – Independent Non-Executive Director
- Kwee Jee Lee – Independent Non-Executive Director
- Kim Huat Koh – Independent Non-Executive Director
- Grant Archibald – Independent Non-Executive Director
- Charles Chow Cher Lim – Non-Executive Director
- Siew Goh – Non-Executive Director

The directors have been in office since the start of the financial year to the date of this report.

Company Secretary

- Andrew Cooke

Principal activities and significant changes in nature of activities

The principal activity of the Group is to develop quality, medium to high-density residential apartments initially focusing in the city of Brisbane.

Review of operations and operating results

The loss after income tax of the Group for the period amounted to \$1,382,823 (2016: \$286,647).

Financial position

The net assets of the Group at 31 December 2017 are \$13,627,804, (31 December 2016: \$14,702,456). On 31 October 2017 the Land & Homes Group Limited announced that it would be conducting a private placement of Convertible Notes to sophisticated investors initially to raise up to \$3.0 million. The first Notes were issued on 3rd November 2017 and as at 31 December 2017, \$586,500 in Class A Notes and \$391,500 in Class B Notes had been issued. In addition to issuing further convertible notes, the company is also considering various options such as Joint Venture partners' participation, a further rights issue and/or private placements, to cover any cash shortfalls for working capital and development requirements.

The details of the Convertible Notes are as follows:

- Class A Notes with a term of 5 years with interest of 9% per annum payable at the end of each quarter and on conversion or redemption;
- Class B Notes with a term of 5 years with interest of 13.8% per annum payable on conversion or redemption;
- Each Note will have a face value of \$0.02 and Notes shall be issued in batches having an aggregate face value of not less than \$20,000.00;
- Notes are unsecured;
- LHM shall have the right to redeem the Notes by paying the full-face value together with all accrued but unpaid interest (net of any withholding tax) in full at any time after 30 months following the date of issue, subject to giving each Noteholder not less than 21 days' notice in writing;
- Notes will not be listed on ASX;
- Subject to shareholder approval, the face value of the Notes together with any accrued but unpaid interest (net of any withholding tax) will be converted at 80% of the volume weighted average price of LHM's ordinary shares over the 15 trading days prior to the date of conversion.

Land & Homes Group Limited

ACN: 090 865 357 005

Events after the end of the reporting period

In February 2018, the group renegotiated its existing loan facility to finance the Wharf Street Property. The total available amount under the facility is \$15,960,000. The maturity date has been renewed to 24 February 2019. The facility establishment fee \$39,900 was payable to the lender upon signing the new loan agreement.

It has been agreed that the loan between Land & Homes Group Ltd and the related party, S.LH Corporation Pte Ltd., will be converted to Convertible Notes on maturity. The \$1 million Singapore dollar loan is unsecured and bears interest at the SIBOR rate (Singapore Inter Bank overdraft rate) plus 1.75% (approximately a total of 2.75 % to 3% at the current SIBOR rate)

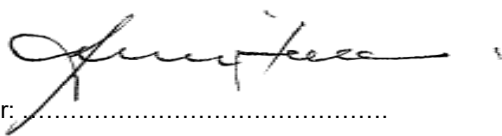
Since the 31st December 2017, a further \$495,065 Convertible Notes A have been issued (bringing the current total to \$1,081,565) and a further \$160,000 Convertible Notes B have been issued (bringing the current total to \$551,500).

On 25 October 2017 the Group advised that a third party had nominated 62 Barry Parade, a small existing industrial building on the site for entry in the Queensland Heritage Register (QHR). As at the date of this report the Company is progressing through the required processes and will report the outcome at the earliest opportunity.

Auditor's independence declaration

A copy of the auditor's independence declaration in accordance with Section 307C of the Corporations Act 2001 is included on page 4 of the interim financial report.

This report is signed in accordance with a resolution of the Board of Directors.



Director:

Grant Archibald

Dated this 28th day of February 2018

Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of Land & Homes Group Limited

I declare that, to the best of my knowledge and belief, in relation to the review for the half-year ended 31 December 2017, there have been:

- (i) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is made in respect of Land & Homes Group Limited and the entities it controlled during the period.

DFK Laurence Varnay



Faizal Ajmat
Partner

Sydney, 28 February 2018

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Land & Homes Group Limited

ACN: 090 865 357 005

Consolidated Statement of Profit or Loss and Other Comprehensive Income for the half-year ended 31 December 2017

	Consolidated Entity	
	31 Dec 2017	31 Dec 2016
	\$	\$
Revenue		
Rental Income	113,637	1,380,438
Other Income	264	20,814
Revenue	113,901	1,401,252
Expenses		
Employee Benefits	(253,571)	(503,661)
Professional Fees	(131,920)	(74,778)
Share Registry Expenses	(5,890)	(22,207)
Insurance	(16,030)	(16,047)
Cost of ASX Reinstatement	-	-
Other Expenses	(82,452)	(82,553)
Travel Expenses	(49,542)	(54,132)
Wharf St Outgoings	(466,686)	(406,503)
Rental Costs	(33,513)	(42,386)
Share Option expense	-	(17,101)
Depreciation	(193,491)	(255,467)
Total Expenses	(1,233,095)	(1,474,835)
Loss Before Finance Costs and Income Tax	(1,119,194)	(73,583)
Finance costs	(263,629)	(213,064)
Loss before income tax	(1,382,823)	(286,647)
Income tax expense	-	-
Loss from Continuing Operations	(1,382,823)	(286,647)
Other Comprehensive Income	-	-
Total comprehensive loss	(1,382,823)	(286,647)
Earnings per share		
Basic earnings per share (cents)	(0.1318)	(0.0284)
Diluted earnings per share (cents)	(0.1318)	(0.0284)

The accompanying notes form part of these financial statements.

Land & Homes Group Limited

ACN: 090 865 357 005

Consolidated Statement of Financial Position

As at 31 December 2017

	Consolidated entity	
	31 Dec 2017	30 June 2017
	\$	\$
Assets		
Current Assets		
Cash and cash equivalents	67,568	260,295
Trade and other receivables	76,470	147,703
Other assets	524,674	202,637
Total Current Assets	668,712	610,635
Non-Current Assets		
Property, plant and equipment	14,149	22,719
Inventories	23,402,983	22,742,819
Investment property (Wharf Street)	22,058,530	22,243,452
Total Non-Current Asset	45,475,662	45,008,990
Total Assets	46,144,374	45,619,625
Liabilities		
Current Liabilities		
Trade and other payables	610,162	196,303
Borrowings	14,000,000	952,696
Total Current Liabilities	14,610,162	1,148,999
Non-Current Liabilities		
Borrowings	17,906,409	29,460,000
Total Non-Current Liabilities	17,906,409	29,460,000
Total Liabilities	32,516,571	30,608,999
Net Assets	13,627,803	15,010,626
EQUITY		
Issued capital	69,078,509	69,078,509
Accumulated Losses	(55,474,667)	(54,091,844)
Share Option Reserve	23,961	23,961
Total Equity	13,627,803	15,010,626

The accompanying notes form part of these financial statements.

Consolidated Statement of Changes in Equity

For the half-year ended 31 December 2017

Consolidated entity	Ordinary Shares	Share Option Reserve	Retained Losses	Total
	\$	\$	\$	\$
Balance at 1 July 2017	69,078,509	23,961	(54,091,844)	15,010,626
Loss attributable to members	-	-	(1,382,823)	(1,382,823)
Issue of shares	-	-	--	-
Transaction/Share Option costs	-	-	--	-
Share Option cost	-	-	--	-
Balance at 31 December 2017	69,078,509	23,961	(55,474,667)	13,627,803

Consolidated entity	Ordinary Shares	Share Option Reserve	Retained Losses	Total
	\$	\$	\$	\$
Balance at 1 July 2016	60,541,493		(54,106,509)	6,434,984
Loss attributable to members	-		(286,645)	(286,645)
Issue of shares	8,606,027		-	8,606,027
Transaction/Share Option costs	(69,012)		-	(69,012)
Share Option cost	-	17,101	-	17,101
Balance at 31 December 2016	69,078,508	17,101	(54,393,154)	14,702,455

The accompanying notes form part of these financial statements.

Consolidated Statement of Cash Flows

For the half-year ended 31 December 2017

	Consolidated entity	
	31 Dec 2017	30 June 2017
	\$	\$
Cash Flows from Operating Activities:		
Receipts from customers	230,606	3,513,733
Payments to suppliers and employees	(671,469)	(2,825,083)
Interest received	264	12,565
Interest expense	(263,629)	(466,168)
Payments for land & development	(660,165)	(21,742,819)
Net cash used in operating activities	(1,364,393)	(21,507,771)
Cash Flows from Investing Activities:		
Payment for property, plant & equipment	-	(27,051)
Payment for investment property	-	(15,203)
Net cash acquired in acquisition	-	-
Net cash used in investing activities	-	(42,254)
Cash Flows from Financing Activities:		
Proceeds from borrowings – related parties	515,703	452,697
Payment of borrowings – related parties	-	(1,768,963)
Proceeds from borrowings – external lenders	978,000	14,000,000
Proceeds from issue of shares	-	8,606,028
Payment of share issuance transaction costs	-	(69,012)
Payment to Loan Offset Account	(322,037)	(153,936)
Net cash provided by financing activities	1,171,666	21,066,814
Net (decrease)/increase in cash and cash equivalents held	(192,727)	(483,211)
Cash and cash equivalents at beginning of year	260,295	743,506
Cash and cash equivalents at end of financial year	67,568	260,295

The accompanying notes form part of these financial statements.

Notes to the Financial Statement
For the Half-Year Ended 31 December 2017

1 Basis of Preparation

These general purpose financial statements for the interim half-year reporting period ended 31 December 2017 have been prepared in accordance with Australian Accounting Standard AASB 134 'Interim Financial Reporting' and the Corporations Act 2001, as appropriate for for-profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 'Interim Financial Reporting.'

These general purpose financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2016 and any public announcements made by the company during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The principal accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, unless otherwise stated.

(a) Going Concern

The financial report has been prepared on a going concern basis which contemplates the realisation of assets and settlements of liabilities in the ordinary course of business. For the half year ended 31 December 2017 Land & Homes Group Limited incurred a loss of \$1,382,823 and had net assets of \$13,627,803.

The directors consider the going concern basis to be appropriate.

As detailed in 'The Financial Position' on page 2, the company has issued Convertible Notes, Class A and B to sophisticated investors. In addition to issuing further convertible notes, the company is also considering various options such as Joint Venture partners' participation, a further rights issue and/or private placements, to cover any cash shortfalls for working capital and development requirements. This has, and will continue to alleviate to financial constraints, until the development of Barry Parade commences in earnest, at mid-year. With this facility in place, the directors consider the going concern basis to be appropriate.

Should the Company be unable to continue as a going concern it may be required to realise its assets and extinguish its liabilities other than in the normal course of business and at amounts different to those stated in the financial statements. The financial statements do not include any adjustments relating to the recoverability and classification of asset carrying amounts or to the amount and classification of liabilities that might result should the Company be unable to continue as a going concern and meet its debts as and when they fall due.

(b) New, revised or amending Accounting Standards and Interpretations adopted

The company has adopted all of the new, revised or amending Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new, revised or amending Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Any significant impact on the accounting policies of the company from the adoption of these Accounting Standards and Interpretations have been considered. The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance or position of the company.

Land & Homes Group Limited

ACN: 090 865 357 005

Notes to the Financial Statement For the Half-Year Ended 31 December 2017

2 Operating Segments

The Group operate in Australia is currently concentrating on an operating segment which develops quality, medium to high-density residential apartments, with its initial focus on the city of Brisbane.

3 Issued Capital

	31 December 2017	30 June 2017
	\$	\$
Fully Paid Ordinary Shares	<u>69,078,508</u>	<u>69,078,508</u>

(a) Movement in ordinary shares on issue

	No.	\$
At the beginning of the reporting period	1,049,389,293	69,078,508
Issue of shares	<u>-</u>	<u>-</u>
At the end of the reporting period	<u>1,049,389,293</u>	<u>69,078,508</u>

Ordinary shares participate in dividends and the proceeds on winding up of the parent entity in proportion to the number of shares held.

At the shareholders meetings each ordinary share is entitled to one vote when a poll is called, otherwise each shareholder has one vote on a show of hands.

Share Options

Share options relate to the options allotted with the shares issued on 12 August 2016, that have an exercise price of \$0.20, expiring on 12 August 2021.

<u>Share Options</u>	Shares Issued	Options Allotted
2 attaching listed options issued per share	172,113,684	344,227,368
Options for services rendered	-	3,000,000
Total	<u>172,113,684</u>	<u>347,227,368</u>

Notes to the Financial Statement
For the Half-Year Ended 31 December 2017

4 Earnings per share

(a) Reconciliation of earnings to profit or loss from continuing operations

	31 December 2017	31 December 2016
	\$	\$
Net loss for the period	(1,382,823)	(286,647)
Earnings used to calculate basic EPS from continuing operations	(1,382,823)	(286,647)
Earnings used in the calculation of dilutive EPS	(1,382,823)	(286,647)

(b) Weighted average number of ordinary shares during the period used in calculating basic EPS

	31 December 2017	31 December 2016
	No.	No.
Weighted average number of ordinary shares during the period used in calculating basic EPS	1,010,102,469	1,010,102,469
Weighted average number of ordinary shares during the period used in calculating diluted EPS	1,010,102,469	1,010,102,469

5 Events after the end of the Reporting Period

In February 2018, the group renegotiated its existing loan facility to finance the Wharf Street Property. The total available amount under the facility is \$15,960,000. The maturity date has been renewed to 24 February 2019. The facility establishment fee \$39,900 was payable to the lender upon signing the new loan agreement.

It has been agreed that the loan between Land & Homes Group Ltd and the related party, S.LH Corporation Pte Ltd., will be converted to Convertible Notes on maturity. The \$1 million Singapore dollar loan is unsecured and bears interest at the SIBOR rate (Singapore Inter Bank overdraft rate) plus 1.75% (approximately a total of 2.75 % to 3% at the current SIBOR rate).

Since the 31st December 2017, a further \$495,065 Convertible Notes A have been issued (bringing the current total to \$1,081,565) and a further \$160,000 Convertible Notes B have been issued (bringing the current total to \$551,500).

On 25 October 2017 the Group advised that a third party had nominated 62 Barry Parade, a small existing industrial building on the site for entry in the Queensland Heritage Register (QHR). As at the date of this report this matter remained unresolved.

No matters or circumstances have arisen since the end of the period which significantly affected or could significantly affect the operations of the Company, the results of those operations, or the state of affair of the company in future financial years.

6 Contingent Liabilities and Contingent Assets

The Company did not have any contingencies at 31 December 2017.

Notes to the Financial Statement
For the Half-Year Ended 31 December 2016

7 Related Party Transactions

Transactions with related parties:

	31 December 2017	31 December 2016
	\$	\$
<i>Purchase of services</i>		
Management and other professional fees	92,500	-

All purchases from related parties were on normal commercial terms.

The following balances were outstanding at the end of the reporting period in relation to transactions with related parties:

	31 December 2017	30 June 2017
	\$	\$
<i>Payables to related parties</i>		
Balance brought forward	-	768,963
Payables on acquisition	-	-
Advances	-	-
Repayments	-	(768,963)
Total	-	-
<i>Loans from related parties</i>		
Balance brought forward	452,697	1,000,000
Advances	515,712	452,697
Repayments	-	(1,000,000)
Total	968,409	452,697

This loan between Land & Homes Group Ltd and the related party, S.LH Corporation Pte Ltd., will be converted to Convertible Notes on maturity. The \$1 million Singapore dollar loan is unsecured and bears interest at the SIBOR rate (Singapore Inter Bank overdraft rate) plus 1.75% (approximately a total of 2.75 % to 3% at the current SIBOR rate).

8 Borrowings

As recorded in Note 5, the group renegotiated its existing loan facility to finance Wharf Street development. The total available amount under the facility was \$15,960,000, is now due on 24th February 2019. As a consequence the loan is classified as non-current liabilities.

The existing \$14,000,000 loan facility to finance Barry Parade development, is due to mature in September 2018. The Group intends to apply to UOB, to renew the loan by a further 12 months to September 2019. However, it is considered premature to consider any negotiations at this early stage. The loan is consequently classified as a current liability.

As the terms and conditions of both facilities remained unchanged, the refinancing amounts did not result in the recognition of a settlement gain or loss.

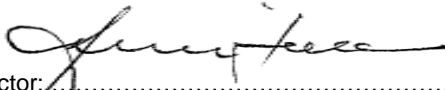
Directors' Declaration

The directors of the Company declare that:

1. The interim financial statements and notes, as set out on pages 5 to 12 are in accordance with the Corporations Act 2001, including:
 - (a) Complying with Accounting Standard AASB 134: Interim Financial Reporting, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and
 - (b) Give a true and fair view of the Company's financial position as at 31 December 2017 and of its performance for the half-year ended on that date.
2. In the directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable with the continuing support of creditors.

The directors have been given the declarations required by section 295A of the Corporations Act 2001.

This declaration is made in accordance with a resolution of the Board of Directors.



Director:

Grant Archibald

Dated this 28th February 2018

Independent Auditor's Review Report to the Members of Land & Homes Group Limited

Report on the Half year Financial Report

Conclusion

We have reviewed the accompanying **Half-year Financial Report** of Land & Homes Group Limited (the company) and its subsidiaries (the Group), which comprises the consolidated statement of financial position as at 31 December 2017, the consolidated statement of profit or loss and other comprehensive income for the half-year ended 31 December 2017, consolidated statement of changes in equity and consolidated statement of cash flows for the half year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, nothing has come to our attention that causes us to believe that the Half-year Financial Report of Land & Homes Group Limited is not in accordance with the *Corporations Act 2001*, including:

- giving a true and fair view of the Group's financial position as at 31 December 2017 and of its performance for the Half-year ended on that date; and
- complying with *Australian Accounting Standard AASB 134 Interim Financial Reporting* and the *Corporations Regulations 2001*.

Emphasis of matter

We draw attention to Note 1(a) in the Half-year Financial Report, which indicates that the ability of the Company to continue as a going concern is dependent upon the future successful raising of necessary funding through debt and equity. This condition indicates the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern and therefore, the Company may be unable to realise its assets and discharge its liabilities in the normal course of business.

Directors' Responsibility for the Half-year Financial Report

The Directors of the Company are responsible for:-

- the preparation of the Half-year Financial Report that gives a true and fair view in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*; and
- for such internal control as the Directors determine is necessary to enable the preparation of the Half-year Financial Report that is free from material misstatement, whether due to fraud or error.

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Independent Auditor's Review Report to the Members of Land & Homes Group Limited

Auditor's Responsibility for the Review of the Half-year Financial Report

Our responsibility is to express a conclusion on the Half-year Financial Report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagement ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, anything has come to our attention that causes us to believe that the Half-year Financial Report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the Group's financial position as at 31 December 2017 and its performance for the Half-year ended on that date; and complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting and the Corporations Regulations 2001*. As the auditor of *Land & Homes Group Limited*, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a Half-year Financial Report consists of making enquires, primarily of persons responsible for the financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with *Australian Auditing Standards* and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

DFK Laurence Varnay



Faizal Ajmat
Partner
Sydney, 28 February 2018

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