

**ASX Release (ASX Code: LHM)****31 JULY 2020**

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**APPENDIX 4C – QUARTERLY ACTIVITIES AND CASH FLOW REPORTS**

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The Company releases its Activities Report and Appendix 4C – Quarterly report for entities subject to Listing Rule 4.7B.

Authorised by the Audit Committee.

For further information please contact:

Andrew J. Cooke,

Company Secretary

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**About Land & Homes Group Limited**

Land & Homes Group Limited (LHM) is a property development company focused on the acquisition of prime sites for project development into quality residential, commercial and mixed-use apartments. The Company is listed on the Australian Securities Exchange. Its strategy is to hold a diverse portfolio of high-yield properties and projects at various stages of development and construction.

The Company's operations have been established in Brisbane to develop quality, medium to high-density residential apartments for an expanding market in the strong sustainable growth region of South East Queensland. Initially concentrating the business activity on Brisbane city, the residential products are to be developed in attractive convenient locations of inner Brisbane area suitable for a balance of both investors and owner occupiers.

The Company is well placed to leverage the credentials and track record of its major shareholder, the Lian Huat Group, in property development in Australia with strong networks and insight into the needs of investors from Asia. With this experience, LHM will realise its *Asia Vision* through the establishment of an experienced management team that has expertise in Australia's property market, urban planning, project management and finance, along with an intimate knowledge of the appetite and demands of the significant Asian market.

Please visit the Company web site for additional details: [www.landnhomesgroup.com](http://www.landnhomesgroup.com)

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**QUARTERLY ACTIVITIES REPORT – 30 JUNE 2020 QUARTER**

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**BARRY PARADE PROJECT**

The design consultants have progressed the design with the 40% design development milestone scheduled to be achieved on 31 July 2020. Design development has been undertaken in parallel with improved product design, more detailed cost planning in which a number of cost savings to the construction cost have been identified and forecast revenue has also been improved.

A Lease document has been executed for the Sales Display Tenancy at 510 Boundary St, Fortitude Valley, which is a prominent location within close proximity to the site. The sales display fit out design has been completed by RotheLowman, with a tender process resulting in the appointment of NNB as preferred fit out contractor.

The Advertising and marketing consultants are scheduled to complete the creative design and production of marketing collateral in conjunction with CBRE over the next quarter.

**WHARF STREET PROPERTY**

Due to the impact of Covid-19 and subsequent restrictions imposed by State governments around the country, leasing activity was subdued in the quarter ending 30 June 2020.

**PROJECT EXPENDITURE**

Project expenditure incurred during the quarter ended 30 June 2020 on the groups' project is set out below:

<b>Project</b>	<b>Amount Incurred</b>
Barry Parade	\$522,185
Wharf St Property	\$ 54,010

**PAYMENTS TO RELATED PARTIES AND THEIR ASSOCIATES**

There were no payments to related parties and their associates during the quarter end 30 June 2020.

Approved and Authorised for release by the Executive Committee.

For further details contact: [info@landhomesgroup.com](mailto:info@landhomesgroup.com)

## Appendix 4C

### Quarterly cash flow report for entities subject to Listing Rule 4.7B

**Name of entity**

Land &amp; Homes Group Limited

**ABN**

33 090 865 357

**Quarter ended ("current quarter")**

30 June 2020

<b>Consolidated statement of cash flows</b>	<b>Current quarter \$A'000</b>	<b>Year to date (12 months) \$A'000</b>
<b>1. Cash flows from operating activities</b>		
1.1 Receipts from customers	39	199
1.2 Payments for		
(a) research and development		
(b) product manufacturing and operating costs		
(c) advertising and marketing		
(d) leased assets		
(e) staff costs	(61)	(341)
(f) administration and corporate costs	46	(235)
1.3 Dividends received (see note 3)		
1.4 Interest received		
1.5 Interest and other costs of finance paid	(200)	(1,424)
1.6 Income taxes paid		
1.7 Government grants and tax incentives		
1.8 Other Inventory - (property held for resale and related capitalisation of development expenses)	(595)	(1,575)
<b>1.9 Net cash from / (used in) operating activities</b>	<b>(771)</b>	<b>(3,376)</b>
<b>2. Cash flows from investing activities</b>		
2.1 Payments to acquire:		
(a) entities		
(b) businesses		
(c) property, plant and equipment		
(d) investments		

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (12 months) \$A'000
(e) intellectual property		
(f) other non-current assets		
2.2 Proceeds from disposal of:		
(a) entities		
(b) businesses		
(c) property, plant and equipment		
(d) investments		
(e) intellectual property		
(f) other non-current assets		
2.3 Cash flows from loans to other entities		
2.4 Dividends received (see note 3)		
2.5 Other (provide details if material)		
<b>2.6 Net cash from / (used in) investing activities</b>		

<b>3. Cash flows from financing activities</b>		
3.1 Proceeds from issues of equity securities (excluding convertible debt securities)		
3.2 Proceeds from issue of convertible debt securities		
3.3 Proceeds from exercise of options		
3.4 Transaction costs related to issues of equity securities or convertible debt securities		
3.5 Proceeds from borrowings	765	3,368
3.6 Repayment of borrowings		
3.7 Transaction costs related to loans and borrowings		
3.8 Dividends paid		
3.9 Other (provide details if material)		
<b>3.10 Net cash from / (used in) financing activities</b>	<b>765</b>	<b>3,368</b>

<b>4. Net increase / (decrease) in cash and cash equivalents for the period</b>		
4.1 Cash and cash equivalents at beginning of period	541	543
4.2 Net cash from / (used in) operating activities (item 1.9 above)	(771)	(3,376)

<b>Consolidated statement of cash flows</b>		<b>Current quarter \$A'000</b>	<b>Year to date (12 months) \$A'000</b>
4.3	Net cash from / (used in) investing activities (item 2.6 above)		
4.4	Net cash from / (used in) financing activities (item 3.10 above)	765	3,368
4.5	Effect of movement in exchange rates on cash held		
<b>4.6</b>	<b>Cash and cash equivalents at end of period</b>	<b>535</b>	<b>535</b>

<b>5.</b>	<b>Reconciliation of cash and cash equivalents</b> at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	<b>Current quarter \$A'000</b>	<b>Previous quarter \$A'000</b>
5.1	Bank balances	535	541
5.2	Call deposits		
5.3	Bank overdrafts		
5.4	Other (provide details)		
<b>5.5</b>	<b>Cash and cash equivalents at end of quarter (should equal item 4.6 above)</b>	<b>535</b>	<b>541</b>

**6. Payments to related parties of the entity and their associates**

- 6.1 Aggregate amount of payments to related parties and their associates included in item 1
- 6.2 Aggregate amount of payments to related parties and their associates included in item 2

<b>Current quarter \$A'000</b>

Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments

**7. Financing facilities**

Note: the term "facility" includes all forms of financing arrangements available to the entity.

Add notes as necessary for an understanding of the sources of finance available to the entity.

	Total facility amount at quarter end \$A'000	Amount drawn at quarter end \$A'000
7.1 Loan facilities	29,960	29,960
7.2 Credit standby arrangements		
7.3 Other (please specify)	10,328	10,328
7.4 <b>Total financing facilities</b>	<b>40,288</b>	<b>40,288</b>

**7.5 Unused financing facilities available at quarter end**

7.6 Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.

Loan Facilities:

United Overseas Bank continues to provide two loans for an aggregate amount of \$29,960,000 for the Barry Parade and the Wharf Street properties. The loans are subject to an interest margins of 2.0% and 1.5% per annum over and above the relevant period Bank Bill Swap Reference Rate. The loans are secured by way of first legal mortgages over these two properties.

Other Facilities:Working Capital Unsecured Loan, from Khosland Management Pte Ltd. (a related party)

Amount \$1,227,389 (\$1m Singapore dollars). Repayment of this loan was previously extended to 31 December 2019 with an interest rate of 7%, or upon LHM securing appropriate funding from other sources. It is contemplated that the Company will seek a further extension of the repayment date.

Convertible Notes

The Convertible Notes are unsecured and repayable in 60 months from the date of issue or 9 months from the date of issue if shareholder approval is not obtained to the convertibility of the Notes within three months of the date of issue. To date the Company has not obtained shareholder approval as contemplated by the terms of the Notes and accordingly some of the Notes have become repayable however the relevant Noteholders have not sought repayment to date.

The \$8,547,593 worth of Class A Notes bear interest of 9.0%, with the interest repayable Quarterly.

The \$552,824 worth of Class B Notes bear interest of 13.8%, with the interest repayable with the capital at the end of the Note term.

<b>8. Estimated cash available for future operating activities</b>	<b>\$A'000</b>
8.1 Net cash from / (used in) operating activities (Item 1.9)	(771)
8.2 Cash and cash equivalents at quarter end (Item 4.6)	535
8.3 Unused finance facilities available at quarter end (Item 7.5)	0
8.4 Total available funding (Item 8.2 + Item 8.3)	535
8.5 <b>Estimated quarters of funding available (Item 8.4 divided by Item 8.1)</b>	0.69

8.6 If Item 8.5 is less than 2 quarters, please provide answers to the following questions:

1. Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?

Answer: The Company expects that it will continue to have the current level of net operating cash flows for the time being.

2. Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?

Answer: The Company is pursuing the refurbishment of its Wharf Street property asset for commercial office purposes and will undertake a campaign to lease out the 4,695 sqm of available space. Subject to completion of the 12 - 15 months refurbishment program and satisfactory market conditions, the Company anticipates that the leasing of this property will generate a steady income stream.

In addition the Company expects to continue to raise funds via the issue of convertible notes to sophisticated investors to fund its operations until sufficient income is generated from the leasing of the Wharf Street property to fund ongoing working capital requirements. In the longer term the development of the Company's Barry Parade property is also expected to raise cash to fund the Company's operations.

3. Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?

Answer: The Company expects to be able to continue its operations and to meet its business objectives. The Company's operations have substantially been funded by way of Convertible Notes subscribed for by Khosland Management Pte Ltd which is associated with the Company's Chairman, Mr. CK Kho. Subject to market conditions, the Board expects that funding will continue to be forthcoming from this or alternative debt/equity sources. In the alternative the Company may consider the sale of one or both of the properties that it currently holds in Brisbane.

### Compliance statement

- 1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.
- 2 This statement gives a true and fair view of the matters disclosed.

Date: 31 July 2020

Authorised by: The Audit Committee  
(Name of body or officer authorising release – see note 4)

### Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An

entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.

2. If this quarterly cash flow report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, *AASB 107: Statement of Cash Flows* apply to this report. If this quarterly cash flow report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.
3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.
4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [name of board committee – eg Audit and Risk Committee]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".
5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.