

# ULTIMA UNITED

LIMITED

ACN 123 920 990

## APPENDIX 4D AND INTERIM FINANCIAL REPORT 31 DECEMBER 2021

## Results for Announcement to the Market

for the half-year ended 31 December 2021

1 REPORTING PERIOD					
■ Report for the period ended:		31 December 2021			
■ Previous corresponding period is half-year ended:		31 December 2020			
2 RESULTS FOR ANNOUNCEMENT TO THE MARKET					
		Movement		Current Period	Prior Period
				\$	\$
		%			
■ Revenues from ordinary activities		Increase	20 to	203,549	168,962
■ Loss from ordinary activities after tax attributable to members		Reduction in loss	95 to	(7,338)	(141,281)
■ Loss from after tax attributable to members		Reduction in loss	95 to	(7,338)	(141,281)
a. Dividends				Amount per Security	Franked amount per security
				¢	%
■ Interim dividend				nil	N/A
■ Final dividend				nil	N/A
■ Record date for determining entitlements to the dividend		N/A			
b. Brief explanation of any of the figures reported above necessary to enable the figures to be understood (item 2.6): Revenue represents rental income from developed properties					
3 DIVIDENDS AND RETURNS TO SHAREHOLDERS INCLUDING DISTRIBUTIONS AND BUY BACKS					
Nil.					
a. Details of dividend or distribution reinvestment plans in operation are described below (item 6): Not applicable					

## Results for Announcement to the Market

for the half-year ended 31 December 2021

4 RATIOS		
	Current period	Previous corresponding period
a. Financial Information relating to 4b:	\$	\$
Earnings for the period attributable to owners of the parent	(7,338)	(141,281)
Net assets	23,188,073	4,149,893
Less: Intangible assets	-	-
Net tangible assets	23,188,073	4,149,893
	No.	No.
Fully paid ordinary shares	70,307,524	36,657,186
	¢	¢
b. Net tangible assets backing per share (cents):	33.0	11.3

5	DETAILS OF ENTITIES OVER WHICH CONTROL HAS BEEN GAINED OR LOST DURING THE PERIOD: (item 4)	
a. Control gained over entities		
■ Name of entities	N/A	
■ Date(s) of gain of control	N/A	
b. Loss of control of entities		
■ Name of entities	Nil	
■ Date(s) of loss of control	N/A	
c. Contribution to consolidated profit (loss) from ordinary activities after tax by the controlled entities to the date(s) in the current period when control was gained / lost	N/A	
d. Profit (loss) from ordinary activities after tax of the controlled entities for the whole of the previous corresponding period	N/A	

6	DETAILS OF ASSOCIATES AND JOINT VENTURES:	
■ Name of entities	Nil	
■ Percentage holding in each of these entities	N/A	
	Current period	Previous corresponding period
■ Aggregate share of profits (losses) of these entities	N/A	N/A

7	FOREIGN ENTITIES ACCOUNTING STANDARD:
	N/A

8	The financial information provided in the Appendix 4D is based on the interim final report (attached), which has been prepared in accordance with Australian Accounting Standards.
---	--

9	The report is based on accounts which have been reviewed by the Company's independent auditor.
---	--



**ULTIMA UNITED**

LIMITED

ACN 123 920 990

# **INTERIM FINANCIAL REPORT**

31 December 2021

**Corporate directory****Directors**

Jonathan Cheng	<i>Executive Chairman &amp; Managing director</i>
Cheng Yan Marcus Goh	<i>Executive Director</i>
Lo Yew Seng	<i>Non-executive Director</i>
Tome Jongue	<i>Non-executive Director</i>

**Company Secretary**

Cheng Yan Marcus Goh

**Registered Office**

Street: Suite 14, 11 Preston Street  
COMO WA 6152

Postal:

Telephone: +61 (0)8 6436 1888

Facsimile: +61 (0)8 9367 3311

Website: [www.ultimaunited.com](http://www.ultimaunited.com)

**Share Registry**

Advanced Share Registry Services

Street: 110 Stirling Highway  
NEDLANDS WA 6009

Telephone: +61 (0)8 9389 8033

Facsimile: +61 (0)8 9262 3723

Website: [www.advancedshare.com.au](http://www.advancedshare.com.au)

**Auditors**

Moore Australia Audit (WA)

Level 15 Exchange Tower

2 The Esplanade

PERTH WA 6000

Telephone: +61 (0)8 9225 5355

**Securities Exchange**

Australian Securities Exchange

Level 40, Central Park, 152-158 St Georges Terrace

Perth WA 6000

Telephone: 131 ASX (131 279) (within Australia)

Telephone: +61 (0)2 9338 0000

Facsimile: +61 (0)2 9227 0885

Website: [www.asx.com.au](http://www.asx.com.au)

ASX Code UUL

## Contents

■ Directors' report.....	1
■ Auditor's independence declaration .....	3
■ Statement of profit or loss and other comprehensive income .....	4
■ Statement of financial position .....	5
■ Statement of changes in equity.....	6
■ Statement of cash flows .....	7
■ Notes to the financial statements .....	8
■ Directors' declaration .....	14
■ Independent auditor's review report .....	15

## Directors' report

Your directors present their report of Ultima United Limited (UUL or **the Company**) for the half-year ended 31 December 2021. In order to comply with the provisions of the Corporations Act 2001, the directors report as follows:

UUL is listed on the Australian Securities Exchange.

### Directors

The names of Directors in office at any time during or since the end of the half-year are:

- |                        |  |
|------------------------|--|
| ■ Jonathan Cheng       | Executive Chairman & Managing Director ( <i>appointed 21 July 2020</i> ) |
| ■ Cheng Yan Marcus Goh | Executive Director & Secretary ( <i>appointed 14 June 2021</i> )         |
| ■ Tome Jongue          | Non-executive Director ( <i>appointed 14 June 2021</i> )                 |
| ■ Yew Seng Lo          | Non-executive Director ( <i>appointed 14 September 2020</i> )            |

### Company Secretary

Cheng Yan Marcus Goh was appointed the role of Company Secretary on 14 June 2021.

### Dividends paid or recommended

There were no dividends paid or recommended during the period to 31 December 2021 (31 December 2020: nil).

### Significant Changes in the state of affairs

There were no significant changes to the state of affairs of the Company.

## Operating and financial review

### Nature of Operations Principal Activities

#### Cannington Project

The Company announced the signing of a master lease with Rhinox Property Management Pty Ltd. The master lease was announced on 21 October 2020 and covers the 10 units at the property that were not sold in the year prior.

The master lease does not represent a change in the Company's intentions to continue with the sales efforts of the units. The Company believes that the lease arrangement increases the marketability of the units by being high-yield lease apartments and maximises the current value of the units by raising rental yield. The Company is still currently in the midst of marketing the units through online sales platforms. However, at the date of this report, despite several enquiries, the Company has not received any firm commitments or offers in relation to the sale of the remaining units.

#### Bentley Project

The Company owns the properties 19 & 21 Tate Street, Bentley. The Company has been and continues to assess the viability of developing special disability accommodation units under the National Disability Insurance Scheme ("NDIS") for the Bentley Project.

The Company has also started marketing the land for sale but has not yet received any enquires or firm offers. The Company continues its two-pronged approach of progressing the development of the special disability housing under the National Disability Insurance Scheme and marketing the properties for sale. The Company has not received a response from the City of Canning in relation to its submissions for development approval.

#### Hokkaido Development

On 30 December 2020, the Company entered into a binding letter of intent with Infinity Capital Group Japan Development Good Kaisha ("ICGJ") for the acquisition of three (3) lots of land at a real estate development project known as TELLUS Villas ("TVP") located in Niseko, Japan.

On 28 September 2021, the Company completed the acquisition and has made progress payments to commence the construction of TVP. The Company has received binding letters of intent from third party individuals interested in purchasing lots 8 and 9 of the TVP development, which is expected to settle during the 2022 calendar year.

#### Parker Street Project

The Company has entered into an agreement to acquire a piece of land at 8 Parker Street, Northbridge WA 6003 and settlement is yet to occur. The land consists of three separate lots totalling an area of 548m<sup>2</sup> with two frontages. The land has already received development approvals from the City of Perth for the development of a multistorey (up to 12-storeys) mixed-use residential development.

The Company is currently in talks with Key Stakeholders in relation to the construction of the project.

**Directors' report****Financial Review****Operating results**

For the period ended 31 December 2021 the Company had a net loss of \$7,338 (31 December 2020: \$141,281 net loss).

The financial statements have been prepared on a going concern basis, which contemplates the continuity of normal business activity and the realisation of assets and the settlement of liabilities in the ordinary course of business.

**Financial position**

The net assets of the Company have increased by \$19,147,407 to \$23,188,073 at 31 December 2021 (30 June 2021: \$4,040,666).

The Company's cash and cash equivalents increased by \$10,087,465 to \$12,987,121 at 31 December 2021 (30 June 2021: \$2,899,656). The Company had working capital of \$12,673,315 (30 June 2021: \$3,546,223 working capital).

**Events Subsequent to Reporting Date**

There are no significant after balance date events that are not covered in this Directors' Report or within the financial statements at Note 16 Events subsequent to reporting date.

**Auditor's independence declaration**

The lead auditor's independence declaration under section 307C of the Corporations Act 2001 (Cth) for the half-year ended 31 December 2021 has been received and can be found on page 3 of the interim financial report.

**CHENG YAN MARCUS GOH**

Executive Director

Dated this Monday, 28 February 2022



**Moore Australia Audit (WA)**

Level 15, Exchange Tower,  
2 The Esplanade, Perth, WA 6000  
PO Box 5785, St Georges Terrace, WA 6831

T +61 8 9225 5355

F +61 8 9225 6181

[www.moore-australia.com.au](http://www.moore-australia.com.au)

**AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION  
307C OF THE *CORPORATIONS ACT 2001* TO THE DIRECTORS OF  
ULTIMA UNITED LIMITED**

I declare that to the best of my knowledge and belief, during the half-year ended 31 December 2021, there have been no contraventions of:

- i. the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the review; and
- ii. any applicable code of professional conduct in relation to the review.

SUAN-LEE TAN  
PARTNER

MOORE AUSTRALIA AUDIT (WA)  
CHARTERED ACCOUNTANTS

Signed at Perth this 28<sup>th</sup> day of February 2022.



**Statement of profit or loss and other comprehensive income**

for the half year ended 31 December 2021

	Note	31 Dec 21 \$	31 Dec 20 \$
Revenue	2a	203,549	168,962
Cost of Sales	2b	(23,658)	(48,688)
Gross profit		179,891	120,274
Other Income		-	29,134
Administration expenses		(24,041)	(8,563)
Consultancy expenses		(19,000)	(44,627)
Employee benefit expenses		(78,543)	(171,945)
Finance costs		(39,021)	(38,433)
Legal and compliance expenses		(49,906)	(32,140)
Net gain/(loss) financial assets held at fair value		29,400	11,241
Occupancy expenses		(6,118)	(6,222)
<b>Loss before tax</b>		(7,338)	(141,281)
Income tax expense		-	-
<b>Net loss for the period</b>		(7,338)	(141,281)
Other comprehensive Income		-	-
<b>Total comprehensive income for the period</b>		(7,338)	(141,281)
<i>Earnings per share:</i>		¢	¢
Basic and diluted loss per share (cents per share)	3	(0.01)	(0.45)

*The statement of profit or loss and other comprehensive income is to be read in conjunction with the accompanying notes.*

**Statement of financial position**

as at 31 December 2021

	Note	31 Dec 21 \$	30 Jun 21 \$
<i>Current assets</i>			
Cash and cash equivalents	4	12,987,121	2,899,656
Trade and other receivables	5	79,059	25,886
Inventory	6	2,810,839	2,810,839
<b>Total current assets</b>		<b>15,877,019</b>	<b>5,736,381</b>
<i>Non-current assets</i>			
Inventory (Property development)	7	11,171,812	1,181,610
Financials assets	8	46,694	17,293
<b>Total non-current assets</b>		<b>11,218,506</b>	<b>1,198,903</b>
<b>Total assets</b>		<b>27,095,525</b>	<b>6,935,284</b>
<i>Current liabilities</i>			
Trade and other payables	9	1,186,747	443,682
Provisions		30,522	61,590
Borrowings	10	1,986,435	1,684,886
<b>Total current liabilities</b>		<b>3,203,704</b>	<b>2,190,158</b>
<i>Non-current liabilities</i>			
Borrowings	10	703,748	704,460
<b>Total non-current liabilities</b>		<b>703,748</b>	<b>704,460</b>
<b>Total liabilities</b>		<b>3,907,452</b>	<b>2,894,618</b>
<b>Net assets</b>		<b>23,188,073</b>	<b>4,040,666</b>
<i>Equity</i>			
Issued capital	11	29,997,559	10,842,814
Reserves	12	482,267	482,267
Accumulated losses		(7,291,753)	(7,284,415)
<b>Total equity</b>		<b>23,188,073</b>	<b>4,040,666</b>

The statement of financial position is to be read in conjunction with the accompanying notes.

**Statement of changes in equity**

for the half year ended 31 December 2021

	Note	Issued Capital \$	Option Reserves \$	Accumulated Losses \$	Total \$
<i>Balance at 1 July 2020</i>		8,097,337	482,267	(7,033,909)	1,545,695
Loss for the period		-	-	(141,281)	(141,281)
Other comprehensive income		-	-	-	-
Total comprehensive income for the period		-	-	(141,281)	(141,281)
<b><i>Transaction with owners in their capacity as owners</i></b>					
Issue of shares	11a	2,932,576	-	-	2,932,576
Capital Raising Cost	11a	(187,099)	-	-	(187,099)
Balance at 31 December 2020		10,842,814	482,267	(7,175,190)	4,149,891
<i>Balance as at 1 July 2021</i>		10,842,814	482,267	(7,284,415)	4,040,666
Loss for the period		-	-	(7,338)	(7,338)
Other comprehensive income		-	-	-	-
Total comprehensive income for the period		-	-	(7,338)	(7,338)
<b><i>Transaction with owners in their capacity as owners</i></b>					
Issue of shares	11a	20,190,203	-	-	20,190,203
Capital Raising Cost	11a	(1,035,458)	-	-	(1,035,458)
Balance at 31 December 2021		29,997,559	482,267	(7,291,753)	23,188,073

*The statement of changes in equity is to be read in conjunction with the accompanying notes.*

**Statement of cash flows**

for the half year ended 31 December 2021

*Cash flows from operating activities*

Receipts from customers

Payments to suppliers and employees

Finance costs

**Net cash (used in)/provided by operating activities***Cash flows from investing activities*

Purchase of TELLUS villas land

Payment for property development costs

Deposits received

**Net cash used in investing activities***Cash flows from financing activities*

Proceeds from the issue of shares

Capital raising cost

Repayment of borrowings

Loans from related parties

**Net cash provided by financing activities****Net increase in cash held**

Cash and cash equivalents at the beginning of the reporting period

**Cash and cash equivalents at end of reporting period**

	31 Dec 21 \$	31 Dec 20 \$
	177,299	209,047
	(312,240)	(167,142)
	(39,021)	(38,433)
	(173,962)	3,472
	(6,990,202)	-
	(3,000,000)	-
	972,000	-
	(9,018,202)	-
	20,190,204	2,932,576
	(1,211,412)	(11,144)
	(9,288)	(9,459)
	310,125	-
	19,279,629	2,911,973
	10,087,465	2,915,445
	2,899,656	97,873
	12,987,121	3,013,318

*The statement of cash flows is to be read in conjunction with the accompanying notes.*

**Notes to the financial statements**

for the period ended 31 December 2021

**Note 1 Statement of significant accounting policies**

These are the financial statements and notes of Ultima United Limited (**UUL or the Company**). The Company is a company limited by shares, domiciled and incorporated in Australia.

The financial statements were authorised for issue on 28 February 2022 by the directors of the Company.

**a. Basis of preparation**

This interim financial report is intended to provide users with an update on the latest annual financial statements of Ultima United Limited. As such, it does not contain information that represents relatively insignificant changes occurring during the half-year within the Company. It is therefore recommended that this financial report be read in combination with the annual financial statements of the Company for the year ended 30 June 2021, together with any public announcements made during the half-year.

All amounts are presented in Australian Dollars unless otherwise noted. For the purposes of preparing the report, the half year has been treated as a discrete reporting period.

**i. Statement of compliance**

The half-year financial report is a general purpose financial report prepared in accordance with the *Corporations Act 2001* and AASB 134 *Interim Financial Reporting*. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 'Interim Financial Reporting'. The half-year financial report does not include notes of the type normally included in an annual financial report and should be read in conjunction with the most recent annual financial report.

The financial statements have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

**ii. Accounting Policies**

The same accounting policies and methods of computation have been followed in this interim financial report as were applied in the most recent annual financial statements.

**b. Inventory**

Inventory is stated at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

Cost includes the cost of acquisition, development costs, holding costs and directly attributable interest borrowed on funds where the development is a qualifying asset. Capitalisation of borrowings costs ceased during extended periods in which active development is interrupted. When a development is completed and ceases to be a qualifying asset, borrowing costs and other costs are expensed as incurred.

Inventory is classified as current when it satisfies any of the following criteria:

- It is expected to be realised in, or is intended for sale or consumption in, the entity's normal operating cycle;
- It is held primarily for the purpose of being traded; or
- It is expected to be realised within twelve months of the reporting date.

All other inventory is treated as non-current.

**c. Use of estimates and judgments**

The preparation of the interim financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amount of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these interim financial statements, significant judgements made by management in applying the Company's accounting policies and key sources of estimation uncertainty were the same as those that were applied to the financial statements as at and for the year ended 30 June 2021.

**d. New and amended standards adopted by the Company**

The Company has considered the implications of new and amended Accounting Standards, but determined that their application to the financial statements is either not relevant or not material.

**Notes to the financial statements**

for the period ended 31 December 2021

**Note 2 Revenue and Cost of Sales**
**a. Revenue**

Rental revenue  
Interest income

**b. Cost of Sales**

Rental properties

31 Dec 21	31 Dec 20
\$	\$
203,480	168,962
69	-
203,549	168,962
(23,658)	(48,688)
(23,658)	(48,688)

**Note 3 Earnings per share (EPS)**
**a. Reconciliation of earnings to profit or loss**

Loss for the year  
Loss used in the calculation of basic and diluted EPS

**b. Weighted average number of ordinary shares outstanding during the year used in calculation of basic EPS**
**c. Earnings per share**

Basic and diluted EPS (cents per share)

d. At the end of the period, the Company has nil unissued shares under options (31 December 2020: nil) and no performance shares on issue (31 December 2020: nil).

**Note**

31 Dec 21	31 Dec 20
\$	\$
(7,338)	(141,281)
(7,338)	(141,281)
31 Dec 21	31 Dec 20
No.	No.
64,403,895	31,557,056
2021	2020
¢	¢
(0.01)	(0.45)

**Note 4 Cash and cash equivalents**
**Current**

Cash at bank

31 Dec 21	30 Jun 21
\$	\$
12,987,121	2,899,656
12,987,121	2,899,656

**Note 5 Trade and other receivables**

Rent receivable  
GST receivable  
Deposits paid  
Prepayments  
Other Debtors

31 Dec 21	30 Jun 21
\$	\$
26,251	-
16,433	7,325
5,044	5,044
29,978	12,354
1,353	1,163
79,059	25,886

**Notes to the financial statements**

for the period ended 31 December 2021

**Note 6 Inventory**

Note	31 Dec 21	30 Jun 21
	\$	\$
<i>Cost carried forward in respect of properties of interest in Oak Street Cannington:</i>		
At the beginning of the period:	2,810,839	2,810,839
Disposals during the period	-	-
Balance at the end of reporting period	2,810,839	2,810,839

**Note 7 Inventory (Property Development)**

Note	31 Dec 21	30 Jun 21
	\$	\$
<i>Cost carried forward in respect of properties of interest in Tate Street, Bentley:</i>		
At the beginning of the period:	1,181,610	1,181,610
Disposals during the period	-	-
	1,181,610	1,181,610
<i>Cost carried forward in respect of properties of interest in Niseko, Japan (Tellus Villas):</i>		
At the beginning of the period:	-	-
Additions during the period	(i) 9,990,202	-
	9,990,202	-
Balance at the end of reporting date	11,171,812	1,181,610

(i) Land value, plus associated costs and construction costs to date for Lot 8,9 &amp; 10 of Tellus Villas in Niseko, Japan.

**Note 8 Financial Assets**

	31 Dec 21	30 Jun 21
	\$	\$
Listed Shares at fair value	46,694	17,293
Total Financial assets at fair value through profit or loss	46,694	17,293

**Note 9 Trade and other payables**

Note	31 Dec 21	30 Jun 21
	\$	\$
<b>Current</b>		
Trade creditors	89,551	130,081
Other creditors and accruals	125,196	313,601
Unearned revenue	(i) 972,000	-
	1,186,747	443,682

(i) Unearned revenue relates to two non-refundable deposits equating to 5% of the total agreed sale prices of \$9.97m and \$9.47m for lots 8 and 9 of Tellus Villas, respectively.

**Notes to the financial statements**

for the period ended 31 December 2021

**Note 10 Borrowings***Current:*

Loan from financial institutions

Loans from related parties

*Non-current:*

Loan from financial institution

Note	31 Dec 21 \$	30 Jun 21 \$
(i) (iii)	1,676,310	1,684,886
(ii)	310,125	-
	1,986,435	1,684,886
(iii)	703,748	704,460
	703,748	704,460

**(i) Westpac Banking facility**

Facility: Bank Bill Business Loan

Facility Limit: \$1,625,490

Loan Type: Variable Rate Interest Only

Loan Term: 1 Year 6 months – Expires on 1 July 2023

Interest Rate: 1.285% per annum

Facility Fee: 1.0% per annum

Security: Mortgage over the property located at 3 Oak Street Cannington, WA 6107.

Covenants: There are no covenants to be complied with

**(ii) Loans from related parties**

During the period ended 31 December 2021, loans were made to the Company by Jonathan Cheng and YC Chen for \$133,682 and \$176,443, respectively. These loans are unsecured with no interest payable and repayable on demand.

**(iii) National Australian Bank Facility**

Facility: Business Loan

Facility Limit: \$785,604

Loan Type: Variable Rate Interest

Loan Term: 30 Years – Expires 10 July 2045

Interest Rate: 4.70% per annum

Security: Registered Mortgage over property situated at 19 and 21 Tate Street Bentley WA 6102

Covenants: There are no covenants to be complied with

**Note 11 Issued Capital**

Fully paid ordinary shares at no par value

**a. Ordinary shares**

At the beginning of the period

■ Shares issued

Transaction costs relating to share issues

At reporting date

	31 Dec 21 No.	30 Jun 21 No.	31 Dec 21 \$	30 Jun 21 \$
Fully paid ordinary shares at no par value	70,307,524	44,063,983	29,997,559	10,842,814
At the beginning of the period	44,063,983	29,325,749	10,842,814	8,097,337
■ Shares issued	26,243,541	14,738,234	20,190,203	2,932,576
Transaction costs relating to share issues	-	-	(1,035,458)	(187,099)
At reporting date	70,307,524	44,063,983	29,997,559	10,842,814



**Notes to the financial statements**

for the period ended 31 December 2021

**Note 12 Reserves**

	31 Dec 21 No.	30 Jun 21 No.	31 Dec 21 \$	30 Jun 21 \$
Option Reserve	-	-	482,267	482,267
<b>Movement in options on issue:</b>				
At the beginning of the period	-	-	482,267	482,267
At reporting date	-	-	482,267	482,267

**Note 13 Operating segments****Identification of reportable segments**

The Company has adopted AASB 8 Operating Segments which requires operating segments to be identified on the basis of internal reports and components of the Company that are regularly reviewed by the chief operating decision maker in order to allocate resources to the segment and to assess its performance. The Company currently operates in one operating segment being the development of mixed residential properties and considers the business from both a product and a geographic perspective and has identified two reportable segments:

- Rental properties – rental income on rental properties at 3 Oak Street, Cannington WA
- All other segments – includes the planned development of residential land in Bentley, WA, Tellus Villas in Niseko, Japan and Northbridge, WA and are not reportable operating segments, as they are not separately included in the reports provided to the chief operating decision maker.

**a. Segment information provided to chief operating decision maker**

The table below shows the segment information provided to the strategic steering committee for the reportable segments for the half-year ended 31 December 2021 and also the basis on which revenue is recognised:

Half-Year ended 31 December 2021		Rental properties		Total
		Australia \$	All other segments \$	\$
Total segment revenue		203,480	69	203,549
<b>Revenue from external customers</b>		<b>203,480</b>	<b>69</b>	<b>203,549</b>
Timing of recognition				
■ At a point in time		203,480	69	203,549
■ Over time		-	-	-
		203,480	69	203,549
<b>Profit/(loss) after income tax</b>		<b>179,891</b>	<b>(187,229)</b>	<b>(7,338)</b>

Half-Year ended 31 December 2020		Rental properties		Total
		Australia \$	All other segments \$	\$
Total segment revenue		168,962	-	168,962
<b>Revenue from external customers</b>		<b>168,962</b>	<b>-</b>	<b>168,962</b>
Timing of recognition				
■ At a point in time		168,962	-	168,962
■ Over time		-	-	-
		168,962	-	168,962
<b>Profit/(loss) after income tax</b>		<b>120,274</b>	<b>(261,555)</b>	<b>(141,281)</b>

**Notes to the financial statements**

for the period ended 31 December 2021

**a Segment information provided to chief operating decision maker (continued)**

Half-Year ended 31 December 2021	Rental properties		Total \$
	Australia \$	All other segments \$	
<b>Total Segment assets</b>			
31 December 2021	2,810,839	24,284,686	27,095,525
30 June 2021	2,810,839	4,124,445	6,935,284
<b>Total Segment liabilities</b>			
31 December 2021	1,625,490	2,281,962	3,907,452
30 June 2021	1,625,490	1,269,128	2,894,618

**Note 14 Commitments**

The Company has entered into a contract for the acquisition of 8 Parker Street, Northbridge WA for a purchase price of \$2,900,000 plus GST, which is expected to settle by 31 March 2022.

There are no other material commitments as at 31 December 2021 (30 June 2021: nil).

**Note 15 Contingent liabilities**

Simon Xing Yan, the former Managing Director and Executive Chairman of the Company initiated proceedings in the District Court of Western Australia against the company for unpaid annual leave and long service leave entitlements. The matter is ongoing. However, we note that the Company paid out an amount of \$66,257 under a Fairwork Ombudsman as settlement (Note: amount was paid prior to 30 June 2021).

The current proceedings before the District Court of WA is a 'continuation' of his claims as he is of the view that the settlement amount was insufficient. The current dispute is to whether or not Simon Yan is entitled to any amounts beyond the settlement amount that was already paid.

There are no other contingent liabilities as at 31 December 2021 other than disclosed above (30 June 2021: nil).

**Note 16 Events subsequent to reporting date**

On 25 January 2022, the Westpac bank loan facility, which expired during the period, was extended by the bank to 1 July 2023. This loan has not been re-classified as non-current at 31 December 2021 in accordance with AASB 101.

There have not been any other subsequent events that have arisen since 31 December 2021 and up to the date of this report that have significantly affected, or may significantly affect, the operations of the Company, the results of those operations, or the state of affairs of the Company in future financial years.

**Directors' declaration**

The Directors of the Company declare that:

1. The financial statements and notes, as set out on pages 4 to 13, are in accordance with the *Corporations Act 2001* (Cth) and:
  - (a) comply with Accounting Standards AASB 134 *Interim Financial Reporting*; and
  - (b) give a true and fair view of the Company's financial position as at 31 December 2021 and of the 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.

This declaration is made in accordance with a resolution of the Board of Directors made pursuant to s303(5) of the *Corporations Act 2001* (Cth) and is signed for and on behalf of the directors by:



**CHENG YAN MARCUS GOH**

Executive Director

Dated this Monday, 28 February 2022



**INDEPENDENT AUDITOR'S REVIEW REPORT  
TO THE MEMBERS OF ULTIMA UNITED LIMITED**

**Moore Australia Audit (WA)**

Level 15, Exchange Tower,  
2 The Esplanade, Perth, WA 6000  
PO Box 5785, St Georges Terrace, WA 6831

T +61 8 9225 5355

F +61 8 9225 6181

[www.moore-australia.com.au](http://www.moore-australia.com.au)

**Report on the Half-Year Financial Report**

**Conclusion**

We have reviewed the financial report of Ultima United Limited (the "Company"), which comprises the statement of financial position as at 31 December 2021, the statement of profit or loss and other comprehensive income, the statement of changes in equity, the statement of cash flows for the half-year ended on that date, notes to the financial statements including a summary of significant accounting policies, other explanatory information and the directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Company is not in accordance with the *Corporations Act 2001*, including:

- i. giving a true and fair view of the Company's financial position as at 31 December 2021 and of its financial performance for the half-year ended on that date; and
- ii. complying with Accounting Standard AASB 134: *Interim Financial Reporting* and the *Corporations Regulations 2001*.

**Basis for Conclusion**

We conducted our review in accordance with Auditing Standards on Review Engagements ASRE 2410: *Review of a Financial Report Performed by the Independent Auditor of the Entity*. Our responsibilities are further described in the *Auditor's Responsibilities for the Review of the Financial Report* section of our report. We are independent of the Company in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

**Responsibility of the Directors 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 (including Australian Accounting Interpretations) 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.



**INDEPENDENT AUDITOR'S REVIEW REPORT  
TO THE MEMBERS OF ULTIMA UNITED LIMITED (CONTINUED)**

**Auditor's Responsibility for the Review of the Financial Report**

Our responsibility is to express a conclusion on the financial report based on our review. ASRE 2410 requires us to conclude whether anything has come to our attention that causes us to believe that the financial report is not in accordance with the *Corporations Act 2001* including:

- i. giving a true and fair view of the Company's financial position as at 31 December 2021 and its performance for the half-year ended on that date; and
- ii. complying with *Accounting Standard AASB 134: Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and 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.

SUAN LEE TAN  
PARTNER

MOORE AUSTRALIA AUDIT (WA)  
CHARTERED ACCOUNTANTS

Signed at Perth this 28<sup>th</sup> day of February 2022