

MAINLAND REAL ESTATE LTD

Incorporated in the Republic of Mauritius

Registration number: 135891 C1/GBL

SEM share code: MAIN.N0000

ISIN: MU0520N00000

("Mainland" or "the Company" or "the Group")

**ABRIDGED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS FOR THE THREE MONTHS AND SIX MONTHS ENDED 30 SEPTEMBER 2020****DIRECTORS COMMENTARY****OVERVIEW AND NATURE OF BUSINESS**

Mainland was incorporated on 2 February 2016 as a Global Business Licence company. The Company was established with the primary objective of investing in global real estate assets and companies. The Company has broadened the scope of its investment strategy to target additional investment jurisdictions, while staying within the real estate space. To achieve its primary objective of investing directly or indirectly in global real estate assets, the Company's new investment strategy is geared towards also opportunistically acquiring external management companies whenever the Company intends to invest in or acquire any real estate assets which are managed by an external management company. The Company will continue to focus on investments which will deliver favourable returns for investors through both income and capital growth.

COMPANY REVIEW FOR THE THREE MONTHS AND SIX MONTHS ENDED 30 SEPTEMBER 2020

During the period ended 30 September 2020, the Group has earned revenue in the form of management fees from its subsidiary LMIRT Management amounting to USD 2.4m. Other income of USD 5.5m principally consists of dividends received by the Company's subsidiaries (amounting to USD 3.3m). Other comprehensive loss of USD 19m comprises of fair value reserves and foreign currency translation reserves.

The Company hereby presents its unaudited consolidated results for the three months and six months ended 30 September 2020.

By order of the Board
13 November 2020

STATEMENT OF FINANCIAL POSITION

	GROUP UNAUDITED As at 30 September 2020 USD	GROUP AUDITED As at 31 March 2020 USD
ASSETS		
Non-current assets		
Financial assets at fair value through other comprehensive income	55,334,117	77,723,868
Property, plant and equipment	65,461	83,629
Intangible assets	5,694	7,590
Right-of-use-asset	1,531,919	129,195
Total non-current assets	56,937,191	77,944,282
Current assets		
Trade and other receivables	169,240,598	156,543,315
Cash and cash equivalents	24,976,790	34,163,578
Total current assets	194,217,388	190,706,893
Total assets	251,154,579	268,651,175
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital	1,712,829	1,712,829
Retained earnings	197,420,291	195,524,025
Foreign currency translation reserves	402,552	(1,009,809)
Fair value reserves	(61,031,479)	(51,136,888)
Total equity attributable to owners of parent	138,504,193	145,090,157
Non-controlling interest	105,132,299	113,983,633
Total capital and reserves	243,636,492	259,073,790
Non-current liabilities		
Deferred income	4,786,272	6,813,789
Total non-current liabilities	4,786,272	6,813,789
Current liabilities		
Trade and other payables	1,003,533	702,545
Finance lease payable	1,600,423	130,786
Current tax liability	127,859	1,930,265
Total current liabilities	2,731,815	2,763,596
Total liabilities	7,518,087	9,577,385
Total equity and liabilities	251,154,579	268,651,175
Weighted average number of shares in issue	884,042	884,042
Net asset value per share	156.67	164.12

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	GROUP UNAUDITED For the six months ended 30 September 2020 USD	GROUP UNAUDITED For the three months ended 30 September 2020 USD	GROUP *RESTATED UNAUDITED For the six months ended 30 September 2019 USD	GROUP *RESTATED UNAUDITED For the three months ended 30 September 2019 USD
Revenue	2,471,797	1,208,351	4,439,130	2,337,373
Gain on bargain purchase	-	-	124,743,627	124,627,223
Other income	5,570,352	1,222,528	6,114,170	6,114,171
Net foreign exchange gain	28,025	-	-	-
	<u>8,070,174</u>	<u>2,430,879</u>	<u>135,296,927</u>	<u>133,078,767</u>
Expenses	(1,810,722)	(815,721)	(1,958,125)	(1,025,586)
Net foreign exchange loss	(2,312,665)	(2,314,561)	(132,490)	(107,969)
Profit/ (loss) before taxation	<u>3,946,787</u>	<u>(699,403)</u>	<u>133,206,312</u>	<u>131,945,212</u>
Taxation	(287,255)	(99,164)	(85,586)	(85,586)
Profit/ (loss) for the period	<u>3,659,532</u>	<u>(798,567)</u>	<u>133,120,726</u>	<u>131,859,626</u>
Other comprehensive loss	(19,096,830)	(35,024,566)	(1,525,306)	(6,209,149)
Total comprehensive (loss)/ income for the period	<u>(15,437,298)</u>	<u>(35,823,133)</u>	<u>131,595,420</u>	<u>125,650,477</u>
Profit/ (loss) attributable to:				
Owners of the Company	1,896,266	(423,613)	129,052,200	128,431,207
Non controlling interest	1,763,266	(374,954)	4,068,526	3,428,419
Total comprehensive (loss)/ income attributable to:	<u>3,659,532</u>	<u>(798,567)</u>	<u>133,120,726</u>	<u>131,859,626</u>
Profit/ (loss) attributable to:				
Owners of the Company	(6,585,964)	(21,111,020)	125,562,377	121,987,392
Non controlling interest	(8,851,334)	(14,712,113)	6,033,043	3,663,085
	<u>(15,437,298)</u>	<u>(35,823,133)</u>	<u>131,595,420</u>	<u>125,650,477</u>
Weighted average number of shares in issue	<u>884,042</u>	<u>884,042</u>	<u>884,042</u>	<u>884,042</u>
Basic and diluted earnings/ (loss) per share	<u>2.14</u>	<u>(0.48)</u>	<u>145.98</u>	<u>145.28</u>

STATEMENT OF CHANGES IN EQUITY

THE GROUP	Ordinary share capital USD	Foreign currency translation reserves USD	Fair value reserves USD	Retained earnings USD	Total attributable to owners USD	Non-controlling interest USD	Total equity USD
As at 1 April 2020	1,712,829	(1,009,809)	(51,136,888)	195,524,025	145,090,157	113,983,633	259,073,790
Profit for the period	-	-	-	1,896,266	1,896,266	1,763,266	3,659,532
Other comprehensive income/ (loss)	-	1,412,361	(9,894,591)	-	(8,482,230)	(10,614,600)	(19,096,830)
Total comprehensive income/ (loss)	-	1,412,361	(9,894,591)	1,896,266	(6,585,964)	(8,851,334)	(15,437,298)
Unaudited as at 30 September 2020	1,712,829	402,552	(61,031,479)	197,420,291	138,504,193	105,132,299	243,636,492
*Restated as at 1 April 2019	1,712,829	362,366	1,906,197	57,324,095	61,305,487	36,456,730	97,762,217
Profit for the period	-	-	-	129,052,200	129,052,200	4,068,526	133,120,726
Other comprehensive income/ (loss)	-	2,305,633	(5,795,456)	-	(3,489,823)	1,964,517	(1,525,306)
Total comprehensive income/ (loss)	-	2,305,633	(5,795,456)	129,052,200	125,562,377	6,033,043	131,595,420
Non-controlling interest on acquisition of subsidiary	-	-	-	-	-	102,169,877	102,169,877
*Restated as at 30 September 2019	1,712,829	2,667,999	(3,889,259)	186,376,295	186,867,864	144,659,650	331,527,514

STATEMENT OF CASH FLOWS

	GROUP UNAUDITED For the six months ended 30 September 2020 USD	GROUP *RESTATED UNAUDITED For the six months ended 30 September 2019 USD
Net cash generated from operating activities	452,991	4,151,870
Net cash generated from investing activities	1,816,433	8,570,639
Net cash utilised in financing activities	(10,895,967)	(3,377,556)
Net (decrease)/ increase in cash and cash equivalents for the period	(8,626,543)	9,344,953
Foreign exchange movement	(560,245)	34,747
Cash and cash equivalents at the beginning of the period	34,163,578	4,167,130
Cash and cash equivalents at end of the period	24,976,790	13,546,830

NOTES

* The restated figures are based on the unaudited figures for the period ended 30 September 2019 and were translated from GBP to USD.

The Company is required to publish interim financial results for the three months and six months ended 30 September 2020 in terms of the SEM Listing Rule 12.19 and Section 88 (1) of the Mauritian Securities Act 2005. The abridged unaudited consolidated financial statements for the three months and six months ended 30 September 2020 ("abridged unaudited consolidated financial statements") have been prepared in accordance with the measurement and recognition requirements of IFRS, the information contained in IAS 34: Interim Financial Reporting, the SEM Listing Rules and the Mauritian Securities Act 2005.

The abridged unaudited consolidated financial statements have not been reviewed or reported on by the Company's external auditors. These abridged unaudited consolidated financial statements were approved by the Board of Directors (the "Board") on 12 November 2020.

Copies of the abridged unaudited consolidated financial statements and the statement of direct and indirect interests of each officer of the Company, pursuant to rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007, are available free of charge, upon request at the Registered Office of the Company at c/o Intercontinental Fund Services Limited, Level 5, Alexander House, 35 Cybercity, Ebene 72201, Mauritius.

This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.19 and Section 88 (1) of the Mauritian Securities Act 2005. The Board accepts full responsibility for the accuracy of the information contained in this communiqué. Contact Person: Mrs Smitha Algoo-Bissonauth.

For further information please contact:

Intercontinental Fund Services Limited

Company Secretary



Perigeum Capital Ltd

SEM authorised representative and sponsor

