

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 NINE MONTHS ENDED 31 DECEMBER 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 NINE MONTHS ENDED 31 DECEMBER 2020

During the period ended 31 December 2020, the Group has earned revenue in the form of management fees from its subsidiary LMIRT Management amounting to USD 3.5m. Other income of USD 8.2m includes dividends received by the Company's subsidiaries (amounting to USD 3.4m). Other comprehensive loss of USD 27.7m comprises of fair value reserves and foreign currency translation reserves.

The Company hereby presents its unaudited consolidated results for the three months and nine months ended 31 December 2020.

By order of the Board

10 February 2021

STATEMENT OF FINANCIAL POSITION

| | GROUP UNAUDITED As at 31 December 2020 USD | GROUP AUDITED As at 31 March 2020 USD |
|---|---|--|
| ASSETS | | |
| Non-current assets | | |
| Financial assets at fair value through other comprehensive income | 44,253,958 | 77,723,868 |
| Investment in associate | 17,571,757 | - |
| Property, plant and equipment | 60,322 | 83,629 |
| Intangible assets | 6,781 | 7,590 |
| Right-of-use-asset | 1,515,648 | 129,195 |
| Total non-current assets | 63,408,466 | 77,944,282 |
| Current assets | | |
| Trade and other receivables | 188,713,040 | 156,543,315 |
| Cash and cash equivalents | 9,317,910 | 34,163,578 |
| Total current assets | 198,030,950 | 190,706,893 |
| Total assets | 261,439,416 | 268,651,175 |
| EQUITY AND LIABILITIES | | |
| Share capital | 1,712,829 | 1,712,829 |
| Retained earnings | 200,544,297 | 195,524,025 |
| Foreign currency translation reserves | 3,190,665 | (1,009,809) |
| Fair value reserves | (69,101,979) | (51,136,888) |
| Total equity attributable to owners of parent | 136,345,812 | 145,090,157 |
| Non-controlling interest | 104,637,454 | 113,983,633 |
| Total capital and reserves | 240,983,266 | 259,073,790 |
| Non-current liabilities | | |
| Deferred income | - | 6,813,789 |
| Total non-current liabilities | - | 6,813,789 |
| Current liabilities | | |
| Trade and other payables | 18,526,316 | 702,545 |
| Finance lease payable | 1,616,493 | 130,786 |
| Current tax liability | 313,341 | 1,930,265 |
| Total current liabilities | 20,456,150 | 2,763,596 |
| Total liabilities | 20,456,150 | 9,577,385 |
| Total equity and liabilities | 261,439,416 | 268,651,175 |
| Weighted average number of shares in issue | 884,042 | 884,042 |
| Net asset value per share | 154.23 | 164.12 |

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

| | GROUP UNAUDITED For the nine months ended 31 December 2020 USD | GROUP UNAUDITED For the three months ended 31 December 2020 USD | GROUP UNAUDITED For the nine months ended 31 December 2019 USD | GROUP UNAUDITED For the three months ended 31 December 2019 USD |
|--|--|---|--|---|
| Revenue | 3,530,862 | 1,059,065 | 6,759,073 | 2,319,789 |
| Gain on bargain purchase | - | - | 124,747,938 | - |
| Other income | 8,226,104 | 2,655,752 | 18,372,017 | 12,257,803 |
| Net foreign exchange gain | 1,091,006 | 3,375,646 | 629,093 | 761,419 |
| | <u>12,847,972</u> | <u>7,090,463</u> | <u>150,508,121</u> | <u>15,339,011</u> |
| Expenses | (2,813,990) | (1,003,268) | (2,766,069) | (807,875) |
| Profit before taxation | 10,033,982 | 6,087,195 | 147,742,052 | 14,531,136 |
| Taxation | (412,169) | (124,914) | (277,284) | (191,695) |
| Profit for the period | 9,621,813 | 5,962,281 | 147,464,768 | 14,339,441 |
| Other comprehensive loss | (27,712,335) | (8,615,505) | (16,281,762) | (3,326,297) |
| Total comprehensive (loss)/ income for the period | (18,090,522) | (2,653,224) | 131,183,006 | 11,013,144 |
| Profit/ (loss) attributable to: | | | | |
| Owners of the Company | 5,020,272 | 3,124,006 | 136,574,103 | 7,517,443 |
| Non controlling interest | 4,601,541 | 2,838,275 | 10,890,665 | 6,821,998 |
| | <u>9,621,813</u> | <u>5,962,281</u> | <u>147,464,768</u> | <u>14,339,441</u> |
| Total comprehensive (loss)/ income attributable to: | | | | |
| Owners of the Company | (8,744,345) | (2,158,381) | 128,065,925 | 6,034,704 |
| Non controlling interest | (9,346,177) | (494,843) | 3,117,081 | 4,978,440 |
| | <u>(18,090,522)</u> | <u>(2,653,224)</u> | <u>131,183,006</u> | <u>11,013,144</u> |
| Weighted average number of shares in issue | 884,042 | 884,042 | 884,042 | 884,042 |
| Basic and diluted earnings/ (loss) per share | 5.68 | 3.53 | 154.49 | 8.50 |

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 | - | - | - | 5,020,272 | 5,020,272 | 4,601,541 | 9,621,813 |
| Other comprehensive income/ (loss) | - | 4,200,474 | (17,965,091) | - | (13,764,617) | (13,947,718) | (27,712,335) |
| Total comprehensive income/ (loss) | - | 4,200,474 | (17,965,091) | 5,020,272 | (8,744,345) | (9,346,177) | (18,090,522) |
| Unaudited as at 31 December 2020 | 1,712,829 | 3,190,665 | (69,101,979) | 200,544,297 | 136,345,812 | 104,637,456 | 240,983,268 |
| As at 1 April 2019 | 1,597,235 | 477,960 | 1,906,197 | 57,324,095 | 61,305,487 | 36,456,730 | 97,762,217 |
| Profit for the period | - | - | - | 136,574,103 | 136,574,103 | 10,890,665 | 147,464,768 |
| Other comprehensive income / (loss) | - | 191,685 | (8,699,863) | - | (8,508,178) | (7,773,584) | (16,281,762) |
| Total comprehensive income/ (loss) | - | 191,685 | (8,699,863) | 136,574,103 | 128,065,925 | 3,117,081 | 131,183,006 |
| Non-controlling interest on acquisition of subsidiary | - | - | - | - | - | 113,595,435 | 113,595,435 |
| Unaudited as at 31 December 2019 | 1,597,235 | 669,645 | (6,793,666) | 193,898,198 | 189,371,412 | 153,169,246 | 342,540,658 |

STATEMENT OF CASH FLOWS

| | GROUP UNAUDITED For the nine months ended 31 December 2020 USD | GROUP UNAUDITED For the nine months ended 31 December 2019 USD |
|---|--|--|
| Net cash (utilised in)/ generated from operating activities | (193,620) | 2,154,525 |
| Net cash generated from investing activities | 2,581,489 | 48,604,823 |
| Net cash utilised in financing activities | (28,476,070) | (11,136,168) |
| Net (decrease)/ increase in cash and cash equivalents for the period | (26,088,201) | 39,623,180 |
| Foreign exchange movement | 1,242,533 | 616,117 |
| 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 | 9,317,910 | 44,406,427 |

NOTES

The Company is required to publish interim financial results for the three months and nine months ended 31 December 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 nine months ended 31 December 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 10 February 2021.

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 12.20 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

