



# ICON PROPERTIES PLC

## SUMMARY AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

Profit after tax  
**K24.4bn**  
for the year ended 31 December 2024

Total income  
**K32.1bn**  
for the year ended 31 December 2024

Total assets  
**K145.5bn**  
as at 31 December 2024

### SUMMARY STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2024

	31 December 2024 K'000	31 December 2023 K'000
<b>Income</b>		
Rental income	7,069,904	5,988,388
Increase in fair value of investment properties	19,812,465	11,835,422
Increase in fair value of investee companies	1,320,712	14,548
Share of associate loss	(219,027)	-
Dividend income	2,118	2,507
Finance income	2,905,552	2,365,552
Other income	1,208,461	717,803
<b>Total income</b>	<b>32,100,185</b>	<b>20,924,220</b>
Expenses	(5,490,602)	(3,936,441)
Profit before income tax	26,609,583	16,987,779
Income tax (expense)/credit	(2,185,091)	2,171,571
<b>Profit for the year</b>	<b>24,424,492</b>	<b>19,159,350</b>
<b>Basic and diluted earnings per share (MK)</b>	<b>3.66</b>	<b>2.87</b>

### SUMMARY STATEMENT OF FINANCIAL POSITION

As at 31 December 2024

	31 December 2024 K'000	31 December 2023 K'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Investment properties	116,211,404	96,090,160
Equipment	343,402	405
IFRS 16 lease smoothing asset	267,700	300,131
Investment in associate	8,280,973	8,500,000
Investment in shares	8,947,260	126,548
Investment in treasury notes	-	11,826,523
Deferred tax asset	-	321,656
<b>Total non-current assets</b>	<b>134,050,739</b>	<b>117,165,423</b>
<b>Current assets</b>		
Trade and other receivables	1,938,894	1,815,102
Tax recoverable	59,437	282,680
Cash and cash equivalents	9,412,757	3,299,140
<b>Total current assets</b>	<b>11,411,088</b>	<b>5,396,922</b>
<b>Total assets</b>	<b>145,461,827</b>	<b>122,562,345</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	58,209,424	58,209,424
Restructuring reserve	8,012,031	8,012,031
Retained earnings	77,207,310	54,653,218
<b>Total equity</b>	<b>143,428,765</b>	<b>120,874,673</b>
<b>Liabilities</b>		
<b>Non - current liabilities</b>		
Deferred tax liability	36,094	-
Deferred income	355,152	373,107
<b>Total non - current liabilities</b>	<b>391,246</b>	<b>373,107</b>
<b>Current liabilities</b>		
Trade and other payables	1,641,816	1,314,565
<b>Total current liabilities</b>	<b>1,641,816</b>	<b>1,314,565</b>
<b>Total equity and liabilities</b>	<b>145,461,827</b>	<b>122,562,345</b>

### SUMMARY STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2024

	31 December 2024 K'000	31 December 2023 K'000
<b>Balance at the beginning of the year</b>	<b>120,874,673</b>	<b>103,173,167</b>
Distributable profit for the year	3,894,459	3,490,553
Non-distributable profit for the year	20,530,033	15,668,797
IFRS 16 lease smoothing adjustment	-	278,956
Dividends paid	(1,870,400)	(1,736,800)
<b>Balance at the end of the year</b>	<b>143,428,765</b>	<b>120,874,673</b>

### SUMMARY STATEMENT OF CASH FLOWS

For the year ended 31 December 2024

	31 December 2024 K'000	31 December 2023 K'000
Net cash generated from operating activities	1,423,612	1,137,688
Net cash generated from investing activities	6,557,282	312,890
Net cash used in financing activities	(1,870,400)	(1,736,800)
Net increase/(decrease) in cash and cash equivalents	6,110,494	(286,222)
Unrealised foreign exchange gains	3,123	-
Balance at the beginning of the year	3,299,140	3,585,362
<b>Cash and cash equivalents at the end of the year</b>	<b>9,412,757</b>	<b>3,299,140</b>

#### BASIS OF PREPARATION

The Directors have prepared the summary financial statements to meet the listing requirements of the Malawi Stock Exchange. The Directors have considered the requirements of the Malawi Stock Exchange and believe that the summary statement of financial position, summary statement of profit or loss and other comprehensive income, summary statement of changes in equity and summary statement of cash flows are sufficient to meet the requirements of the users of the summary financial statements. The amounts in the summary financial statements are prepared in accordance with the framework concepts and the measurements and recognition requirements of IFRS Accounting Standards as issued by the International Accounting Standards Board, and IAS 29 Directive as issued by the Institute of Chartered Accountants in Malawi (ICAM). The summary financial statements have been derived from the Annual Financial Statements which were approved by the Board of Directors on 23 April 2025.

#### PERFORMANCE

The Company generated total income of K32.1 billion (2023: K20.9 billion) for the year, which included an increase in fair value of investment properties of K19.8 billion (2023: K11.8 billion). The Company's income performance was higher than prior year due to property revaluation gains, rental growth, fair value gains on equity investments, and finance income. The property revaluation gains on properties were higher than the corresponding year driven by increased rentals across the portfolio, improved occupancy levels and improved market dynamics. The Improved investment income performance resulted from an increase in cash following the redemption of a treasury note in June 2024. The redeemed funds were reinvested in the money market pending use in upcoming projects.

Towards the end of the year, the Company participated in the Blantyre Hotels plc rights issue. As a result, the Company acquired 605 million shares amounting to a 10.31% shareholding. When marked to the prevailing share price, the shares resulted in a fair value gain of K1.3 billion.

Rental income growth at 18% improved from the previous year growth of 15% due to executed rental escalations and consistent occupancy rates at above 90% throughout the financial year.

Total expenses for the year at K5.5 billion (2023: K3.9 billion) were driven by inflationary pressures and additional insurance covers taken to protect the properties from emerging risks. Some of the other major expense areas included utility costs, repairs and maintenance, security, and administration costs.

The Company reported profit after tax of K24.4 billion (2023: 19.2 billion) for the year ended 31 December 2024.

#### DIVIDEND

The Directors have recommended a final dividend of MK1,002 million (2023: MK935.2 million), representing 15 tambala per share (2023: 14 tambala). The payment date will be announced after the Company's Annual General Meeting (AGM).

An interim dividend of MK935.2 million (2023: MK868.4 million), representing 14 tambala per share (2023: 13 tambala), was paid on 25 October 2024.

This would bring the total dividend for the year to MK1.937 billion (2023: MK1.804 billion), representing 29 tambala per share (2023: 27 tambala per share).

#### OUTLOOK

The country's economic outlook faces risks due to rising prices, a shortage of foreign currency, and environmental events such as erratic rainfall. The Country's foreign currency shortages are likely to persist in 2025, placing further pressure on the local currency, which may impact inflationary pressures. Prices are, however, expected to increase at a lower rate than previous year at 22% according to the Reserve Bank of Malawi.

Positive rental growth is expected as the property market continues to adjust to changes in the economic landscape. Management will continue efforts to contain expenditure levels while ensuring service delivery is unaffected.

As part of the Company's commitment to completing the Protea Hotels Lilongwe Ryalls project, the Company will invest at least a further K2.5 billion in the project in 2025. The capital investments made in 2024 and those expected to be made in 2025 may affect the level of interest income earned by the Company.

The Company is committed to continuing to advance efforts to develop projects in the pipeline despite the challenging economic environment. As the company progresses in its strategic project preparation, it will cautiously manage cash flows to balance between operational and capital needs.

#### APPROVAL OF THE SUMMARY AUDITED FINANCIAL STATEMENTS

The summary audited financial statements were approved by the Board of Directors on 23 April 2025.

By order of the board;

E. Chapola  
Chairperson, Board of Directors

D. Kamkwamba  
Chairperson, Finance and Audit Committee

#### Report of the Independent Auditor on the Summary Financial Statements To the shareholders of ICON Properties Plc

##### Opinion

The summary financial statements, which comprise the summary statement of financial position as at 31 December 2024, and the summary statement of profit or loss and other comprehensive income, summary statement of changes in equity and summary statement of cash flows for the year then ended, are derived from the audited financial statements of ICON Properties plc for the year ended 31 December 2024.

In our opinion, the accompanying summary financial statements present a fair summary of the audited financial statements of ICON Properties Plc and on the basis described in the "basis of preparation paragraph".

##### Other information

We have not audited future financial performance and expectations expressed by directors which are included in the outlook commentary in the accompanying summary financial statements and accordingly we do not express any opinion thereon.

##### Summary Financial Statements

The summary financial statements do not contain all the disclosures required by IFRS Accounting Standards as issued by the International Accounting Standards Board. Reading the summary financial statements and the auditor's report thereon, therefore, is not a substitute for reading the audited financial statements of ICON Properties Plc and the auditor's report thereon. The summary financial statements and the audited financial statements do not reflect the effects of events that occurred subsequent to the date of our report on the audited financial statements.

##### The Audited Financial Statements and Our Report Thereon

We expressed an unmodified audit opinion on the audited financial statements in our report dated 25 April 2025. That report also includes the communication of key audit matters. Key audit matters are those matters that in our professional judgement were of most significance in our audit of the financial statements of the current year.

##### Directors' Responsibility for the Summary Financial Statements

The Directors are responsible for the preparation of the summary financial statements in accordance with the requirements of the Malawi Stock Exchange Listing Requirements and in accordance with the basis described in the "basis of preparation paragraph".

##### Auditor's Responsibility

Our responsibility is to express an opinion on whether the summary financial statements are a fair summary of the audited financial statements based on our procedures, which were conducted in accordance with International Standard on Auditing 810 (Revised) Engagements to Report on Summary Financial Statements.

Chartered Accountants  
Christopher Kapenda  
Partner  
25 April 2025

**Deloitte**



Michiru House  
Victoria Avenue, Blantyre  
P. O. Box 3117, Blantyre, Malawi  
Tel: +265 (0) 1 832 085/6  
info@iconproperties.mw  
www.iconproperties.mw

