SUMMARY UNAUDITED CONSOLIDATED AND SEPARATE RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

MPICO

A MEMBER OF THE OLDMUTUAL GROUP

MPICO PLC REG. NO: COYR - A5K1E78

	CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	SEPARATE	SEPARATE	SEPARATE
	UNAUDITED	UNAUDITED	AUDITED	UNAUDITED	UNAUDITED	AUDITED
	Six months to	Six months to	Twelve months to	Six months to	Six months to	Twelve months to
	30-Jun-25	30-Jun-24	31-Dec-24	30-Jun-25	30-Jun-24	31-Dec-24
SUMMARY CONSOLIDATED AND SEPARATE STATEMENT OF PROFIT OR LOSS	K'000	K'000	K'000	K'000	K'000	K'000
Rental income	4 419 129	3 897 929	8 061 131	1 785 169	1 528 130	3 188 527
Increase in fair value of investment properties	7 537 655	6 242 280	12 070 336	1 913 484	1 790 420	3 657 384
Other income	824 776	732 337	1 501 137	624 526	781 650	1 965 810
Dividend income from subsidiaries	-	-	-	507 500	840 750	1 090 750
Total income	**12 781 560**	**10 872 546**	**21 632 604**	**4 830 679**	**4 940 950**	**9 902 471**
Total operating expenses and finance costs	(3 614 003)	(3 525 388)	(6 742 290)	(2 519 299)	(2 140 458)	(4 600 450)
Total operating expenses and finance costs	**(3 614 003)**	**(3 525 388)**	**(6 742 290)**	**(2 519 299)**	**(2 140 458)**	**(4 600 450)**
Profit before taxation	9 167 557	7 347 158	14 890 314	2 311 380	2 800 492	5 302 021
Taxation	(1 567 102)	(1 643 047)	(2 705 696)	(444 661)	(550 431)	(900 374)
Profit for the period	**7 600 455**	**5 704 111**	**12 184 618**	**1 866 719**	**2 250 061**	**4 401 647**
APPROPRIATION OF PROFIT FOR THE PERIOD						
Realised profits	674 971	145 080	996 053	355 540	856 081	1 301 575
Unrealised profits	4 368 310	3 729 444	7 544 112	1 511 179	1 393 980	3 100 072
Amount attributable to members of the parent company	5 043 281	3 874 524	8 540 165	1 866 719	2 250 061	4 401 647
Amount attributable to non-controlling interests	2 557 174	1 829 587	3 644 453	-	-	-
	7 600 455	**5 704 111**	**12 184 618**	**1 866 719**	**2 250 061**	**4 401 647**
Earnings per share (tambala)	**219,5**	**168,6**	**371,6**			
Analysed as:						
-Realised (tambala)	29	6	43			
-Unrealised (tambala)	190	162	329			
Number of shares used for calculation	2 298 047 460	2 298 047 460	2 298 047 460			
SUMMARY CONSOLIDATED AND SEPERATE STATEMENTS OF FINANCIAL POSITION						
Equity and liabilities Shareholders' equity						
Ordinary share capital	114 902	114 902	114 902	114 902	114 902	114 902
Realised reserves	7 148 080	6 495 397	6 473 109	10 240 247	10 312 471	9 884 707
Unrealised reserves	54 077 762	45 894 780	49 709 453	25 447 794	22 230 520	23 936 613
Share Premium	8 626 938	8 626 938	8 626 938	8 626 938	8 626 938	8 626 938
EQUITY ATTRIBUTABLE TO OWNERS OF PARENT COMPANY	**69 967 682**	**61 132 017**	**64 924 402**	**44 429 881**	**41 284 831**	**42 563 160**
Non-controlling interests	30 206 425	26 326 884	28 141 750	-	-	-
Total equity Liabilities	**100 174 107**	**87 458 901**	**93 066 152**	**44 429 881**	**41 284 831**	**42 563 160**
Non-current liabilities	16 536 035	15 075 694	14 964 994	6 975 927	6 393 190	6 581 559
	16 536 035	15 075 694	14 964 994	6 975 927	6 393 190	6 581 559
Current liabilities						
Borrowings and trade payables	3 643 926	4 735 144	3 960 105	2 969 988	3 209 267	2 534 925
Bank overdraft	393 169	-	338 609	393 169	-	338 609
	4 037 095	4 735 144	4 298 714	3 363 157	3 209 267	2 873 534
Total liabilities	**20 573 130**	**19 810 838**	**19 263 708**	**10 339 084**	**9 602 457**	**9 455 093**
TOTAL EQUITY AND LIABILITIES	**120 747 237**	**107 269 739**	**112 329 860**	**54 768 965**	**50 887 288**	**52 018 253**
ASSETS						
Non-current assets						
Investment properties	106 529 964	92 961 148	98 789 205	32 514 157	28 733 709	30 600 673
Other assets	1 322 420	416 266	440 092	14 800 929	14 803 128	14 802 534
Total non-current assets	**107 852 384**	**93 377 414**	**99 229 297**	**47 315 086**	**43 536 837**	**45 403 207**
Current assets						
Trade and other receivables	11 728 947	9 616 718	9 449 990	7 363 782	5 377 117	6 302 757
Promissory notes receivable	-	533 304	-	-	29 636	-
Cash and cash equivalents	1 165 906	3 742 303	3 650 573	90 097	1 943 698	312 289
Total current assets	**12 894 853**	**13 892 325**	**13 100 563**	**7 453 879**	**7 350 451**	**6 615 046**
TOTAL ASSETS	**120 747 237**	**107 269 739**	**112 329 860**	**54 768 965**	**50 887 288**	**52 018 253**
SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF CHANGES IN EQUITY						
At the beginning of the period	**93 066 152**	**82 164 040**	**82 164 040**	**42 563 160**	**39 034 770**	**39 034 770**
Realised profit for the period	674 971	145 080	996 053	355 540	856 081	1 301 575
Amount attributable to minority interests	2 557 174	1 829 587	3 644 453	-	-	-
Unrealised profit for the period	4 368 310	3 729 444	7 544 112	1 511 179	1 393 980	3 100 072
Dividend declared - Final 2023			(873 257)			(873 257)
Dividend declared to minority interests	(492 500)	(409 250)	(409 249)	-	-	-
At the end of the period	**100 174 107**	**87 458 901**	**93 066 152**	**44 429 879**	**41 284 831**	**42 563 160**

	CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	SEPARATE	SEPARATE	SEPARATE
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	Six months to	Six months to	Twelve months to	Six months to	Six months to	Twelve months to
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SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF CASH FLOWS	K'000	K'000	K'000	K'000	K'000	K'000
Cash flows from operating activities						
Profit before tax	9 167 557	7 347 158	14 890 314	2 311 380	2 800 492	5 302 021
Non-cash movement and adjustments to profit before tax	(7 950 879)	(6 139 749)	(12 403 915)	(2 602 630)	(2 627 747)	(4 873 568)
Net changes in working capital	(1 901 385)	4 158 362	4 485 082	(212 343)	1 120 372	124 818
Interest received	685 520	363 685	989 703	268 141	121 048	355 868
Interest paid	(339 729)	(460 274)	(842 145)	(38 259)	(93 917)	(137 126)
Taxation (paid)/refunded	(866 343)	196 065	(935 563)	(388 072)	614 261	(171 816)
Net cash flows from operating activities	**(1 205 259)**	**5 465 247**	**6 183 476**	**(661 783)**	**1 934 509**	**600 197**
Cash flows from investing activities						
Interest received	170 433	29 737	193 861	13	529	10 236
Dividends received	-	-	-	407 500	1 240 750	1 490 750
Additions to plant and equipment	(24 381)	-	(22 533)	(24 381)	(3 966)	(26 500)
Increase in capital work in progress	(875 791)	-	(85 668)	-	-	-
Additions to investment property	(203 104)	-	-	-	-	-
Proceeds on disposal of equipment	363	14 999	14 999	363	14 999	14 999
Receipts from staff long-term loans	1 536	67 304	67 683	1 536	67 304	67 683
Net cash used in investing activities	**(930 944)**	**112 040**	**168 342**	**385 031**	**1 319 616**	**1 557 168**
Cash flows from financing activities						
Dividend paid	-	-	(873 258)	-	-	(873 258)
Dividend paid to non-controlling shareholders	(492 500)	(409 250)	(409 250)	-	-	-
Receipt/(repayment) of borrowings	89 476	(433 473)	(765 085)	-	-	-
Net cash used in financing activities	**(403 024)**	**(842 723)**	**(2 047 593)**	**-**	**-**	**(873 258)**
Net cash (outflow)/inflow	**(2 539 227)**	**4 734 564**	**4 304 225**	**(276 752)**	**3 254 125**	**1 284 107**
Cash and cash equivalents at the beginning of the period	3 311 964	(992 261)	(992 261)	(26 320)	(1 310 427)	(1 310 427)
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	**772 737**	**3 742 303**	**3 311 964**	**(303 072)**	**1 943 698**	**(26 320)**

Review of Mid-Year Results

The MPICO plc Board is pleased to announce the unaudited results of the Group for the half year ended 30 June 2025.

Rental income increased by 13% to MK4.42 billion from MK3.90 billion in June 2024 due to rent reviews and improved occupancy levels. Fair value gains for the period increased to MK7.54 billion from MK6.24 billion in the corresponding period last year representing a 21% movement. Total operating expenditure for the period remained the same at K3.60 billion as efforts to manage expenses continued.

Profit after tax increased to MK7.60 billion in June 2025 from K5.70 billion in June 2024, representing a year-on-year increase of 33% due to improved income.

Government rental arrears increased to MK5.8 billion as at 30 June 2025 from MK3.5 billion 31 December 2024 as no payment was received during the period. This continued to negatively impact on Group's operations and Management continue with efforts to significantly improve the position.

Outlook

Economic growth prospects are expected to remain fragile, weighed down by weather-related shocks, persistent foreign exchange shortages, shifting donor support priorities, tight fiscal space, and high inflation. In light of these vulnerabilities, the Reserve Bank of Malawi (RBM) revised downwards its 2025 Gross Domestic Product (GDP) growth projection from 3.2% to 2.8% as at July 2025 although this still an uptick from the estimated growth of 1.7% in 2024. The projected growth is premised on increase in agricultural output and ongoing investments in line with the Agriculture, Tourism, Mining, and Manufacturing (ATMM) Strategy. Inflation on the other hand is projected to remain elevated due to pressure on both food and non-food costs and, as a result, the authorities are likely to maintain a tight monetary policy stance.

The Board will continue to monitor the developments surrounding the economic environment and take the necessary mitigating measures to sustain the business.

Dividend

The Board of Directors has resolved to declare no interim dividend for the period (2024: Nil) but will assess the position as the year progresses.

By order of the Board.

Edmund Hami
CHAIRPERSON

Martha Mkandawire
DIRECTOR