

MPICO PLC REG. NO: COYR - A5K1E78

SUMMARY UNAUDITED CONSOLIDATED AND SEPARATE RESULTS

FOR THE SIX MONTHS ENDED 30 JUNE 2026

SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF PROFIT OR LOSS

Rental income	5,373,654	4,419,129	9,308,296	2,085,601	1,785,169	3,790,930
Increase in fair value of investment properties	13,533,249	7,537,655	19,625,821	3,833,027	1,913,484	6,056,099
Other income	1,760,008	824,776	2,257,014	1,385,154	624,526	1,827,399
Dividend income from subsidiaries	-	-	-	400,000	507,500	507,500
Total income	20,666,911	12,781,560	31,191,131	7,703,782	4,830,679	12,181,928
Total operating expenses and finance costs	(4,114,519)	(3,614,003)	(8,065,092)	(2,966,915)	(2,519,299)	(5,530,160)
Total operating expenses and finance costs	(4,114,519)	(3,614,003)	(8,065,092)	(2,966,915)	(2,519,299)	(5,530,160)
Profit before taxation	16,552,392	9,167,557	23,126,039	4,736,867	2,311,380	6,651,768
Taxation	(3,300,043)	(1,567,102)	(3,807,943)	(1,195,242)	(444,661)	(1,286,331)
Profit for the period	13,252,349	7,600,455	19,318,096	3,541,625	1,866,719	5,365,437
APPROPRIATION OF PROFIT FOR THE PERIOD						
Realised profits	1,338,752	674,971	1,611,524	712,186	355,540	485,780
Unrealised profits	8,301,582	4,368,310	11,968,895	2,829,439	1,511,179	4,879,657
Amount attributable to members of the parent company	9,640,334	5,043,281	13,580,419	3,541,625	1,866,719	5,365,437
Amount attributable to non-controlling interests	3,612,015	2,557,174	5,737,677	-	-	-
	13,252,349	7,600,455	19,318,096	3,541,625	1,866,719	5,365,437
	-	-	-	-	-	-
Earnings per share (tambala)	419.5	219.5	591.0			
Analysed as:						
-Realised (tambala)	58	29	70			
-Unrealised (tambala)	361	190	522			
Number of shares used for calculation	2,298,047,460	2,298,047,460	2,298,047,460			

SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF FINANCIAL POSITION

EQUITY AND LIABILITIES

Ordinary share capital	114,902	114,902	114,902	114,902	114,902	114,902
Realised reserves	8,435,227	7,148,080	7,096,473	10,094,515	10,240,247	9,382,327
Unrealised reserves	69,979,928	54,077,762	61,678,348	31,645,707	25,447,794	28,816,270
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	87,156,995	69,967,682	77,516,661	50,482,062	44,429,881	46,940,437
Non-controlling interests	36,998,943	30,206,425	33,386,928	-	-	-
TOTAL EQUITY	124,155,938	100,174,107	110,903,589	50,482,062	44,429,881	46,940,437
LIABILITIES						
Non-current liabilities	20,168,465	16,536,035	17,785,058	8,735,047	6,975,927	7,704,842
	20,168,465	16,536,035	17,785,058	8,735,047	6,975,927	7,704,842
Current liabilities						
Borrowings and trade payables	6,075,445	3,643,926	6,020,164	4,581,296	2,969,988	3,637,707
Bank overdraft	478,312	393,169	276,338	434,750	393,169	276,338
	6,553,757	4,037,095	6,296,502	5,016,046	3,363,157	3,914,045
TOTAL LIABILITIES	26,722,222	20,573,130	24,081,560	13,751,093	10,339,084	11,618,887
TOTAL EQUITY AND LIABILITIES	150,878,160	120,747,237	134,985,149	64,233,155	54,768,965	58,559,324
ASSETS						
NON-CURRENT ASSETS						
Investment properties	132,582,896	106,529,964	119,049,646	40,489,799	32,514,157	36,656,772
Other assets	1,711,171	1,322,420	1,786,505	14,777,142	14,800,929	14,793,280
Total non-current assets	134,294,067	107,852,384	120,836,151	55,266,941	47,315,086	51,450,052
CURRENT ASSETS						
Trade and other receivables	14,875,234	11,728,947	12,764,817	8,581,460	7,363,782	7,040,362
Cash and cash equivalents	1,708,859	1,165,906	1,384,181	384,754	90,097	68,910
Total current assets	16,584,093	12,894,853	14,148,998	8,966,214	7,453,879	7,109,272
TOTAL ASSETS	150,878,160	120,747,237	134,985,149	64,233,155	54,768,965	58,559,324

CONSOLIDATED AND SEPARATE STATEMENTS OF CHANGES IN EQUITY

At the beginning of the period

Realised profit for the period	1,338,752	674,971	1,611,524	712,186	355,540	485,780
Amount attributable to minority interests	3,612,015	2,557,174	5,737,677	-	-	-
Unrealised profit for the period	8,301,582	4,368,310	11,968,895	2,829,439	1,511,179	4,879,657
Dividend declared - Final 2024			(988,160)			(988,160)
Dividend declared to minority interests	-	(492,500)	(492,499)	-	-	-
At the end of the period	124,155,938	100,174,107	110,903,589	50,482,062	44,429,879	46,940,437

SUMMARY CONSOLIDATED AND SEPARATE STATEMENTS OF CASH FLOWS

Cash flows from operating activities						
Profit before tax	16,552,392	9,167,557	23,126,039	4,736,867	2,311,380	6,651,768
Non-cash movement and adjustments to profit before tax	(14,251,863)	(7,950,879)	(20,793,775)	(4,587,334)	(2,602,630)	(7,035,608)
Net changes in working capital	(820,733)	(1,901,385)	(1,950,224)	41,678	(212,343)	(344,233)
Interest received	1,074,804	685,520	1,818,754	419,939	268,141	684,811
Interest paid	(303,729)	(339,729)	(734,262)	(42,258)	(38,259)	(103,699)
Taxation (paid)/refunded	(1,948,469)	(866,343)	(425,072)	(803,049)	(388,072)	487,605

Net cash (used in)/generated by operating activities

Cash flows from investing activities						
Interest received	20	170,433	268,678	20	13	34
Dividends received	-	-	-	400,000	407,500	507,500
Additions to plant and equipment	(363,890)	(24,381)	(68,673)	(10,850)	(24,381)	(43,645)
Additions to investment property	-	(203,104)	(634,620)	-	-	-
Decrease in capital work in progress	353,040	(875,791)	(1,266,288)	-	-	-
Proceeds on disposal of equipment	2,419	363	740	2,419	363	740
Receipts from staff long-term loans	-	1,536	1,779	-	1,536	1,779
Net cash (used in)/generated from investing activities	(8,411)	(930,944)	(1,698,384)	391,589	385,031	466,408

Cash flows from financing activities						
Dividends paid	-	-	(988,160)	-	-	(988,160)
Dividends paid to non-controlling shareholders	-	(492,500)	(492,500)	-	-	-
Additions of long-term debt	-	89,476	165,803	-	-	-
Repayment of long-term debt	(171,287)	-	(232,340)	-	-	-
Net cash used in financing activities	(171,287)	(403,024)	(1,547,197)	-	-	(988,160)

Net cash (outflow)/inflow	122,704	(2,539,227)	(2,204,121)	157,432	(276,752)	(181,108)
Cash and cash equivalents at the beginning of the period	1,107,843	3,311,964	3,311,964	(207,428)	(26,320)	(26,320)
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	1,230,547	772,737	1,107,843	(49,996)	(303,072)	(207,428)

Review of Mid-Year Results

The Board of MPICO plc is pleased to announce the unaudited results of the Group for the half-year ended 30 June 2026.

Rental income increased by 22% to MK5.37 billion up from MK4.42 billion in June 2025 due to rent reviews and improved occupancy levels. Fair value gains for the period increased to MK13.53 billion from MK7.54 billion in the corresponding period last year representing an increase of 80%. Total operating expenditure for the period moderately increased by 14% to MK4.11 billion from MK3.60 billion as efforts to manage expenses continued.

Profit after tax increased to MK13.25 billion from MK7.60 billion in June 2025, representing a year-on-year increase of 74%, primarily attributable to higher income.

Government rental arrears, however, increased to MK9.05 billion as at 30 June 2026 from MK7.24 billion as at 31 December 2025 and continue to adversely affect the Group's operations.

Outlook*

Economic prospects remain challenging characterised by subdued economic growth, elevated inflationary pressures and persistent foreign exchange supply constraints. Economic growth in 2026 is projected at 2.2% according to the International Monetary Fund (IMF), contingent upon agricultural performance, progress in securing external financing, and improved foreign exchange inflows. Upside risk to inflation remains high including potential exchange rate depreciation, unfavourable weather, and further increases in energy prices as the US-Iran conflict continues to disrupt global commodity markets. That said, shifts in macroeconomic policy, including renewed emphasis on fiscal consolidation, public debt restructuring, and re-engagement with development partners to unlock concessional financing, are expected to continue, and may support economic recovery over the medium to long term.

The Board will continue to monitor the developments in the economic environment and implement appropriate mitigation measures to sustain the Group's business.

Dividend

The Board of Directors has resolved not to declare an interim dividend for the period (2025: Nil) but will continue to assess the position as the financial year progresses.

By order of the Board.

Edmund Hami Martha Mkandawire

CHAIRPERSON DIRECTOR

*Unaudited