



INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2016

	CONSOLIDATED	CONSOLIDATED	CONSOLIDATED	SEPARATE	SEPARATE	SEPARATE
	UNAUDITED	UNAUDITED	AUDITED	UNAUDITED	UNAUDITED	AUDITED
	30-Jun-16	30-Jun-15	31-Dec-15	30-Jun-16	30-Jun-15	31-Dec-15
	K,000	K,000	K,000	K,000	K,000	K,000
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME						
Rental income	1,703,590	1,391,672	2,922,651	653,712	491,063	1,099,679
Increase in fair value of investment properties	2,354,514	-	2,573,983	987,349	-	941,976
Other income	313,060	463,906	578,878	581,105	765,133	1,640,703
Total income	4,371,164	1,855,578	6,075,512	2,222,166	1,256,196	3,682,358
Expenditure	(3,572,952)	(1,312,464)	(5,415,570)	(1,347,118)	(1,220,092)	(2,391,215)
Total expenditure	(3,572,952)	(1,312,464)	(5,415,570)	(1,347,118)	(1,220,092)	(2,391,215)
Profit/loss before income tax	798,212	543,114	659,942	875,048	36,104	1,291,143
Income tax expense	(108,797)	(96,695)	116,565	(222,255)	-	(37,397)
Profit after taxation for the period	689,415	446,419	776,507	652,793	36,104	1,253,746
APPROPRIATION OF PROFIT FOR THE PERIOD						
Distributable reserves	(616,071)	205,646	(694,913)	(38,351)	36,104	504,658
Non-distributable reserves	1,385,601	-	1,628,054	691,144	-	749,088
Owners of the parent	769,525	205,646	933,141	652,793	36,104	1,253,746
Non controlling interests	(80,110)	240,773	(156,634)	-	-	-
	689,415	446,419	776,507	652,793	36,104	1,253,746
Earnings per share (tambala)						
Analysed as:	67.0	17.9	81.2			
-Distributable (tambala)	(53.6)	17.9	(60.5)			
-Non-distributable (tambala)	120.6	-	141.7			
Number of shares used for calculation	1,149,023,730	1,149,023,730	1,149,023,730			
STATEMENT OF FINANCIAL POSITION						
EQUITY AND LIABILITIES						
SHAREHOLDERS' EQUITY						
Ordinary share capital	57,451	57,451	57,451	57,451	57,451	57,451
Distributable reserves	455,734	3,461,132	1,071,806	2,381,601	1,997,364	2,419,952
Non-distributable reserves	16,112,334	13,098,678	14,726,732	7,819,347	6,379,109	7,128,197
EQUITY ATTRIBUTABLE TO OWNERS OF PARENT COMPANY	16,625,519	16,617,261	15,855,989	10,258,399	8,433,924	9,605,600
Non controlling interests	1,354,164	1,994,573	1,434,274	-	-	-
TOTAL EQUITY	17,979,683	18,611,834	17,290,263	10,258,399	8,433,924	9,605,600
LIABILITIES						
Non-current liabilities	22,414,412	18,967,408	20,974,764	7,281,223	2,583,916	6,603,473
Current liabilities	3,436,763	2,255,805	3,618,187	614,622	4,587,689	595,089
Bank overdraft	565,042	454,656	621,123	565,042	454,656	621,123
TOTAL LIABILITIES	26,416,217	21,677,869	25,211,074	8,460,887	7,626,261	7,819,685
TOTAL EQUITY AND LIABILITIES	44,395,900	40,289,703	42,504,337	18,719,286	16,060,185	17,425,285
ASSETS						
NON-CURRENT ASSETS						
Investment properties	40,183,895	17,415,288	37,628,828	10,953,976	9,024,124	9,966,392
Capital work in progress	-	19,748,456	-	-	-	-
Other assets	790,309	164,197	1,957,001	6,370,449	6,072,027	6,234,360
Total non current assets	40,974,204	37,327,941	39,585,829	17,324,425	15,096,151	16,200,752
CURRENT ASSETS						
Receivables	3,360,674	2,837,628	2,658,405	1,382,278	953,471	1,203,196
Funds at call and on deposit	1,788	1,858	-	444	481	-
Cash and bank balances	59,234	122,276	260,103	12,139	10,082	21,337
Total current assets	3,421,696	2,961,762	2,918,508	1,394,861	964,034	1,224,533
TOTAL ASSETS	44,395,900	40,289,703	42,504,337	18,719,286	16,060,185	17,425,285
STATEMENTS OF CHANGES IN EQUITY						
At the beginning of the year						
	17,290,263	18,071,904	16,722,605	9,605,600	8,397,815	8,397,815
Distributable profit for the year	(982,319)	902,015	(1,199,860)	(38,351)	36,109	504,658
Transfer to redeemable preference shares	-	-	-	-	-	-
Non-distributable profit for the year	1,671,739	-	1,976,366	691,150	-	749,088
Preference Dividend 2015	-	(316,125)	-	-	-	-
Dividend declared - Interim 2014	-	(45,960)	(45,961)	-	-	(45,961)
Dividend declared - Final 2015	-	-	(162,887)	-	-	-
At the end of the year	17,979,683	18,611,834	17,290,263	10,258,399	8,433,924	9,605,600

STATEMENTS OF CASH FLOWS

Cash flows from operating activities

Return on investment and servicing of finance

Dividend received	-	-	-	-	294,700	815,163
Interest received	283,704	325,537	399,334	191,346	198,635	348,627
Interest paid	(1,680,663)	(294,019)	(2,513,082)	(687,106)	-	(1,437,935)
Dividend paid	-	-	(45,961)	-	-	(45,961)
Dividend paid outside shareholders, including tax	-	(63,300)	(269,838)	-	-	-

Net cash flows from returns on investment and servicing of finance

Income tax paid

Net cash flows generated from/(used in) operating activities

Increase in capital work in progress	(200,553)	(1,719,841)	(958,198)	(235)	-	-
Purchase of property, plant and equipment and additions to investment properties	(37,991)	(1,026)	(657,792)	(37,768)	(1,026)	(64,308)
Proceeds on disposal of non-current assets	387	400,000	401,487	387	400,000	401,215
Staff long-term loan movements	2,070	1,250	3,048	2,070	1,250	3,048

Net cash used in investing activities

Net cash flow before financing activities

Borrowings

Equity Financing

Exchange loss related to borrowings

Net cash generated from/(used in) financing activities

NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENT

Cash and cash equivalents at the beginning of the period

CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD

Review of the mid-year results

The Board is pleased to announce that half-year results for the period to 30th June, 2016.

Total income increased by 135% from MK1.855 billion for a similar period in 2015 to MK4.37 billion this year largely due to an increase in the fair market value of investment properties by MK2.35 billion. The properties were revalued at half year in order to give shareholders up to date properties values in light of the Rights Issue which was approved by shareholders on 30th June, 2016

On the other hand, expenditure increased by MK2.2 billion largely due to increases in interest payable and exchange loss of of MK1.68 billion and MK438 million respectively. this resulted in the Group making a profit before tax of MK798 million in June, 2016 up from MK543 million representing a 47% growth.

Outlook

The Group is making significant progress with Rights Issue approved at the AGM and is confident that the strategy employed will be successful which should lift profitability for the future. While the rentals arrears position is still challenging, there are positive indications that this will be fully resolved in the short to the medium term.

Given that the cash-flow challenges facing the Company are yet to be fully resolved, the Board has determined not to declare any dividend at this stage.

By order of the Board

Edith Jiya
Acting Chairperson

Peter du Plessis
Managing Director

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30-Jun-16	30-Jun-15	31-Dec-15	30-Jun-16	30-Jun-15	31-Dec-15
K,000	K,000	K,000	K,000	K,000	K,000
(853,792)	791,262	1,819,074	378,707	(633,616)	(134,804)
-	-	-	-	294,700	815,163
283,704	325,537	399,334	191,346	198,635	348,627
(1,680,663)	(294,019)	(2,513,082)	(687,106)	-	(1,437,935)
-	-	(45,961)	-	-	(45,961)
-	(63,300)	(269,838)	-	-	-
(1,396,959)	(31,782)	(2,429,547)	(495,760)	493,335	(320,106)
(196,164)	(221,687)	(779,242)	(106,205)	(206,673)	(286,832)
(2,446,915)	537,793	(1,389,715)	(223,258)	(346,954)	(741,742)
(200,553)	(1,719,841)	(958,198)	(235)	-	-
(37,991)	(1,026)	(657,792)	(37,768)	(1,026)	(64,308)
387	400,000	401,487	387	400,000	401,215
2,070	1,250	3,048	2,070	1,250	3,048
(236,087)	(1,319,617)	(1,211,455)	(35,546)	400,224	339,955
(2,683,002)	(781,824)	(2,601,170)	(258,804)	53,270	(401,787)
2,540,002	234,764	2,138,529	306,129	30,549	330,117
-	-	(443,889)	-	-	(204)
-	-	328,972	-	-	-
2,540,002	234,764	2,023,612	306,129	30,549	329,913
(143,000)	(547,060)	(577,558)	47,325	83,819	(71,874)
(361,020)	216,538	216,538	(599,786)	(527,912)	(527,912)
(504,020)	(330,522)	(361,020)	(552,461)	(444,093)	(599,786)