

ATTITUDE PROPERTY LTD

UNAUDITED CONDENSED FINANCIAL STATEMENTS FOR THE QUARTER AND SIX MONTHS ENDED DECEMBER 31, 2018

CONDENSED STATEMENT OF FINANCIAL POSITION

	THE COMPANY	
	Unaudited as at	Audited as at
	31.12.18	30.06.18
	Rs'000	Rs'000
ASSETS		
Non-current assets	2,773,608	2,773,638
Current assets	115,996	121,213
Total assets	2,889,604	2,894,851
EQUITY AND LIABILITIES		
Equity and reserves		
Share Capital	1,600,171	1,600,171
Retained earnings	246,854	237,302
Total equity	1,847,025	1,837,473
Non-current liabilities	1,011,007	998,588
Current liabilities	31,572	58,790
Total liabilities	1,042,579	1,057,378
Total equity and liabilities	2,889,604	2,894,851
NAV per share (Rs)	11.54	11.48

CONDENSED STATEMENT OF CASH FLOWS

	THE COMPANY	
	Unaudited 6 months to	Unaudited 6 months to
	31.12.18	31.12.17
	Rs'000	Rs'000
Net cash flows from operating activities	67,655	61,972
Net cash flows used in investing activities	-	(58,556)
Net cash flows used in financing activities	(78,348)	(3,284)
Increase/(Decrease) in cash and cash equivalents	(10,693)	132
Movement in cash and cash equivalents		
As at July 01,	619	(10,381)
Increase/(Decrease) in cash and cash equivalents	(10,693)	132
As at December 31,	(10,074)	(10,249)

Notes

The above condensed financial statements for the quarter and six months ended December 31, 2018 are unaudited. They have been prepared using the same accounting policies set out in the audited financial statements of the Company for the year ended June 30, 2018. Copies of the unaudited condensed financial statements are available to the public free of charge at the Company's registered office: C/O NWT Secretarial Services Ltd, 6/7th Floor, Dias Pier Building, Le Caudan Waterfront, Caudan, Port Louis. These unaudited financial statements are issued pursuant to DEM Rule 17 and the Securities Act 2005. The statement of direct and indirect interests of Insiders, pursuant to Rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007, is available free of charge, upon request from the Company Secretary, 6/7th Floor, Dias Pier Building, Le Caudan Waterfront, Caudan, Port Louis. The Board of Directors of ATTITUDE PROPERTY LTD accepts full responsibility for the accuracy of the information contained in these unaudited condensed Financial Statements.

CONDENSED STATEMENT OF PROFIT OR LOSS & OTHER COMPREHENSIVE INCOME

	THE COMPANY			
	Unaudited 3 months to	Unaudited 3 months to	Unaudited 6 months to	Unaudited 6 months to
	31.12.18	31.12.17	31.12.18	31.12.17
	Rs'000	Rs'000	Rs'000	Rs'000
Revenue	50,575	47,914	101,150	94,857
Operating profit	50,281	47,586	100,320	94,005
Finance costs	(13,593)	(13,601)	(27,143)	(26,717)
Profit before taxation	36,688	33,985	73,177	67,288
Taxation	(6,217)	(5,780)	(12,420)	(11,442)
Profit for the period	30,471	28,205	60,757	55,846
Earnings per share (Rs)	0.19	0.18	0.38	0.35

STATEMENT OF CHANGES IN EQUITY

	THE COMPANY		
	Share Capital	Retained Earnings	Total
	Rs'000	Rs'000	Rs'000
At July 01, 2017(Audited)	1,600,171	66,684	1,666,855
Profit for the period	-	55,846	55,846
Dividends	-	(51,205)	(51,205)
At Dec 31, 2017	1,600,171	71,325	1,671,496
At July 01, 2018(Audited)	1,600,171	237,302	1,837,473
Profit for the period	-	60,757	60,757
Dividends	-	(51,205)	(51,205)
At Dec 31, 2018	1,600,171	246,854	1,847,025

Operational review

The main source of revenue for the Company is the rental income it receives from its three hotel properties which are currently leased to Attitude Hospitality Ltd until August 2035. The inflation linked rent escalation, as defined in the note 7 of the prospectus, came into effect at the start of Financial Year 2018-19 resulting in a rental increase of 7.68% equivalent to the cumulative inflation prevailing over the last three financial years. Profits for the Half-Year to December 31st 2018 have increased by 8.8% to Rs60.8M.

The EPS for the Half-Year to December 31st 2018 reached Rs 0.38 per share and NAV per share as at December 31st 2018 stood at Rs 11.54.

Following the rent increase, the dividend yield as measured against the initial IPO subscription price of Rs10 is expected to improve to about 7.5%, i.e. up by about 100bps from an initial commitment to deliver 6.5% in annualized dividend yield and which APL has consistently delivered upon. As measured against the prevailing market price of Rs12.80, APL's dividend yield is expected to grow from 5.08% to 5.86%.

The Board of Directors has declared an interim dividend of 37 cents per share for the Half-Year to December 31st 2018, up 12% from the 33 cents declared during the previous corresponding quarter.

BY ORDER OF THE BOARD; NWT Secretarial Services Ltd, Corporate Secretary, This 7th February 2019

