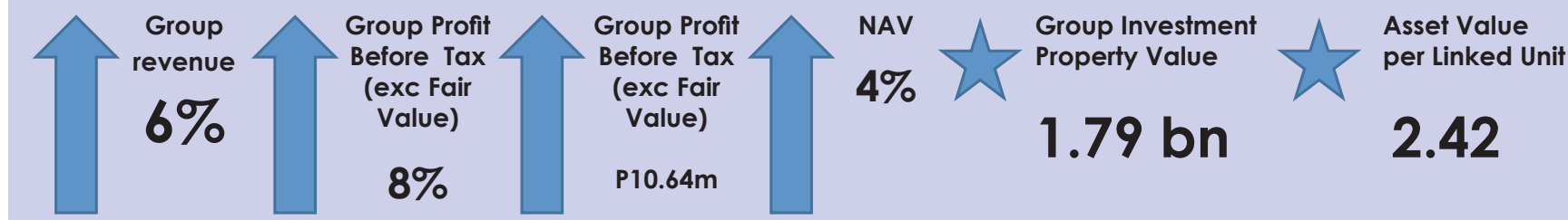




Abrided Audited group financial results for the year ended 31 January 2015.



Directors: C M Lekaukau(Chairman), G H Abdoola (MD), I Nshakazhogwe, P Pillar N W Armsrong (resigned 16 April 2014), M Nteta, M Adelman , P Bezuidenhout, S Puvimanasinghe (appointed 11 December 2014)
Registered Office : Plot 50370, Fairground Office Park, P O Box 1172 Gaborone
Transfer secretaries: Grant Thornton Business Services (Proprietary) Limited, Plot 50370, Fairground Office Park, P O Box 1157, Gaborone

Company Number 2000/5302

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 JANUARY 2015

	GROUP 31-Jan-15 Pula	31-Jan-14 Pula	COMPANY 31-Jan-15 Pula	31-Jan-14 Pula
Revenue				
Rental income	236,133,074	217,482,418	129,766,832	122,513,921
Straightline adjustment	(350,186)	5,620,854	2,481,502	5,679,044
Total Rental income	235,782,888	223,103,272	132,248,334	128,192,965
Other income	21,328,900	45,266,070	19,835,325	44,351,347
Operating expenses	(98,523,730)	(120,021,706)	(58,392,361)	(86,970,583)
Dividend income from subsidiary	-	-	18,170,665	15,845,193
Profit from operations before fair value adjustments	158,588,058	148,347,636	111,861,963	101,418,922
Fair value adjustments	9,277,047	244,605,155	6,436,498	200,121,286
Profit from operations	167,865,105	392,952,791	118,298,461	301,540,208
Finance income	2,649,328	3,721,876	22,244,240	24,101,209
Finance cost	(12,190,135)	(13,663,959)	(12,190,135)	(13,663,959)
Profit before taxation	158,324,298	383,010,708	128,352,566	311,977,458
Taxation	(20,797,806)	(70,839,319)	(4,552,032)	(42,889,692)
Profit for the year	137,526,492	312,171,390	123,800,534	269,087,766
Other comprehensive income	-	-	-	-
Exchange difference on translating foreign operations	19,401,160	21,031,036	-	-
Total comprehensive income for the year	156,927,652	333,202,426	123,800,534	269,087,766
Basic earnings per linked unit (in thebe)	24.04	54.56	21.64	47.03
Diluted earnings per linked unit (in thebe)	24.04	54.56	21.64	47.03
Distribution per linked unit(in thebe)	18.00	17.00	18.00	17.00
Debtenture interest per linked unit(in thebe)	14.82	14.23	14.82	14.23
Dividend per linked unit(in thebe)	3.18	2.77	3.18	2.77
NAV per unit (thebe)	2.42	2.32	2.14	2.10
Number of linked units	572,153,603	572,153,603	572,153,603	572,153,603

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 JANUARY 2015

	GROUP 31-Jan-15 Pula	31-Jan-14 Pula	COMPANY 31-Jan-15 Pula	31-Jan-14 Pula
ASSETS				
Non-Current Assets	1,882,780,491	1,811,716,627	1,574,061,522	1,563,633,128
Investment property	1,790,457,113	1,721,543,918	1,005,571,472	981,653,658
Plant and equipment	4,270,710	4,418,957	1,789,282	1,436,342
Goodwill	58,257,536	55,172,085	-	-
Investment in subsidiary	-	-	198,399,518	198,399,518
Other financial assets	-	-	342,008,300	356,922,311
Deferred tax	2,237,925	4,131,919	2,237,925	4,131,919
Operating lease asset	27,557,207	26,449,748	24,055,025	21,089,380
Current Assets	108,512,458	93,277,134	97,242,739	77,185,810
Current tax receivable	1,912,475	2,057,548	380,775	606,970
Operating lease asset	3,972,823	5,144,173	2,154,820	2,638,963
Cash and cash equivalent	89,824,771	74,239,026	85,098,933	66,040,234
Trade and other receivables	12,802,389	11,836,387	9,608,211	7,899,643
Total Assets	1,991,292,949	1,904,993,761	1,671,304,261	1,640,818,938
EQUITY AND LIABILITIES				
Stated Capital and Reserves	1,383,039,387	1,325,094,311	1,226,520,273	1,201,702,315
Stated capital	346,420,555	346,420,555	346,420,555	346,420,555
Linked unit debtentures	286,076,802	286,076,802	286,076,802	286,076,802
Fair value surplus	532,020,826	522,743,779	509,094,638	502,658,140
Retained earnings	86,082,412	60,820,609	27,712,918	13,336,531
Debtenture interest and dividend reserves	57,215,353	53,210,287	57,215,360	53,210,287
Foreign currency translation reserve	75,223,439	55,822,279	-	-
Non-Current Liabilities	568,737,934	534,231,164	419,707,809	407,952,362
Borrowings	328,192,099	319,094,691	328,192,099	319,094,691
Deferred taxation	240,545,835	215,136,473	91,515,710	88,857,671
Current Liabilities	39,515,628	45,668,286	25,076,179	31,164,261
Trade and other payables	38,805,294	28,166,373	24,365,845	13,662,348
Unclaimed debtenture interest and dividend	710,334	448,146	710,334	448,146
Borrowings	-	17,053,767	-	17,053,767
Total Equity and Liabilities	1,991,292,949	1,904,993,761	1,671,304,261	1,640,818,938

CONSOLIDATED STATEMENT OF CASHFLOW FOR THE YEAR ENDED 31 JANUARY 2015

	GROUP 31-Jan-15 Pula	31-Jan-14 Pula	COMPANY 31-Jan-15 Pula	31-Jan-14 Pula
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash generated from operations	160,300,124	134,638,774	91,030,789	70,480,124
Finance income	2,649,328	3,721,876	22,244,240	24,101,209
Taxation (paid) received	(1,873,890)	(2,174,253)	226,195	(266,270)
Net cash from operating activities	161,075,562	136,186,397	113,501,224	94,315,063
Cash flows from investing activities				
Additions to plant and equipment	(1,054,730)	(686,621)	(819,081)	(202,680)
Proceeds on disposal of property, plant and equipment	12,789	-	12,789	-
Movement in other financial assets net of foreign exchange gain	-	-	32,008,378	30,827,536
Dividend received from subsidiary	-	-	18,170,665	15,845,193
Additions to investment properties	(18,113,923)	(51,670)	(17,481,316)	(51,670)
Net cash from investing activities	(19,155,864)	(738,291)	31,891,435	46,418,379
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	(15,312,381)	(39,629,309)	(15,312,381)	(39,629,309)
Dividends and debtenture interest paid	(98,982,567)	(90,759,118)	(98,982,574)	(90,759,118)
Finance costs	(12,190,135)	(13,663,959)	(12,190,135)	(13,663,959)
Net cash from financing activities	(126,485,083)	(144,052,386)	(126,485,090)	(144,052,386)
Total cash and cash equivalents movement	15,434,615	(8,604,280)	18,907,569	(3,318,944)
Cash and cash equivalent at the beginning	74,239,026	82,936,100	66,040,234	69,451,972
Effect of exchange rate movement on cash balance	151,130	(92,794)	151,130	(92,794)
Total cash and cash equivalents	89,824,771	74,239,026	85,098,933	66,040,234

The Management and the Board of Directors of Turnstar Holdings Limited are pleased to present the Audited Group Financial results for the year ended 31 January 2015. The group consists of Turnstar Holdings Limited (Botswana) Island View (Proprietary) Limited, (Botswana) and Milmani Holdings Limited (Tanzania). We are pleased to report on the performance of the group.

FINANCIAL HIGHLIGHTS

- 6% increase in lease revenue, to P 235.7 million
- 8% increase in profit from operations before tax and fair value adjustment
- 4% increase in value of investment property value to P 1.79 bn.
- 4% increase in NAV per linked unit to 2.42

Performance

Group subsidiary (Milmani)

- The subsidiary contributed P103.5 Million to the total group revenue of P235.8 Million representing a 44% contribution.

- Investment property P784.9 Million representing 44% of the total group investment property of P1.79 Billion
- Dividend of P18.2 Million paid to holding company, for the year end 31 January 2015.

Company (Turnstar)

- Revenue increased by 3% to P 132.2m.
- Finance income of P 22.24 million includes interest earned from investment in debtentures of Milmani Holdings Limited of P 19.59 million.
- Finance costs reduced by 11% to P12.2M due to repayment of USD loan and reduction in interest rates
- Fair value of investment property increased by 6.4m.
- Profit before taxation for the year ended 31 January 2015 up by 9% before fair value adjustment.

Group

- Group earnings per share (EPS) are 24.04 thebe per share.
- Group tax charge of P 20.8 million comprises wholly of a deferred tax charge calculated in accordance with IAS 12.
- Group profit before fair valuation of investment property and tax

- Increased by 8% from P 138 Million (2014) to P 149 Million Declared total interest and dividend distribution of 18 thebe per share.

BOARD MEMBERS

Mr Shiran Puvimanasinghe was appointed as a Director of the Company, on the 11th December 2014. Mr N W Armstrong resigned from the Board on 16 April 2014.

FINAL DISTRIBUTION

The Directors have approved a final distribution of 10 thebe per linked unit, split as follows. Debtenture interest of 8.20 thebe and 1.8 thebe dividend per share in respect of the six months ended 31 January 2015 to all registered unit holders with the company at close of business on 15th May 2015.

Payment of the distribution will be dispatched by the transfer secretaries on or about the 10th June 2015. In accordance with the requirements of the Income Tax Act, withholding tax shall be deducted by the company on the payment of interest and dividends paid to residents and non-resident holders of link units who are not exempt from the withholdings tax provisions of the Act.

DEVELOPMENT PROJECTS

The Company is pleased to announce that the development of Phase 4, Game City shopping centre is well in progress. Game City is being expanded to include additional retail space including a fashion avenue, restaurant area including a food court, entertainment area and a parkade. The additional space is 80% pre let. The Group is also pleased to announce that the development of Phase 3, Milmani City has commenced. The contract has been awarded and the contractor is mobilising. Milmani City Tanzania is being expanded to include additional retail and commercial space including basement parking, additions to the Conference Centre and a Botanical Garden. The additional space is fully pre let.

C M Lekaukau
Chairman

G H Abdoola
Managing Director

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 JANUARY 2015

	Group							
	Stated capital	Linked unit debtentures	Fair value surplus	Foreign currency translation reserve	Dividends and debtenture interest reserve	Sinking fund reserve	Retained earnings	Total equity and reserves
	Pula	Pula	Pula	Pula	Pula	Pula	Pula	Pula
Opening balance of company at 01 February 2013	346,420,555	286,076,802	347,336,795	34,791,243	46,703,290	1,568,745	19,753,571	1,082,651,001
Profit for the year	-	-	-	21,031,036	-	-	312,171,390	312,171,390
Other comprehensive income	-	-	-	-	-	-	21,031,036	21,031,036
Total comprehensive income for the year	-	-	-	21,031,036	-	-	312,171,390	333,202,426
Fair value surplus transferred (Turnstar properties)	-	-	160,376,463	-	-	-	(160,376,463)	-
Fair value surplus transferred (Milmani Properties)	-	-	15,030,521	-	-	-	(15,030,521)	-
Transfer to sinking fund	-	-	-	-	-	(1,568,745)	1,568,745	-
Sinking fund utilised	-	-	-	-	-	-	-	-
Dividends and debtenture interest and dividends paid 31 January 2013	-	-	-	-	(46,703,290)	-	-	(46,703,290)
Dividends and debtenture interest transferred to dividends and debtenture interest reserve	-	-	-	-	97,266,113	-	(97,266,113)	-
Interim debtenture interest and dividends paid 31 July 2013	-	-	-	-	(44,055,826)	-	-	(44,055,826)
Transactions with unit holders recognised in the statement of changes in equity.	-	-	175,406,984	-	6,506,997	(1,568,745)	(271,104,352)	(90,759,116)
Balance as at 31 January 2014	346,420,555	286,076,802	522,743,779	55,822,279	53,210,287	-	60,820,609	1,325,094,311
Profit for the year	-	-	-	19,401,160	-	-	137,526,492	137,526,492
Other comprehensive income	-	-	-	-	-	-	19,401,160	19,401,160
Total comprehensive income for the year	-	-	-	19,401,160	-	-	137,526,492	156,927,652
Fair value surplus transferred (Turnstar properties)	-	-	6,436,498	-	-	-	(6,436,498)	-
Fair value surplus transferred (Milmani Properties)	-	-	2,840,549	-	-	-	(2,840,549)	-
Final debtenture interest and dividends paid 31 January 2014	-	-	-	-	(53,210,287)	-	-	(53,210,287)
Dividends and debtenture interest transferred to dividends and debtenture interest reserve	-	-	-	-	102,987,642	-	(102,987,642)	-
Interim debtenture interest and dividends paid 31 July 2014	-	-	-	-	(45,772,289)	-	-	(45,772,289)
Transactions with unit holders recognised in the statement of changes in equity.	-	-	9,277,047	-	4,005,066	-	(112,264,689)	(98,982,576)
Balance as at 31 January 2015	346,420,555	286,076,802	532,020,826	75,223,439	57,215,353	-	86,082,412	1,383,039,387

SEGMENT REPORT

Primary segment - Geographical segment	2015		2014		Figures in Pula 2015		Figures in Pula 2014	
	Botswana	Tanzania	Botswana	Tanzania	Consolidated	Consolidated	Consolidated	Consolidated
Revenues from external customers	132,248,334	128,192,965	103,534,554	94,910,307	235,782,888	223,103,272	-	-
Inter segment revenues	-	-	-	-	-	-	-	-
Total segment revenues	132,248,334	128,192,965	103,534,554	94,910,307	235,782,888	223,103,272	-	-
Segment property direct and indirect expenses	34,415,019	35,047,763	34,393,068	28,483,843	68,808,087	63,531,606	-	-
Segment operating profit	97,833,315	93,145,202 </						