



Abridged Audited group financial results for the year ended 31 January 2017



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CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 JANUARY 2017

	GROUP		COMPANY	
	31-Jan-17 Pula	31-Jan-16 Pula	31-Jan-17 Pula	31-Jan-16 Pula
Revenue				
Rental income	259,019,466	252,784,208	127,856,822	129,976,813
Straightline adjustment	(4,372,785)	(5,221,385)	(3,963,421)	(3,262,468)
Total Rental Income	254,646,681	247,562,823	123,893,401	126,714,345
Other income	29,278,454	81,369,145	26,196,577	79,040,585
Operating expenses	(142,784,081)	(145,618,758)	(97,288,723)	(104,038,561)
Dividend income from subsidiary	-	-	37,387,746	22,050,717
Profit from property disposal	-	7,576,854	-	7,576,854
Profit from operations before fair value adjustments	141,141,054	190,890,064	90,189,001	131,343,940
Fair value adjustments	105,341,115	46,900,905	96,864,881	14,435,615
Profit from operations	246,482,169	237,790,969	187,053,882	145,779,555
Finance income	4,573,091	4,400,794	33,298,815	26,363,158
Finance cost	(16,585,351)	(12,603,233)	(16,585,351)	(12,603,233)
Profit before taxation	234,469,909	229,588,530	203,767,346	159,539,480
Taxation	3,254,907	(6,758,504)	(12,743,723)	2,049,180
Profit for the year	237,724,816	222,830,026	191,023,623	161,588,660
Other comprehensive income				
Exchange difference on translating foreign operations	(48,806,870)	74,408,499	-	-
Total comprehensive income for the year	188,917,946	297,238,525	191,023,623	161,588,660
Basic earnings per linked unit (in thebe)	41.55	38.95	33.39	28.24
Diluted earnings per linked unit (in thebe)	41.55	38.95	33.39	28.24
Distribution per linked unit (in thebe)	20.00	19.50	20.00	19.50
Debt interest per linked unit (in thebe)	13.47	15.65	13.47	15.65
Dividend per linked unit (in thebe)	6.53	3.85	6.53	3.85
NAV per unit (thebe)	2.88	2.76	2.37	2.25
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 2017

	GROUP		COMPANY	
	31-Jan-17 Pula	31-Jan-16 Pula	31-Jan-17 Pula	31-Jan-16 Pula
ASSETS				
Non-Current Assets	2,361,811,752	2,119,728,547	1,811,082,730	1,641,512,471
Investment property	2,266,752,632	2,021,041,470	1,166,543,710	978,147,610
Plant and equipment	3,812,658	3,992,551	2,040,934	1,407,186
Goodwill	63,427,985	68,826,102	-	-
Investment in subsidiary	-	-	198,399,511	198,399,518
Loan to related company	-	-	187,405,545	76,110,816
Other financial assets	-	-	232,405,414	364,357,766
Deferred tax	5,829,174	2,724,433	5,829,174	2,724,433
Operating lease asset	21,989,303	23,143,991	18,258,435	20,365,142
Current Assets	244,569,256	281,277,711	319,255,336	266,207,935
Other financial assets	97,154,052	-	3,461,828	-
Current tax receivable	2,048,815	2,190,342	381,174	380,775
Operating lease asset	439,064	3,966,004	725,521	2,582,234
Cash and cash equivalent	215,554,218	257,246,933	209,155,226	248,855,328
Trade and other receivables	26,527,157	17,874,432	11,839,363	10,927,770
Total Assets	2,606,381,008	2,401,006,258	2,130,338,066	1,907,720,406
EQUITY AND LIABILITIES				
Stated Capital and Reserves	1,648,916,726	1,577,290,278	1,358,853,427	1,285,121,292
Stated capital	346,420,555	346,420,555	346,420,555	346,420,555
Linked unit debentures	286,076,802	286,076,802	286,076,802	286,076,802
Fair value surplus	595,432,680	528,427,755	554,669,614	475,988,102
Retained earnings	257,224,725	200,935,564	108,749,560	110,838,169
Debt interest and dividend reserves	62,936,896	65,797,664	62,936,896	65,797,664
Foreign currency translation reserve	100,825,068	149,631,938	-	-
Non-Current Liabilities	888,618,158	772,426,929	738,481,248	595,479,781
Borrowings	632,679,746	505,526,743	632,679,746	505,526,743
Deferred taxation	255,938,412	266,900,186	105,801,502	89,953,038
Current Liabilities	68,846,124	51,289,051	33,003,391	27,119,333
Trade and other payables	66,801,589	50,361,383	30,958,856	26,191,665
Unclaimed debt interest and dividend	999,916	-	1,044,619	927,668
Total Equity and Liabilities	2,606,381,008	2,401,006,258	2,130,338,066	1,907,720,406

CONSOLIDATED STATEMENT OF CASHFLOW FOR THE YEAR ENDED 31 JANUARY 2017

	GROUP		COMPANY	
	31-Jan-17 Pula	31-Jan-16 Pula	31-Jan-17 Pula	31-Jan-16 Pula
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash generated from operations	169,453,963	169,603,789	76,036,173	79,122,866
Finance income	4,573,091	4,400,794	33,298,815	26,363,158
Taxation (paid) received	(4,012,667)	(2,727,947)	(399)	-
Net cash from operating activities	170,014,387	171,276,636	109,334,589	105,486,024
Cash flows from investing activities				
Additions to plant and equipment	(2,288,634)	(873,032)	(2,194,492)	(96,581)
Proceeds on disposal of property, plant and equipment	1,400,000	-	1,400,000	-
Proceeds on disposal of investment property	-	129,000,000	-	129,000,000
Loans advanced to related companies	-	-	(111,494,729)	(76,110,816)
Movement in other financial assets net of foreign exchange gain	-	-	1,432,090	39,188,443
Dividend received from subsidiary	-	-	37,387,746	22,050,717
Additions to investment properties	(226,784,381)	(155,783,719)	(91,531,219)	(79,563,669)
Net cash from investing activities	(227,673,015)	(27,656,751)	(145,000,604)	34,468,094
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from borrowings	179,501,473	132,495,598	179,501,473	132,495,598
Repayment of borrowings	(26,088,490)	(3,960,726)	(26,088,490)	(3,960,726)
Dividends and debt interest paid	(117,291,498)	(102,987,641)	(117,291,498)	(102,987,641)
Finance costs	(16,585,351)	(12,603,233)	(16,585,351)	(12,603,233)
Net cash from financing activities	19,536,134	12,943,998	19,536,134	12,943,998
Total cash and cash equivalents movement	(38,122,494)	156,563,883	(36,129,881)	152,898,116
Cash and cash equivalent at the beginning	257,246,933	89,824,771	248,855,328	85,098,933
Effect of exchange rate movement on cash balance	(3,570,221)	10,854,279	(3,570,221)	10,858,279
Total cash and cash equivalents	215,554,218	257,242,933	209,155,226	248,855,328

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 JANUARY 2017

	Group		Fair value surplus Pula	Foreign currency translation reserve Pula	Dividends and debt interest reserve Pula	Retained earnings Pula	Total equity and reserves Pula
	Stated capital Pula	Linked unit debentures Pula					
Opening balance of company at 01 February 2015	346,420,555	286,076,802	534,497,943	75,223,439	57,215,360	83,605,288	1,383,039,387
Profit for the year	-	-	-	-	-	222,830,026	222,830,026
Other comprehensive income	-	-	-	74,408,499	-	-	74,408,499
Total comprehensive income for the year	-	-	-	74,408,499	-	222,830,026	297,238,525
Fair value surplus transferred (Turnstar properties)	-	-	19,370,861	-	-	(19,370,861)	-
Fair value surplus transferred (Milmani Properties)	-	-	29,513,462	-	-	(29,513,462)	-
Transfer on disposal of investment property	-	-	(54,954,511)	-	-	54,954,511	-
Final debt interest and dividends paid 31 January 2015	-	-	-	-	(57,215,353)	-	(57,215,353)
Dividends and debt interest transferred to dividends and debt interest reserve	-	-	-	-	111,569,945	(111,569,945)	-
Interim debt interest and dividends paid 31 July 2015	-	-	-	-	(45,772,281)	-	(45,772,281)
Transactions with unit holders recognised in the statement of changes in equity.	-	-	(6,070,188)	-	8,582,311	(105,499,757)	(102,987,634)
Balance as at 31 January 2016	346,420,555	286,076,802	528,427,755	149,631,938	65,797,671	200,935,557	1,577,290,278
Profit for the year	-	-	-	(48,806,870)	-	237,724,813	237,724,813
Other comprehensive income	-	-	-	(48,806,870)	-	237,724,813	(48,806,870)
Total comprehensive income for the year	-	-	-	(48,806,870)	-	237,724,813	188,917,943
Fair value surplus transferred (Turnstar properties)	-	-	78,681,512	-	-	(78,681,512)	-
Fair value surplus transferred (Milmani Properties)	-	-	(11,676,587)	-	-	11,676,587	-
Transfer on disposal of investment property	-	-	-	-	-	-	-
Final debt interest and dividends paid 31 January 2016	-	-	-	-	(65,797,671)	-	(65,797,671)
Dividends and debt interest transferred to dividends and debt interest reserve	-	-	-	-	114,430,720	(114,430,720)	-
Interim debt interest and dividends paid 31 July 2016	-	-	-	-	(51,493,824)	-	(51,493,824)
Transactions with unit holders recognised in the statement of changes in equity.	-	-	67,004,925	-	(2,860,775)	(181,435,645)	(117,291,495)
Balance as at 31 January 2017	346,420,555	286,076,802	595,432,680	100,825,068	62,936,896	257,224,725	1,648,916,726

SEGMENT REPORT

Primary segment - Geographical segment	2017		2016		Figures in Pula 2017		Figures in Pula 2016	
	Botswana	Tanzania	Botswana	Tanzania	Consolidated	Consolidated	Consolidated	Consolidated
Revenues from external customers	123,893,401	126,714,345	130,753,280	120,848,478	254,646,681	247,562,823		
Inter segment revenues	-	-	-	-	-	-		
Total segment revenues	123,893,401	126,714,345	130,753,280	120,848,478	254,646,681	247,562,823		
Segment property direct and indirect expenses	38,225,034	35,933,493	39,559,824	35,868,866	77,784,858	71,802,359		
Segment operating profit	85,668,367	90,780,852	91,193,456	84,979,612	176,861,823	175,760,464		
Segment Assets	1,192,372,070	1,268,852,306	1,414,008,938	1,132,153,979	2,606,381,008	2,401,006,285		
Secondary segment - Operating segment	2017	2016	2017	2016	2017	2016	Figures in Pula 2017	Figures in Pula 2016
Revenues								
	Botswana	Botswana	Tanzania	Tanzania	Botswana	Botswana	Tanzania	Tanzania
Rental income from external customers	112,897,781	102,517,165	76,697,482	62,598,968	10,995,620	24,197,180	54,055,797	58,249,510
Inter segment revenues	-	-	-	-	-	-	-	-
Total segment revenues	112,897,781	102,517,165	76,697,482	62,598,968	10,995,620	24,197,180	54,055,797	58,249,510
Segment expenses	34,992,366	31,633,045	31,651,964	26,911,522	3,232,668	4,300,448	7,907,860	8,957,344
Segment operating profit	77,905,415	70,884,119	45,045,518	35,687,446	7,762,952	19,896,732	46,147,938	49,292,166
	Figures in Pula 2017	Figures in Pula 2016						
Reconciliation of group net profit before tax								
Total reporting segment operating profit	176,861,823							