

ABRIDGED AUDITED GROUP FINANCIAL RESULTS FOR THE YEAR ENDED 31 JANUARY 2018

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Company Number 2000/5302•

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 JANUARY 2018

	GROUP		COMPANY	
	31-Jan-18 Pula	31-Jan-17 Pula	31-Jan-18 Pula	31-Jan-17 Pula
Revenue				
Rental Income	251,889,140	254,646,681	143,993,028	123,893,401
Other income	2,000,041	4,018,390	787,645	936,513
Operating expenses	(110,881,295)	(100,523,210)	(66,305,691)	(55,027,852)
Dividend income from subsidiary	-	-	22,994,640	37,387,746
Operations profit	143,007,906	158,141,861	101,469,622	107,189,808
Finance income	755,383	4,573,091	37,752,727	33,298,815
Finance cost	(114,673,895)	(116,585,351)	(23,911,133)	(16,585,351)
Profit before exchange difference and FV	129,089,394	146,129,601	115,311,216	123,903,272
Exchange gain	31,927,751	25,260,044	31,918,887	25,260,064
Exchange loss	(54,177,930)	(42,260,871)	(54,177,930)	(42,260,871)
Profit before FV	106,839,215	129,128,774	93,052,173	106,902,465
Fair value adjustments	(76,110,595)	105,341,115	33,085,893	96,864,881
Profit before tax	30,728,620	234,469,909	126,138,066	203,767,346
Taxation	42,465,085	3,254,907	2,777,862	(12,743,723)
Profit after tax	73,193,705	237,724,816	128,915,928	191,023,623
Other comprehensive income				
Exchange difference on translating foreign operations	(47,418,115)	(48,806,870)	-	-
Total comprehensive income for the year	25,775,590	188,917,946	128,915,928	191,023,623
Profit for the year attributable to linked Unit holders				
Owners of the parent company	72,119,054	237,724,816	128,915,928	191,023,623
Non controlling interest	1,074,651	-	-	-
	73,193,705	237,724,816	128,915,928	191,023,623
Basic earnings per linked unit (in thebe)	12.79	41.55	22.53	33.39
Diluted earnings per linked unit (in thebe)	12.79	41.55	22.53	33.39
Distribution per linked unit(in thebe)	18.00	20.00	18.00	20.00
Debt interest per linked unit(in thebe)	14.49	13.47	14.49	13.47
Dividend per linked unit(in thebe)	3.51	6.53	3.51	6.53
NAV per unit (thebe)	2.73	2.88	2.40	2.37
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 2018

	GROUP		COMPANY	
	31-Jan-18 Pula	31-Jan-17 Pula	31-Jan-18 Pula	31-Jan-17 Pula
ASSETS				
Non-Current Assets	2,341,870,529	2,341,811,752	1,913,799,725	1,811,082,730
Investment property	2,251,628,531	2,266,752,638	1,221,399,358	1,166,543,710
Plant and equipment	4,982,115	3,812,658	3,692,821	2,040,934
Goodwill	57,333,674	63,427,985	-	-
Investment in subsidiary	-	-	198,426,378	198,399,518
Loan to related company	-	-	215,788,226	187,605,545
Other financial assets	-	-	249,164,779	232,405,414
Deferred tax	7,617,904	5,829,174	7,617,904	5,829,174
Operating lease asset	20,306,305	21,989,303	17,710,259	18,258,435
Current Assets	80,695,124	244,549,256	197,530,853	319,255,336
Other financial assets	-	-	140,622,664	97,154,052
Current tax receivable	1,888,584	2,048,815	381,174	381,174
Operating lease asset	4,990,383	439,066	4,990,383	439,066
Cash and cash equivalent	49,567,336	215,554,218	40,507,098	209,155,226
Trade and other receivables	24,248,821	26,527,157	11,029,534	11,839,363
Total Assets	2,422,565,653	2,606,381,008	2,111,330,578	2,130,338,066
EQUITY AND LIABILITIES				
Stated Capital and Reserves	1,559,186,945	1,648,916,726	1,373,338,643	1,358,853,427
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	556,038,253	595,432,680	587,780,860	554,669,614
Retained earnings	265,730,558	257,224,725	101,566,602	108,749,560
Debt interest and dividend reserves	51,493,824	62,936,896	51,493,824	62,936,896
Foreign currency translation reserve	53,406,953	100,825,068	-	-
Non-Current Liabilities	781,798,351	888,618,158	485,400,304	738,481,248
Borrowings	580,587,938	632,679,746	580,587,938	632,679,746
Deferred taxation	201,210,413	255,938,412	104,812,368	105,801,502
Current Liabilities	81,580,357	68,846,124	52,591,629	33,003,391
Trade and other payables	50,504,730	66,801,580	21,516,002	30,958,856
Borrowings	29,981,010	999,916	29,981,010	999,916
Unclaimed debt interest and dividend	1,094,617	1,044,619	1,094,617	1,044,619
Total Equity and Liabilities	2,422,565,653	2,606,381,008	2,111,330,578	2,130,338,066

CONSOLIDATED STATEMENT OF CASHFLOW FOR THE YEAR ENDED 31 JANUARY 2018

	GROUP		COMPANY	
	31-Jan-18 Pula	31-Jan-17 Pula	31-Jan-18 Pula	31-Jan-17 Pula
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash generated from operations	127,802,733	169,453,943	67,478,849	74,036,173
Finance income	755,383	4,573,091	37,752,727	33,298,815
Taxation (paid) received	(2,058,046)	(4,012,667)	-	(399)
Net cash from operating activities	126,500,070	170,014,387	105,231,576	109,334,589
Cash flows from investing activities				
Additions to plant and equipment	(2,505,837)	(2,288,634)	(2,259,570)	(2,194,492)
Proceeds on disposal of property,plant and equipment	-	1,400,000	-	1,400,000
Proceeds on disposal of investment property	-	-	-	-
Acquisition of subsidiary	-	-	(26,860)	-
loans advanced to related companies	-	-	(28,182,681)	(111,494,729)
Movement in other financial assets net of foreign exchange gain	-	-	(112,865,257)	1,432,090
Dividend received from subsidiary	-	-	22,994,640	37,387,746
Additions to investment properties	(147,457,132)	(226,784,381)	(21,769,754)	(91,531,219)
Net cash from investing activities	(169,762,969)	(227,473,015)	(142,118,482)	(165,000,604)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from borrowings	182,507,656	179,501,473	182,507,656	179,501,473
Repayment of borrowings	(174,446,398)	(26,088,490)	(174,446,398)	(26,088,490)
Dividends and debt interest paid	(114,430,720)	(117,291,498)	(114,430,720)	(117,291,498)
Finance costs	(114,673,895)	(116,585,351)	(23,911,133)	(16,585,351)
Net cash from financing activities	(121,043,357)	19,536,134	(130,280,595)	19,536,134
Total cash and cash equivalents movement	(144,506,256)	(38,122,494)	(167,167,501)	(36,129,881)
Cash and cash equivalent at the beginning	115,554,218	257,246,933	209,155,226	248,855,328
Effect of exchange rate movement on cash balance	(1,480,626)	(3,570,221)	(1,480,626)	(3,570,221)
Total cash and cash equivalents	49,567,336	215,554,218	40,507,099	209,155,226

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 JANUARY 2018

	Group						Total equity and reserves Pula	Non controlling Interest	Total equity
	Stated capital Pula	Linked unit debentures Pula	Fair value surplus Pula	Foreign currency translation reserve Pula	Dividends and debt interest reserve Pula	Retained earnings Pula			
Opening balance of company at 01 February 2016	346,420,555	286,076,802	528,427,755	149,631,938	65,797,671	200,935,557	1,577,290,278	-	1,577,290,278
Profit for the year	-	-	-	-	-	237,724,813	237,724,813	-	237,724,813
Other comprehensive income	-	-	-	(48,806,870)	-	(48,806,870)	-	-	(48,806,870)
Total comprehensive income for the year	-	-	-	(48,806,870)	-	237,724,813	188,917,943	-	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)	-	(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)	-	(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)	-	(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	-	1,648,916,726
Profit for the year	-	-	-	-	-	72,119,054	72,119,054	1,074,651	73,193,705
Other comprehensive income	-	-	-	(47,418,115)	-	(47,418,115)	(47,418,115)	-	(47,418,115)
Total comprehensive income for the year	-	-	-	(47,418,115)	-	72,119,054	24,700,939	1,074,651	25,775,590
Fair value surplus transferred (Turnstar properties)	-	-	33,111,246	-	-	(33,111,246)	-	-	-
Fair value surplus transferred (Milmani Properties)	-	-	(72,505,673)	-	-	72,505,673	-	-	-
Transfer on disposal of investment property	-	-	-	-	-	-	-	-	-
Final debt interest and dividends paid 31 January 2017	-	-	-	-	(62,936,896)	-	(62,936,896)	-	(62,936,896)
Dividends and debt interest transferred to dividends and debt interest reserve	-	-	-	-	-	102,987,648	(102,987,648)	-	(1,074,651)
Interim debt interest and dividends paid 31 July 2017	-	-	-	-	-	(51,493,824)	(51,493,824)	(1,074,651)	(51,493,824)
Transactions with unit holders recognised in the statement of changes in equity.	-	-	(39,394,427)	-	(11,443,072)	(63,593,221)	(114,430,720)	(1,074,651)	(115,505,371)
Balance as at 31 January 2018	346,420,555	286,076,802	556,038,253	53,406,953	51,493,824	265,730,558	1,559,186,945	-	1,559,186,945

SEGMENT REPORT

Primary segment - Geographical segment	2018		2017		2018		2017		2018		2017	
	Botswana	Botswana	Tanzania	Tanzania	Dubai	Consolidated	Consolidated	Botswana	Botswana	Tanzania	Tanzania	Dubai
Revenues from external customers	143,993,028	123,893,401	102,109,166	130,753,280	5,786,946	251,889,140	254,646,681	-	-	-	-	-
Inter segment revenues	-	-	-	-	-	-	-	-	-	-	-	-
Total segment revenues	143,993,028	123,893,401	102,109,166	130,753,280	5,786,946	251,889,140	254,646,681					
Segment property direct and indirect expenses	44,689,331	38,225,034	38,669,091	39,558,824	1,654,107	85,012,539	77,784,858					
Segment operating profit	99,303,697	85,668,367	63,440,075	91,194,456	4,132,839	166,876,601	176,861,823					
Segment Assets	1,250,420,342	1,192,372,070	1,095,519,803	1,414,008,938	76,625,508	2,606,381,008	2,606,381,008					
Secondary segment - Operating segment												
Revenues												
Rental income from external customers	132,887,672	112,897,781	62,288,961	76,								