

ABRIDGED UNAUDITED FINANCIAL STATEMENTS FOR THE THREE MONTHS AND SIX MONTHS ENDED 30 JUNE 2023

DIRECTORS' COMMENTARY

The Company's revenue is on the rise with new tenants being signed in and additional income being generated through rental escalations based on the rate of inflation. EBITDA for the first six months amounting to Rs 40 million puts the Company in a comfortable position to meet its financial covenants. Occupancy ratio of 74% as at June 2023, despite the competitive office rental landscape demonstrates the resilience of the business model and the sustainable path chosen by the Company by having a judicious mix of tenants, both institutional and large corporates. The pipeline of existing prospects augurs well for the future.

STATEMENT OF FINANCIAL POSITION

	Unaudited as at 30-Jun 2023 Rs	Audited as at 31-Dec 2022 Rs
ASSETS		
Non-current assets		
Investment property	1,957,880,000	1,957,880,000
Plant and Equipment	100,039	139,214
	1,957,980,039	1,958,019,214
Current assets		
Trade and other receivables	34,579,471	24,087,156
Amount due from related parties	6,573,025	6,573,025
Cash at bank	41,163,289	46,905,169
	82,315,785	77,565,350
Total assets	2,040,295,824	2,035,584,564
EQUITY AND LIABILITIES		
Capital and reserves		
Stated capital	755,294,000	755,294,000
Amalgamation reserves	5,314,693	5,314,693
Retained earnings	108,832,668	97,247,169
Total equity	869,441,361	857,855,862
Non-current liability		
Lease Liabilities	26,097,912	26,097,912
Bond	1,123,000,000	1,123,000,000
	1,149,097,912	1,149,097,912
Current liabilities		
Trade and other payables	19,520,571	18,573,173
Lease liabilities	1,630,216	1,661,470
Amount due to related parties	605,764	8,396,147
	21,756,551	28,630,790
Total liabilities	1,170,854,463	1,177,728,702
Total equity and liabilities	2,040,295,824	2,035,584,564
Number of Shares in Issue	75,529,400	75,529,400
Net Asset Value per share	11.51	11.36

STATEMENT OF PROFIT OR LOSS

	Unaudited 3 months 30-Jun-23 Rs	Unaudited 3 months 30-Jun-22 Rs	Unaudited 6 months 30-Jun-23 Rs	Unaudited 6 months 30-Jun-22 Rs
Income	25,737,844	21,288,087	49,519,212	42,927,993
Administrative expenses	(4,789,412)	(5,347,022)	(9,219,185)	(11,971,645)
Operating profit	20,948,432	15,941,065	40,300,027	30,956,348
Finance costs	(14,434,182)	(14,398,902)	(28,714,528)	(28,779,236)
Profit before taxation	6,514,250	1,542,163	11,585,499	2,177,112
Taxation	-	-	-	-
Profit for the period	6,514,250	1,542,163	11,585,499	2,177,112

STATEMENT OF CASH FLOWS

	Unaudited as at 30-Jun 2023 Rs	Unaudited as at 30-Jun 2022 Rs
Net cash from/ (used in) operating activities	31,101,956	81,158,938
Net cash used in investing activities	-	-
Net cash used in financing activities	(36,843,836)	(81,361,167)
Net increase in cash and cash equivalents	(5,741,880)	(202,229)
Cash and cash equivalents at beginning of period	46,905,169	43,633,658
Cash and cash equivalents at end of period	41,163,289	43,431,429

NOTES TO THE ACCOUNTS

The Company is required to publish its interim financial results in terms of Listing Rule 12.19 of the SEM. Accordingly, this announcement presents its financial results in respect of the period from 1 January 2023 to 30 June 2023. The abridged unaudited financial statements for the three months and six months ended 30 June 2023 ("abridged unaudited financial statements") have been prepared in accordance with the measurement and recognition requirements of IFRS, the information contained in IAS 34: Interim Financial Reporting and the SEM Listing Rules, using the same accounting policies as those of the audited financial statements for the year ended 31 December 2022. The abridged unaudited financial statements have not been reviewed or reported by the Company's external auditors. The abridged unaudited financial statements were approved by the Board of Directors on 14 August 2023. This communique is issued pursuant to SEM Listing Rules 11.3 and 12.20. The Board of the Company accepts full responsibility for the accuracy of the information contained in this communique.

By order of the Board
 14 August 2023

STATEMENT OF CHANGES IN EQUITY

	Share capital Rs	Retained earnings Rs	Amalgamation reserves Rs	Share Application monies Rs	Total equity Rs
THE COMPANY					
At 01 January 2023	755,294,000	97,247,169	5,314,693	-	857,855,862
Profit for the period		11,585,499			11,585,499
At 30 June 2023	755,294,000	108,832,668	5,314,693	-	869,441,361
At 01 January 2022	100,000,000	64,722,380	5,314,693	655,293,857	825,330,930
Profit for the period		2,177,112			2,177,112
At 30 June 2022	100,000,000	66,899,492	5,314,693	655,293,857	827,508,042