

Swaziland Property Investments Limited

Reviewed interim results for the six month period ended 31 December 2015

Statement of comprehensive income

	Reviewed 6 months Dec 2015 E'000	Reviewed 6 months Dec 2014 E'000	Audited 12 months Jun 2015 E'000
Revenue	7 923	7 456	15 803
Administrative expenses	(4 464)	(3 671)	(6 792)
Gross profit	3 459	3 785	9 011
Other income	113	27	64
Finance income	184	152	346
Profit before taxation	3 756	3 964	9 421
Taxation	-	-	(36)
Profit for the year	3 756	3 964	9 385

Statement of changes in equity

	144 708	143 332	143 332
Balance at beginning of year	144 708	143 332	143 332
Profit for the year	3 756	3 964	9 385
Distribution to unit holders	(5 005)	(4 004)	(8 008)
Balance at end of year	143 459	143 292	144 708

Statement of financial position

Non-current assets	136 995	137 301	137 439
Investment properties	133 675	133 675	133 675
Equipment and improvements	1 122	1 842	1 566
Deferred tax asset	16	-	16
Lease accrual	2 182	1 784	2 182
Current assets	11 194	9 699	11 492
Trade and other receivables	384	753	726
Lease accrual	62	-	62
Taxation prepaid	168	159	168
Cash and cash equivalents	10 580	8 787	10 536
Total assets	148 189	147 000	148 931
Equity	143 459	143 292	144 708
Ordinary shareholders funds	143 459	143 292	144 708
Non-current liabilities	504	451	504
Deferred taxation	504	451	504
Current liabilities	4 226	3 257	3 718
Trade and other payables	4 175	3 121	3 680
Current tax liability	38	98	38
Bank overdraft	13	38	-
Total equity and liabilities	148 189	147 000	148 931

Commentary

1 Operations

During the six month period from 1 July 2015 to 31 December 2015, SWAPROP's operations were satisfactory despite the difficult trading conditions.

2. Financial results

Revenue increase by 6.3% (E467k) compared to the corresponding six month period, as a result of improved rental collections.

Operational expenses have increased during the period. The increase is attributed to increased repairs and maintenance.

Unit holders are advised that ongoing maintenance programmes at Nhlanguano Mall, the Hub and The Mall together with any impact from the present economic environment may have an effect on earnings for the forthcoming six months.

3. Statement of Compliance

The interim financial information has been drawn up under the same reporting framework as the most recent financial statements.

4. Review by the independent auditors

The interim financial information for the six months ended 31 December 2015 have been reviewed, but not audited, by KPMG Chartered Accountants (Swaziland) whose report is available for inspection at the registered office of the company.

5. Interim distribution

The interim distribution to the unit holders of SWAPROP linked units has been decreased from E4 004 000 in the previous period to [E3 503 500] for the six month period under review. On the basis of the December 2015 ruling price of the SWAPROP linked units on the Swaziland Stocks Exchange, the annualised income yield of the current interim distribution to unit holders is 7.90%.

6. Corporate Governance

The directors of SWAPROP confirm their commitment to the principles of openness, integrity and accountability as advocated by sound principles of Corporate Governance contained in the King Reports.

7. Distribution declaration and important dates

Notice is hereby given of the declaration of distribution number 34 in respect of the income distribution period 1 July 2015 to 31 December 2015. The distribution was declared by a directors' resolution on 4 April 2016. The distribution is payable to unit holders registered in the books of the company at the close of business on 6 May 2016.

The transfer books and register of members will close on 4 May 2016 for the purpose of identifying those unit holders to whom the distribution will be made.

Payment of the distribution is expected to be posted on 6 May 2016. Non-resident shareholders tax will be deducted where applicable.

On behalf of the Board

D Litchfield

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SPONSORING BROKERS



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AUDITORS



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Swaziland Property Investment's earnings and income ratios for the periods are shown as follows:

Earnings per share (cents)	16.16	17.05	40.37
Distribution per share (cents)	21.53	17.22	34.44
Ruling market price (cents)	545.00	545.00	545.00
Market capitalisation (E'000)	126 712	126 712	126 712