



THE FAR PROPERTY COMPANY LIMITED (“the Company” or “FPC”)

Company No. BW00000942235
 Incorporated in the Republic of Botswana on 29 June 2010 BSE share code: FPC
ABRIDGED UNAUDITED GROUP FINANCIAL RESULT FOR THE SIX MONTHS ENDED 31 DECEMBER 2021

REVENUE 4% ↑

NET INCOME FROM OPERATION 6% ↑

RENT YIELD 10%

LOAN TO ASSET VALUE 21%

ABRIDGED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	(Unaudited) 6 months ended 31 December, 2021 P' 000	(Unaudited) 6 months ended 31 December, 2020 P' 000	Audited 12 months ended 30 June, 2021 P' 000
Continuing operation			
Revenue	69,982	67,483	138,236
Other income	9,736	9,909	20,677
Operating expenses	(17,662)	(14,865)	(34,658)
Operating profit	62,056	62,527	124,255
Finance income	54	25	42
Finance costs	(11,494)	(14,975)	(26,984)
Net income from operations	50,616	47,577	97,313
Foreign Exchange gain/(loss)	(303)	7,385	12,791
Investment property fair value adjustment	-	-	(14,203)
Profit before income tax	50,313	54,962	95,901
Income tax credit / (expense)	(79)	(100)	1,960
Profit from Continuing Operations	50,234	54,862	97,861
Discontinued Operation			
Profit from non current asset held for sale	-	-	196
Profit for the year attributable to linked unitholders	50,234	54,862	98,057
Other Comprehensive income, net of tax items items that may be subsequently reclassified to profit or loss			
Exchange differences on translating foreign operations	4,443	(5,331)	(3,351)
Total comprehensive income for the year attributable to linked unitholders	54,677	49,531	94,706
Profit attributable to :			
Owners of the Parent:			
From continuing operations	50,234	54,862	97,861
From discontinued operations	-	-	196
	50,234	54,862	98,057
Weighted average Linked units in issue (weighted Average)	449,059,850	428,735,873	433,421,256
Basic earnings per linked unit attributable to linked unitholders (pula)	0.11	0.13	0.23

ABRIDGED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(Unaudited) as at 31 December, 2021 P' 000	(Unaudited) as at 31 December, 2020 P' 000	Audited as at 30 June, 2021 P' 000
Assets			
Non-current Assets			
Investment property	1,367,442	1,384,475	1,352,722
Property, plant and equipment	1,157	510	465
Operating lease asset	32,832	31,890	32,799
Deferred income tax assets	6,454	3,601	5,984
	1,407,885	1,420,476	1,391,970
Current Assets			
Related party receivables	5,095	6,187	4,284
Operating lease asset	6,367	4,579	5,705
Trade and other receivables	16,422	15,413	12,785
Cash and cash equivalents	10,811	25,227	33,604
Current tax receivable	-	121	-
	38,695	51,527	56,378
Assets Included in disposal group classified as held for Sale	8,075	7,091	2,175
Total Assets	1,454,655	1,479,094	1,450,523
Equity and Liabilities			
Equity Attributable to Equity Holders of Parent			
Stated capital	537,104	506,803	506,803
Foreign currency translation reserve	(38,594)	(45,016)	(43,037)
Retained income	551,762	538,025	501,528
	1,050,272	999,812	965,294
Liabilities			
Non-Current Liabilities			
Borrowings	248,499	239,884	232,979
Deferred income tax liabilities	61,636	63,122	61,636
Lease Liabilities	2,108	2,202	2,149
	312,243	305,208	296,764
Current Liabilities			
Borrowings	61,647	110,881	43,043
Trade and other payables	30,139	15,390	15,082
Distribution payable/unclaimed dividend	-	-	79,693
Current tax payable	256	-	671
Bank overdraft	9	40,033	49,886
Lease Liabilities	89	74	90
	92,140	166,378	188,465
Total Liabilities	404,383	471,586	485,229
Liabilities included in disposal group classified as held for sale	-	7,696	-
Total Equity and Liabilities	1,454,655	1,479,094	1,450,523

ABRIDGED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Linked Units P' 000	Foreign currency translation reserve P' 000	Retained income P' 000	Retained income P' 000
Balance at 1 July 2020	455,971	(39,685)	483,163	899,449
Profit for the year	-	-	98,057	98,057
Other comprehensive income	-	(3,351)	-	(3,351)
Total comprehensive income for the year	-	(3,351)	98,057	94,706
Issue of shares	50,832	-	-	50,832
Distribution declared	-	-	(79,693)	(79,693)
Balance at 30 June 2021 (Audited)	506,803	(43,037)	501,528	965,294
Balance at 1 July 2021	506,803	(43,037)	501,528	965,294
Profit for the Six Months	-	-	50,234	50,234
Other comprehensive income	-	4,443	-	4,443
Total comprehensive income for the year	-	4,443	50,234	54,677
Issue of linked Units	30,301	-	-	30,301
Balance at 31st December 2021 (Unaudited)	537,104	(38,594)	551,762	1,050,272

ABRIDGED CONSOLIDATED STATEMENT OF CASH FLOWS

	(Unaudited) 6 months ended 31 December, 2021 P' 000	(Unaudited) 6 months ended 31 December, 2020 P' 000	Audited 12 months ended 30 June, 2021 P' 000
Net cash generated from / (used in) operating activities	71,856	84,525	143,797
Net cashflow used in investing activities	(19,187)	(12,152)	12,541
Net cash generated from/(used in) financing activities	(25,393)	(63,274)	(144,057)
Net Movement in cash and cash equivalents	27,276	9,099	12,281
Cash and cash equivalents at beginning of period	(16,281)	(23,695)	(23,694)
Effects of exchange rate changes on cash and cash Equivalent	(269)	-	(233)
Effects of Exchange rates on translation of foreign Operations	76	(211)	(4,635)
Cash and cash equivalents at end of period	10,802	(14,807)	(16,281)

THE SEGMENT INFORMATION PROVIDED TO THE BOARD FOR THE REPORTABLE SEGMENTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2021 IS AS FOLLOWS:

Group	Botswana				South Africa				Zambia				Total
	Residential P'000	Commercial P'000	Industrial P'000	Other P'000	Residential P'000	Commercial P'000	Industrial P'000	Other P'000	Residential P'000	Commercial P'000	Industrial P'000	Other P'000	
Revenue	5,591	26,968	27,051	519	81	7,091	1,463	16	-	1,127	-	75	69,982
Other income	595	3,157	1,756	131	-	3,117	974	-	-	6	-	-	9,736
Operating expenses	(748)	(3,748)	(1,945)	(5,281)	(419)	(3,061)	(1,489)	(719)	-	(252)	-	-	(17,662)
Finance income	-	-	-	8,482	-	-	-	(8,428)	-	-	-	-	54
Finance costs	-	-	-	(9,919)	-	-	-	(1,575)	-	-	-	-	(11,494)
Foreign exchange gain/(loss)	-	-	-	(269)	-	-	-	(34)	-	-	-	-	(303)
Income tax	-	-	-	33	-	-	-	-	-	-	-	(112)	(79)
	5,438	26,377	26,862	(6,304)	(338)	7,147	948	(10,740)	-	881	-	(37)	50,234
Segment assets	160,194	585,092	445,303	27,384	1,712	116,307	76,621	11,521	-	30,521	-	-	1,454,655
Reconciliation to total assets as reported in the statement of financial position													
Property, plant and equipment	-	-	-	983	-	-	-	174	-	-	-	-	1,157
Investment property	151,807	562,097	430,694	-	1,710	115,555	76,517	-	-	29,062	-	-	1,367,442
Related party receivables	-	-	-	5,095	-	-	-	-	-	-	-	-	5,095
Operating lease asset	312	22,995	14,609	-	2	752	104	-	-	425	-	-	39,199
Trade and other receivables	-	-	-	14,195	-	-	-	1,998	-	229	-	-	16,422
Cash and cash equivalents	-	-	-	6,160	-	-	-	3,846	-	805	-	-	10,811
Deferred income tax assets	-	-	-	951	-	-	-	5,503	-	-	-	-	6,454
Assets included in disposal group classified as held for sale	8,075	-	-	-	-	-	-	-	-	-	-	-	8,075
Total assets as reported in the statement of financial position	160,194	585,092	445,303	27,384	1,712	116,307	76,621	11,521	-	30,521	-	-	1,454,655
Total liabilities excluding disposal group	-	-	-	344,684	-	-	59,209	-	-	-	-	490	404,383

The FAR Property Company (“FPC”) is pleased to announce that its group results for the six months ended 31 December 2021 has shown a steady improvement in key performance metrics.

During the period under review FPC continued to effectively manage a portfolio that showed resilience despite the impact of Covid-19 in all geographies that the Group operates. There has been an agility in swiftly adapting to changes in consumer behaviour and new ways of thinking and working.

PERFORMANCE TREND AND COMMENTARY RESULT

- Very healthy loan to asset ratio of 21%.
- Rent yield continues to remain at a stable level of 10% despite the negative impact of COVID 19 Pandemic.
- Very healthy yield for the completed projects.
- Revenue increased 4% from P67.48 million for the six months to December 2020 to P69.98 million for six months to December 2021.
- Net income from operation increased by 6 % from P47.58 million for the six months to December 2020 to P50.62 million for six months to December 2021.
- Vacancies across the portfolio remain below 5%, which is encouraging given the tough trading environment.

BASIS OF PREPARATION AND ACCOUNTING POLICIES

The abridged financial information is prepared in accordance with the International Financial Reporting Standards (“IFRS”) and in the manner required by the Companies Act 2003 (No. 32 of 2004) of Botswana, except the investment property fair value adjustments are only accounted at the year end.

The financial information is presented in Botswana Pula, which is considered the functional currency.

The company has not provided for any taxation at this stage because the company’s tax liability is managed with the tax management opportunities available from VRLS legislation.

COVID -19

Management is closely monitoring the evolution of COVID-19 pandemic, including how it may affect the Group, the economy and general population.

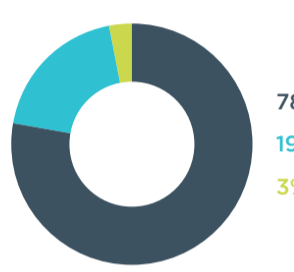
The Company has taken into consideration the following mitigating factors in its assessment for going concern basis of accounting, among other things.

- New projects in the pipeline to fund for growth and stability:
- Future oriented strategies for new Investments:
- Evolution of new revenue models for Property Management sector as a whole.

PROSPECTS & STRATEGY

- Four new projects and one acquisition will be completed before end of the current financial year end.
- A very strong commercial land bank at our disposal for strategic growth.

PROPERTY PORTFOLIO Well balanced portfolio by GLA



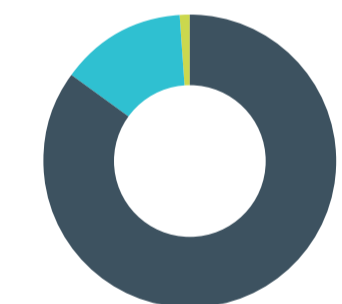
REVENUE BY ZONING



Grade Classification

- Grade - A:** Premium Tenant including Retail Tenant with National and International Brands.
- Grade - B:** Local Tenants & Medium Sized Business with well-established business operations
- Grade - C:** New Start-up Companies with Small Business Operations.

REVENUE BY LOCATION



- Value of portfolio is P1.37 Billion
- Land bank available for future growth.
- Backed by long term leases
- Vacancy rate negligible

For and on behalf of the board

Vidya Sanooj
 Vidya Sanooj
 Director

Ranjith Priyalal De Silva
 Ranjith Priyalal De Silva
 Director

23 February 2022

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