



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 AUDITED GROUP FINANCIAL RESULT FOR THE YEAR ENDED 30 JUNE 2022

PROFIT BEFORE INCOME TAX 16% ↑

NET INCOME FROM OPERATIONS 5% ↑

REVENUE 2% ↑

LOAN TO ASSET VALUE 21%

RENT YIELD 10%

ABRIDGED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Audited 12 months ended 30 June, 2022 P' 000	Audited 12 months ended 30 June, 2021 P' 000
Continuing operation		
Revenue	141,400	138,236
Other income	21,212	20,677
Operating expenses	(37,552)	(34,658)
Operating profit	125,060	124,255
Finance income	8	42
Finance costs	(22,924)	(26,984)
Net income from operations	102,144	97,313
Foreign Exchange gain/(loss)	(2,256)	12,791
Investment property fair value adjustment	12,019	(14,203)
Profit before income tax	111,907	95,901
Income tax credit / (expense)	4,559	1,960
Profit from Continuing Operations	116,466	97,861
Discontinued Operation		
Profit from non current asset held for sale	-	196
Profit for the year attributable to linked unitholders	116,466	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	13,212	(3,351)
Total comprehensive income for the year attributable to linked unitholders	129,678	94,706
Profit attributable to:		
Owners of the Parent:		
From continuing operations	116,466	97,861
From discontinued operations	-	196
	116,466	98,057
Weighted average Linked units in issue	455,320,649	433,421,256
Basic earnings per linked unit attributable to linked unitholders (thebe)	25.58	22.62
Distribution per linked units (thebe)	18.40	17.80

ABRIDGED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Audited As at 30 June 2022 P' 000	Audited As at 30 June 2021 P' 000
Assets		
Non-current Assets		
Investment property	1,416,647	1,352,722
Property, plant and equipment	1,320	465
Operating lease asset	33,779	32,799
Deferred income tax assets	7,873	5,984
	1,459,619	1,391,970
Current Assets		
Related party receivables	5,405	4,284
Operating lease asset	6,320	5,705
Trade and other receivables	14,448	12,785
Cash and cash equivalents	32,714	33,604
	58,887	56,378
Assets Included in disposal group classified as held for Sale	-	2,175
Total Assets	1,518,506	1,450,523
Equity and Liabilities		
Equity Attributable to Equity Holders of Parent		
Stated capital	537,104	506,803
Foreign currency translation reserve	(29,825)	(43,037)
Retained income	533,293	501,528
	1,040,572	965,294
Liabilities		
Non-Current Liabilities		
Borrowings	250,655	232,979
Deferred income tax liabilities	56,674	61,636
Lease Liabilities	2,938	2,149
	310,267	296,764
Current Liabilities		
Borrowings	63,851	43,043
Trade and other payables	18,409	15,082
Distribution payable	84,702	79,693
Current tax payable	517	671
Bank overdraft	-	49,886
Lease Liabilities	188	90
	167,667	188,465
Total Liabilities	477,934	485,229
Total Equity and Liabilities	1,518,506	1,450,523

ABRIDGED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Linked Units P' 000	Foreign currency translation reserve P' 000	Retained income P' 000	Total equity 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	-	-	(79,692)	(79,692)
Balance at 30 June 2021	506,803	(43,037)	501,529	965,295
Balance at 1 July 2021	506,803	(43,037)	501,529	965,295
Profit for the year	-	-	116,466	116,466
Other comprehensive income	-	13,212	-	13,212
Total comprehensive income for the year	-	13,212	116,466	129,678
Issue of linked Units	30,301	-	-	30,301
Distribution declared	-	-	(84,702)	(84,702)
Balance at 30 June 2022	537,104	(29,825)	533,293	1,040,572

ABRIDGED CONSOLIDATED STATEMENT OF CASH FLOWS

	Audited 12 months ended 30 June, 2022 P' 000	Audited 12 months ended 30 June, 2021 P' 000
Net cash generated from / (used in) operating activities	122,681	143,797
Net cash flow used in investing activities	(40,200)	12,541
Net cash generated from/(used in) financing activities	(33,966)	(144,057)
Net Movement in cash and cash equivalents	48,515	12,281
Cash and cash equivalents at beginning of period	(16,281)	(23,694)
Effects of exchange rate changes on cash and cash Equivalent	(449)	(233)
Effects of Exchange rates on translation of foreign Operations	929	(4,635)
Cash and cash equivalents at end of period	32,714	(16,281)

THE SEGMENT INFORMATION PROVIDED TO THE BOARD FOR THE REPORTABLE SEGMENTS FOR THE YEAR ENDED 30 JUNE 2022 IS AS FOLLOWS:

Group	Botswana				South Africa				Zambia				Total
	Residential	Commercial	Industrial	Other	Residential	Commercial	Industrial	Other	Residential	Commercial	Industrial	Other	
	P'000	P'000	P'000	P'000	P'000	P'000	P'000	P'000	P'000	P'000	P'000	P'000	
Revenue	11,140	55,127	54,621	1,389	125	14,388	2,102	(22)	-	2,438	-	92	141,400
Other income	971	6,584	3,639	3,767	-	6,910	1,545	(2,216)	-	12	-	-	21,212
Operating expenses	(2,500)	(7,617)	(3,850)	(11,487)	(488)	(6,678)	(2,977)	(1,261)	-	(695)	-	-	(37,552)
Finance income	-	-	-	16,379	-	-	-	(16,371)	-	-	-	-	8
Finance costs	-	-	-	(19,749)	-	-	-	(3,175)	-	-	-	-	(22,924)
Foreign exchange gain/(loss)	-	-	-	(449)	-	-	-	(580)	-	-	-	(1,227)	(2,256)
Investment property fair value adjustment	1,809	13,310	3,088	-	44	(1,727)	(4,993)	-	-	489	-	-	12,019
Income tax	-	-	-	637	-	-	-	4,316	-	-	-	(394)	4,559
	11,420	67,404	57,498	(9,514)	(319)	12,893	(4,322)	(19,309)	-	2,244	-	(1,529)	116,465
Segment assets	113,586	610,848	504,996	50,485	1,670	114,217	75,718	12,253	-	34,733	-	-	1,518,506
Reconciliation to total assets as reported in the statement of financial position													
Property, plant and equipment	-	-	-	1,156	-	-	-	164	-	-	-	-	1,320
Investment property	113,274	594,946	482,424	-	1,661	113,715	75,378	3,284	-	31,965	-	-	1,416,647
Related party receivables	-	-	-	5,405	-	-	-	-	-	-	-	-	5,405
Operating lease asset	312	15,902	22,572	-	9	502	340	-	-	462	-	-	40,099
Trade and other receivables	-	-	-	12,752	-	-	-	1,327	-	369	-	-	14,448
Cash and cash equivalents	-	-	-	30,217	-	-	-	560	-	1,937	-	-	32,714
Deferred income tax assets	-	-	-	955	-	-	-	6,918	-	-	-	-	7,873
Total assets as reported in the statement of financial position	113,586	610,848	504,996	50,485	1,670	114,217	75,718	12,253	-	34,733	-	-	1,518,506
Total liabilities excluding disposal group	-	-	-	418,154	-	-	59,037	-	-	-	-	743	477,934

HIGHLIGHTS FOR THE YEAR ENDED 30 JUNE 2022

- Revenue increased by 2% from P 138 Million (FY 2021) to P 141 Million
- Profit before Tax increased by 16% from P 95 Million (FY 2021) to P111 Million
- Net income from operations increased by 5% from P 97 Million (FY 2021) to P 102 Million
- A distribution of 18.40 thebe per linked unit for the year ended 30 June 2022 has been declared constituting a 3% increase compared to the FY2021 distribution of 17.80 thebe per linked unit.
- Rent yield remained at a stable level of 10%
- The loan to asset ratio remained at a stable level of 21%.

BASIS OF PREPARATION AND ACCOUNTING POLICIES

The abridged group financial results, which have been reviewed by the Company's external auditors, have been extracted from the audited consolidated financial statements. The accounting policies applied in the preparation of the audited consolidated financial statements from which the abridged group financial result were derived are consistent with these accounting policies applied in the preparation of the previous year's consolidated financial statements except for the adoption of new accounting standards effective from the current financial year which did not have a material impact on the group. The consolidated financial statements for the year ended 30 June 2022 have been audited by Grant Thornton. Any investment decisions by investors and/or unitholders should be based on consideration of the complete set of consolidated financial statements which are available for inspection at the FPC head offices.

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

DISTRIBUTION

Distribution no 7 amounted to 18.40 thebe, comprising 18.23 thebe interest and 0.17 thebe dividend, per linked unit for the year ended 30 June 2022. This distribution was declared on 27 June 2022 and is payable on 11 November 2022. The ex-dividend date is 02 November 2022 and record date for distribution is 04 November 2022.

To support company's continued growth, the board has offered unit holders the option of receiving linked units in lieu of a cash distribution up to 100% of their net distribution.

The Company shall issue a circular after submission and approval of the same by the BSE, to holders of linked units on or about 12th October 2022 advising them of the Scrip Offer. All relevant information with regards to the offer shall be provided in the said circular.

PROSPECTS & STRATEGY

- Four new projects with better rental yield are about to complete and will be in the Portfolio, before the current financial year.
- Better prospects to add and develop more properties with the existing land bank.
- Continued focus on better and stable yield through diversification of current portfolio.

PROPERTY PORTFOLIO

Well balanced portfolio by GLA

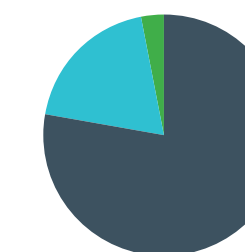
GLA BY USAGE



51% Industrial
41% Commercial
8% Residential

- Backed by long term lease
- Vacancy rate negligible
- Value of portfolio is P1.41 Billion
- Land bank available for future growth.

TENANTS BY GRADE



78% Grade A
19% Grade B
3% Grade C

Grade Classification

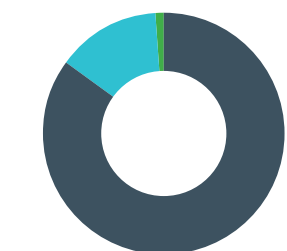
- Grade - A:** Premium Tenant including Retail Tenant with National and International Brands.
- Grade - B:** Local Tenants & Medium Sized Business with well-established business operations
- Grade - C:** New Start-up Companies with Small Business Operations.

REVENUE BY USAGE



41% Industrial
51% Commercial
8% Residential

REVENUE BY LOCATION



86% Botswana
12% South Africa
2% Zambia

For and on behalf of the board

Vidya Sanooj
Director

Ranjith Priyalal De Silva
Director

09 September 2022

Transfer Secretaries: Grant Thornton Business Services (Pty) Ltd | Plot 50370 Acumen Park | Gaborone Botswana | (PO Box 1157, Gaborone, Botswana)

Company Secretaries/Registered office: Kingsway (Pty) Ltd | BDO House, 28 Kgale Mews | Gaborone International Finance Park | PO Box 1839, Gaborone, Botswana

Directors: Reetsang Willie Mokgathe | Ramachandran Ottapathu | Faizel Ismail | Vidya Sanooj | Ranjith Priyalal De Silva | Bafana Kgotla Molomo | Rajeshkumar Jayraj

Auditor: Grant Thornton | Botswana Acumen Park | Plot 50370, Fairgrounds | Gaborone I.P. O. Box 1157, Gaborone, Botswana