



PROPERTY

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 FINANCIAL RESULT FOR THE YEAR ENDED 30 JUNE 2023



PROFIT BEFORE TAX 22%



NET INCOME FROM OPERATIONS 11%



REVENUE 9%

LOAN TO ASSET VALUE 18%

RENT YIELD 10%

Abridged Consolidated Statement of Comprehensive Income

	Audited 12 months ended 30 June, 2023 P' 000	Audited 12 months ended 30 June, 2022 P' 000
Continuing operation		
Revenue	153,792	141,400
Other income	19,366	21,212
Operating expenses	(33,761)	(37,552)
Operating profit	139,397	125,060
Finance income	952	8
Finance costs	(26,646)	(22,924)
Net income from operations	113,703	102,144
Foreign Exchange gain/(loss)	(8,067)	(2,256)
Investment property fair value adjustment	30,752	12,019
Profit before income tax	136,388	111,907
Income tax credit / (expense)	(11,002)	4,559
Profit from Continuing Operations	125,386	116,466
Discontinued Operation	-	-
Profit for the year attributable to linked unitholders	125,386	116,466
Other Comprehensive income, net of tax items	-	-
Items that may be subsequently reclassified to profit or loss	-	-
Exchange differences on translating foreign operations	(53)	13,212
Total comprehensive income for the year attributable to linked unitholders	125,333	129,678
Profit attributable to:		
Owners of the Parent:		
From continuing operations	125,386	116,466
From discontinued operations	-	-
	125,386	116,466
Weighted average Linked units in issue	468,596,584	455,320,649
Basic earnings per linked unit attributable to linked unitholders (thebe)	26.76	25.58
Headline earnings per linked unit attributable to linked unitholders (thebe)	26.92	26.09
Distribution per linked units (thebe)	11.80	18.40

Abridged Consolidated Statement of Changes In Equity

	Stated Capital P' 000	Foreign currency translation reserve P' 000	Retained income P' 000	Total Equity P' 000
Balance at 1 July 2021	506,803	(43,037)	501,528	965,294
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 shares	30,301	-	-	30,301
Distribution declared	-	-	(84,701)	(84,701)
Balance at 30 June 2022 (Audited)	537,104	(29,825)	533,293	1,040,572
Balance at 1 July 2022	537,104	(29,825)	533,293	1,040,572
Profit for the year	-	-	125,386	125,386
Other comprehensive income	-	(53)	-	(53)
Total comprehensive income for the year	-	(53)	125,386	125,333
Issue of linked Units	33,042	-	-	33,042
Distribution declared	-	-	(55,944)	(55,944)
Balance at 30 June 2023 (Audited)	570,146	(29,878)	602,735	1,143,003

Performance Trend and Commentary Result

- Profit before tax increased by 22%
- Rent yield remained at a stable level of 10%
- Revenue increased by 9%
- Very healthy loan to asset value of below 18%

Highlights for the year ended 30 June 2023

- Revenue increased by 9% from P141 Million (FY 2022) to P153 Million
- Profit before Tax increased by 22% from P111 Million (FY 2022) to P136 Million
- Net income from operation increased by 11% from P102 Million (FY 2022) to P113 Million
- A distribution of 11.80 thebe per linked unit for the year ended has been declared
- Rent yield remained at a stable level of 10%
- The loan to asset ratio remained at a stable level of 18%.

Basis of Preparation and Accounting Policies

The abridged group financial result, which has 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 was derived are consistent with those 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 2023 have been audited by Grant Thornton. Any investment decisions by investors and/or unitholders should be based on consideration of the complete set of the consolidated financial statements which is available for inspection at the offices of FPC.

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

Distribution

Distribution no 8 amounting to 11.80 thebe, comprising 11.69 thebe interest and 0.11 thebe dividend, per linked unit for the year ended 30 June 2023. This distribution was declared on 27 June 2023 and is payable on 10th November 2023, the ex-dividend date is 01 November 2023 and record date for distribution is 03 November 2023.

The Board has offered 50% payout to support Group's Continued Growth and to focus on expanding the business and further developing existing and potentially new land bank that will contribute to the growth of the overall business and property portfolio.

Prospects & Strategy

- Eight new projects with better rental yield is started and will be in the Portfolio.
- 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.

Abridged Consolidated Statement of Financial Position

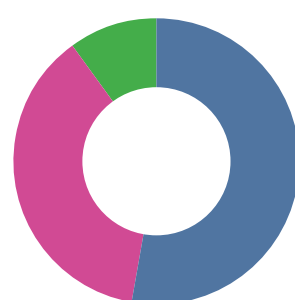
	Audited As at 30 June 2023 P' 000	Audited As at 30 June 2022 P' 000
Assets		
Non-current Assets		
Investment property	1,473,968	1,416,647
Property, plant and equipment	5,449	1,320
Trade and other receivables	3,180	-
Operating lease asset	37,448	33,779
Deferred income tax assets	10,305	7,873
	1,530,350	1,459,619
Current Assets		
Related party receivables	8,758	5,405
Operating lease asset	4,025	6,320
Trade and other receivables	14,185	14,448
Cash and cash equivalents	22,529	32,714
	49,497	58,887
Total Assets	1,579,847	1,518,506
Equity and Liabilities		
Equity Attributable to Equity Holders of Parent		
Stated capital	570,146	537,104
Foreign currency translation reserve	(29,878)	(29,825)
Retained income	602,735	533,293
	1,143,003	1,040,572
Liabilities		
Non-Current Liabilities		
Borrowings	258,579	250,655
Deferred income tax liabilities	60,813	56,674
Lease Liabilities	5,786	2,938
	325,178	310,267
Current Liabilities		
Borrowings	26,734	63,851
Trade and other payables	21,680	18,409
Distribution payable	55,944	84,702
Current tax payable	7,161	517
Lease Liabilities	147	188
	111,666	167,667
Total Liabilities	436,844	477,934
Total Equity and Liabilities	1,579,847	1,518,506

Abridged Consolidated Statement of Cash Flows

	Audited 12 months ended 30 June, 2023 P' 000	Audited 12 months ended 30 June, 2022 P' 000
Net cash generated from / (used in) operating activities	134,335	122,681
Net cash flow used in investing activities	(39,142)	(40,200)
Net cash generated from/(used in) financing activities	(105,210)	(33,966)
Net Movement in cash and cash equivalents	(10,017)	48,515
Cash and cash equivalents at beginning of period	32,714	(16,281)
Effects of exchange rate changes on cash and cash Equivalent	(385)	(449)
Effects of Exchange rates on translation of foreign Operations	217	929
Cash and cash equivalents at end of period	22,529	32,714

Property Portfolio Well balanced portfolio by GLA

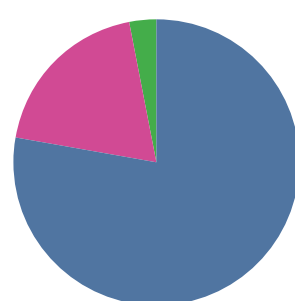
GLA by Usage



52% Industrial
38% Commercial
10% Residential

- Backed by long term lease.
- Vacancy rate negligible.
- Value of portfolio is P1.46 Billion.
- Land bank available for future growth.

Tenants by Grade

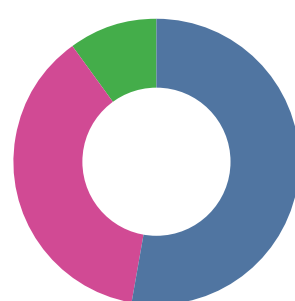


78% Grade A
19% Grade B
3% Grade C

Grade Classification

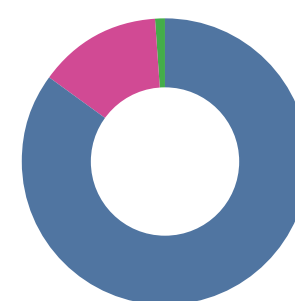
- Grade - A:** Premium Tenant including Retail Tenant with National and International Brands.
- Grade - B:** Local Tenants & Medium Sized Business with well-established business operations.
- Grade - C:** New Start-up Companies with Small Business Operations.

Revenue by Usage



41% Industrial
52% Commercial
7% Residential

Revenue by Location



86% Botswana
12% South Africa
2% Zambia

Notes to the Consolidated and Separate Financial Statements for the year ended 30 June 2023

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	11,238	60,825	59,169	1,897	96	14,899	3,383	(553)	-	2,833	-	5	153,792
Other income	933	7,269	4,222	976	-	6,535	341	(919)	-	9	-	-	19,366
Operating expenses	(1,736)	(7,627)	(4,502)	(10,298)	(95)	(5,915)	(1,255)	(1,785)	-	(548)	-	-	(33,761)
Finance income	-	-	-	12,301	-	-	-	(11,349)	-	-	-	-	952
Finance costs	-	-	-	(23,222)	-	-	-	(3,586)	-	-	-	-	(26,646)
Foreign exchange gain/(loss)	-	-	-	290	-	-	-	(7,972)	-	-	-	(385)	(8,067)
Investment property fair value adjustment	1,769	14,622	6,410	-	77	3,327	1,340	-	-	3,207	-	-	30,752
Income tax	-	-	-	(11,748)	-	-	1,165	-	-	-	-	(419)	(11,002)
	12,204	75,089	65,299	(29,804)	78	18,846	4,974	(26,164)	-	5,501	-	(637)	125,386
Segment assets	150,570	640,407	505,168	40,456	1,642	106,929	71,575	18,178	-	44,922	-	-	1,579,847
Reconciliation to total assets as reported in the statement of financial position													
Property, plant and equipment	-	-	-	5,325	-	-	-	124	-	-	-	-	5,449
Investment property	150,069	612,958	492,435	-	1,642	106,735	71,466	-	-	38,663	-	-	1,473,968
Related party receivables	-	-	-	8,758	-	-	-	-	-	-	-	-	8,758
Operating lease asset	501	27,449	12,733	-	-	194	109	-	-	487	-	-	41,473
Trade and other receivables	-	-	-	11,535	-	-	-	5,430	-	400	-	-	17,365
Cash and cash equivalents	-	-	-	13,366	-	-	-	3,791	-	5,372	-	-	22,529
Deferred income tax assets	-	-	-	1,472	-	-	-	8,833	-	-	-	-	10,305
Total assets as reported in the statement of financial position	150,570	640,407	505,168	40,456	1,642	106,929	71,575	18,178	-	44,922	-	-	1,579,847
Total liabilities excluding disposal group	-	-	-	380,893	-	-	54,332	-	-	-	-	1,619	436,844

For and on behalf of the board

Vidya Sanooj
Director

Ranjith Priyalal De Silva
Director

14 September 2023

Transfer Secretaries:

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Faizel Ismail | Vidya Sanooj | Ranjith Priyalal De Silva |
Rajeshkumar Jayraj | Gobusamang Dempsey Keebine

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