

# ABRIDGED UNAUDITED GROUP FINANCIAL RESULTS FOR THE YEAR ENDED 31 JULY 2020

**Directors:** PK Balopi (Chairman), GH Abdoola (MD), S Puvimanasinghe M Nteta, P Pillar, P Bezuidernhout

**Registered Office:** Acumen Park, Plot 50370, Fairground Office Park, P O Box 1172 Gaborone

**Transfer secretaries:** Grant Thornton Business Services (Proprietary) Limited  
**Auditors:** Ernst & Young, 2nd floor, Plot 22, Khama Crescent POBox 41015 Gaborone, Botswana

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	GROUP			COMPANY		
	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited
	31-Jul-20	31-Jul-19	31-Jan-20	31-Jul-20	31-Jul-19	31-Jan-20
	Pula	Pula	Pula	Pula	Pula	Pula
Continuing operations						
Rental income	134,093,507	134,079,340	269,308,758	74,124,939	75,115,917	151,330,229
Rent relief	(12,281,732)	-	-	(9,074,304)	-	-
Other income	1,433,132	1,843,371	4,305,310	733,647	1,086,292	2,605,739
Operating expenses	(61,703,095)	(58,290,404)	(116,946,306)	(34,580,490)	(32,784,933)	(68,974,340)
Dividend income from subsidiary	-	-	-	15,898,630	2,578,462	8,019,161
<b>Operations profit</b>	<b>61,541,812</b>	<b>77,632,307</b>	<b>156,667,762</b>	<b>47,102,422</b>	<b>45,995,738</b>	<b>92,980,789</b>
Finance income	13,782	201,104	439,093	7,904,752	22,789,810	44,295,131
Finance cost	(14,303,641)	(17,057,098)	(33,338,910)	(14,303,641)	(17,057,098)	(33,338,910)
<b>Profit before exchange difference and FV</b>	<b>47,251,953</b>	<b>60,776,313</b>	<b>123,747,945</b>	<b>40,703,533</b>	<b>51,728,450</b>	<b>103,937,010</b>
Exchange gain	13,019,520	20,034,015	27,692,506	13,009,206	20,034,015	27,692,506
Exchange loss	(17,104,639)	(11,150,365)	(17,246,696)	(17,104,639)	(11,150,365)	(17,246,696)
<b>Profit before FV</b>	<b>43,166,833</b>	<b>69,659,963</b>	<b>134,213,755</b>	<b>36,608,099</b>	<b>60,612,100</b>	<b>114,382,820</b>
Goodwill impairment	-	-	-	-	-	-
Fair value adjustments	-	-	(25,280,910)	-	-	12,450,533
<b>Profit before tax</b>	<b>43,166,833</b>	<b>69,659,963</b>	<b>108,932,845</b>	<b>36,608,099</b>	<b>60,612,100</b>	<b>126,833,353</b>
Taxation	(1,334,979)	(1,572,224)	22,113,234	5,930,555	(1,382,522)	17,833,005
<b>Profit for 6 months</b>	<b>41,831,854</b>	<b>68,087,739</b>	<b>131,046,079</b>	<b>42,538,654</b>	<b>59,229,578</b>	<b>144,666,358</b>
<b>Other comprehensive income</b>						
Exchange difference on translating foreign operations	44,216,657	20,097,910	31,207,559	-	-	-
<b>Total comprehensive income for the half year</b>	<b>86,048,511</b>	<b>88,185,649</b>	<b>162,253,638</b>	<b>42,538,654</b>	<b>59,229,578</b>	<b>144,666,358</b>

	Unaudited	GROUP	Audited	Unaudited	COMPANY	Audited
	31-Jul-20	Unaudited	31-Jan-20	31-Jul-20	Unaudited	31-Jan-20
	Pula	Pula	Pula	Pula	Pula	Pula
Basic earnings per linked unit (in thebe)	7.31	11.90	20.32	7.43	10.35	25.28
Distribution per linked unit (in thebe)	10.00	9.00	9.00	10.00	9.00	9.00
Debt interest per linked unit (in thebe)	7.3976	8.5493	8.2472	7.3976	8.5493	8.2472
Dividend per linked unit (in thebe)	2.6024	0.4507	0.7528	2.6024	0.4507	0.7528
Number of linked units	572,153,603	572,153,603	572,153,603	572,153,603	572,153,603	572,153,603

CONSOLIDATED STATEMENT OF FINANCIAL POSITION	GROUP			COMPANY		
	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited
	31-Jul-20	31-Jul-19	31-Jan-20	31-Jul-20	31-Jul-19	31-Jan-20
	Pula	Pula	Pula	Pula	Pula	Pula
<b>ASSETS</b>						
<b>Non-Current Assets</b>	<b>2,538,852,576</b>	<b>2,476,758,307</b>	<b>2,474,364,188</b>	<b>2,185,888,187</b>	<b>1,910,704,871</b>	<b>2,164,573,857</b>
Investment property	2,444,073,277	2,377,783,168	2,382,205,593	1,274,758,951	1,253,563,369	1,274,735,971
Plant and equipment	2,993,047	3,839,977	3,313,425	1,828,456	2,634,872	2,213,511
Goodwill	39,593,449	52,217,152	38,354,182	-	-	-
Investment in subsidiary	-	-	-	406,613,011	283,298,584	606,613,011
Loan to related company	-	-	-	253,658,999	239,521,149	233,084,802
Other financial assets	-	-	-	-	91,949,097	-
Deferred tax	26,245,990	12,473,981	22,422,372	26,245,990	12,473,981	22,422,372
Operating lease asset	25,946,813	30,444,029	28,068,616	22,782,780	27,263,799	25,504,190
<b>Current Assets</b>	<b>72,880,455</b>	<b>48,288,054</b>	<b>54,482,048</b>	<b>42,726,760</b>	<b>250,973,826</b>	<b>33,687,380</b>
Other financial assets	-	-	-	-	228,272,088	-
Operating lease asset	4,953,065	1,550,897	3,269,840	4,953,065	1,550,897	3,269,840
Cash and cash equivalent	35,036,523	17,879,547	13,092,960	22,986,162	10,369,028	6,305,413
Trade and other receivables	32,890,867	28,857,610	38,119,248	14,787,533	10,781,813	24,112,127
<b>Non-current asset held for sale</b>	<b>-</b>	<b>12,000,000</b>	<b>-</b>	<b>-</b>	<b>12,000,000</b>	<b>-</b>
<b>Total Assets</b>	<b>2,611,733,031</b>	<b>2,537,046,361</b>	<b>2,528,846,236</b>	<b>2,228,614,947</b>	<b>2,173,678,697</b>	<b>2,198,261,237</b>
<b>EQUITY AND LIABILITIES</b>						
<b>Stated Capital and Reserves</b>	<b>1,742,270,364</b>	<b>1,648,450,978</b>	<b>1,656,221,853</b>	<b>1,494,839,814</b>	<b>1,420,246,313</b>	<b>1,452,301,162</b>
Stated capital	346,420,555	346,420,555	346,420,555	346,420,555	346,420,555	346,420,555
Linked unit debentures	286,076,802	286,076,802	286,076,802	286,076,802	286,076,802	286,076,802
Fair value surplus	564,032,325	568,074,083	564,032,325	633,203,088	621,564,817	633,203,088
Retained earnings	323,629,330	286,816,045	339,012,836	171,924,009	114,690,315	186,600,717
Debt interest and dividend reserves	57,215,360	51,493,824	-	57,215,360	51,493,824	-
Foreign currency translation reserve	164,895,992	109,599,669	120,679,335	-	-	-
<b>Non-Current Liabilities</b>	<b>789,104,519</b>	<b>815,392,814</b>	<b>769,098,790</b>	<b>679,455,707</b>	<b>711,646,661</b>	<b>670,546,535</b>
Borrowings	573,409,719	596,114,707	562,393,610	573,409,719	596,114,707	562,393,610
Deferred taxation	215,694,800	219,278,107	206,705,180	106,045,988	115,531,954	108,152,925
<b>Current Liabilities</b>	<b>80,358,148</b>	<b>72,259,267</b>	<b>103,525,593</b>	<b>54,319,426</b>	<b>40,842,421</b>	<b>75,413,540</b>
Trade and other payables	40,516,248	52,471,270	49,440,248	14,477,526	21,054,424	21,348,215
Borrowings	36,775,089	17,962,818	34,091,716	36,775,089	17,962,818	34,091,716
Current tax	1,578,029	247,958	1,403,665	1,578,029	247,958	1,403,665
Unclaimed debt interest and dividend	1,470,501	1,323,030	1,191,260	1,470,501	1,323,030	1,191,260
Bank overdraft	18,281	254,191	17,378,684	18,281	254,191	17,378,684
<b>Liabilities of disposal groups</b>	<b>-</b>	<b>943,302</b>	<b>-</b>	<b>-</b>	<b>943,302</b>	<b>-</b>
<b>Total Equity and Liabilities</b>	<b>2,611,733,031</b>	<b>2,537,046,361</b>	<b>2,528,846,236</b>	<b>2,228,614,947</b>	<b>2,173,678,697</b>	<b>2,198,261,237</b>

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE HALF YEAR ENDED 31 JULY 2020

Figures in Pula	Group						
	Stated capital	Linked unit debentures	Fair value surplus	Foreign Currency translation reserve	Dividends and debt interest reserve	Retained earnings	Total equity and reserves
Opening balance of group at 01 February 2020	346,420,555	286,076,802	564,032,325	120,679,335	-	339,012,836	1,656,221,853
Profit for the 6 month period	-	-	-	-	-	41,831,854	41,831,854
Other comprehensive income for the 6 month period	-	-	-	44,216,657	-	-	44,216,657
<b>Total comprehensive income for the 6 month period</b>	-	-	-	<b>44,216,657</b>	-	<b>41,831,854</b>	<b>86,048,511</b>
Final debt interest and dividends paid 31 January 2020	-	-	-	-	-	-	-
Debt interest and dividends transferred to dividend and debt interest reserve	-	-	-	-	57,215,360	(57,215,360)	-
<b>Transactions with unit holders recognised in statement of changes in equity</b>	-	-	-	-	57,215,360	(57,215,360)	-
<b>Balance as at 31 July 2020</b>	<b>346,420,555</b>	<b>286,076,802</b>	<b>564,032,325</b>	<b>164,895,992</b>	<b>57,215,360</b>	<b>323,629,330</b>	<b>1,742,270,364</b>

## CONDENSED CONSOLIDATED STATEMENT OF CASHFLOW FOR THE HALF YEAR ENDED 31 JULY 2020

CASH FLOWS FROM OPERATING ACTIVITIES	GROUP					
	Unaudited	Unaudited	Audited	Unaudited	COMPANY	Audited
	31-Jul-20	31-Jul-19	31-Jan-20	31-Jul-20	31-Jul-19	31-Jan-20
	Pula	Pula	Pula	Pula	Pula	Pula
Cash generated from operations	58,249,988	68,043,178	138,033,240	55,826,931	64,975,733	111,064,065
Taxation (paid) received	(1,267,647)	243,206	742,080	386,769	243,206	1,186,508
<b>Net cash from operating activities</b>	<b>56,982,341</b>	<b>68,286,384</b>	<b>138,775,320</b>	<b>56,213,700</b>	<b>65,218,939</b>	<b>112,250,573</b>
<b>Net cash from investing activities</b>	<b>(296,106)</b>	<b>(66,444,662)</b>	<b>(2,005,833)</b>	<b>(4,790,279)</b>	<b>(61,302,612)</b>	<b>27,316,491</b>
<b>Net cash from financing activities</b>	<b>(17,708,248)</b>	<b>(16,893,872)</b>	<b>(173,862,975)</b>	<b>(17,708,248)</b>	<b>(16,893,872)</b>	<b>(173,862,975)</b>
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>38,977,987</b>	<b>(15,052,150)</b>	<b>(37,093,488)</b>	<b>33,715,173</b>	<b>(12,977,545)</b>	<b>(34,295,911)</b>
Cash and cash equivalent at the beginning of the year	(4,285,724)	32,115,739	32,115,739	(11,073,271)	22,530,615	22,530,615
Effects of exchange rate movement on cash balances	325,979	561,767	692,025	325,979	561,767	692,025
<b>Total cash and cash equivalents at the end of the year</b>	<b>35,018,242</b>	<b>17,625,356</b>	<b>(4,285,724)</b>	<b>22,967,881</b>	<b>10,114,837</b>	<b>(11,073,271)</b>

## SEGMENT REPORT

Primary segment - Geographical segment	31-Jul-20		31-Jul-19		31-Jul-20		31-Jul-19		31-Jul-20		31-Jul-19		Figures in Pula		Figures in Pula	
	Botswana	Botswana	Tanzania	Tanzania	Dubai	Dubai	Consolidated	Consolidated	Botswana	Botswana	Tanzania	Tanzania	Dubai	Dubai	Consolidated	Consolidated
Revenues from external customers	65,050,635	75,115,916	51,817,849	54,441,538	4,943,292	4,521,885	121,811,776	134,079,340	-	-	-	-	-	-	-	-
Inter segment revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total segment revenues</b>	<b>65,050,635</b>	<b>75,115,916</b>	<b>51,817,849</b>	<b>54,441,538</b>	<b>4,943,292</b>	<b>4,521,885</b>	<b>121,811,776</b>	<b>134,079,340</b>	-	-	-	-	-	-	-	-
Segment property direct and indirect expenses	24,649,073	24,414,308	22,662,916	20,890,998	1,625,045	1,476,725	48,937,034	46,782,032	-	-	-	-	-	-	-	-
<b>Segment operating profit</b>	<b>40,401,562</b>	<b>50,701,608</b>	<b>29,154,933</b>	<b>33,550,540</b>	<b>3,318,247</b>	<b>3,045,160</b>	<b>72,874,741</b>	<b>87,297,308</b>	-	-	-	-	-	-	-	-
<b>Segment Assets</b>	<b>1,368,342,964</b>	<b>1,330,637,759</b>	<b>1,147,207,888</b>	<b>1,114,819,827</b>	<b>96,182,179</b>	<b>91,588,775</b>	<b>2,611,733,031</b>	<b>2,537,046,361</b>	-	-	-	-	-	-	-	-
<b>Secondary segment - Operating segment</b>																
<b>Revenues</b>																
Rental income from external customers	60,053,543	69,879,453	43,045,981	43,487,584	4,997,092	5,236,463	8,771,867	10,953,954	4,943,292	4,521,885	121,811,775	134,079,340				