

TIGNÉ MALL p.l.c.

Condensed interim financial statements (unaudited)
30 June 2014

	Pages
Directors' report	1
Condensed statement of financial position	2
Condensed statement of comprehensive income	3
Condensed statement of changes in equity	4
Condensed statement of cash flows	5
Notes to the condensed interim financial statements	6 - 8

Interim directors' report pursuant to Listing Rule 5.75.2

This condensed interim report is published in terms of the Malta Financial Services Authority Listing Rules Chapter 5 and the Prevention of Financial Market Abuse Act, 2005. The interim financial information included in this respect has been extracted from Tigné Mall p.l.c.'s unaudited financial information for the six months ended 30 June 2014 prepared in accordance with IAS 34 'Interim Financial Reporting'. In terms of Listing rule 5.75.5, this interim report has not been audited or reviewed by the company's independent auditors.

Principal activities

The company's principal activity, which is unchanged since last year, is to own and manage 'The Point Shopping Mall'.

Review of the business

During the first six months of the current year, the company continued with its normal trading activities, and the shopping mall remained fully let. The company has continued to experience an encouraging increase in footfall and tenant sales. The directors anticipate this level of activity to be maintained during the latter half of the year.

During the period under review, the company registered a profit after tax of €499,113 (30 June 2013: €340,609). The significant increase over the corresponding period last year is mainly attributed to a decrease in the finance costs resulting from the reduction in bank borrowings and an increase in rental revenue.

As at 30 June 2014, the company's current liabilities exceeded its current assets by €562,800 (31 December 2013: €183,515). This is the result of an active liquidity management programme, through which the Company has been able to anticipate its bank repayment commitments.

The Board is declaring an interim net dividend of €353,000. This will be paid on the 26 September 2014 to shareholders on the Company's register at the Central Securities Depository of the Malta Stock Exchange at close of business on 27 August 2014. The amount declared is in line with the projections as presented in the offering memorandum dated 20 March 2013.

On behalf of the board



Dr. Alec A. Mizzi
Chairman



Mr. Anthony Scicluna
Director

27 August 2014

Condensed statement of financial position

	As at	
	30 June 2014 (unaudited) €	31 December 2013 (audited) €
ASSETS		
Non-current assets		
Property, plant and equipment	56,110,510	56,752,950
Current assets		
Trade and other receivables	2,183,692	2,335,946
Other current assets	585,382	571,538
Total current assets	2,769,074	2,907,484
Total assets	58,879,584	59,660,434
EQUITY		
Capital and reserves	28,439,747	28,645,634
LIABILITIES		
Non-current liabilities		
Trade and other payables	731,290	827,687
Borrowings	24,627,837	25,476,067
Other non-current liabilities	1,748,836	1,620,047
Total non-current liabilities	27,107,963	27,923,801
Current liabilities		
Trade and other payables	2,624,974	2,559,852
Borrowings	-	83,804
Other current liabilities	706,900	447,343
Total current liabilities	3,331,874	3,090,999
Total liabilities	30,439,837	31,014,800
Total equity and liabilities	58,879,584	59,660,434

The condensed interim financial information on pages 2 to 8 was authorised for issue by the board of directors on 27 August 2014 and was signed on its behalf by:



Dr. Alec A. Mizzi
Chairman



Mr. Anthony Scicluna
Director

Condensed statement of comprehensive income

	Six months ended 30 June	
	2014	2013
	(unaudited)	(unaudited)
	€	€
Revenue	2,462,491	2,308,698
Cost of sales	(734,996)	(726,397)
Gross profit	1,727,495	1,582,301
Administrative expenses	(234,371)	(166,657)
Operating profit	1,493,124	1,415,644
Net finance costs	(544,125)	(735,516)
Profit before tax	948,999	680,128
Tax expense	(449,886)	(339,519)
Profit for the period – total comprehensive income	499,113	340,609
Earnings per share	€0.009	€0.007

Condensed statement of changes in equity

	Share capital €	Revaluation reserve €	Retained earnings €	Total €
Balance at 1 January 2013	20,000,000	1,062,209	176,775	21,238,984
Comprehensive income				
Profit for the period – total comprehensive income	-	-	340,609	340,609
Transactions with owners				
Distributions by and contributions to owners:				
Capitalisation of reserves	1,200,000	(1,062,209)	(137,791)	-
Issue of share capital	6,567,138	-	-	6,567,138
Dividends	-	-	(174,946)	(174,946)
Total transactions with owners	7,767,138	(1,062,209)	(312,737)	6,392,192
Balance at 30 June 2013	27,767,138	-	204,647	27,971,785
Balance at 1 January 2014	27,766,888	-	878,746	28,645,634
Comprehensive income				
Profit for the period – total comprehensive income	-	-	499,113	499,113
Transactions with owners				
Dividends	-	-	(705,000)	(705,000)
Balance at 30 June 2014	27,766,888	-	672,859	28,439,747

Condensed statement of cash flows

	Six months ended 30 June	
	2014 (unaudited) €	2013 (unaudited) €
Net cash generated from operating activities	1,650,878	3,850,874
Net cash used in financing activities	(1,637,034)	(2,804,369)
Net movement in cash and cash equivalents	13,844	1,046,505
Cash and cash equivalents at beginning of period	571,538	131,821
Cash and cash equivalents at end of period	585,382	1,178,326

Notes to the condensed interim financial information

1. General information

Tigné Mall p.l.c. is a public limited liability company with its principal activity being to own and manage 'The Point Shopping Mall'. The company's ordinary shares were admitted to listing on the Malta Stock Exchange on 2 May 2013.

This condensed interim financial information has been extracted from the company's unaudited half yearly financial statements. It has not been subject either to an audit in accordance with the requirements of International Standards on Auditing or to a review in accordance with the requirements of ISRE 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'.

2. Basis of preparation

The condensed interim financial information for the six month period ended 30 June 2014 has been prepared in accordance with IAS 34, 'Interim financial reporting'. The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2013, which have been prepared in accordance with IFRSs as adopted by the EU.

Accounting policies

The accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2013, as described in those financial statements.

Standards, interpretations and amendments to published standards effective in 2014

In 2014, the company adopted new standards, amendments and interpretations to existing standards that are mandatory for the company's accounting period beginning on 1 January 2014. The adoption of these revisions to the requirements of IFRSs as adopted by the EU did not result in changes to the company's accounting policies.

3. Earnings per share

	Six months ended 30 June	
	2014	2013
Net profit attributable to equity holders of the company	€499,113	€340,609
Weighted average number of ordinary shares in issue	56,400,000	46,988,889
Earnings per share	€0.009	€0.007

The company's ordinary share capital during the interim period under review consisted of 56,400,000 shares of €0.50 each fully paid up.

4. Fair values of financial instruments

At 30 June 2014 and 31 December 2013 the carrying amount of certain financial instruments, comprising cash at bank, receivables, payables, accrued expenses and short-term borrowings, is equivalent to their fair values in view of the nature of the instruments or their short-term maturity. The fair value of the non-current financial liabilities, comprising borrowings, for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the company for similar financial instruments. The estimated fair value of the company's bank borrowings as at the end of the reporting period is not materially different from the carrying amounts. The current market interest rates utilised for discounting purposes, which were almost equivalent to the respective instruments' contractual interest rates, are deemed observable and accordingly these fair value estimates have been categorised as Level 2.

5. Related party transactions

Subsequent to 30 April 2013, MSV Life plc, HSBC Life Assurance Ltd and Bank of Valletta p.l.c., by virtue of the extent of their shareholding in the company, are considered to be related parties. All companies owned or controlled by these entities, together with all companies forming part of the same groups of companies of which these shareholders form part, are also deemed to be related parties. Tigné Mall plc's directors, close members of their families and all entities owned or controlled by these individuals, are considered to be related parties of Tigné Mall plc.

Until 30 April 2013 Tigné Mall plc formed part of the MIDI Group, which comprises MIDI p.l.c. and its subsidiaries, as MIDI p.l.c. was the company's immediate and ultimate parent. MIDI p.l.c. has an interest in a jointly controlled entity, Solutions & Infrastructure Services Limited (SIS). Accordingly, all companies forming part of the MIDI Group and MIDI p.l.c.'s jointly controlled entity were considered by the directors to be related parties. All entities controlled or owned by certain corporate shareholders of MIDI p.l.c. (referred to in Tigné Mall plc's financial statements for the year ended 31 December 2013) and all entities forming part of the respective groups of companies of which these corporate shareholders form part were considered by the directors to be related parties by virtue of the shareholding of the companies referred to in MIDI p.l.c.

Principal balances with related parties

	30 June 2014 (unaudited)	31 December 2013 (audited)
	€	€
Bank borrowings:		
Non-current	24,627,837	25,476,067
Current	-	83,804

Principal transactions with related parties

	Six months ended 30 June	
	2014 (unaudited)	2013 (unaudited)
	€	€
Bank interest payable	504,583	703,763
Interest payable on shareholders' loan	-	69,041
Rental income	168,665	139,308
Expenses relating to Combined Offering	-	232,714

5. Related party transactions - continued

Principal transactions with parties not considered related parties subsequent to 30 April 2013:

	Six months ended 30 June	
	2014 (unaudited) €	2013 (unaudited) €
Interest receivable from parent	-	56,666
Income attributable to parking	-	20,967
Rental income	-	45,065
HVAC, maintenance and related expenditure	-	90,247

Directors' Statement pursuant to Listing Rule 5.75.3

We hereby confirm that to the best of our knowledge:

- The condensed interim financial information gives a true and fair view of the financial position of the company as at 30 June 2014 and of its financial performance and its cash flow for the six-month period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to interim financial reporting (IAS 34, 'Interim Financial Reporting').
- The Interim directors' report includes a fair review of the information required in terms of Listing Rules 5.81 to 5.84.



Dr. Alec A. Mizzi
Chairman



Mr. Anthony Scicluna
Director

27 August 2014