

Half-Yearly Report for the period ended 30 June 2012

The following Half-Yearly Report is being published pursuant to the terms of Chapter 5 of the Malta Financial Services Authority Listing Rules. The condensed interim financial information has been extracted from the company's unaudited financial statements for the six months ended 30 June 2012. The financial information has been prepared in accordance with IAS 34 'Interim Financial Reporting' as adopted by the European Union. The accounting policies used in the preparation of the Half-Yearly Report are consistent with those used in the annual financial statements for the year ended 31 December 2011. This Half Yearly Report has not been audited nor reviewed by the company's independent auditors.

Interim Directors' Report

The Directors have the pleasure of reporting the company's financial results for the six months ended 30 June 2012.

Revenue for the period was €1,122,374 (2011: €1,069,598) an increase of 4.93%, whilst profit before tax amounted to €685,013 (2011: €625,275) representing an increase of 9.55% when compared to 2011. Profit after tax increased by 7.24% to €423,969 (2011: €395,359). Occupancy for the period remained high at 91% (2011: 91%) in spite of an increase of 1,700 s.m. in rentable area following the completion of Extension III in March 2011. As announced in the Interim Directors' Statement in May 2012, occupancy levels may reduce at the end of August 2012 following the termination of a lease of an office tenant occupying a large area. The company is negotiating new lease contracts for this area. The company's costs were maintained at satisfactory levels and the 2012 cost to income ratio decreased marginally to 32.3% (2011: 34.9%). In line with its growth plans, the company will continue to look at new opportunities for expansion.

During the period the company re-denominated its share capital through the capitalisation of €1,262,662 from retained earnings, as announced in May 2012, thus increasing the issued share capital from €4,385,738 to €5,648,400. The disclosure of the earnings per share for the comparative period has been restated accordingly.

The Directors do not anticipate a significant change in the company's performance in the next six months, although they remain attentive to external market factors.

The Board of Directors does not recommend the payment of an interim dividend (2011: Nil).

Condensed Statement of Financial Position

| | As at 30 June 2012 | As at 31 December 2011 |
|--|--------------------|------------------------|
| | € | € |
| Assets | | |
| Non-current assets - Property, plant and equipment | 27,918,598 | 27,988,855 |
| Current assets | 297,376 | 317,854 |
| Total assets | 28,215,974 | 28,306,709 |
| EQUITY AND LIABILITIES | | |
| Capital and reserves | 20,077,614 | 20,363,787 |
| Non-current liabilities | 6,069,382 | 6,264,252 |
| Current liabilities | 2,068,978 | 1,678,670 |
| Total liabilities | 8,138,360 | 7,942,922 |
| Total equity and liabilities | 28,215,974 | 28,306,709 |

Condensed Income Statement

| | Six months ended | |
|---|------------------|--------------|
| | 30 June 2012 | 30 June 2011 |
| | € | € |
| Revenue | 1,122,374 | 1,069,598 |
| Marketing, maintenance and administrative costs | (175,738) | (196,429) |
| Operating profit before depreciation | 946,636 | 873,169 |
| Depreciation | (186,524) | (176,888) |
| Operating profit | 760,112 | 696,281 |
| Net finance costs | (75,099) | (71,006) |
| Profit before tax | 685,013 | 625,275 |
| Tax expense | (261,044) | (229,916) |
| Profit for the period | 423,969 | 395,359 |
| Earnings per share (cents) | 1c5 | 1c4 |

Condensed Statement of Comprehensive Income

| | Six months ended | |
|--|------------------|----------------|
| | 30 June 2012 | 30 June 2011 |
| | € | € |
| Total comprehensive income for the period | 423,969 | 395,359 |

Condensed Statement of Changes In Equity

| | Share capital | Share premium account | Revaluation reserve | Retained earnings | Total |
|---|------------------|-----------------------|---------------------|-------------------|-------------------|
| | € | € | € | € | € |
| Balance at 1 January 2011 | 4,385,738 | 3,094,868 | 10,498,075 | 2,257,440 | 20,236,121 |
| Total comprehensive income for the interim period | - | - | (5,625) | 400,984 | 395,359 |
| Dividends relating to 2010 | - | - | 0 | (707,795) | (707,795) |
| Balance at 30 June 2011 | 4,385,738 | 3,094,868 | 10,492,450 | 1,950,629 | 19,923,685 |
| Balance at 1 January 2012 | 4,385,738 | 3,094,868 | 10,486,827 | 2,396,354 | 20,363,787 |
| Total comprehensive income for the interim period | - | - | (5,625) | 429,594 | 423,969 |
| Re-denomination of share capital through capitalisation of reserves | 1,262,662 | - | - | (1,262,662) | - |
| Dividends relating to 2011 | - | - | - | (710,142) | (710,142) |
| Balance at 30 June 2012 | 5,648,400 | 3,094,868 | 10,481,202 | 853,144 | 20,077,614 |

Condensed Statement of Cash Flows

| | Six months ended | |
|---|--------------------|--------------------|
| | 30 June 2012 | 30 June 2011 |
| | € | € |
| Net cash flows generated from operating activities | 468,167 | 447,104 |
| Net cash flows used in investing activities | (104,635) | (188,898) |
| Net cash flows used in financing activities | (849,287) | (397,585) |
| Net movement in cash and cash equivalents | (485,755) | (139,379) |
| Cash and cash equivalents at beginning of interim period | (610,934) | (1,080,156) |
| Cash and cash equivalents at end of interim period | (1,096,689) | (1,219,535) |

Statement Pursuant to Listing Rule 5.75.3 issued by the Listing Authority

We 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 2012, and of its financial performance and its cash flows for the period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to 'Interim Financial Reporting' (IAS 34);
- The Interim Directors' Report includes a fair review of the information required in terms of Listing Rules 5.81 to 5.84.