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Company Announcement

Half Yearly Results for the Financial Period ended 30 June 2011

Date of announcement	26 July 2011
Reference	PZC80/2011

The following is a company announcement issued by Plaza Centres plc pursuant to Chapter 5 of the Malta Financial Services Authority Listing Rules:

QUOTE

During a meeting held on the 26 July 2011, the board of directors of Plaza Centres p.l.c. approved the attached Company's Unaudited Financial Statements for the six months ending 30 June 2011.

The Unaudited Half Yearly Financial Results for the six months ended 30 June 2011 are available for viewing on the company's website: <http://www.plaza-shopping.com/>

UNQUOTE

Lionel A.Lapira
Company Secretary

Half-Yearly Report for the period ended 30 June 2011

The following Half-Yearly Report is published pursuant to the terms of Chapter 5 of the Malta Financial Services Listing Rules. The condensed interim financial information has been extracted from the company's unaudited financial statements for the six months ended 30 June 2011. The financial information has been prepared in accordance with IAS34 'Interim Financial Reporting.' 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 2010.

Interim Directors' Report

The Directors report the company's interim financial results for the six months ending 30 June 2011.

Revenue for the period was €1,069,598 (2010: €1,001,509) an increase of 6.8%, whilst profit before tax amounted to €625,275 (2010: €658,487). Profit after tax amounted to €395,359 (2010:€416,539). The company's new extension in Bisazza Street was inaugurated on 18 March 2011. The full benefit of the additional income streams is expected in the third and fourth quarters of the year. Part of capital investment was funded through short term financing and operational cash flows, and therefore, improvement in net working capital is expected going forward. Notwithstanding the increase in rentable area of 1,700 s.m., occupancy for the period was 91% (2010: 92%) following completion of Extension III. Indications are that occupancy should increase during the fourth quarter of 2011. The increase in expenditure is mainly attributable to marketing and sales promotion costs related to the new wing. The cost to income ratio for 2011 increased to 34.9% (2010: 30.3%), which ratio should improve once the additional income comes on stream. In line with its growth plans, the company continues to look at new opportunities for expansion.

The directors do not expect 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 (2010:Nil).

Condensed Income Statement

	Six months ended	
	30 June 2011	30 June 2010
	€	€
Revenue	1,069,598	1,001,509
Marketing, maintenance and administrative costs	(196,429)	(138,250)
Operating profit before depreciation	873,169	863,259
Depreciation	(176,888)	(164,830)
Operating profit	696,281	698,429
Net finance costs	(71,006)	(39,942)
Profit before tax	625,275	658,487
Tax expense	(229,916)	(241,948)
Profit for the period	395,359	416,539
Earnings per share (cents)	4c2	4c4

Condensed Statement of Comprehensive Income

	Six months ended	
	30 June 2011	30 June 2010
	€	€
Total comprehensive income for the period	395,359	416,539

Condensed Statement of Financial Position

	30 June 2011		31 December 2010	
	€	€	€	€
ASSETS				
Non current assets - property, plant and equipment	28,137,223		28,022,993	
Current assets	305,217		356,069	
Total assets	28,442,440		28,379,062	
EQUITY AND LIABILITIES				
Capital and reserves	19,923,685		20,236,121	
Non-current liabilities	6,410,522		6,079,438	
Current liabilities	2,108,233		2,063,503	
Total liabilities	8,518,755		8,142,941	
Total equity and liabilities	28,442,440		28,379,062	

Condensed Statement of Changes In Equity

	Share capital	Share premium account	Revaluation reserve	Retained earnings	Total
	€	€	€	€	€
Balance at 1 January 2010	4,385,738	3,094,868	10,509,323	2,204,268	20,194,197
Total comprehensive income for the interim period	-	-	(5,625)	422,164	416,539
Dividends relating to 2009	-	-	-	(790,776)	(790,776)
Balance at 30 June 2010	4,385,738	3,094,868	10,503,698	1,835,656	19,819,960
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	-	-	-	(707,795)	(707,795)
Balance at 30 June 2011	4,385,738	3,094,868	10,492,450	1,950,629	19,923,685

Condensed Statement of Cash Flows

	Six months ended	
	30 June 2011	30 June 2010
	€	€
Net cash flows from operating activities	447,104	588,520
Net cash flows used in investing activities	(188,898)	(667,810)
Net cash flows used in financing activities	(397,585)	(265,184)
Net movement in cash and cash equivalents	(139,379)	(344,474)
Cash and cash equivalents at beginning of interim period	(1,080,156)	(924,478)
Cash and cash equivalents at end of the period	(1,219,535)	(1,268,952)

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 2011, 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