Plaza®
CENTRES p.l.c

Annual Report & Financial Statements 2009

Plaza®
CENTRES p.l.c

Contents


Plaza®
CENTRES p.l.c

Mission Statement

"To retain our position as Malta's leader in quality retailing and to use our strength to stimulate further growth"

Chairman's Statement

Albert Mizzi - Chairman
22 March 2010

It gives me great pleasure to report on our Company's positive results for the financial year ending 31 December 2009.

Plaza Centres plc maintained a consistent level of growth both in terms of occupancy and profitability and the results are materially in line with the directors' expectations. As in previous years, the company's occupancy stood at 94.2% and similar occupancy levels are being anticipated during 2010.

Revenue for the year was €1,999,827 (2008: €1,837,848), whilst profit before tax amounted to €1,315,411 (2008: €1,230,451) representing an increase of 6.9% when compared to 2008. Profit after tax increased by 6.8% to €836,783 (2008: €783,566). The company's costs were maintained at satisfactory levels and the 2009 cost to income ratio decreased marginally to 29.8%.

During 2009, additional property was purchased adjacent to the Plaza Shopping and Commercial Centre. The Company started working on phase three of its expansion project in the fourth quarter of 2009. The completion of this phase is anticipated to be in December 2010, early 2011. In line with its growth plans, the company continues to look at new opportunities for expansion.

Even though the 2009 economic environment proved to be very challenging both for the Company as well as its tenants, the results proved satisfactory and met directors' expectations. Market indications for 2010 appear to be equally challenging in view of the changing dynamics of the the local market. As a result, the Company's outlook for 2010 is cautious.

Based on the 2009 positive results, the Board of Directors is recommending a final net dividend of €790,776 or €0.084 per share (2008: €744,647, €0.079 net per share) at the Annual General Meeting being held on the 29 April 2010. The final net dividend will be paid to all shareholders on the Company's share register at close of trading on the Malta Stock Exchange on 9 April 2010.

Once again, I would like to conclude by extending my appreciation towards our Board of Directors, Management, Shareholders, Tenants and Staff for their valued contribution towards the Company's continued success.

Share Register Information

Share register information pursuant to the Malta Stock Exchange Bye-laws

Directors' interests in the share capital of the Company (shares held)

	Beneficial interests at 31.12.09	Beneficial interests at 22.03.10
Albert Mizzi	754,280	754,280
Brian R. Mizzi	755,095	755,095
Adrian Strickland	110,031	110,031
Gerald J. Zammit	125,100	125,100

Shareholders holding 5% or more of the equity share capital

	% holding at 31.12.09	% holding at 22.03.10
Middle Sea Valletta Life Assurance Co Ltd.	28.36	28.36
HSBC Bank p.l.c. as Custodian for Ammt Sicavs Malta	8.91	8.91
Mizzi Associated Enterprises Ltd.	8.02	8.02
Cenmed Ltd.	8.01	8.01
HSBC Bank p.l.c. as Custodian for HSBC Life Assurance	6.34	6.34

Shareholding details

As at 31 December 2009, Plaza Centres p.l.c.'s issued share capital was held by 416 shareholders, and as at 22 March 2010 by 421 shareholders. The issued share capital consists of one class of ordinary shares with equal voting rights.

Distribution of shareholders analysed by range:

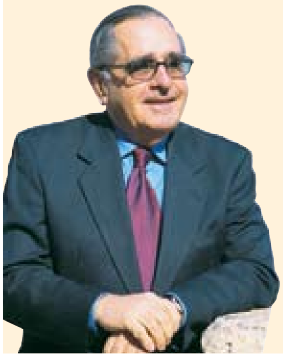
Range of shareholding	No of shareholders at 31.12.09	No of shareholders at 22.03.10	Shares at 31.12.09	Shares at 22.03.10
1-500 shares	72	71	26,982	26,482
501-1000 shares	86	90	73,550	77,550
1001 - 5000 shares	149	150	343,974	344,919
5001 & over	109	110	8,969,494	8,965,049

Company Secretary and Registered Office

Lionel A. Lapira MBA (Henley), AMD
The Plaza Commercial Centre
Penthouse Suite, Level 8
Bisazza Street
Sliema SLM 1640
Malta

22 March 2010

Board of Directors



Albert Mizzi - Chairman

Mr. Mizzi was appointed Chairman of the Company in 1986. He has had an active career within the business community in Malta having led a number of major private sector initiatives and is currently Chairman of various companies including HSBC Bank Malta p.l.c., MIDI p.l.c., Consolidated Biscuit Co. Ltd., Supermarkets (1960) Ltd., Mizzi Associated Enterprises Ltd., Mellieha Bay Hotel Ltd. and Kemmuna Ltd. Mr. Mizzi is a director and shareholder in the Alf Mizzi & Sons Group. He has also served for many years as Executive Chairman on various state-owned companies, including Air Malta p.l.c. (19 years), Middle Sea Insurance, Sea Malta and Malta Shipbuilding. He has also served as Chairman of the Malta Council for Economic Development.

Anne Marie Tabone

A Certified Public Accountant by profession, Ms. Anne Marie Tabone, is Chief Operations Officer, of Middlesea Insurance p.l.c.

Brian R. Mizzi

Within Mizzi Organisation, Mr. Brian R. Mizzi holds the post of Managing Director of General Soft Drinks Co. Ltd., bottlers for Coca Cola products, Arkadia Marketing Ltd., The Waterfront Hotel and is also a director of various other companies in Mizzi Organisation, including the Institute of English Language Studies.

Charles J. Farrugia

Charles J Farrugia is a non-Executive Director of Plaza plc. He worked in the banking sector for 35 years and sat on a number of boards and committees within the HSBC Malta Group. Before retirement, in December 2009, he held the post of Head Global Banking & Markets and was a senior executive director of HSBC Malta p.l.c. Charles Farrugia still holds a non-executive directorship with HSBC Bank Malta p.l.c. as well as non–executive directorships in other Maltese companies.

Peter Borg

Mr. Borg is the Managing Director of the Bortex Group of Companies. He is also a Director on a number of other Boards including Roosendaal Hotels Ltd., Roosendaal Trading Ltd., Bortex Tunisie s.a.r.l. and Chansel UK Ltd.

Adrian Strickland KM

Mr. Strickland was formerly Chairman of CAM Group and has been Senior Vice President of the Malta Chamber of Commerce. Presently, he is Chairman of Strickland Ltd.

Gerald J. Zammit

A member of the Plaza Executive Management Committee. Today still actively involved in the Company's operations. Mr. Zammit is the Marketing Director of Communiqué Creative Ltd.

Management

Lionel A. Lapira - Chief Executive Officer

Mr. Lapira joined the Company on 1 July 1994 and has since occupied a number of posts within the Company including Commercial Manager, Company Secretary, Compliance Officer and, till January 2004, member of the Company's Executive Management Committee. He has been a member of the ICSC (International Council of Shopping Centres) since 1995 and in 1999 was awarded AMD (Accredited Marketing Director) status by the ICSC. In January 2000, the Company appointed him General Manager with responsibilities for, operations, human resources, leasing, marketing and property management. With qualifications and experience in management, finance, marketing and diplomatic studies, Mr. Lapira obtained his MBA at Henley-Brunel University in 2005. Prior to joining Plaza Centres p.l.c., he occupied senior management positions in the local hospitality, entertainment and leisure industry. Mr. Lapira was appointed Chief Executive Officer on 1 January 2005.

Directors' Report

The directors present their report and the audited financial statements for the year ended 31 December 2009.

Principal activities

The Company's principal activity, which is unchanged since last year, is to lease and manage the Plaza Shopping and Commercial Centre.

Review of the business

Plaza Centres p.l.c.'s revenue for the year ended 31 December 2009 was €1,999,827 (2008: €1,837,848) whilst profit before tax amounted to €1,315,411 (2008: €1,230,451) representing an increase of 6.9% when compared with 2008. Profit after tax amounted to €836,783 (2008: €783,566) whilst the Company's cost to income ratio decreased marginally to 29.8% (2008: 30.28%). In 2009, occupancy was 94.2% and similar occupancy levels are anticipated during 2010.

More details on the Company's business performance can be found in the Chairman's statement on page 4.

Results and dividends

The income statement is set out on page 18. The directors recommend the payment of a final dividend of €790,776 (2008: €744,647).

Directors

The directors of the Company who held office during the year were:

Albert Mizzi - Chairman
Peter Borg
Charles J. Farrugia
Brian R. Mizzi
Adrian Strickland
Anne Marie Tabone
Gerald J. Zammit

The directors are required in terms of the Company's Articles of Association to retire at the forthcoming Annual General Meeting and may offer themselves for re-appointment or re-election.

A shareholder holding not less than 14 per cent of voting rights of the issued share capital or a number of shareholders who between them hold not less than 14 per cent, shall appoint one director for every such 14 per cent holding by letter addressed to the Company. All shares not utilised to make appointments in terms of the above shall be entitled to vote at the Annual General Meeting to elect the remaining directors. The Memorandum and Articles of the Company provides for a Board of Directors of not less than five and not more than seven members.

Details on the directors' interests in the share capital of the Company are set out on page 5.

Directors' statement of responsibilities in relation to the financial statements

The directors are required by the Companies Act, 1995 to prepare financial statements which give a true and fair view of the state of affairs of the Company as at the end of each reporting period and of the profit or loss for that period.

In preparing the financial statements, the directors are responsible for:

- ensuring that the financial statements have been drawn up in accordance with International Financial Reporting Standards as adopted by the EU;
- selecting and applying appropriate accounting policies;
- making accounting estimates that are reasonable in the circumstances;
- ensuring that the financial statements are prepared on the going concern basis unless it is inappropriate to presume that the Company will continue in business as a going concern.

The directors are also responsible for designing, implementing and maintaining internal control relevant to the preparation and the fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error, and that comply with the Companies Act, 1995. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the Company's website.

The directors further confirm that, to the best of their knowledge:

- the financial statements give a true and fair view of the financial position of the Company as at 31 December 2009, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU; and
- the Annual Report includes a fair review of the development and performance of the business and the position of the Company, together with a description of the principal risks and uncertainties that it faces.

Going concern basis

After making due enquiries, the directors have a reasonable expectation, at the time of approving the financial statements, that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, the directors continue to adopt the going concern basis in preparing the financial statements.

Directors' Report

(continued)

Auditors

PricewaterhouseCoopers have indicated their willingness to continue in office and a resolution for their re-appointment will be proposed at the Annual General Meeting.

On behalf of the board

Albert Mizzi
Chairman

Anne Marie Tabone
Director

Registered office:
The Plaza Commercial Centre
Penthouse Suite, Level 8
Bisazza Street
Sliema SLM 1640
Malta

22 March 2010

Corporate Governance – Statement of compliance

Pursuant to the requirements of the Listing Rules issued by the Listing Authority of the Malta Financial Services Authority, Plaza Centres p.l.c ("the Company") is hereby reporting on the extent of its adoption of the Code of Principles of Good Corporate Governance (the "Principles") contained in the Listing Rules.

In deciding on the most appropriate manner in which to ensure adherence with the Principles, the Board has taken cogniscance of the Company's size and the modest scale of its operations. The Company employs a staff complement of eight. This limitation of size inevitably impacts on the structures required to implement the Principles, without diluting the effectiveness thereof.

Roles and responsibilities

The Board acknowledges its statutory mandate to conduct the administration and management of Plaza Centres p.l.c. The Board, in fulfilling this mandate and discharging its duty of stewardship of the Company, assumes responsibility for the following:

(a) reviewing and approving the business plan and targets that are submitted by management and working with management in the implementation of the business plan;

(b) identifying the principal business risks for the Company and overseeing the implementation and monitoring of appropriate risk management systems;

(c) ensuring that effective internal control and management information systems for the Company are in place;

(d) assessing the performance of the Company's executive officers, including monitoring the establishment of appropriate systems for succession planning and for approving the compensation levels of such executive officers; and

(e) ensuring that the Company has in place a policy to enable it to communicate effectively with shareholders, other stakeholders and the public generally.

The Board delegates authority to and accountability for the Company's day to day business to a team, which during 2009 was composed of the Chairman, Mr. Albert Mizzi, the Chief Executive Officer, Mr. Lionel Lapira and Mr. Gerald J. Zammit. Matters relating to administration, finance and strategy are discussed at Board level.

Corporate Governance – Statement of compliance
(continued)

Composition of the Board

Pursuant to the Company's Articles of Association, the appointment of directors to the Board is reserved exclusively to the Company's shareholders. A shareholder holding not less than 14% of voting rights of the issued share capital or a number of shareholders who between them hold not less than 14%, shall appoint one director for every such 14% holding by a letter addressed to the Company; three members of the Board, including the Chairman, were appointed in 2009 in terms of this rule. All shares not utilised to make appointments in terms of the above shall be entitled to vote at the Annual General Meeting to elect the remaining directors, leading in 2009 to the election of four directors.

During 2009 the Board was composed of Mr. Albert Mizzi, Chairman, Mr. Peter Borg, Mr. Brian R. Mizzi, Mr. Adrian Strickland, Ms. Anne Marie Tabone, Mr Carmel John Farrugia and Mr. Gerald J. Zammit. All directors serve in a non-executive capacity.

Directors' interests

As at the date of this statement, the interests of the directors in the shares of the Company were as follows (shares held):

	Beneficial interests
Brian R. Mizzi	755,095
Albert Mizzi	754,280
Adrian Strickland	110,031
Gerald J. Zammit	125,100

There were no material transactions in the Company's shares, in which any director had a beneficial or non-beneficial interest, during the period.

Contracts are entered into in the ordinary course of business with shareholders and other parties in which the directors have a beneficial interest. As at the financial year end, these contracts included:

(a) income from lettings representing 8.6% of the total square meters rented by Plaza Centres p.l.c. as at the financial year end. The total income is disclosed in Note 24 to the financial statements.

(b) purchase of services and assets, including inter alia, advertising, insurance and capital expenditure. Further information is disclosed in Note 24 to the financial statements.

Terms and conditions of new contracts negotiated with related parties are reviewed by the Company's Audit Committee.

Each director receives an annual remuneration of €2,329.

Exercise of the role of the Board

The activities of the Board are exercised in a manner designed to ensure that it can function independently of management and effectively supervise the operations of the Company.

In connection with each Board meeting, the directors are served with a report by management. This report sets out the Company's management accounts circulated monthly to each director; it includes a management commentary on the results and on relevant events and decisions; and it sets out background information on any matter requiring the approval of the Board.

Apart from setting the strategy and direction of the Company, the Board retains direct responsibility for approving and monitoring:

(a) annual plans and budgets;

(b) the remuneration of the Chief Executive Officer, which is determined on an arm's length basis by reference to the responsibility entailed in this post and to the Board's assessment of the performance of the official;

(c) policies regulating relationships with tenants and prospective tenants, including the procedures to be followed from time to time to ensure the timely receipt of all amounts due to the Company;

(d) tenancies which may require a variation from planned terms;

(e) proposals for potential new investments, including any transactions which may entail the acquisition or disposal of property; and

(f) the approval of interim and annual financial statements and reports, and of relevant public announcements made by the Company; the Company's compliance with its continuing listing obligations; and the systems of internal control established by management.

The Board has set up an Audit Committee that is made up of Ms. Anne Marie Tabone, Mr. David De Marco (previously, alternate director to Mr. Adrian Strickland) and Mr C.J.Farrugia. The terms of reference, approved by the Board of Directors, are modelled on the recommendations of the Listing Rules. They include, inter alia, the responsibility of reviewing the financial reporting process, the system of internal control and management of financial risk, the audit process, any transactions with related parties and the Company's process for monitoring compliance with laws and regulations. The external auditors are invited to attend specific meetings of the Audit Committee and are entitled to convene a meeting if they consider that it is necessary. The Audit Committee met five times during 2009.

The Board does not consider it necessary to constitute separate committees to deal, inter alia, with item (b) above, as would be appropriate in a larger company. In ensuring compliance with other statutory requirements and with continuing listing obligations, the Board is advised directly, as appropriate, by its appointed broker, legal advisor and external auditors.

Directors are entitled to seek independent professional advice at any time on any aspect of their duties and responsibilities, at the Company's expense.

It is the practice of the Board that when a potential conflict of interest arises in connection with any transaction or other matter, the potential conflict of interest is declared so that steps may be taken to ensure that such items are appropriately dealt with. The steps taken will depend on circumstances, and may include the setting up of ad-hoc committees of independent directors that would assist and monitor management as appropriate in the execution of specific transactions. These commercial relationships between the Company and other companies are related by way of common directors, including the purchasing of supplies and services and the letting of outlets.

During the financial year under review, the Board held 11 meetings (11 in 2008).

Corporate Governance – Statement of compliance
(continued)

Communications with Shareholders and the Market

Pursuant to the Company's statutory obligations in terms of the Maltese Companies Act, 1995 and the Malta Financial Services Authority Listing Rules, the Annual Report and Financial Statements, the declaration of a dividend, the election of Directors, the appointment of the auditors and the authorisation of the Directors to set the auditors' fees, and other special business, are proposed and approved at the Company's Annual General Meeting. An overview of the Company's performance is given in the Chairman's Statement which prefaces the Annual Report.

The Company communicates with its shareholders by way of the Annual Report and Financial Statements, by publishing its results on a six-monthly basis during the year, through periodical Company announcements to the market in general and through the Company's web-site. Periodical information meetings for investors and financial intermediaries are also held when the Board deems appropriate to ensure an informed market on the Company's shares.

Approved by the Board of Directors on 22 March 2010 and signed on its behalf by:

Albert Mizzi
Chairman

Anne Marie Tabone
Director

Independent auditor's report

To the Shareholders of Plaza Centres p.l.c.

Report on the Financial Statements

We have audited the financial statements of Plaza Centres p.l.c. on pages 17 to 36 which comprise the statement of financial position as at 31 December 2009 and the income statement, and the statements of comprehensive income, changes in equity and cash flows for the year then ended and a summary of significant accounting policies and other explanatory notes.

Directors' Responsibility for the Financial Statements

The directors are responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU and the requirements of the Maltese Companies Act, 1995. As described in the directors' statement of responsibilities in relation to the financial statements on page 9, this responsibility includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion the financial statements

- give a true and fair view of the financial position of the Company as at 31 December 2009, and of the Company's financial performance and its cash flows for the year then ended in accordance with IFRSs as adopted by the EU; and
- have been properly prepared in accordance with the requirements of the Maltese Companies Act, 1995.

Independent auditor's report
(continued)

Report on Other Legal and Regulatory Requirements

The Listing Rules issued by the Malta Listing Authority require the directors to prepare and include in their Annual Report a Statement of Compliance providing an explanation of the extent to which they have adopted the Code of Principles of Good Corporate Governance and the effective measures that they have taken to ensure compliance throughout the accounting period with those Principles. The Listing Rules also require the auditor to include a report on the Statement of Compliance prepared by the directors. We read the Statement of Compliance and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements included in the Annual Report. Our responsibilities do not extend to considering whether this statement is consistent with any other information included in the Annual Report.

We are not required to, and we do not, consider whether the Board's statements on internal control included in the Statement of Compliance cover all risks and controls, or form an opinion on the effectiveness of the Company's corporate governance procedures or its risk and control procedures.

In our opinion, the Statement of Compliance set out on pages 11 to 14 has been properly prepared in accordance with the requirements of the Listing Rules issued by the Malta Listing Authority.

We also read other information contained in the Annual Report and consider whether it is consistent with the audited financial statements. The other information comprises only the chairman's statement, the shareholder information and the directors' report. Our responsibilities do not extend to any other information.

We also have responsibilities:

- Under the Maltese Companies Act, 1995 to report to you if, in our opinion:
  - The information given in the directors' report is not consistent with the financial statements.
  - Adequate accounting records have not been kept, or that returns adequate for our audit have not been received from branches not visited by us.
  - The financial statements are not in agreement with the accounting records and returns.
  - We have not received all the information and explanations we require for our audit.
  - Certain disclosures of directors' remuneration specified by law are not made in the financial statements, giving the required particulars in our report.
- Under the Listing Rules to review the statement made by the directors, set out on page 9, that the business is a going concern together with supporting assumptions or qualifications as necessary.

We have nothing to report to you in respect of these responsibilities.

PRICEWATERHOUSECOOPERS

167 Merchants Street
Valletta
Malta

Romina Soler
Partner
22 March 2010

Statement of financial position

As at 31 December

	Notes	2009 €	2008 €
ASSETS			
Non-current assets			
Property, plant and equipment	4	**26,847,076**	25,490,075
Current assets			
Trade and other receivables	5	**300,756**	216,874
Current tax asset		**16,956**	-
Cash and cash equivalents	6	**20,954**	24,818
Total current assets		**338,666**	241,692
Total assets		**27,185,742**	25,731,767
EQUITY AND LIABILITIES			
Capital and reserves attributable to owners of the Company			
Share capital	7	**4,385,738**	4,385,738
Share premium	8	**3,094,868**	3,094,868
Revaluation reserve	9	**10,509,323**	10,520,571
Retained earnings		**2,204,268**	2,100,884
Total equity		**20,194,197**	20,102,061
Non-current liabilities			
Borrowings	10	**1,505,852**	877,429
Deferred tax liability	11	**2,879,432**	2,863,979
Trade and other payables	12	**775,442**	784,772
Total non-current liabilities		**5,160,726**	4,526,180
Current liabilities			
Borrowings	10	**1,168,272**	437,095
Trade and other payables	12	**662,547**	616,818
Current tax liability		**-**	49,613
Total current liabilities		**1,830,819**	1,103,526
Total liabilities		**6,991,545**	5,629,706
Total equity and liabilities		**27,185,742**	25,731,767

The notes on pages 21 to 36 are an integral part of these financial statements.

The financial statements on pages 17 to 36 were authorised for issue by the Board on 22 March 2010 and were signed on its behalf by:

Albert Mizzi
Chairman

Anne Marie Tabone
Director

Income statement

Year ended 31 December

	Notes	2009 €	2008 €
Revenue		**1,999,827**	1,837,848
Marketing costs	13	**(42,689)**	(41,980)
Maintenance costs	13	**(14,758)**	(14,390)
Administrative expenses	13	**(233,239)**	(195,336)
Operating profit before depreciation		**1,709,141**	1,586,142
Depreciation	13	**(325,332)**	(304,804)
Operating profit		**1,383,809**	1,281,338
Finance income	15	**16,325**	14,669
Finance costs	16	**(84,723)**	(65,556)
Profit before tax		**1,315,411**	1,230,451
Tax expense	17	**(478,628)**	(446,885)
Profit for the year		**836,783**	783,566
Earnings per share (cents)	19	**8c89**	8c32

Statement of comprehensive income

Year ended 31 December

	2009 €	2008 €
Profit for the year	**836,783**	783,566
Other comprehensive income: Gains on revaluation of land and buildings, net of deferred tax	**-**	1,007,378
Other comprehensive income for the year, net of tax	**-**	1,007,378
Total comprehensive income for the year	**836,783**	1,790,944

The notes on pages 21 to 36 are an integral part of these financial statements.

Statement of changes in equity

	Share capital €	Share premium €	Revaluation reserve €	Retained earnings €	Total equity €
Balance at 1 January 2008	4,385,738	3,094,868	9,521,712	1,997,140	18,999,458
Comprehensive income:					
Profit for the year - total comprehensive income	-	-	-	783,566	783,566
Other comprehensive income:					
Gains on the revaluation of land and buildings, net of deferred tax	-	-	1,007,378	-	1,007,378
Depreciation transfer through asset use, net of deferred tax	-	-	(8,519)	8,519	-
Total other comprehensive income	-	-	998,859	8,519	1,007,378
Total comprehensive income	-	-	998,859	792,085	1,790,944
Transactions with owners:					
Dividends relating to 2007	-	-	-	(688,341)	(688,341)
	-	-	-	(688,341)	(688,341)
Balance at 1 January 2009	4,385,738	3,094,868	10,520,571	2,100,884	20,102,061
Comprehensive income:					
Profit for the year - total comprehensive income	-	-	-	836,783	836,783
Other comprehensive income:					
Depreciation transfer through asset use, net of deferred tax	-	-	(11,248)	11,248	-
Total comprehensive income	-	-	(11,248)	848,031	836,783
Transactions with owners:					
Dividends relating to 2008	-	-	-	(744,647)	(744,647)
Balance at 31 December 2009	**4,385,738**	**3,094,868**	**10,509,323**	**2,204,268**	**20,194,197**

The notes on pages 21 to 36 are an integral part of these financial statements.

Statement of cash flows

	Notes	2009 €	2008 €
		Year ended 31 December	
Cash flows from operating activities			
Cash generated from operations	21	**1,527,163**	1,708,499
Interest received	15	**16,325**	14,669
Interest paid		**(60,925)**	(83,955)
Income tax paid		**(529,744)**	(392,807)
Net cash from operating activities		**952,819**	1,246,406
Cash flows from investing activities			
Purchase of property, plant and equipment		**(1,571,636)**	(1,252,731)
Net cash used in investing activities		**(1,571,636)**	(1,252,731)
Cash flows from financing activities			
Increase in / (repayment) of borrowings	10	**692,423**	(158,839)
Dividends paid	20	**(744,647)**	(688,341)
Net cash used in financing activities		**(52,224)**	(847,180)
Net movement in cash and cash equivalents		**(671,041)**	(853,505)
Cash and cash equivalents at beginning of year		**(253,437)**	600,068
Cash and cash equivalents at end of year	6	**(924,478)**	(253,437)

The notes on pages 21 to 36 are an integral part of these financial statements.

Notes to the financial statements

1. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

1.1 Basis of preparation

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU and the requirements of the Companies Act, 1995. They have been prepared under the historical cost convention, except as modified by the fair valuation of the land and buildings class of property, plant and equipment.

The preparation of financial statements in conformity with IFRSs as adopted by the EU requires the use of certain accounting estimates. It also requires directors to exercise their judgement in the process of applying the Company's accounting policies (see Note 3 – Critical accounting estimates and judgements).

Standards, interpretations and amendments to published standards effective in 2009

In 2009, the Company adopted new standards, amendments and interpretations to existing standards that are mandatory for the Company's accounting period beginning on 1 January 2009. The adoption of these revisions to the requirements of IFRSs as adopted by the EU did not result in substantial changes to the Company's accounting policies. IAS 1 (revised), Presentation of financial statements is effective for periods beginning on or after 1 January 2009, but does not have any impact on the classification and measurement of the Company's elements of the financial statements. This standard requires 'non-owner changes in equity' to be presented separately from owner changes in equity in a statement of comprehensive income. In accordance with the transition provisions of this standard, comparative information has been re-presented.

Standards, interpretations and amendments to published standards that are not yet effective

Certain new standards, amendments and interpretations to existing standards have been published by the date of authorisation for issue of these financial statements but are mandatory for the Company's accounting periods beginning after 1 January 2009. The Company has not early adopted these revisions to the requirements of IFRSs as adopted by the EU and the Company's directors are of the opinion that there are no requirements that will have a possible significant impact on the Company's financial statements in the period of initial application.

1.2 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments has been identified as the board of directors that makes strategic decisions. The board of directors considers the Company to be made up of one segment, that is to lease and manage the Plaza Shopping and Commercial Centre.

Summary of significant accounting policies (continued)

1.3 Foreign currency translation

Financial and presentation currency

Items included in these financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The euro is the Company's functional and presentation currency.

1.4 Property, plant and equipment

Property, plant and equipment, comprising land and buildings, electrical installations, plant, machinery and equipment, and furniture and fittings are initially recorded at cost. Land and buildings are subsequently shown at market value, based on periodic, but at least triennial valuations by external independent valuers, less subsequent depreciation for buildings. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the net amount is restated to the revalued amount of the asset. All other property, plant and equipment is stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of land and buildings are credited to the revaluation reserve in shareholders' equity. Decreases that offset previous increases of the same asset are charged against the revaluation reserve directly in equity; all other decreases are charged to the income statement. Each year the difference between depreciation based on the revalued carrying amount of the asset charged to the income statement and depreciation based on the asset's original cost, net of any related deferred income taxes, is transferred from the revaluation reserve to retained earnings.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost or revalued amount to their residual values over their estimated useful lives, as follows:

	%
Buildings	1
Electrical installations	4
Plant, machinery and equipment	5-20
Furniture and fittings	3.33-33.33

Assets in the course of construction are not depreciated.

The assets' residual values and useful lives are reviewed and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount and are recognised within the operating profit in the income statement. On disposal of a revalued asset, the amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

Summary of significant accounting policies (continued)

1.5 Trade and other receivables

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade and other receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indications that the receivable is impaired. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognised in the income statement. When a receivable is uncollectible, it is written off against trade and other receivables. Subsequent recoveries of amounts previously written off are credited in the income statement.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the statement of financial position.

1.7 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown as a deduction in equity from the proceeds.

1.8 Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

1.9 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the income statement over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

Borrowing costs are capitalised within property, plant and equipment in so far as they relate to the specific external financing of assets under development. Such borrowing costs are capitalised up to the time that the assets are brought into use. Other borrowing costs are recognised as an expense in the year to which they relate.

Summary of significant accounting policies (continued)

1.10 Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Deferred tax is recognised using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, the deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

1.11 Revenue recognition

Revenue comprises the fair value of the consideration received or receivable for the sale of services in the ordinary course of the Company's activities. Revenue is shown net of value-added tax, returns, rebates and discounts.

The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and when specific criteria have been met.

(a) Rendering of services

Rents receivable and premia charged to clients are included in the financial statements as revenue. Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are credited to the income statement on a straight-line basis over the period of the lease.

(b) Finance income

Finance income is accounted for as it accrues, unless collectibility is in doubt.

1.12 Leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the income statement on a straight-line basis over the period of the lease.

1.13 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Company's financial statements in the period in which the dividends are approved by the Company's shareholders.

2. Financial risk management

2.1 Financial risks factors

The Company's activities potentially expose it to a variety of financial risks: market risk (including cash flow interest rate risk), credit risk and liquidity risk. The Company's overall risk management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Company's financial performance. The Company did not make use of derivative financial instruments to hedge risk exposures during the current and preceding financial years. The Board provides principles for overall risk management, as well as policies covering risks referred to above and specific areas.

(a) Market risk

(i) Foreign exchange risk

Foreign exchange risk arises from future commercial transactions and recognised assets and liabilities which are denominated in a currency that is not the entity's functional currency. The Company's transactions, recognised assets and liabilities are all carried out in euro and hence its not exposed to foreign exchange risk.

(ii) Cash flow and fair value interest rate risk

The Company's significant interest-bearing assets and liabilities, and related interest rate and maturity information, are disclosed in Notes 5, 6 and 10. The Company's interest rate risk principally arises from bank borrowings issued at variable rates (Note 10), which expose the Company to cash flow interest rate risk. Management monitors the impact of changes in market interest rates on amounts reported in the income statement in respect of these instruments.

Based on the above, management considers the potential impact on profit or loss of a defined interest rate shift that is reasonably possible at the end of the reporting period to be immaterial.

(b) Credit risk

Financial assets that potentially subject the Company to concentrations of credit risk consist principally of cash and cash equivalents and receivables. The Company's exposures to credit risk as at each financial year end were as follows:

	2009 **€**	2008 €
Trade and other receivables	**300,756**	216,874
Cash and cash equivalents	**20,954**	24,818
Current taxation	**16,956**	-
Total loans and receivables	**338,666**	241,692

The maximum exposure to credit risk at the end of the reporting period in respect of the financial assets mentioned above is equivalent to their carrying amount as disclosed in the respective notes to the financial statements. The Company does not hold any collateral as security in this respect.

Financial risk management (continued)

2.1 Financial risks factors (continued)

Credit risk with respect to cash and cash equivalents is not considered to be significant since the Company's cash is placed with quality financial institutions. Credit risk with respect to trade receivables is limited due to the number of customers comprising the Company's debtor base. The Company assesses the credit quality of its tenants taking into account financial position, past experience and other factors. The Company manages credit limits and exposures actively in a practicable manner such that there are no material past due amounts receivable from tenants as at the end of the reporting period. The Company's receivables, which are not impaired financial assets, are principally in respect of transactions with tenants for whom there is no recent history of default. Management does not expect any material losses from non-performance by these tenants.

(c) Liquidity risk

The Company is exposed to liquidity risk in relation to meeting future obligations associated with its financial liabilities, which comprise principally trade and other payables and interest-bearing borrowings (refer to Notes 10 and 12). Prudent liquidity risk management includes maintaining sufficient cash and committed credit lines to ensure the availability of an adequate amount of funding to meet the Company's obligations.

Management monitors liquidity risk by means of cash flow forecasts on the basis of expected cash flows over a twelve month period and ensures that no additional financing facilities are expected to be required over the coming year. The Company's liquidity risk is not deemed to be material in view of the matching of cash inflows and outflows arising from expected maturities of financial instruments, coupled with the Company's committed borrowing facilities that it can access to meet liquidity needs as referred to previously and as disclosed in Note 10.

The carrying amounts of the Company's assets and liabilities are analysed into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date in the respective notes to the financial statements.

2.2 Capital risk management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Company may issue new shares or adjust the amount of dividends paid to shareholders.

The Company's equity, as disclosed in the statement of financial position, constitutes its capital. The Company maintains the level of capital by reference to its financial obligations and commitments arising from operational requirements. In view of the nature of the Company's activities and the extent of borrowings or debt, the capital level as at the end of the reporting period is deemed adequate by the directors.

2.3 Fair values of financial instruments

At 31 December 2009 and 2008 the carrying amounts of cash at bank, receivables, payables, accrued expenses and short-term borrowings reflected in the financial statements are reasonable estimates of fair value in view of the nature of these instruments or the relatively short period of time between the origination of the instruments and their expected realisation. Long term borrowings are accounted for at amortised cost.

3. Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances.

In the opinion of the directors, the accounting estimates and judgements made in the course of preparing these financial statements are not difficult, subjective or complex to a degree which would warrant their description as critical in terms of the requirements of IAS 1 (revised).

As referred in Note 4, the Company's land and buildings were revalued by the directors as at 31 December 2008. This valuation has been made on the basis of independent professional advice which has considered, inter alia, the projected future earnings from the Plaza Shopping and Commercial Centre, in the main based on current rental contracts projected over the longer term, its ongoing maintenance needs, and other relevant market factors.

4. Property, plant and equipment

	Land and buildings €	Electrical installations €	Plant, machinery and equipment €	Furniture and fittings €	Total €
Year ended 31 December 2008					
Opening net book amount	21,023,744	384,663	1,073,523	698,127	23,180,057
Additions	667,636	87,814	236,541	122,831	1,114,822
Revaluation surplus arising during the year (note 9)	1,500,000	-	-	-	1,500,000
Depreciation charge	(65,060)	(33,640)	(155,570)	(50,534)	(304,804)
Closing net book amount	23,126,320	438,837	1,154,494	770,424	25,490,075
At 31 December 2008					
Cost or valuation	23,126,320	865,624	3,355,405	1,479,255	28,826,604
Accumulated depreciation	-	(426,787)	(2,200,911)	(708,831)	(3,336,529)
Net book amount	23,126,320	438,837	1,154,494	770,424	25,490,075
Year ended 31 December 2009					
Opening net book amount	23,126,320	438,837	1,154,494	770,424	25,490,075
Additions	1,383,678	61,949	98,802	137,904	1,682,333
Depreciation charge	(69,692)	(36,981)	(165,213)	(53,446)	(325,332)
Closing net book amount	**24,440,306**	**463,805**	**1,088,083**	**854,882**	**26,847,076**
At 31 December 2009					
Cost or valuation	24,509,998	927,573	3,454,207	1,617,159	30,508,937
Accumulated depreciation	(69,692)	(463,768)	(2,366,124)	(762,277)	(3,661,861)
Net book amount	**24,440,306**	**463,805**	**1,088,083**	**854,882**	**26,847,076**

4. Property, plant and equipment (continued)

In 2009, borrowing costs of €16,639 (2008: €18,399) arising on the financing of the extension of the Plaza Shopping Centre were capitalised and are included in 'Additions'. A capitalisation rate of 5.5% (2008: 5.25%) was used, representing the actual borrowing cost of the funds used to finance the project.

In 2009, assets in the course of construction included in tangible assets amounted to €558,029 (2008: €873,047) as at the year end, comprising €171,211 relating to land and buildings, €375,576 relating to plant, machinery and equipment and €11,242 relating to electrical installations. No depreciation had been charged on these assets as they had not yet been put into use by 31 December 2009.

Fully depreciated assets which were still in use at 31 December 2009 amounted to €565,750 (2008: €546,905).

The Company's land and buildings were last revalued at 31 December 2008 on the basis of an open market valuation by an independent professionally qualified valuer. The surplus arising on revaluation, net of deferred taxation, was credited to the revaluation reserve (Note 9).

The carrying value of land and buildings would have been as follows had these assets been included in the financial statements at cost less depreciation.

	2009 **€**	2008 €
Cost	**10,661,270**	9,277,592
Accumulated depreciation	**(444,398)**	(392,011)
Net book amount	**10,216,872**	8,885,581

5. Trade and other receivables

	2009 **€**	2008 €
Trade receivables on premia	**54,361**	-
Trade receivables on rental and other income	**208,592**	119,301
Trade receivables	**262,953**	119,301
Prepayments and accrued income	**37,803**	97,573
	300,756	216,874

Trade receivables include an amount of €20,618 (2008: €19,586) that is owed by related undertakings (Note 24).

Interest on premium receivables and overdue receivables is charged at a rate of 6.5% (2008: 6.25%).

Trade and other receivables do not include impaired assets.

The maximum exposure to credit risk at the reporting date as referred to in Note 2 is the carrying value of each class of receivable mentioned above. The Company does not hold any collateral as security.

6. Cash and cash equivalents

For the purpose of the statement of cash flow, cash and cash equivalents comprise the following:

	2009 €	2008 €
Cash at bank and in hand	**20,954**	24,818
Bank overdraft (Note 10)	**(945,432)**	(278,255)
	(924,478)	(253,437)

Cash balances held are not interest bearing.

7. Share capital

	2009 €	2008 €
Authorised		
25,000,000 ordinary shares of €0.465874 each	**11,646,850**	11,646,850
Issued and fully paid		
9,414,000 ordinary shares of €0.465874 each	**4,385,738**	4,385,738

8. Share premium

	2009 €	2008 €
At beginning and end of year	**3,094,868**	3,094,868

The share premium arose on the issue of 2,050,000 ordinary shares with a nominal value of €0.465874 each at a premium of €1.509691 per share.

9. Revaluation reserve

	2009 €	2008 €
At beginning of year, before deferred taxation	**13,214,766**	11,727,871
Revaluation surplus arising during the year (Note 4)	**-**	1,500,000
Transfer to retained profits through asset use	**(17,305)**	(13,105)
At 31 December, before deferred taxation	**13,197,461**	13,214,766
Deferred taxation (Note 11)	**(2,688,138)**	(2,694,195)
At end of year	**10,509,323**	10,520,571

The revaluation reserve is non-distributable.

10. Borrowings

	2009 €	2008 €
Non-current		
Bank loans	**1,505,852**	877,429
Current		
Bank overdraft (Note 6)	**945,432**	278,255
Bank loans	**222,840**	158,840
	1,168,272	437,095
Total borrowings	**2,674,124**	1,314,524

The Company's banking facilities as at 31 December 2009 amounted to €1,887,409 (2008: €2,200,954).

The bank borrowings are secured by a special and general hypothec over the Company's assets and by a pledge over the insurance policies of the Company.

The interest rate exposure of the borrowings of the Company was as follows:

	2009 €	2008 €
Total borrowings:		
At floating rates	**2,674,124**	1,314,524

Effective interest rates at the end of the reporting period:

	2009 %	2008 %
Bank overdraft	**5.5**	5.25
Bank loans	**5.5**	5.25

Maturity of long term borrowings:

	2009 €	2008 €
Between 1 and 2 years	**222,840**	158,840
Between 2 and 5 years	**868,478**	476,520
Later than 5 years	**414,534**	242,069
	1,505,852	877,429

11. Deferred tax liability

Deferred income taxes are calculated on temporary differences under the liability method and are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates (and tax laws) that have been enacted by the end of the reporting period. The principal tax rate used is 35% (2008: 35%), with the exception of deferred taxation on the fair valuation of non-depreciable property which is computed on the basis applicable to disposals of immovable property i.e. tax effect of 12% of the transfer value.

The movement on the deferred tax account is as follows:

	2009 **€**	2008 €
At beginning of year	**(2,863,979)**	(2,346,161)
Debited to income statement (Note 17)	**(15,453)**	(25,196)
Deferred income taxes on revaluation surplus on land and buildings arising during the year (Note 9)	**-**	(492,622)
At end of year	**(2,879,432)**	(2,863,979)

All the amounts referenced to Note 17 as disclosed in the table above are recognised in the income statement. The other amounts, referenced to Note 9, have been recognised in comprehensive income. Accordingly, the tax impact relating to components of other comprehensive income is presented in the table above.

	2009 **€**	2008 €
Temporary differences attributable to deferred premium income	**282,833**	303,795
Temporary differences arising on non-current assets	**(474,127)**	(473,579)
Temporary differences on asset revaluation (Note 9)	**(2,688,138)**	(2,694,195)
	(2,879,432)	(2,863,979)

The recognised deferred tax assets and liabilities are expected to be recovered or settled principally after more than 12 months.

12. Trade and other payables

	2009 €	2008 €
Current payables		
Trade payables	**209,449**	102,311
Capital payables	**3,926**	24,284
Other taxes and social security	**41,374**	45,427
Other payables	**26,638**	28,068
Accruals and deferred income	**381,160**	416,728
	662,547	616,818
Non-current payables		
Deferred income	**775,442**	784,772

Trade and capital payables include an amount of €35,435 (2008: €24,690) that is owed to related undertakings (Note 24).

13. Expenses by nature

	2009 €	2008 €
Employee benefit expense (Note 14)	**171,682**	158,437
Depreciation (Note 4)	**325,332**	304,804
Directors' emoluments	**16,390**	16,310
Provision for impairment of receivables	**-**	(21,277)
Other expenses	**102,614**	98,236
Total operating costs	**616,018**	556,510

Fees charged by the auditor for services rendered during the financial periods ended 31 December 2009 and 2008 relate to the following:

	2009 €	2008 €
Annual statutory audit	**5,950**	5,950
Other assurance services	**1,025**	1,425
Tax advisory and compliance services	**1,500**	1,440
Other non-audit services	**-**	4,600
	8,475	13,415

14. Employee benefit expense

	2009 €	2008 €
Wages and salaries	**161,091**	148,628
Social security costs	**10,591**	9,809
	171,682	158,437

Average number of persons employed by the Company during the year:

	2009	2008
Administration	**4**	4
Maintenance	**3**	3
Security	**1**	1
	8	8

15. Finance income

	2009 €	2008 €
Interest receivable - finance income		
Interest receivable on trade receivables	**16,325**	14,669

16. Finance costs

	2009 €	2008 €
Interest payable – finance costs		
Interest on bank loans and overdraft	**84,723**	65,556

17. Tax expense

	2009 €	2008 €
Current tax expense	**463,175**	421,689
Deferred tax expense (Note 11)	**15,453**	25,196
	478,628	446,885

17. Tax expense - continued

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the basic tax rate as follows:

	2009 €	2008 €
Profit before tax	**1,315,411**	1,230,451
Tax on profit at 35%	**460,394**	430,658
Tax effect of:		
- non deductible depreciation	**18,335**	18,184
- other differences	**(101)**	(1,957)
Tax expense	**478,628**	446,885

18. Directors' emoluments

	2009 €	2008 €
Directors' fees	**16,390**	16,310

The Company has paid insurance premiums of €3,632 (2008: €3,715) during the year in respect of professional indemnity in favour of its directors and senior officers.

19. Earnings per share

Earnings per share is based on the net profit for the year divided by the weighted average number of ordinary shares in issue during the year.

	2009 €	2008 €
Net profit attributable to shareholders (€)	**836,783**	783,566
Weighted average number of ordinary shares in issue	**9,414,000**	9,414,000
Earnings per share (cents)	**8c89**	8c32

20. Dividend

At the forthcoming Annual General Meeting a final net dividend in respect of 2009 of €0.084 per share, amounting to a total net dividend of €790,776 is to be proposed. These financial statements do not reflect this dividend payable, which will be accounted for in shareholders' equity as an appropriation of retained earnings in the year ending 31 December 2010. The net dividends declared in respect of 2008 and 2007 were €744,647 (7c91 per share) and €688,341 (7c31 per share) respectively.

21. Cash generated from operations

Reconciliation of operating profit to cash generated from operations:

	2009 €	2008 €
Operating profit	**1,383,809**	1,281,338
Adjustments for:		
Depreciation of property, plant and equipment (Note 4)	**325,332**	304,804
Deferred premium income	**(87,036)**	(83,215)
Premium payments received	**27,167**	-
Movement in provision for impairment of trade and other receivables	**-**	(21,277)
Changes in working capital:		
Trade and other receivables	**(29,521)**	(5,916)
Trade and other payables	**(92,588)**	232,765
Cash from operations	**1,527,163**	1,708,499

22. Capital commitments

Commitments for capital expenditure not provided for in these financial statements are as follows:

	2009 €	2008 €
Authorised and contracted	**948,750**	242,529

Before the year end the Company entered into agreements to carry out construction works in relation to the extension of the Plaza Shopping and Commercial Centre which will take place during 2010.

23. Operating lease commitments

Future minimum lease payments due to the Company under non-cancellable operating leases are as set out below. They are determined by reference to the point in time in the rental contract when the tenant is given the option to cancel a lease without the requirement of any additional payment thereon.

	2009 €	2008 €
Not later than 1 year	**1,750,074**	1,646,302
Later than 1 year and not later than 5 years	**4,797,718**	2,214,398
	6,547,792	3,860,700

24. Related party transactions

Related party transactions are traded on a commercial basis with entities that are related by way of common directors who are able to exercise significant influence over the Company's operations. Related party transactions traded during the year were purchases of non-current assets and other supplies and services, before recoveries from tenants, of €222,846 (2008: €203,863). Income from lettings and premia amounted to €142,886 (2008: €136,359). Amounts due from or to related undertakings are disclosed in Notes 5 and 12.

25. Statutory information

Plaza Centres p.l.c. is a limited liability Company and is incorporated in Malta.

International Brands

Local Brands

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