

Company Announcement

Approval of Half-Yearly Report

Date of announcement	19 July 2017
Reference	PZC152/2017
In terms of Chapter 5 of the Listing Rules	

The following is a Company Announcement issued by Plaza Centres plc ('The Company') pursuant to the Malta Financial Services Authority Listing Rules:

QUOTE

The Board of Directors of Plaza Centres p.l.c. have approved the Group's Unaudited Financial Statements for the six months ended 30 June 2017. The Condensed Half-Yearly Unaudited Financial Statements are being attached herewith.

In line with Group policy, the Board of Directors does not propose the payment of an interim dividend.

UNQUOTE



Lionel A. Lapira
Company Secretary
19 July 2017

Half-Yearly Report for the period ended 30 June 2017

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 group's unaudited financial statements for the six months ended 30 June 2017. 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 2016. This Half-Yearly Report has not been audited nor reviewed by the group's independent auditors.

Interim Directors' report

The Directors have the pleasure of reporting the group's financial results for the six months ending 30 June 2017.

Principal activities

The Group's principal activity, which is unchanged since last year, is to lease, manage and market its Shopping and Commercial Centres. Up to June 2016, the Group only operated The Plaza Shopping and Commercial Centre (owned by the Parent Company), but in September 2016, the Group acquired the Tigne Place Commercial Property (through the company's newly formed subsidiary Tigne Place Limited).

Group Financial results

The Group's revenue for the period was €1,478,723 (2016: €1,267,385) an increase of 16.7%, whilst EBITDA increased by 16.9% to €1,223,193 (2016: €1,045,949). Profit before tax decreased by 2.4% to €798,860 (2016: €818,702) mainly due to the increase in finance costs attributed to the loan and bond interest to finance the investment in Tigne Place. Profit after tax increased by 16.4% to €604,668 (2016: €519,573) as a result of the fact that the Company is benefitting from a revised and more beneficial tax regime. The Group and Company occupancy at 30 June 2017 was 93% (2016: 99%) similar occupancy levels are expected in the third and fourth quarters of the year as the Group continues to enhance its retail mix. The Group's costs were maintained at satisfactory levels and the 2017 cost to income ratio increased slightly to 32.9% (2016: 31.0%).

During the period under review the Group continued to explore the market for further investment opportunities. The refurbishment of Tigne Place is moving according to schedule and the major work should be completed before the end of 2017. The refurbishment and the renegotiation of new lease agreements has led to lower occupancy levels at Tigne Place and this had an impact on the group financial results. The Parent Company is also considering to carry out a refurbishment at the Shopping Centre.

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

The Board of Directors does not recommend the payment of an interim dividend (2016: Nil).

Condensed Statements of Financial Position

	As at 30 June 2017		As at 31 December 2016	
	Group	Company	Group	Company
ASSETS	€	€	€	€
Non current assets - property, plant and equipment	42,733,134	32,932,048	42,667,266	33,000,000
Other non-current assets	87,100	5,287,291	-	5,163,754
Current assets	609,484	581,207	756,927	721,192
Total assets	43,429,718	38,800,546	43,424,193	38,884,946
EQUITY AND LIABILITIES				
Capital and reserves	25,977,547	26,001,345	26,180,082	26,199,228
Non-current liabilities	15,780,924	11,965,808	16,000,181	11,997,036
Current liabilities	1,671,247	833,393	1,243,930	688,682
Total liabilities	17,452,171	12,799,201	17,244,111	12,685,718
Total equity and liabilities	43,429,718	38,800,546	43,424,193	38,884,946

Condensed Income Statements

	Six months ended 30 June			
	2017	2016	2017	2016
Revenue	€	€	€	€
Marketing, maintenance and administrative costs	1,478,723	1,267,385	1,215,409	1,267,385
	(255,530)	(221,436)	(226,790)	(221,436)
Operating profit before depreciation	1,223,193	1,045,949	988,619	1,045,949
Depreciation	(230,830)	(171,418)	(173,916)	(171,418)
Operating profit	992,363	874,531	814,703	874,531
Investments and other related income	37,276	-	37,276	-
Net finance costs	(230,779)	(55,829)	(64,503)	(55,829)
Profit before tax	798,860	818,702	787,476	818,702
Tax expense	(194,192)	(299,129)	(178,156)	(299,129)
Profit for the year	604,668	519,573	609,320	519,573
Earnings per share (cents)	2c1	1c8		

Condensed Statements of Changes in Equity

Group	Share capital	Share premium	Revaluation reserve	Retained earnings	Total Equity
	€	€	€	€	€
Balance at 1 January 2016	5,648,400	3,094,868	14,012,908	1,910,898	24,667,074
Total comprehensive income for the interim period	-	-	18,246	525,198	543,444
Dividends relating to 2015	-	-	-	(808,712)	(808,712)
Balance at 30 June 2016	5,648,400	3,094,868	14,031,154	1,627,384	24,401,806
Balance at 1 January 2017	5,648,400	3,094,868	15,056,600	2,380,214	26,180,082
Total comprehensive income for the interim period	-	-	16,823	610,292	627,115
Dividends relating to 2016	-	-	-	(829,650)	(829,650)
Balance at 30 June 2017	5,648,400	3,094,868	15,073,423	2,160,856	25,977,547
Company	Share capital	Share premium	Revaluation reserve	Retained earnings	Total Equity
	€	€	€	€	€
Balance at 1 January 2016	5,648,400	3,094,868	14,012,908	1,910,898	24,667,074
Total comprehensive income for the interim period	-	-	18,246	525,198	543,444
Dividends relating to 2015	-	-	-	(808,712)	(808,712)
Balance at 30 June 2016	5,648,400	3,094,868	14,031,154	1,627,384	24,401,806
Balance at 1 January 2017	5,648,400	3,094,868	15,056,600	2,399,360	26,199,228
Total comprehensive income for the interim period	-	-	16,823	614,944	631,767
Dividends relating to 2016	-	-	-	(829,650)	(829,650)
Balance at 30 June 2017	5,648,400	3,094,868	15,073,423	2,184,654	26,001,345

Condensed Statements of Cash Flows

	Six months ended 30 June			
	2017	2016	2017	2016
	€	€	€	€
Net cash generated from operating activities	1,234,168	1,127,168	885,025	1,127,168
Net cash used in investing activities	(346,522)	(693,601)	(192,225)	(693,601)
Net cash used in financing activities	(914,867)	(949,428)	(829,650)	(949,428)
Net movement in cash and cash equivalents	(27,221)	(515,861)	(136,850)	(515,861)
Cash and cash equivalents at beginning of interim	265,644	(1,132,698)	210,523	(1,132,698)
Cash and cash equivalents at end of year	238,423	(1,648,559)	73,673	(1,648,559)

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 group as at 30 June 2017, and of its financial performance and cash flows for the period then ended in accordance with International Financial Reporting Standards as adopted by the European Union 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.