

MAINLAND REAL ESTATE LTD

Incorporated in the Republic of Mauritius
 Registration number 135891 C1/GBL
 SEM share code MAIN.N000 JSE share code MLD ISIN MU0520N00000
 ("Mainland" or "the Company")

Abridged unaudited financial statements for the three months and the six months ended 30 September 2017

DIRECTORS COMMENTARY

NATURE OF BUSINESS

Mainland was incorporated on 2 February 2016 as a Category One Global Business Licence Company. The Company has its primary listing on the Official Market of the Stock Exchange of Mauritius Ltd ("SEM") and a secondary listing on the Alternative Exchange of the JSE Limited ("AIX"). The Company has been established with the primary objective of investing in global real estate assets and companies, predominantly situated in the United Kingdom and selected Western European jurisdictions, specifically the Netherlands and Germany. Since listing, the Company invested in a diversified portfolio of listed property securities and continues to trade in these, as well as making an investment in cumulative, redeemable, non-participating preference shares.

COMPANY REVIEW FOR THE THREE MONTHS AND SIX MONTHS ENDED 30 SEPTEMBER 2017

The Company hereby presents its results for the three months and six months ended 30 September 2017.

During the three months ended 30 September 2017, the Company received a dividend of GBP988 on its investments in Sirius Real Estate.

In addition, the weakening of the GBP against ZAR resulted in a net unrealised loss on financial assets at fair value through profit or loss, during the three months and six months ended 30 September 2017.

COMPANY OUTLOOK

Mainland intends to grow its portfolio of listed property securities and investments, mainly through strategic investments into listed and direct property investment sector. The board of directors of the Company ("the Board") remain on the lookout for and is actively pursuing opportunities that fall within the ambit of Mainland's investment strategy.

CHANGES TO THE BOARD OF DIRECTORS

Andrew James Glencross, the Acting Chief Executive Officer and Chief Investment Officer, has resigned from the Board, effective from 31 October 2017. A further announcement will be made upon the appointment of a new Chief Executive Officer and Chief Investment Officer.

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	UNAUDITED	UNAUDITED	AUDITED	UNAUDITED	UNAUDITED
	For the quarter ended 30 September 2017	For the six months ended 30 September 2017	For the thirteen months ended 31 March 2017	For the quarter ended 30 September 2016	For the period from 02 Feb 2016 (date of incorporation) to 30 September 2016
	GBP	GBP	GBP	GBP	GBP
Revenue	(24,993)	(39,975)	47,842	8,225	12,008
Other expenses	(19,012)	(39,975)	(107,173)	(20,607)	(28,136)
Foreign exchange (loss) / gain	(39,501)	(71,677)	76,995	-	-
Operating (loss) / profit	(83,506)	(151,627)	17,664	(12,382)	(16,128)
Other income	-	-	3	-	-
Finance cost	-	-	(2)	(63)	(321)
(Loss) / Profit before tax	(83,506)	(151,627)	17,665	(12,445)	(16,449)
Taxation	-	-	-	-	-
(Loss) / Profit for the period	(83,506)	(151,627)	17,665	(12,445)	(16,449)
Other comprehensive income for the period	-	-	-	-	-
Total comprehensive income for the period	(83,506)	(151,627)	17,665	(12,445)	(16,449)
Weighted average number of shares in issue	884,042	884,042	544,851	318,897	318,897
Basic and diluted earnings/(loss) per share (GBP pence)	(9.45)	(17.15)	3.24	(3.90)	(5.16)
Basic and diluted headline earnings/ (loss) per share (GBP pence)	(9.45)	(17.15)	3.24	(3.90)	(5.16)

The Company has no dilutionary instruments in issue.

STATEMENT OF CHANGES IN EQUITY

	Ordinary share capital	(Accumulated losses) / Retained earnings	Total
	GBP	GBP	GBP
Issue of shares	670,100	-	670,100
Loss for the period	-	(16,449)	(16,449)
Balance as at 30 September 2016	670,100	(16,449)	653,651
Balance as at 31 March 2017	1,255,984	17,665	1,273,649
Loss for the period	-	(151,627)	(151,627)
Balance as at 30 September 2017	1,255,984	(133,962)	1,122,022

RECONCILIATION OF BASIC EARNINGS TO DISTRIBUTABLE EARNINGS

	UNAUDITED	UNAUDITED	AUDITED	UNAUDITED
	For the quarter ended 30 September 2017	For the six months ended 30 September 2017	For the thirteen months ended 31 March 2017	For the period from 02 Feb 2016 (date of incorporation) to 30 September 2016
	GBP	GBP	GBP	GBP
(Loss) / profit for the period attributable to owners of the parent	(83,506)	(151,627)	17,665	(16,449)
Headline (loss) / earnings	(83,506)	(151,627)	17,665	(16,449)
<i>Adjusted for once-off costs</i>				
Bank charges : Account opening fee	-	-	5,756	-
Listing and advisory fees	-	-	20,640	-
Transaction costs	-	-	10,000	-
Adjusted headline (loss) / earnings / Distributable (loss) / earnings	(83,506)	(151,627)	54,061	(16,449)
Adjusted headline (loss) / earnings per share (GBP pence)	(9.45)	(17.15)	9.92	(5.16)

There was no reconciling items in terms of headline earnings.

NOTES

The Company is required to publish financial results for the three months and six months ended 30 September 2017 in terms of the Listing Rule 12.19 of the SEM. Accordingly this announcement presents the financial results of the Company in respect of the period from 1 April 2017 to 30 September 2017.

The abridged unaudited financial statements for the three months and six months ended 30 September 2017 ("abridged unaudited financial statements") have been prepared on the basis of accounting policies of the Company, which are in compliance with the International Financial Reporting Standards ("IFRS").

The abridged unaudited financial statements are in accordance with the measurement and recognition requirements of IFRS, the requirements of IAS 34 Interim Financial Reporting, the SEM Listing Rules, the Securities Act of Mauritius 2005 and the JSE Listings Requirements.

The accounting policies used in the preparation of these abridged unaudited results are consistent with those of the previous financial statements.

The abridged unaudited financial statements have not been reviewed or audited by the Company's external auditors. These financial statements were approved by the Board on 10 November 2017.

The Board is not aware of any matters or circumstances arising subsequent to the period ended 30 September 2017 that require any additional disclosure or adjustment to the financial statements.

Copies of the abridged unaudited financial statements and the Statement of direct and indirect interests of each officer of the Company, pursuant to rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007, are available free of charge, upon request at the Registered Office of the Company at c/o Intercontinental Fund Services Limited, Level 5, Alexander House, 35 Cybercity, Ebene 72201, Mauritius.
 Contact person: Mrs. Smitha Algoo.

This communiqué is issued pursuant to SEM Listing Rule 12.20, section 88 of the Mauritius Securities Act 2005 and the JSE Listings Requirements. The Board accepts full responsibility for the accuracy of the information contained in this announcement.

By order of the Board

Intercontinental Fund Services Limited
 Company Secretary

Perigeum Capital Ltd
 SEM authorised representative and sponsor

Java Capital
 JSE sponsor



Date: 13 November 2017



STATEMENT OF FINANCIAL POSITION

	UNAUDITED	AUDITED	UNAUDITED
	30 September 2017	31 March 2017	30 September 2016
	GBP	GBP	GBP
ASSETS			
Current assets			
Financial assets at fair value through profit or loss	573,357	614,321	-
Trade and other receivables	6,237	4,682	-
Cash and cash equivalents	560,225	676,139	670,806
Total current assets	1,139,819	1,295,142	670,806
Total assets	1,139,819	1,295,142	670,806
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	1,255,984	1,255,984	670,100
(Accumulated losses) / Retained earnings	(133,962)	17,665	(16,449)
Total equity	1,122,022	1,273,649	653,651
Current liabilities			
Trade and other payables	17,797	21,493	17,155
Total current liabilities	17,797	21,493	17,155
Total equity and liabilities	1,139,819	1,295,142	670,806
Actual number of shares in issue	884,042	884,042	591,100
Net asset value per share (GBP pence)	126.92	144.07	110.58

STATEMENT OF CASH FLOWS

	UNAUDITED	AUDITED	UNAUDITED
	For the six months ended 30 September 2017	For the thirteen months ended 31 March 2017	For the period from 02 Feb 2016 (date of incorporation) to 30 September 2016
	GBP	GBP	GBP
Cash flows from operating activities			
Cash (utilised in) / generated from operations	(45,020)	(43,561)	706
Interest received	-	619	-
Dividend received	988	926	-
Interest paid	-	(2)	-
Net cash (utilised in) / generated from operating activities	(44,032)	(42,018)	706
Cash flows from investing activities			
Acquisition of quoted investments	-	(1,212,379)	-
Proceeds from sale of quoted investments	-	629,183	-
Net cash utilised in investing activities	-	(583,196)	-
Cash flows from financing activities			
Proceeds from issue of shares, net of issue costs	-	1,255,984	670,100
Net cash generated from financing activities	-	1,255,984	670,100
Net movement in cash and cash equivalents for the period	(44,032)	630,770	670,806
Foreign exchange movement	(71,882)	45,369	-
Cash and cash equivalents at the beginning of the period	676,139	-	-
Cash and cash equivalents at end of the period	560,225	676,139	670,806