

**Abridged unaudited financial statements**  
for the three months and the nine months ended 31 December 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 has 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 NINE MONTHS ENDED 31 DECEMBER 2017**  
The Company hereby presents its results for the three months and nine months ended 31 December 2017.

During the three months ended 31 December 2017, the GBP weakened against the ZAR which resulted in a net unrealised gain on financial assets at fair value through profit or loss.

**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") remains on the lookout for and is actively pursuing opportunities that fall within the ambit of Mainland's investment strategy.

Mainland is still in the process of appointing a new Chief Executive Officer and Chief Investment Officer. A further announcement will be made upon their appointment.

**STATEMENT OF FINANCIAL POSITION**

	Unaudited 31 December 2017 GBP	Audited 31 March 2017 GBP	Unaudited 31 December 2016 GBP
<b>ASSETS</b>			
<b>Current assets</b>			
Financial assets at fair value through profit or loss	632,376	614,321	32,639
Trade and other receivables	9,346	4,682	5,944
Cash and cash equivalents	589,729	676,139	1,263,369
<b>Total current assets</b>	<b>1,231,451</b>	<b>1,295,142</b>	<b>1,301,952</b>
<b>Total assets</b>	<b>1,231,451</b>	<b>1,295,142</b>	<b>1,301,952</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Capital and reserves</b>			
Share capital	1,255,984	1,255,984	1,255,984
(Accumulated losses) / Retained earnings	(52,071)	17,665	9,284
<b>Total equity</b>	<b>1,203,913</b>	<b>1,273,649</b>	<b>1,265,268</b>
<b>Current liabilities</b>			
Trade and other payables	27,538	21,493	36,684
<b>Total current liabilities</b>	<b>27,538</b>	<b>21,493</b>	<b>36,684</b>
<b>Total equity and liabilities</b>	<b>1,231,451</b>	<b>1,295,142</b>	<b>1,301,952</b>
Actual number of shares in issue	884,042	884,042	884,042
Net asset value per share (GBP pence)	136.18	144.07	143.12

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	Unaudited For the quarter ended 31 December 2017 GBP	Unaudited For the nine months ended 31 December 2017 GBP	Audited For the thirteen months ended 31 March 2017 GBP	Unaudited For the quarter ended 31 December 2016 GBP	Unaudited For the period from 02 Feb 2016 (date of incorporation) to 31 December 2016 GBP
<b>Revenue</b>	59,019	19,044	47,842	15,957	27,965
Other expenses	(24,010)	(63,986)	(107,173)	(35,360)	(63,817)
Foreign exchange gain / (loss)	46,882	(24,795)	76,995	45,133	45,133
<b>Operating profit / (loss)</b>	<b>81,891</b>	<b>(69,736)</b>	<b>17,664</b>	<b>25,730</b>	<b>9,281</b>
Other income	-	-	3	3	3
Finance cost	-	-	(2)	-	-
<b>Profit / (loss) before tax</b>	<b>81,891</b>	<b>(69,736)</b>	<b>17,665</b>	<b>25,733</b>	<b>9,284</b>
Taxation	-	-	-	-	-
<b>Profit / (loss) for the period</b>	<b>81,891</b>	<b>(69,736)</b>	<b>17,665</b>	<b>25,733</b>	<b>9,284</b>
Other comprehensive income for the period	-	-	-	-	-
<b>Total comprehensive income for the period</b>	<b>81,891</b>	<b>(69,736)</b>	<b>17,665</b>	<b>25,733</b>	<b>9,284</b>
<b>Weighted average number of shares in issue</b>	<b>884,042</b>	<b>884,042</b>	<b>544,851</b>	<b>416,093</b>	<b>416,093</b>
Basic and diluted earnings / (loss) per share (GBP pence)	9.26	(7.89)	3.24	6.18	2.23
Basic and diluted headline earnings / (loss) per share (GBP pence)	9.26	(7.89)	3.24	6.18	2.23

The Company has no dilutionary instruments in issue.

**RECONCILIATION OF BASIC EARNINGS TO DISTRIBUTABLE EARNINGS**

	Unaudited For the quarter ended 31 December 2017 GBP	Unaudited For the nine months ended 31 December 2017 GBP	Audited For the thirteen months ended 31 March 2017 GBP	Unaudited For the quarter ended 31 December 2016 GBP	Unaudited For the period from 02 Feb 2016 (date of incorporation) to 31 December 2016 GBP
Profit / (loss) for the period attributable to owners of the parent	81,891	(69,736)	17,665	25,733	9,284
Headline earnings / (loss)	81,891	(69,736)	17,665	25,733	9,284
<i>Adjusted for once-off costs</i>					
Bank charges : Account opening fee	-	-	5,756	-	-
Listing and advisory fees	-	-	20,640	-	-
Transaction costs	-	-	10,000	-	-
<b>Adjusted headline earnings / (loss) / Distributable earnings / (loss)</b>	<b>81,891</b>	<b>(69,736)</b>	<b>54,061</b>	<b>25,733</b>	<b>9,284</b>
Adjusted headline earnings / (loss) per share (GBP pence)	9.26	(7.89)	9.92	6.18	2.23

There was no reconciling items in terms of headline earnings.

**STATEMENT OF CHANGES IN EQUITY**

	Ordinary share capital GBP	(Accumulated losses)/ Retained earnings GBP	Total GBP
Issue of shares	1,255,984	-	1,255,984
Profit for the period	-	9,284	9,284
<b>Balance as at 31 December 2016</b>	<b>1,255,984</b>	<b>9,284</b>	<b>1,265,268</b>
Balance as at 31 March 2017	1,255,984	17,665	1,273,649
Loss for the period	-	(69,736)	(69,736)
<b>Balance as at 31 December 2017</b>	<b>1,255,984</b>	<b>(52,071)</b>	<b>1,203,913</b>

**STATEMENT OF CASH FLOWS**

	Unaudited For the nine months ended 31 December 2017 GBP	Audited For the thirteen months ended 31 March 2017 GBP	Unaudited For the period from 02 Feb 2016 (date of incorporation) to 31 December 2016 GBP
<b>Cash flows from operating activities</b>			
Cash (utilised in) / generated from operations	(62,586)	(43,561)	25,200
Interest received	-	619	-
Dividend received	988	926	-
Interest paid	-	(2)	(2)
<b>Net cash (utilised in) / generated from operating activities</b>	<b>(61,598)</b>	<b>(42,018)</b>	<b>25,198</b>
<b>Cash flows from investing activities</b>			
Acquisition of quoted investments	-	(1,212,379)	(650,161)
Proceeds from sale of quoted investments	-	629,183	632,348
<b>Net cash utilised in investing activities</b>	<b>-</b>	<b>(583,196)</b>	<b>(17,813)</b>
<b>Cash flows from financing activities</b>			
Proceeds from issue of shares, net of issue costs	-	1,255,984	1,255,984
<b>Net cash generated from financing activities</b>	<b>-</b>	<b>1,255,984</b>	<b>1,255,984</b>
<b>Net movement in cash and cash equivalents for the period</b>	<b>(61,598)</b>	<b>630,770</b>	<b>1,263,369</b>
Foreign exchange movement	(24,812)	45,369	-
Cash and cash equivalents at the beginning of the period	676,139	-	-
<b>Cash and cash equivalents at end of the period</b>	<b>589,729</b>	<b>676,139</b>	<b>1,263,369</b>

**NOTES**

The Company is required to publish financial results for the three months and nine months ended 31 December 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 31 December 2017.

The abridged unaudited financial statements for the three months and nine months ended 31 December 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 9 February 2018.

The Board is not aware of any matters or circumstances arising subsequent to the period ended 31 December 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 Securities Act of Mauritius 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**

**Perigeum Capital Ltd**



Company Secretary

SEM authorised representative and sponsor

**Java Capital**



JSE sponsor