

THE POINT SHOPPING MALL

TIGNÉ POINT

QUICK FACTS:

ISIN:	MT0000740101
Ticker:	TML
Currency:	EURO (€)
No. of Shares in Issue:	56,400,000
Market Cap.:	€67.1 million
Nominal Value:	€0.50
Listing:	Official List – Malta Stock Exchange
Website:	www.thepointmalta.com

PROFILE:

Tigné Mall plc was set up on 1 December 2004 with the purpose of owning and operating "The Point" shopping mall in Sliema. The Company also owns 253 car spaces adjacent to the shopping mall which are operated by a third party.

"The Point" comprises of over 14,000 square metres of retail space areas spread across four floors. All retail units are presently occupied with Debenhams being the anchor tenant. The units represent a mix of fashion outlets, technology, home ware, dining and leisure and a supermarket.

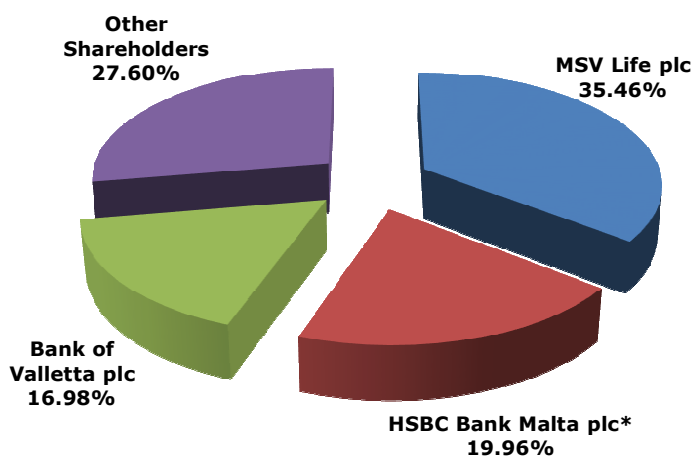
The Company's core revenues emanate from the leases of the retail outlets. Leases typically have a term of between 15 and 20 years and also generally carry a 'break option' on specified dates giving tenants the possibility to terminate the lease agreement before expiry. Otherwise, subject to approval by the Company, tenants may assign their lease to third parties on the same terms and conditions.

Tenants pay an annual base rent (which is reviewed every year) with rates varying depending on the size and location of the outlet within the shopping mall. Moreover, most of the tenants are also charged turnover rents comprising an additional rental fee when a certain level of turnover generated by the respective tenant is exceeded. Maintenance and cleaning expenses related to common areas are borne by the tenants through a service charge. Furthermore, tenants also contribute towards the marketing and promotion of "The Point".

SHAREHOLDING STRUCTURE:

FINANCIAL CALENDAR:

Year End:	December
Preliminary Results Publication:	April
Annual General Meeting:	June
Dividend Payments:	June / September
Half-Year End:	June
Interim Results:	August
Interim Directors' Statement:	May & October



BOARD OF DIRECTORS:

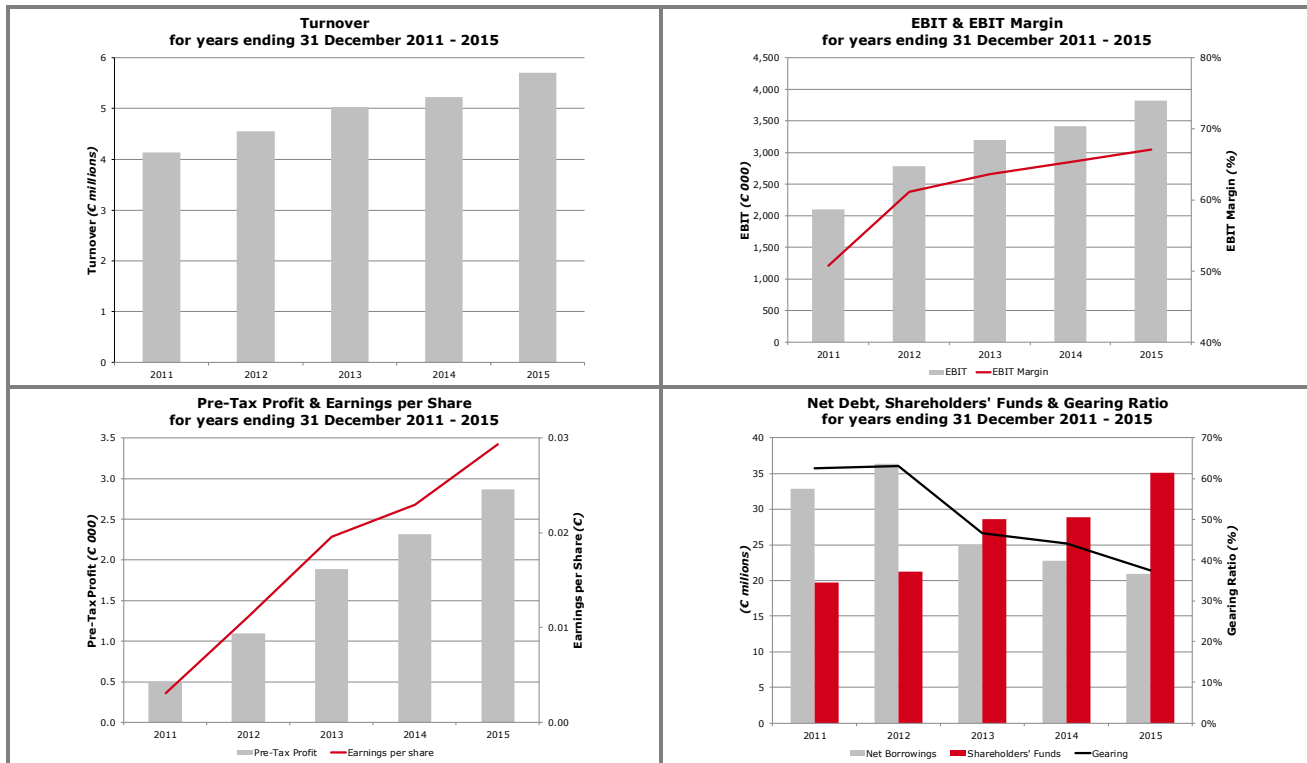
*As custodian for HSBC Life Assurance (Malta) Ltd

Mr Joseph Zammit Tabona (Chairman), Dr Alicia Agius Gatt, Mr David Demarco, Ms Marzena Formosa and Ms Muriel Rutland. Ms Daniela Fenech is the Company Secretary of Tigné Mall plc.

For further details, please visit: <http://rizzofarrugia.com/security-quotes/equities/c1538/>



FINANCIAL HIGHLIGHTS:



Disclaimer

This Investor Fact Sheet ("Fact Sheet") was prepared by Josef Cutajar, a Research Analyst at Rizzo, Farrugia & Co. (Stockbrokers) Ltd. ("Rizzo Farrugia") and reviewed by Christopher Mallia, Head of Research at Rizzo Farrugia which is a member of the Malta Stock Exchange (MSE) and licensed to conduct Investment Services business by the Malta Financial Services Authority (MFSA).

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Additional information can be made available upon request from:

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