

TIGNÉ MALL p.l.c.

Condensed interim financial statements (unaudited)
30 June 2018

	Pages
Interim directors' report	1
Condensed statement of financial position	2
Condensed statement of comprehensive income	3
Condensed statement of changes in equity	4
Condensed statement of cash flows	5
Notes to the condensed interim financial statements	6 - 8

Interim directors' report pursuant to Listing Rule 5.75.2

This condensed interim report is published in terms of the Malta Financial Services Authority Listing Rules Chapter 5 and the Prevention of Financial Market Abuse Act, 2005. The interim financial information included in this respect has been extracted from Tigné Mall p.l.c.'s unaudited financial information for the six months ended 30 June 2018 prepared in accordance with IAS 34 'Interim Financial Reporting'. In terms of Listing rule 5.75.5, this interim report has not been audited or reviewed by the company's independent auditors.

Principal activities

The company's principal activity, which is unchanged since last year, is to own and manage 'The Point Shopping Mall'.

Review of the business

During the first six months of the current year, the company continued with its normal trading activities and the shopping mall remained fully let. During this period the mall started trading on Sundays throughout the year and this has resulted in an increase in footfall and tenant sales. This, coupled with robust inbound tourism numbers, has had a positive effect on the total revenue and has strengthened the financial results of the company. The directors anticipate this level of activity to be maintained during the latter half of the year.

During the period under review, the company registered a profit after tax of €1,130,924 (30 June 2017: €1,050,131). This increase over the corresponding period last year is primarily attributed to an increase in rental revenue and an element of savings on finance costs.

As at 30 June 2018, the company's current liabilities exceeded its current assets by €1,545,299 (31 December 2017: €1,607,666). The company has managed this difference during the course of the period through a programme of active liquidity management and consequently cash and cash equivalents at the end of the period continued to improve by €241,209 from €1,616,477.

The Board is declaring an interim net dividend of €726,150 (2017: €726,150). This will be paid on the 31 August 2018 to shareholders on the company's register at the Central Securities Depository of the Malta Stock Exchange at close of business on 17 August 2018.

On behalf of the board



Mr. Joseph Zammit Tabona
Chairman



Mr. David Demarco
Director

3 August 2018

Condensed statement of financial position

	As at	
	30 June 2018 (unaudited) €	31 December 2017 (audited) €
ASSETS		
Non-current assets		
Property, plant and equipment	73,539,984	74,158,938
Current assets		
Trade and other receivables	2,346,030	2,516,232
Cash and cash equivalents	1,857,686	1,616,477
Total current assets	4,203,716	4,132,709
Total assets	77,743,700	78,291,647
EQUITY		
Capital and reserves	45,985,021	45,580,247
LIABILITIES		
Non-current liabilities		
Trade and other payables	759,289	756,339
Borrowings	14,830,694	15,843,525
Deferred tax liabilities	10,419,681	10,371,161
Total non-current liabilities	26,009,664	26,971,025
Current liabilities		
Trade and other payables	3,215,315	3,186,780
Borrowings	1,650,000	1,792,100
Current tax liabilities	883,700	761,495
Total current liabilities	5,749,015	5,740,375
Total liabilities	31,758,679	32,711,400
Total equity and liabilities	77,743,700	78,291,647

The condensed interim financial information on pages 2 to 8 was authorised for issue by the board of directors on 3 August 2018 and was signed on its behalf by:



Mr. Joseph Zammit Tabona
Chairman



Mr. David Demarco
Director

Condensed statement of comprehensive income

	Six months ended 30 June	
	2018 (unaudited) €	2017 (unaudited) €
Revenue	3,095,317	2,927,260
Cost of sales		
- Depreciation	(833,967)	(720,050)
- Other expenses	(85,035)	(78,333)
Gross profit	2,176,315	2,128,877
Administrative expenses	(215,215)	(205,998)
Operating profit	1,961,100	1,922,879
Net finance costs	(303,586)	(366,614)
Profit before tax	1,657,514	1,556,265
Tax expense	(526,590)	(506,134)
Profit for the period – total comprehensive income	1,130,924	1,050,131
Earnings per share	€0.020	€0.019

Condensed statement of changes in equity

	Share capital €	Revaluation reserve €	Retained earnings €	Total €
Balance at 1 January 2017	27,766,888	5,749,064	2,207,070	35,723,022
Comprehensive income				
Profit for the period – total comprehensive Income	-	-	1,050,131	1,050,131
Transactions with owners				
Dividend paid to shareholders	-	-	(705,000)	(705,000)
Reclassification adjustment on property, plant and equipment	-	(34,221)	34,221	-
Balance at 30 June 2017	27,766,888	5,714,843	2,586,422	36,068,153
Balance at 1 July 2017	27,766,888	5,714,843	2,586,422	36,068,153
Comprehensive income				
Profit for the period	-	-	1,268,244	1,268,244
Other comprehensive income				
Revaluation surplus on land and buildings arising during the year, net of deferred tax	-	8,970,000	-	8,970,000
Transactions with owners				
Dividend paid to shareholders	-	-	(726,150)	(726,150)
Reclassification adjustment on property, plant and equipment	-	(34,220)	34,220	-
Balance at 31 December 2017	27,766,888	14,650,623	3,162,736	45,580,247
Balance at 1 January 2018	27,766,888	14,650,623	3,162,736	45,580,247
Comprehensive income				
Profit for the period – total comprehensive Income	-	-	1,130,924	1,130,924
Transactions with owners				
Dividend paid to shareholders	-	-	(726,150)	(726,150)
Reclassification adjustment on property, plant and equipment	-	(57,367)	57,367	-
Balance at 30 June 2018	27,766,888	14,593,256	3,624,877	45,985,021

Condensed statement of cash flows

	Six months ended 30 June	
	2018 (unaudited) €	2017 (unaudited) €
Net cash generated from operating activities	1,396,140	1,505,232
Net cash used in financing activities	(1,154,931)	(1,303,549)
Net movement in cash and cash equivalents	241,209	201,683
Cash and cash equivalents at beginning of period	1,616,477	867,784
Cash and cash equivalents at end of period	1,857,686	1,069,467

Notes to the condensed interim financial information

1. General information

Tigné Mall p.l.c. is a public limited liability company with its principal activity being to own and manage 'The Point Shopping Mall'. The company's ordinary shares were admitted to listing on the Malta Stock Exchange on 2 May 2013.

This condensed interim financial information has been extracted from the company's unaudited half yearly financial statements. It has not been subject either to an audit in accordance with the requirements of International Standards on Auditing nor to a review in accordance with the requirements of ISRE 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'.

2. Basis of preparation

The condensed interim financial information for the six month period ended 30 June 2018 has been prepared in accordance with IAS 34, 'Interim financial reporting'. The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2017, which have been prepared in accordance with IFRSs as adopted by the EU.

Accounting policies

The accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2017, as described in those financial statements.

Standards, interpretations and amendments to published standards effective in 2018

In 2018, the company adopted new standards, amendments and interpretations to existing standards that are mandatory for the company's accounting period beginning on 1 January 2018. The adoption of these revisions to the requirements of IFRSs as adopted by the EU did not result in changes to the company's accounting policies.

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

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 2018.

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.

3. Earnings per share

	Six months ended 30 June	
	2018	2017
Net profit attributable to equity holders of the company	€1,130,924	€1,050,131
Number of ordinary shares in issue	56,400,000	56,400,000
Earnings per share	€0.020	€0.019

4. Fair values of financial instruments

At 30 June 2018 and 31 December 2017 the carrying amount of certain financial instruments, comprising cash at bank, receivables, payables, accrued expenses and short-term borrowings, is equivalent to their fair values in view of the nature of the instruments or their short-term maturity. The fair value of the non-current financial liabilities, comprising borrowings, for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the company for similar financial instruments. The estimated fair value of the company's bank borrowings as at the end of the reporting period is not materially different from the carrying amounts. The current market interest rates utilised for discounting purposes, which were almost equivalent to the respective instruments' contractual interest rates, are deemed observable and accordingly these fair value estimates have been categorised as Level 2.

5. Related party transactions

MSV Life plc, HSBC Life Assurance Ltd and Bank of Valletta p.l.c., by virtue of the extent of their shareholding in the company, are considered to be related parties. All companies owned or controlled by these entities, together with all companies forming part of the same groups of companies of which these shareholders form part, are also deemed to be related parties. Tigné Mall p.l.c.'s Directors, close members of their families and all entities owned or controlled by these individuals, are considered to be related parties of Tigné Mall p.l.c.

Principal balances with related parties

	30 June 2018 (unaudited) €	31 December 2017 (audited) €
Bank borrowings:		
Current	1,650,000	1,792,100
Non-current	14,688,594	15,843,525

Principal transactions with related parties

	Six months ended 30 June	
	2018 (unaudited) €	2017 (unaudited) €
Bank interest payable	290,619	355,881
Rental income	11,204	11,036

Directors' Statement pursuant to Listing Rule 5.75.3

We hereby 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 company as at 30 June 2018 and of its financial performance and its cash flow for the six-month period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to interim financial reporting (IAS 34, 'Interim Financial Reporting').
- The Interim directors' report includes a fair review of the information required in terms of Listing Rules 5.81 to 5.84.



Mr. Joseph Zammit Tabona
Chairman



Mr. David Demarco
Director

3 August 2018