



PROPERTY

The Far Property Company Limited

("the Company" or "FPC") Company No. BW00000942235

Incorporated in the Republic of Botswana on 29 June 2010 BSE share code: FPC

Abridged Unaudited Group Financial Results
For The Six Months Ended 31 December 2022



PROFIT BEFORE TAX
7%



NET INCOME FROM OPERATIONS
9%



REVENUE
7%

LOAN TO ASSET VALUE
20%

RENT YIELD
10%

Abridged Consolidated Statement of Comprehensive Income

	(Unaudited) 6 months ended 31 December, 2022 P' 000	(Unaudited) 6 months ended 31 December, 2021 P' 000	Audited 12 months ended 30 June, 2022 P' 000
Continuing operation			
Revenue	75,087	69,982	141,400
Other income	9,747	9,736	21,212
Operating expenses	(16,518)	(17,662)	(37,552)
Operating profit	68,316	62,056	125,060
Finance income	115	54	8
Finance costs	(13,352)	(11,494)	(22,924)
Net income from operations	55,079	50,616	102,144
Foreign Exchange gain/(loss)	(1,339)	(303)	(2,256)
Investment property fair value adjustment	-	-	12,019
Profit before income tax	53,740	50,313	111,907
Income tax credit / (expense)	(239)	(79)	4,559
Profit from Continuing Operations	53,501	50,234	116,466
Discontinued Operation			
Profit from non current asset held for sale	-	-	-
Profit for the year attributable to linked unitholders	53,501	50,234	116,466
Other Comprehensive income, net of tax items items that may be subsequently reclassified to profit or loss			
Exchange differences on translating foreign operations	(1,801)	4,443	13,212
Total comprehensive income for the year attributable to linked unitholders	51,700	54,677	129,678
Profit attributable to:			
Owners of the Parent:	53,501	50,234	116,466
Weighted average Linked units in issue	461,769,514	449,059,850	455,320,649
Basic earnings per linked unit attributable to linked unitholders (thebe)	23.17	22.37	25.58
Distribution per linked units (thebe)	-	-	18.40
Headline earnings per linked unit attributable to linked unitholders (thebe)	23.36	22.00	26.09

Abridged Consolidated Statement of Changes In Equity

	Linked Units P' 000	Foreign currency translation reserve P' 000	Retained income P' 000	Total equity P' 000
Balance at 1 July 2021	506,803	(43,037)	501,529	965,295
Profit for the year	-	-	116,466	116,466
Other comprehensive income	-	13,212	-	13,212
Total comprehensive income for the year	-	13,212	116,466	129,678
Issue of shares	30,301	-	-	30,301
Distribution declared	-	-	(84,702)	(84,702)
Balance at 30 June 2022 (Audited)	537,104	(29,825)	533,293	1,040,572
Balance at 1 July 2022	537,104	(29,825)	533,293	1,040,572
Profit for the Six Months	-	-	53,501	53,498
Other comprehensive income	-	(1,801)	-	(1,801)
Total comprehensive income for the year	-	(1,801)	53,501	51,700
Issue of linked Units	33,042	-	-	33,042
Distribution declared	-	-	-	-
Balance at 31st December 2022 (Unaudited)	570,146	(31,626)	586,794	1,125,314

Performance Trend and Commentary Result

- Profit before tax increased by 7%
- Rent yield remained at a stable level of 10%
- Revenue increased by 7%
- Very healthy loan to asset value of below 20%
- Net income from operation increased by 9% from P50,616 (P'000) for the six months to December 2021 to P55,076 (P'000) for six months to December 2022.

Basis of Preparation and Accounting Policies

The abridged financial information is prepared in accordance with the International Financial Reporting Standards ("IFRS") and in the manner required by the Companies Act 2003 (No. 32 of 2004) of Botswana, except the investment property fair value adjustments are only accounted at the year end.

The financial information is presented in Botswana Pula, Which is considered the functional currency.

The Company has not provided for any taxation at this stage, because the company's tax liability is managed with the tax management opportunities available from VRLS legislation.

Prospects

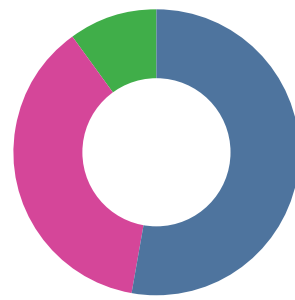
- Four new projects with better rental yield will be in the Portfolio, before the end of the current financial year.
- Better prospects to add and develop more properties with the existing land bank.
- Continued focus on better and stable yield through diversification of current portfolio.

Abridged Consolidated Statement of Financial Position

	(Unaudited) 6 months ended 31 December, 2022 P' 000	(Unaudited) 6 months ended 31 December, 2021 P' 000	Audited As at 30 June 2022 P' 000
Assets			
Non-current Assets			
Investment property	1,435,705	1,367,442	1,416,647
Property, plant and equipment	954	1,157	1,320
Operating lease asset	35,053	32,832	33,779
Deferred income tax assets	7,797	6,454	7,873
	1,479,509	1,407,885	1,459,619
Current Assets			
Related party receivables	6,410	5,095	5,405
Operating lease asset	4,910	6,367	6,320
Trade and other receivables	18,074	16,422	14,448
Cash and cash equivalents	4,022	10,811	32,714
	33,416	38,695	58,887
Assets Included in disposal group classified as held for Sale	-	8,075	-
Total Assets	1,512,925	1,454,655	1,518,506
Equity and Liabilities			
Equity Attributable to Equity Holders of Parent			
Stated capital	570,146	537,104	537,104
Foreign currency translation reserve	(31,626)	(38,594)	(29,825)
Retained income	586,794	551,762	533,293
	1,125,314	1,050,272	1,040,572
Liabilities			
Non-Current Liabilities			
Borrowings	274,320	248,499	250,655
Deferred income tax liabilities	56,476	61,636	56,674
Lease Liabilities	5,696	2,108	2,938
	336,492	312,243	310,267
Current Liabilities			
Borrowings	28,884	61,647	63,851
Trade and other payables	21,786	30,139	18,409
Distribution payable	-	-	84,702
Current tax payable	307	256	517
Bank overdraft	-	9	-
Lease Liabilities	142	89	188
	51,119	92,140	167,667
Total Liabilities	387,611	404,383	477,934
Total Equity and Liabilities	1,512,925	1,454,655	1,518,506

Property Portfolio Well balanced portfolio by GLA

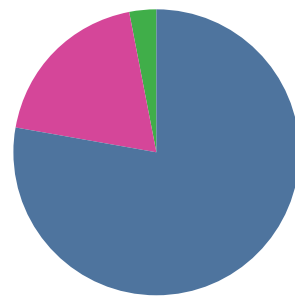
GLA by Usage



52% Industrial
40% Commercial
8% Residential

- Backed by long term lease.
- Vacancy rate negligible.
- Value of portfolio is P1.44 Billion.
- Land bank available for future growth.

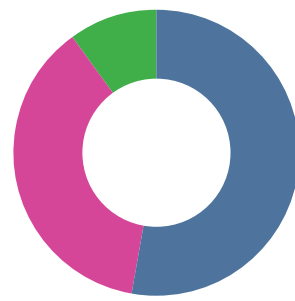
Tenants by Grade



78% Grade A
19% Grade B
3% Grade C

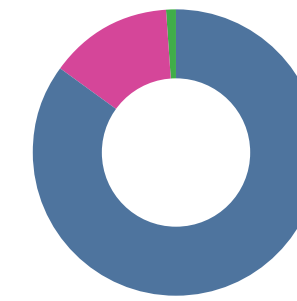
- Grade Classification**
- Grade - A:** Premium Tenant including Retail Tenant with National and International Brands.
 - Grade - B:** Local Tenants & Medium Sized Business with well-established business operations.
 - Grade - C:** New Start-up Companies with Small Business Operations.

Revenue by Usage



40% Industrial
52% Commercial
8% Residential

Revenue by Location



87% Botswana
11% South Africa
2% Zambia

The Segment Information Provided to the Board for the Reportable Segments for the Half-Year Ended 31 December 2022 is as follows:

Group	Botswana				South Africa				Zambia				Total
	Residential	Commercial	Industrial	Other	Residential	Commercial	Industrial	Other	Residential	Commercial	Industrial	Other	
Revenue	5,548	29,893	29,706	203	19	8,116	537	(363)	-	1,398	-	30	75,087
Other income	505	3,513	2,155	15	1	3,022	531	-	-	5	-	-	9,747
Operating expenses	(731)	(3,436)	(2,421)	(4,964)	(56)	(2,693)	(1,061)	(843)	-	(313)	-	-	(16,518)
Finance income	-	-	-	6,043	-	-	-	(5,928)	-	-	-	-	115
Finance costs	-	-	-	(1,813)	-	-	-	(1,747)	-	-	-	-	(13,352)
Foreign exchange gain/(loss)	-	-	-	73	-	-	-	(1,625)	-	-	-	-	(1,339)
Income tax	-	-	-	-	-	-	-	-	-	-	-	(239)	(239)
	5,322	29,970	29,440	(10,443)	(36)	8,445	7	(10,506)	-	1,090	-	212	53,501
Segment assets	113,785	641,290	498,708	25,942	1,659	113,435	74,335	9,651	-	34,120	-	-	1,512,925
Reconciliation to total assets as reported in the statement of financial position	-	-	-	808	-	-	-	146	-	-	-	-	954
Property, plant and equipment	-	-	-	-	-	-	-	-	-	-	-	-	7,910
Investment property	113,290	615,495	486,009	-	1,659	113,035	74,230	-	-	31,987	-	-	1,435,705
Related party receivables	-	-	-	7,910	-	-	-	-	-	-	-	-	7,910
Operating lease asset	495	25,795	12,699	-	-	400	105	-	-	469	-	-	39,963
Trade and other receivables	-	-	-	14,478	-	-	-	1,705	-	391	-	-	16,574
Cash and cash equivalents	-	-	-	1,791	-	-	-	958	-	1,273	-	-	4,022
Deferred income tax assets	-	-	-	955	-	-	-	6,842	-	-	-	-	7,797
	113,785	641,290	498,708	25,942	1,659	113,435	74,335	9,651	-	34,120	-	-	1,512,925
Total assets as reported in the statement of financial position	113,785	641,290	498,708	25,942	1,659	113,435	74,335	9,651	-	34,120	-	-	1,512,925
Total liabilities	-	-	-	332,454	-	-	53,614	-	-	-	-	1,543	387,611

For and on behalf of the board

Vidya Sanooj
Vidya Sanooj
Director

Ranjith Priyalal De Silva
Ranjith Priyalal De Silva
Director

24 February 2023

Transfer Secretaries:

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Reetsang Willie Mokgatle | Ramachandran Ottapathu |
Faizel Ismail | Vidya Sanooj | Ranjith Priyalal De Silva |
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