



MAS REAL ESTATE INC.



COMPANY PROFILE
31 DECEMBER 2018

COMPANY PROFILE



PROPERTY INVESTOR, DEVELOPER AND OPERATOR

MAS Real Estate Inc ("MAS") is a commercial property investor, developer and operator listed on the main board of the Johannesburg Stock Exchange ("JSE") and is listed and admitted on the Euro-MTF market of the Luxembourg Stock Exchange ("LuxSE").

BUSINESS STRATEGY

MAS' strategy is to generate sustainable and growing distributable earnings per share by acquiring, developing and operating retail, office, industrial, logistics and hotel assets in western Europe and central and eastern Europe ("CEE"). Where exceptional opportunities arise, the group will embark on mixed-use or residential developments with the view to either generate recurring income, or capital gains. The company aims to distribute all of its distributable earnings on a semi-annual basis, with distribution of capital and other profits at the discretion of the board.

MANAGEMENT

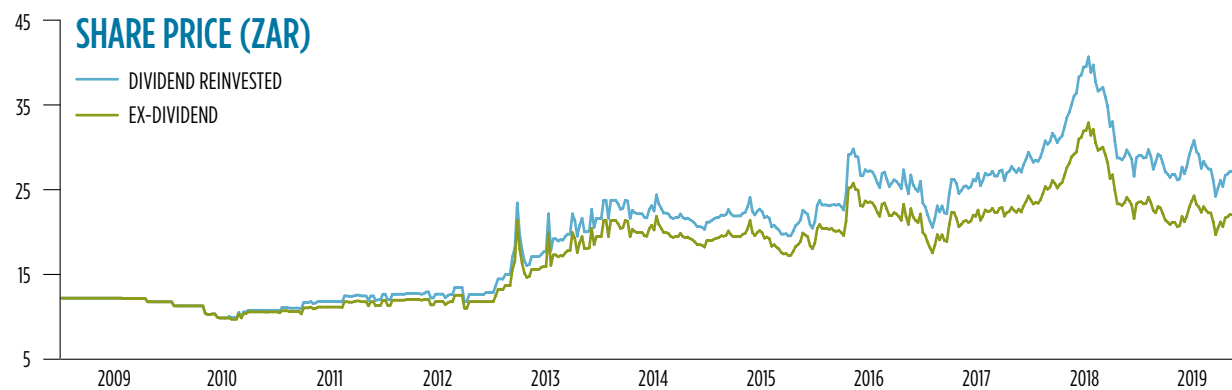
MAS is internally managed, combining investment, development and asset management skills. Developments are undertaken both directly and by teaming up with strong developers that have intimate knowledge of the local markets and by agreeing terms that lead to a strong alignment of interests.

FUNDING

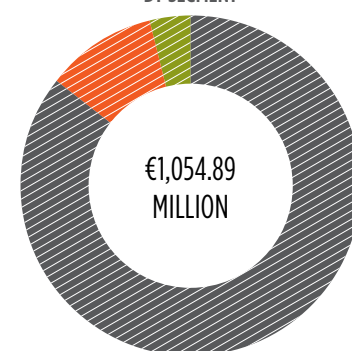
MAS is targeting a long-term aggregate portfolio LTV of 40%. This may fluctuate up to a maximum of 50% on a temporary basis as the portfolio grows. Long-term debt funding is preferred and interest rates are managed through the group's hedging strategy. Developments are generally funded through equity and refinanced at completion.

LONG-TERM INCOME FROM STRONG COVENANTS

MAS has assembled a high quality portfolio of commercial property and developments across Europe, with investment into CEE via two ventures with Prime Kapital, a development venture ("PKM Developments") and a co-investment venture focused on income-generating assets. At 31 December 2018 the portfolio had an outstanding weighted average lease term of 8 years, occupied by tenants with strong corporate covenants.

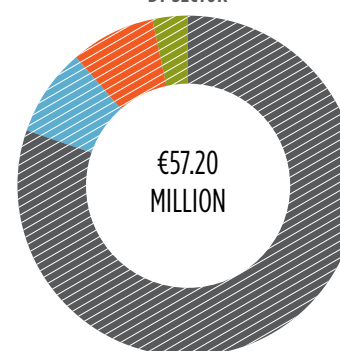


INVESTMENT PROPERTY¹
BY SEGMENT



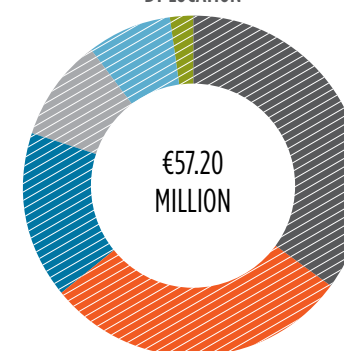
INCOME-GENERATING	€902.77M
PKM DEVELOPMENTS	€113.94M
DEVELOPMENTS AND LAND BANK	€38.18M

PASSING RENT²
BY SECTOR



RETAIL	€45.90M
INDUSTRIAL/LOGISTICS	€4.78M
OFFICE	€4.70M
HOTEL	€1.82M

PASSING RENT²
BY LOCATION



GERMANY	€20.33M
ROMANIA	€15.53M
UK	€9.25M
BULGARIA	€6.22M
POLAND	€4.71M
SWITZERLAND	€1.16M

¹ Total book value of investment property, including acquisitions completed post 31 December 2018 plus MAS' share of investment in associate and preference shares.

² MAS' share of the income-generating portfolio's passing rent including acquisitions completed post 31 December 2018.

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PORTFOLIO OVERVIEW

HISTORY

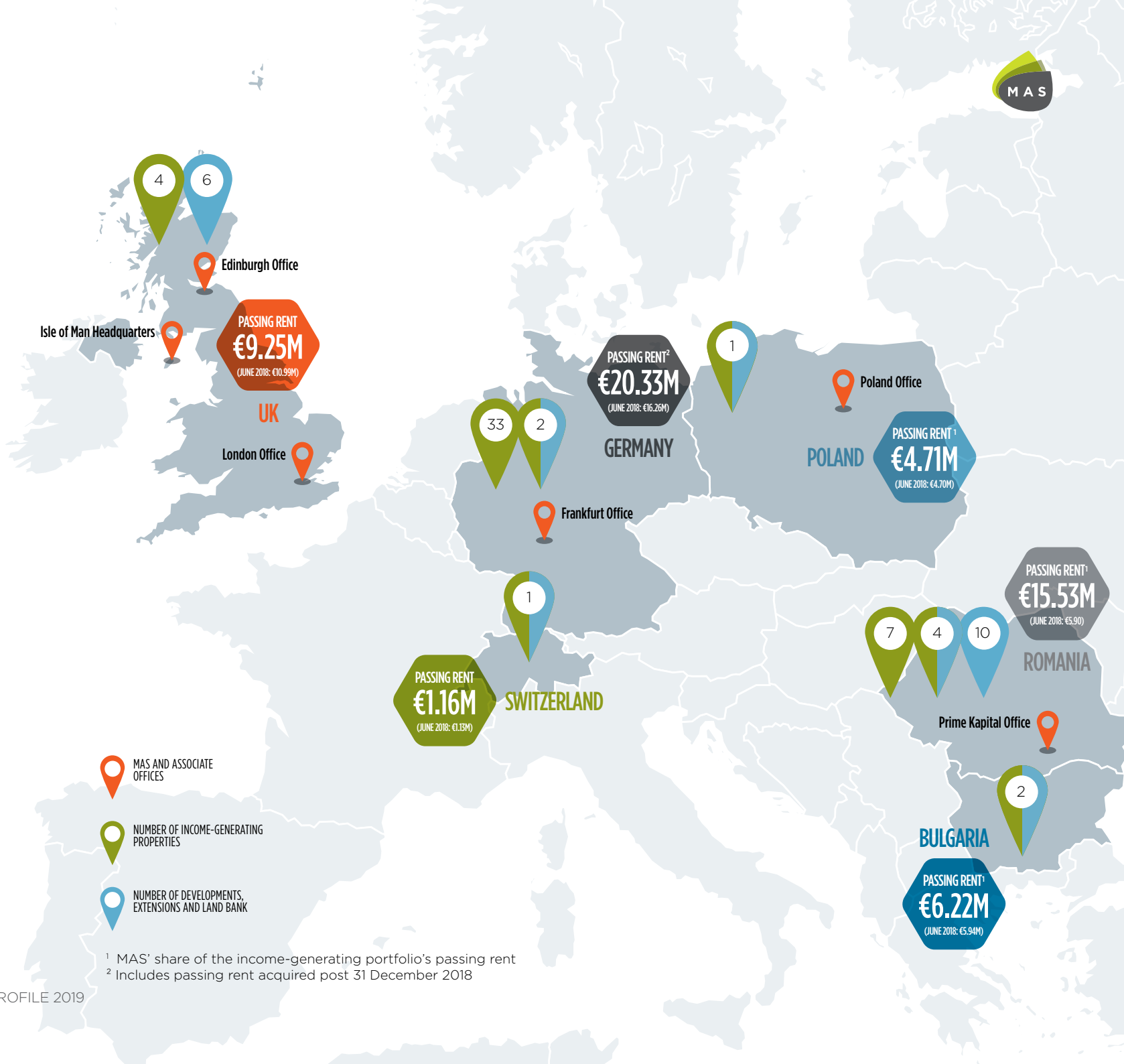
Established in 2008, MAS has assembled, through acquisition and development, a high quality portfolio of retail, office, industrial, logistics and hotel properties in Romania, Germany, the United Kingdom, Bulgaria, Poland and Switzerland. The income-generating properties have income derived from tenants with exceptional covenants.

OUTLOOK

Asset prices in western Europe have increased in recent years and acquisition opportunities that offer an attractive return on equity are harder to find. MAS' focus in western Europe is now on opportunities that can deliver substantial value through active asset management, development and re-development.

Although CEE markets have increased in price, attractive opportunities are still available that are backed by a combination of relatively high initial acquisition yields, substantial growth prospects and attractive debt terms. Even more appealing is the development market which is supported by rapidly expanding purchasing power and, in some cases, sub-optimally designed or undersized assets ripe for re-development or displacement.

Accordingly, MAS has embarked upon expansion into the growing economies of CEE. To facilitate the expansion, the group has partnered with Prime Kapital, a management team with exceptional development, investment and financing experience in these markets.



¹ MAS' share of the income-generating portfolio's passing rent

² Includes passing rent acquired post 31 December 2018

INCOME-GENERATING PROPERTY SCHEDULE

31 DECEMBER 2018¹

	Location	Asset type	Ownership	Completion (FY)	Currency	No of assets	TOTAL ASSET					MAS' SHARE	
							GLA	Occupancy	WALT	Book Value	Passing rent	Book Value	Passing rent
							sqm	%	years	€m	€m	€m	€m
Income-generating portfolio						54	541,689	97%	7.65	902.77	63.79	816.94	57.20
Galleria portfolio	Bulgaria	Retail	80%	2017	EUR	2	63,765	94%	5.40	77.44	7.77	61.95	6.22
Militari	Romania	Retail	80%	2019	EUR	1	56,245	100%	6.46	104.44	7.43	83.55	5.94
Atrium Mall	Romania	Retail	80%	2019	EUR	1	28,672	96%	3.27	48.93	4.30	39.14	3.44
Kaufland portfolio ²	Romania	Retail	80%	2019	EUR	7	27,833	92%	5.89	39.81	2.73	31.85	2.19
Baia Mare ²	Romania	Retail	80%	2019	EUR	1	21,318	98%	13.06	35.21	2.58	28.17	2.06
Roman ²	Romania	Retail	80%	2019	EUR	1	18,808	94%	10.40	33.62	2.37	26.90	1.90
Nova Park	Poland	Retail	80%	2017	EUR	1	32,683	92%	3.95	89.70	5.88	71.76	4.71
Flensburg Galerie ²	Germany	Retail	100%	2019	EUR	1	25,540	87%	6.20	62.55	4.09	62.55	4.09
Edeka MIHA portfolio	Germany	Retail	100%	2017	EUR	20	50,967	100%	12.39	56.72	3.86	56.72	3.86
Toom portfolio	Germany	Retail	100%	2015	EUR	3	25,526	100%	10.33	29.97	2.20	29.97	2.20
Edeka Thales portfolio	Germany	Retail	100%	2016	EUR	3	21,845	96%	12.00	29.13	2.00	29.13	2.00
Heppenheim Park	Germany	Retail	100%	2015	EUR	1	16,978	100%	8.92	31.00	1.89	31.00	1.89
Braunschweig	Germany	Retail	100%	2019	EUR	2	19,115	95%	5.10	25.00	1.51	25.00	1.51
Bruchsal	Germany	Retail	100%	2015	EUR	1	7,119	100%	3.72	23.40	1.42	23.40	1.42
Gotha	Germany	Retail	100%	2015	EUR	1	9,442	100%	7.50	12.50	0.99	12.50	0.99
Munich	Germany	Industrial	100%	2017	EUR	1	13,090	100%	5.00	15.00	0.89	15.00	0.89
Lehrte	Germany	Retail	100%	2016	EUR	1	9,203	100%	8.11	10.50	0.76	10.50	0.76
Donaueschingen	Germany	Retail	100%	2015	EUR	1	8,235	100%	10.12	10.20	0.72	10.20	0.72
Uberior House	UK	Office	100%	2018	GBP	1	14,718	100%	11.96	85.09	4.70	85.09	4.70
Chippenham	UK	Industrial	100%	2015	GBP	1	37,409	99%	6.72	26.13	1.95	26.13	1.95
Adagio, retail and Arches	UK	Hotel	100%	2017	GBP	1	9,003	95%	16.93	35.10	1.82	35.10	1.82
Braehead	UK	Industrial	100%	2013	GBP	1	18,476	100%	6.12	7.13	0.78	7.13	0.78
Zurich	Switzerland	Logistics	100%	2010	CHF	1	5,699	100%	5.75	14.20	1.16	14.20	1.16

¹ Exchange rates as at 31 December 2018² Acquired post 31 December 2018

DEVELOPMENT PROPERTY AND LAND BANK SCHEDULE

31 DECEMBER 2018¹




	Location	Asset type	Ownership	Currency	No of assets	TOTAL PROPERTY ASSETS	MAS' SHARE
						Book Value €m	Book Value €m
Land bank					4	38.18	38.18
North Street Quarter	UK	Residential	100%	GBP	1	21.34	21.34
Langley Park	UK	Residential/Retail	100%	GBP	1	11.63	11.63
New Waverley – Phase II	UK	Residential	100%	GBP	2	5.21	5.21

	Location	Asset type	Ownership	Currency	No of assets	TOTAL PROPERTY ASSETS	MAS' SHARE
						Book Value €m	Book Value €m
PKM Developments²					10	113.94	192.42
Investment in associate	CEE	Residential/Retail	40%	EUR	10	113.94	30.17
Preference shares	CEE	Residential/Retail	100%	EUR	n/a	n/a	162.25

¹ Exchange rates as at 31 December 2018² See detailed analysis on page 5

	Asset type	Estimated completion date	No of assets	Book Value €	Dev Budget €	ERV €	GLA /GSA	Aggregate GLA ¹	Units
Commercial CEE Developments	Retail	2019 - 2023	7	82,197,270	495,302,261	47,380,880	356,300	394,600	—
Mall Moldova	Retail		1				88,700	100,000	
Arges Mall	Retail		1				50,000	50,000	
Dambovită Mall	Retail		1				31,000	31,000	
DNI VC	Retail		1				28,000	47,000	
Ploiesti VC	Retail		1				25,600	33,600	
Zalau VC	Retail		1				18,000	18,000	
SEPSI VC	Retail		1				15,000	15,000	
Silk District - Office & Hotel	Retail		n/a				100,000	100,000	
Residential CEE Developments	Residential and mix-use	2020 - 2023	3	23,794,885	235,161,475	n/a	254,000	254,000	3,735
Avalon Estate	Residential	2023	1			n/a	84,000	84,000	767
Marmura Residence	Residential	2021	1			n/a	35,000	35,000	468
Silk District - Residential	Mix-used	2023	1			n/a	135,000	135,000	2,500
Land bank	Land bank	n/a	5	7,943,808	7,393,313	n/a			
Craiova land	Land bank		1			n/a			
Baia Mare land	Land bank		1			n/a			
Roman land	Land bank		1			n/a			
Slobozia land	Land bank		1			n/a			
Adjud land	Land bank		1			n/a			
Total secured projects			15	113,935,963	737,857,050	47,380,880	610,300	648,600	3,735

¹ Includes owner occupied and third party owned units.




Income-generating portfolio	Jurisdiction	Location	Passing rent ¹	% of total	Description
GALLERIA PORTFOLIO	Bulgaria	Burgas and Stara Zagora	€6.22m (Excluding participation equalisation)	10.9%	 <p>Galleria Burgas mall is the dominant shopping centre in Burgas, the 4th largest city in Bulgaria with a population in excess of 200,000. It has a broad tenant mix consisting of 128 tenants primarily international fashion and entertainment brands including Bershka, CCC, Cinema City, Deichmann, H&M, Humanic, Ikea, Intersport, LC Waikiki, Lee Cooper, Lidl, Massimo Dutti, Oysho, Terranova and Zara. In response to strong performance and tenant demand, a 15,000 sqm GLA extension and a reconfiguration are being considered.</p>
					 <p>Galleria Stara Zagora mall is the dominant shopping centre in Stara Zagora, the 6th largest Bulgarian city with a population in excess of 140,000. The tenant mix is focused primarily on fashion and entertainment and consists of 75 tenants which includes brands such as Bershka, Cinema City, CCC, Deichmann, DM, H&M, Intersport, Kenvelo, LC Waikiki, New Yorker, Nike, Pull&Bear and Stradivarius. A major refurbishment and reconfiguration is planned to improve the design and commercial layout.</p>
					  
MILITARI	Romania	Bucharest	€5.94m (Excluding participation equalisation)	10.5%	 <p>Militari is located west of Bucharest's city centre and has benefitted from extensive residential densification in its immediate surroundings since its opening in 2009, benefitting from an aggregate catchment of approximately 365,000 people within a 15 minute drive.</p>
					 <p>Militari has 57 tenants spread across 56,416 square metres of gross lettable area, of which 53,666 sqm relates to retail and 2,750 sm to office space, in addition to 2,500 parking spaces. Militari was opened in 2009 and is anchored by Auchan (hypermarket), Praktiker (DIY), Decathlon (sports goods) and various international fashion brands such as H&M, C&A, Reserved, New Yorker, LC Waikiki, Pepco, Deichmann, Hervis, Humanic, Koton, Takko and many others.</p>
					 
ATRIUM MALL	Romania		€3.44m (Excluding participation equalisation)	6.1%	 <p>Atrium Mall is the sole modern retail destination in Arad and the broader Arad county. The mall is well-established and centrally located, adjacent to main transport hubs with good accessibility and visibility. The city of Arad is situated in western Romania, close to the Hungarian border. It is the administrative capital of Arad county and forms the principal economic hub of the area. The city has healthy demographics, which is supported by growing purchasing power, and it benefits from a significant catchment area, with 334,000 people within a 45-minute drive.</p>
					 <p>The mall has a fashion and entertainment focus, with an approximate gross lettable area of 28,600 square metres arranged over three floors. It is anchored by strong tenants including Carrefour, Inditex, H&M, C&A, New Yorker, LC Waikiki, Hervis, Deichmann, Media Galaxy, Pepco, CCC and Cinema City with a 10-screen cinema.</p>

¹ MAS' share of the income-generating portfolio's passing rent² Acquired post 31 December 2018














OVERVIEW – INCOME-GENERATING PROPERTY

CONTINUED



Income-generating portfolio	Jurisdiction	Location	Passing rent ¹	% of total		Description
KAUFLAND VALUE CENTRES²	Romania	Various	€2.19m (Excluding participation equalisation)	3.8%		<p>Kaufland Value Centres portfolio (27,833 m² GLA) comprises of 7 value centres benefiting from a high density of national and international anchor tenants. Centres have been well received by the population in the catchment areas. The developments have been completed throughout 2017 and 2018.</p> <p>Kaufland Value Centres benefit from a very good locations, adjacent to Kaufland mini hyper-markets, with frontage on the European and National roads, being in close proximity to the city centre of each location. The centres are easily accessible by car and public transport and are in close proximity to dense residential areas.</p> <p>The assets are anchored by large national and international tenants including Jysk, Pepco, Deichmann, Flanco, Altex, Takko, Hervis, Sportissimo and CCC.</p>
BAIA MARE VALUE CENTRE²	Romania	Baia Mare	€2.06m (Excluding participation equalisation)	3.6%		<p>Baia Mare Value Centre is a retail centre benefiting from a high density of anchor tenants (approximately 77% of GLA) and a significant leisure component.</p> <p>The development was completed in December 2018, marking the opening of the first Carrefour hypermarket in the city and has received excellent feedback from the local community, registering sales above expected levels. Baia Mare Value Centre benefits from a significant catchment area attracting an estimated total of 254,000 people within a 45-minute drive.</p> <p>The asset boasts a shopping experience with contemporary design, concentrated around extensive food & beverage offerings, with extensive attention being given to the concept behind public areas and the food court. The centre is anchored by strong covenants such as Carrefour, Altex, Flanco, CCC, Takko Fashion, Pepco and Deichmann.</p>
ROMAN VALUE CENTRE²	Romania	Roman	€1.90m (Excluding participation equalisation)	3.3%		<p>Roman Value Centre (18,808 m² GLA) is a retail centre benefiting from a high density of anchor tenants (approximately 68% of GLA) and a significant leisure component.</p> <p>The development was completed in November 2018, marking the opening of the first Carrefour hypermarket (and the sole such type of retail unit) in the city and has received excellent feedback from the local community, some tenants registering record sales for similar regional stores. Roman Value Centre benefits from a significant catchment area attracting an estimated total of 89,000 people within a 15-minute drive and approximately 159,000 people within a 30-minute drive.</p> <p>The asset boasts a shopping experience with contemporary design, concentrated around extensive food & beverage offerings, with extensive attention being given to the concept behind public areas and the food court. The centre is anchored by strong covenants such as Carrefour, Jysk, CCC, Takko Fashion, DM, C&A, Pepco and Deichmann.</p>

¹ MAS' share of the income-generating portfolio's passing rent² Acquired post 31 December 2018

Income-generating portfolio	Jurisdiction	Location	Passing rent	% of total		Description
NOVA PARK	Poland	Gorzów	€4.71m (Excluding participation equalisation)	8.2%	 RESERVED 	A dominant regional mall situated in Gorzów, Nova Park has a diversified mix of high quality tenants including international and national brands Bershka, C&A, CCC, Cropp Town, Deichman, Douglas, Empik, Fabryka Formi, H&M, Intersport, KFC, Media Expert, Mohito, New Yorker, Piotr i Pavel, Pull&Bear, Reserved, Rossmann, Sephora, Sinsay, Smyk, Stradivarius and Super-Pharm. An adjacent land plot was acquired and detailed design work is underway to extend the 32,683 sqm GLA regional mall to consolidate its dominant position. The planned extension of 7,000 square metres of GLA includes a cinema as well as additional fashion and leisure offering.
FLensburg GALERIE ¹	Germany	Flensburg	€4.09m	7.1%	   	A hybrid mall located in the city of Flensburg in the North of Germany. With more than 70 tenants and its comprehensive range of products, the diverse tenant mix, with focus on fashion, electronics, food, drugstore and convenience, serves in combination with an office building and a library a broad customer range. With more than 4.2m visitors per year, Flensburg Galerie is the only inner shopping mall in the city of Flensburg.
EDEKA MIHA PORTFOLIO	Germany	Multiple locations across Germany	€3.86m	6.7%		A portfolio of 20 retail units let on a long-term basis to Edeka MIHA AG. The Edeka Group is the largest German supermarket corporation, holding a market share of approximately 23% in Germany and operating approximately 4,100 stores under the Edeka brand.
TOOM PORTFOLIO	Germany	Frankenthal, Gummersbach, Nordhasuen	€2.20m	3.8%		A portfolio of three retail warehouses let on a long-term basis to DIY operator Toom, part of the REWE Group, a large German retail and tourism co-operative.
EDEKA THALES PORTFOLIO	Germany	Multiple locations across Germany	€2.00m	3.5%		A portfolio of 3 cash and carries let on a long-term basis to Edeka Handelsgesellschaft Südwest GmbH. The Edeka Group is the largest German supermarket corporation, holding a market share of approximately 23% in Germany and operates approximately 4,100 stores under the Edeka brand.
HEPPENHEIM PARK	Germany	Heppenheim	€1.89m	3.3%		A retail park let on a long-term basis to Bauhaus and Media Markt, part of the of Metro Group.
BRAUNSCHWEIG	Germany	Braunschweig	€1.51m	2.6%	  	<p>The convenience centre is located in the northern part of the city of Braunschweig and has 22 tenants, focused on large-scale retail schemes such as food discounters furniture, textile and interior shops, complemented by specialised shops.</p> <p>The neighbourhood value centre is located in the southern suburb of Braunschweig and is anchored by an Edeka supermarket and various smaller offices, a police station and a travel agency.</p>

¹ Acquired post 31 December 2018

OVERVIEW – INCOME-GENERATING PROPERTY

CONTINUED



Income-generating portfolio	Jurisdiction	Location	Passing rent	% of total		Description
BRUCHSAL	Germany	Bruchsal	€1.42m	2.5%		A retail scheme located in the town centre of Bruchsal in southern Germany. The property is let to leading national and international retailers, including H&M, REWE and Müller.
GOTHA	Germany	Gotha	€0.99m	1.7%		A retail unit located in a well-established trading area and let on a long-term basis to Real, a leading hypermarket chain, part of the Metro Group.
MUNICH	Germany	Munich	€0.89m	1.6%		An industrial property located in Munich, Germany. The property is let to Volkswagen, the leading German car manufacturer.
LEHRTE	Germany	Lehrte	€0.76m	1.3%		A stand-alone retail warehouse let on a long-term basis to OBI, the largest DIY operator in Europe, part of the Tengelmann group.
DONAUESCHINGEN	Germany	Donaueschingen	€0.72m	1.3%		A stand-alone retail warehouse let on a long-term basis to Bauhaus, a pan-European DIY franchise with approximately 250 stores in over 20 countries.
UBERIOR HOUSE	UK	Edinburgh	€4.70m	8.2%		Uberior House comprises Grade A office buildings prominently positioned in the heart of the Exchange financial district of Edinburgh. The property is let to a single tenant, Bank of Scotland, on several leases, all of which expire in December 2025.
CHIPPENHAM	UK	Chippenham	€1.95m	3.4%		An industrial warehouse and office park more than half of which is occupied by Siemens, the largest engineering company in Europe, with the balance being let to other strong tenants. The property has an excellent location close to the town centre and adjacent to the town's train station.
ADAGIO, RETAIL AND ARCHES	UK	Edinburgh	€1.82m	3.2%		A 146 room aparthotel pre-let to Adagio, and guaranteed by Accor and Pierre & Vacances, with frontage directly onto the Royal Mile, Edinburgh, together with a further 5 retail units. The development completed and was handed over to the tenant in November 2016. More information available at www.newwaverley.com
BRAEHEAD	UK	Glasgow	€0.78m	1.4%		An industrial warehouse let to Howden Group, a subsidiary of the Colfax Corporation, a NYSE listed industrial solutions provider. The property has good development potential due to its close proximity to the Braehead shopping centre near Glasgow.
ZURICH	Switzerland	Buchs	€1.16m	2.0%		A logistics warehouse located in proximity to Zurich and is let on a long-term basis to DPD, Europe's second largest parcel delivery network, part of Geo post.

Land Bank	Jurisdiction	Location	Description
NORTH STREET QUARTER	UK	Lewes, East Sussex	<p>North Street Quarter is a large development site in the heart of Lewes, East Sussex and located close to the high street. The strategy is to deliver a vibrant, mixed-use neighbourhood that will regenerate the area around North Street, including the Phoenix Industrial Estate. This is the largest brownfield site in the South Downs National Park.</p> <p>Planning permission was granted in December 2015 for a mixed-use scheme. The 15 acre (6.07 ha) development plan has been created in partnership with Lewes District Council, delivering 416 new homes (40% affordable) and 13,000 sqm of commercial space, accommodating c475 full time jobs including workshops; retail space; a health centre; 6,500 sqm of industrial space on the separate Mallings Brooks site; new riverside walkway and public square; foot and cycle bridge; and car park.</p> <p>The final agreements with the planning and local government authorities subsequent to the granting of planning consent are currently being completed with the intention of undertaking a phased roll-out of the disposal strategy for the scheme.</p> <p>More information available at www.northstreetqtr.co.uk</p>
LANGLEY PARK	UK	Chippenham, Wiltshire	<p>Langley Park land bank represents the residential development section of the Chippenham property acquired in 2014. Planning consent was received in September 2016 for 400 residential units. The site is in the process of being sold and initial offers from housebuilders have been received. The construction of the hotel, pre-let to Travelodge, is underway and the sale of the supermarket land site to Aldi has completed. On completion of the sales of the residential land and Travelodge, where a forward commitment to purchase on Practical Completion has been agreed, the business plan put in place at acquisition for this property will have successfully completed. Strong income will continue to be generated from the occupational tenants, including Siemens, on the adjacent Technology Park, where further extensions are now under consideration.</p>
NEW WAVERLEY – PHASE II	UK	New street, central Edinburgh	<p>New Waverley – Phase II Residential represents the residential element of the large New Waverley development and is the last remaining undeveloped component of the site. Offers to acquire the remaining site have been received and accepted, subject to due diligence and the finalisation of the government's option over the northern part of the site.</p> <p>More information available at www.newwaverley.com</p>

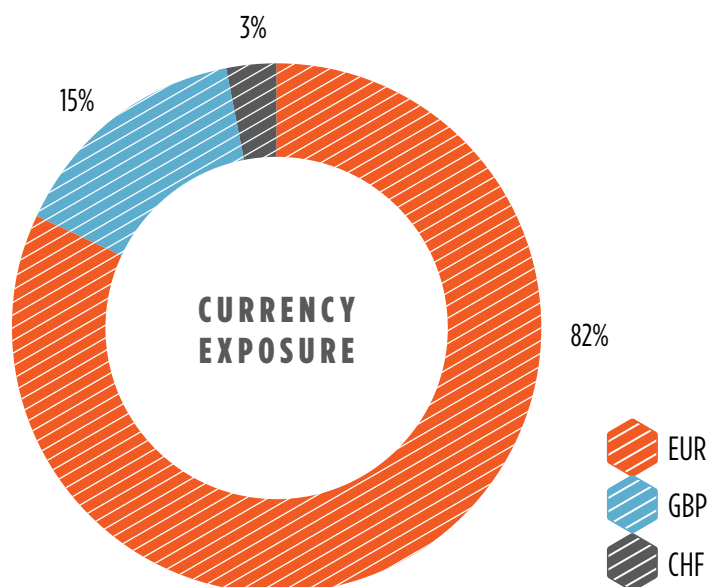


PKM Developments	Jurisdiction	Location	Description
CEE DEVELOPMENTS	CEE	Romania	<p>PKM Developments has a retail development pipeline including a super-regional mall, 2 regionally dominant malls and 4 value centres anchored by Carrefour, with a high concentration of international retailers.</p> <p>The pipeline also includes 2 large-scale residential projects in Bucharest and a large mixed-use development in Iasi, Romania. Avalon Estates is an upmarket modern housing estate near the new developing central business district and commercial centre in the affluent northern part of Bucharest. Marmura apartments is a large-scale residential block with up to 468 apartments in the expanding north-west of Bucharest.</p> <p>A large-scale, mixed-use project is in the pipeline in Iasi and will include A-grade offices, over 2,500 residential units and a hotel.</p>



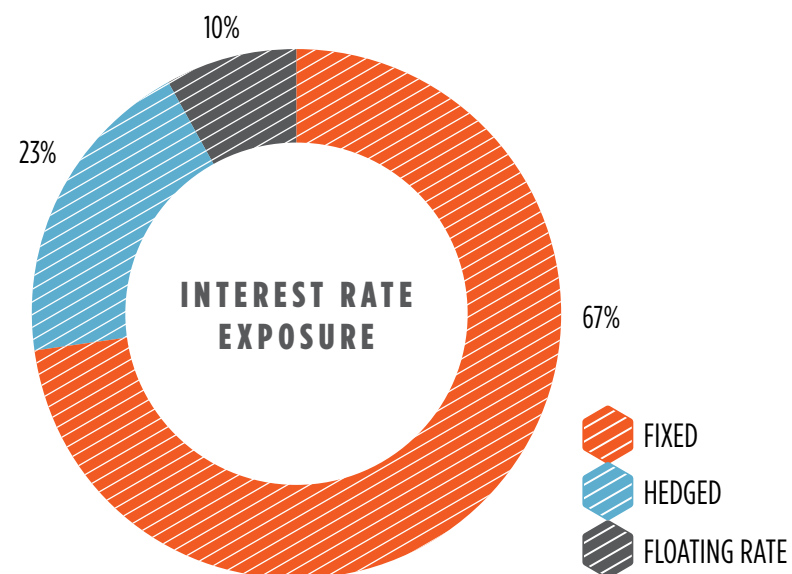
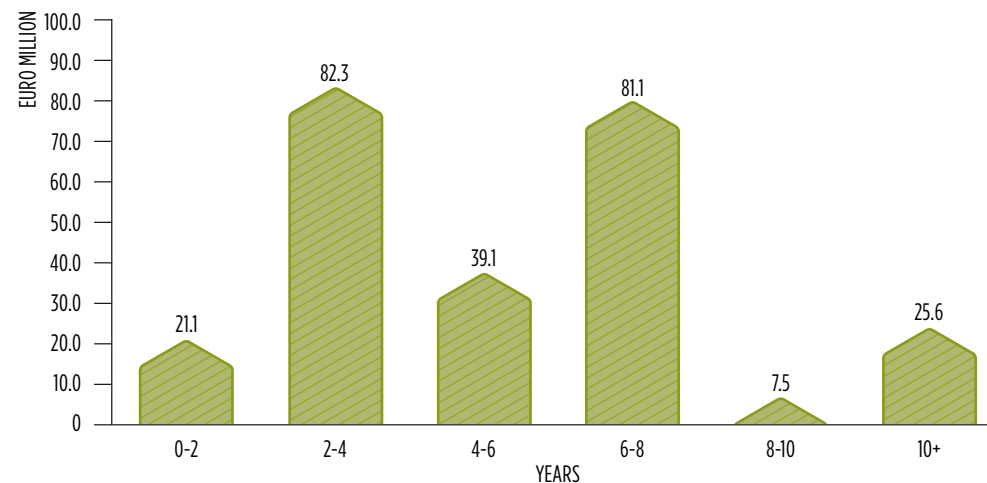
DEBT

31 December 2018	Euro million	Cost	Term YR
Drawn debt	330.52	2.40%	4.36
Available facilities	189.10		
- Negotiated	151.10	3.19%	3.82
- Under negotiation	38.00	2.83%	5.00



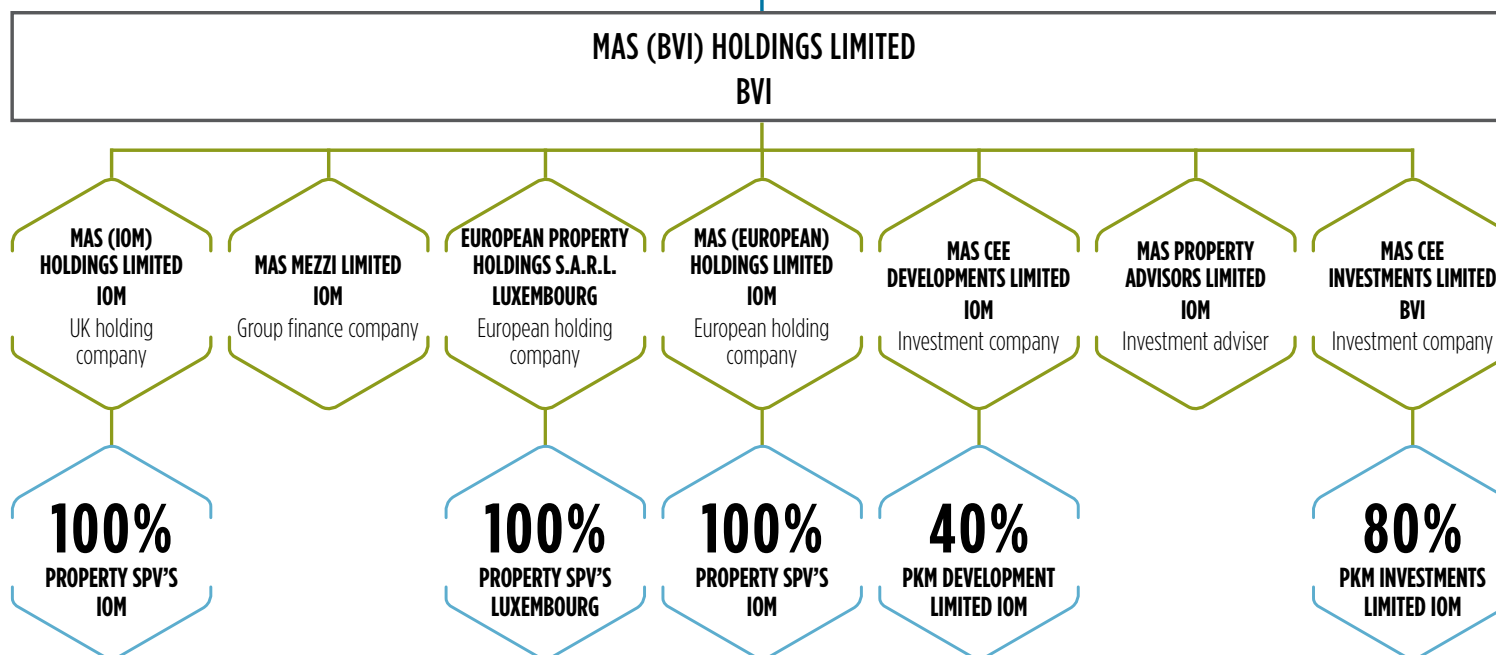
INVESTMENT PROPERTY DEBT

MATURITY PROFILE



MAS REAL ESTATE INC

BVI



TOP 10 SHAREHOLDERS

31 DECEMBER 2018

Attacq Limited	22.8%
Public Investment Corporation	8.8%
Argosy	8.5%
Sesfikile Capital	4.6%
STANLIB Asset Management	3.4%
Sanlam Private Wealth	3.4%
Investec Asset Management	3.2%
MMI Holdings Ltd	3.1%
Catalyst Fund Managers	2.5%
Absa Asset Management	2.4%
Total	62.7%

MAS provides access to a specialist management team, with knowledge and experience across the European markets. The group has resources on the ground with staff and associate offices in the Isle of Man, London, Edinburgh, Frankfurt and Bucharest (through our venture partner, Prime Kapital). Senior management is well aligned with the company.

**MALCOLM LEVY, CEO**

MCom, MBA (Oxon),
CA (SA), CFA

Malcolm is a co-founder of the business and originally served as CFO since the establishment of the group. He was previously an equities fund manager and investment analyst in London. Malcolm is based in the Isle of Man.

**PAUL OSBOURN, CFO**

BA (Hons), FCA
(ICAEW)

Paul joined the executive team as CFO with over 20 years' experience in corporate finance and restructuring professional services. Paul is a Fellow of the Institute of Chartered Accountants in England and Wales and has relocated to be based in the Isle of Man.

**JONATHAN KNIGHT, CIO**

(BSc Hons) MRICS

Jonathan joined the group as CIO in 2014. Jonathan has over 30 years' experience in the real estate industry, most recently as a director at ING Bank in London and Amsterdam, working on various European and global real estate projects. Jonathan is based in London.

**RON SPENCER**

C.Dir

Ron is an independent non-executive director and the chairman of MAS. He was managing director of Merrill Lynch Investment Managers Holdings (IOM) Limited, and is now the chair of the Isle of Man Gambling Supervision Commission. Ron is based in the Isle of Man.

**GLYNNIS CARTHY**

CA (SA)

Glynnis is an independent non-executive director. She is an Independent Financial Reporting Advisor, with experience as a member of the Financial Reporting Investigations Panel of the JSE; and as a committee member of SAICA's Accounting Practices Committee. Glynnis is based in England.

**PIERRE GOOSEN**

B.Com (Law), LLB, MBA

Pierre is an independent non-executive director. He is managing director of Argosy Capital, a European based private equity and venture capital investment business. Prior to joining Argosy, Pierre worked at two highly regarded international law firms practising as a commercial, private equity and funds lawyer. Pierre is based in the Isle of Man.

**JACO JANSEN**

B.Com Hons, CA (SA)

Jaco is a non-executive director of MAS. Previously Jaco was the head of the investment services division at a global wealth advisory and administration business managing in excess of \$500 million for private clients and advising on a multi-asset class basis to institutional clients with \$2.3 billion of assets. Jaco is based in the Isle of Man.

**WERNER ALBERTS**

B.Com Hons (Acc), CA (SA), ACA (ICAEW)

Werner is an independent non-executive director of MAS and the Chief Operating Officer of Capital International Group Limited. Werner is a qualified chartered accountant with over 24 years' experience in the finance industry. Werner is based in the Isle of Man.

**MELT HAMMAN**

B.Com Hons, CA (SA)

Melt is an independent non-executive director of MAS and the CEO of Attacq Ltd. Melt has extensive experience in real estate, banking and business operations and is based in Gauteng, South Africa.



STATEMENT OF DIRECT AND INDIRECT INVESTMENT RESULT



Euro	Six-month period ended 31 December 2018			Six-month period ended 31 December 2017		
	Direct investment result	Indirect investment result	Total IFRS	Direct investment result	Indirect investment result	Total IFRS
Rental income	26,144,714	—	26,144,714	18,974,145	—	18,974,145
Service charge income and other recoveries	4,504,330	—	4,504,330	2,147,390	—	2,147,390
Revenue	30,649,044	—	30,649,044	21,121,535	—	21,121,535
Service charge and other property expenses	(6,891,085)	—	(6,891,085)	(5,859,557)	—	(5,859,557)
Net rental income	23,757,959	—	23,757,959	15,261,978	—	15,261,978
Sale of inventory property	—	27,985,713	27,985,713	—	6,398,637	6,398,637
Cost of sales of inventory property	—	23,697,456	(23,697,456)	—	(5,339,258)	(5,339,258)
Profit on sale of inventory property	—	4,288,257	4,288,257	—	1,059,379	1,059,379
Other income	1,957,207	—	1,957,207	89,831	—	89,831
Corporate expenses	(3,103,013)	—	(3,103,013)	(2,500,957)	—	(2,500,957)
Investment expenses	—	(1,346,995)	(1,346,995)	—	(1,335,379)	(1,335,379)
Net operating income	22,612,153	2,941,262	25,553,415	12,850,852	(276,000)	12,574,852
Fair value adjustments	—	(24,735,019)	(24,735,019)	—	(613,755)	(613,755)
Foreign currency exchange differences	—	33,700	33,700	—	(586,186)	(586,186)
Share of profit from equity accounted investee, net of tax	—	6,398,768	6,398,768	137,672	1,405,385	1,543,057
Good will impairment	—	12,263,193	12,263,193	—	(1,274,346)	(1,274,346)
Profit/(loss) before financing costs	22,612,153	(3,098,096)	19,514,057	12,988,524	(1,344,902)	11,643,622
Finance income	5,148,562	—	5,148,562	3,950,621	—	3,950,621
Finance costs	(3,854,447)	—	(3,854,447)	(2,477,372)	—	(2,477,372)
Profit/(loss) before tax	23,906,268	(3,098,096)	20,808,172	14,461,773	(1,344,902)	13,116,871
Current tax	(1,180,870)	(813,594)	(1,994,464)	(218,234)	(1,860,399)	(2,078,633)
Deferred tax	—	(2,758,191)	(2,758,191)	—	1,047,747	1,047,747
Profit/(loss) for the period	22,725,398	(6,669,881)	16,055,517	14,243,539	(2,157,554)	12,085,985
<i>Attributable to:</i>						
Owners of the parent	21,486,625	(10,399,717)	11,086,908	13,567,227	(1,863,749)	11,703,478
Non-controlling interest	1,238,773	3,729,836	4,968,609	676,312	(293,805)	382,507

DISTRIBUTABLE EARNINGS AND BASIS OF DISTRIBUTION



	Six-month period ended 31 December 2018	Six-month period ended 31 December 2017
Euro		
Direct investment result distributable to shareholders	21,486,624	13,567,227
<i>Company specific adjustments</i>		
Elimination of direct earnings in associate	—	(137,672)
Net attributable profit on sales of inventory property ¹	2,605,997	643,573
Distributable earnings before effect of shares issued during the period	24,092,621	14,073,128
Weighted average number of shares in issue	637,493,798	520,975,749
Distributable earnings per share (euro cents per share)	3.78	2.70
Distributable earnings before effect of shares issued during the period	24,092,621	14,073,128
Adjustment relating to shares issued during the period	—	3,050,851
Distributable earnings (after effect of shares issued during the period)	24,092,621	17,123,979
Closing number of shares in issue	637,493,798	633,915,786
Euro cents		
Distributable earnings per share	3.78	2.70
Adjustment from reserves per share	—	0.88
Distribution per share	3.78	3.58

¹ The profit on sales of inventory property during the year was €4,288,257. The tax recognised on these sales was €813,594, giving a net amount of profit of €3,474,663. The group has recognised 75% €2,605,997 of this balance as distributable earnings as approximately 25% of profit is payable to the developer.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION



	As at 31 December 2018	As at 31 December 2017
Euro		
<i>Non-current assets</i>		
Intangible assets	22,411,962	22,515,572
Investment Property	752,925,945	489,518,759
Income-generating property	731,585,733	450,304,737
Development property	—	457,184
Land bank	21,340,212	38,756,838
Financial investments	—	200,120,816
Financial assets	162,558,275	129,103,276
Investment in equity accounted investee	30,172,990	21,751,615
Property, plant and equipment	280,404	548,181
Deferred tax asset	780,574	756,280
Total non-current assets	969,130,150	864,314,499
<i>Current assets</i>		
Financial investments	149,171,912	—
Financial assets	24,577,732	—
Trade and other receivables	22,855,693	7,688,545
Cash and cash equivalents	52,858,418	187,341,606
Investment Property Held for Sale	16,841,620	53,647,686
Inventory	2,757,781	—
Total current assets	269,063,156	248,677,837
Total assets	1,238,193,306	1,112,992,336
<i>Equity</i>		
Share capital	829,250,399	837,465,772
Geared share purchase plan shares	(12,863,010)	(21,056,010)
Retained earnings	34,012,620	60,633,693
Share-based payment reserve	1,271,565	702,521,00
Foreign currency translation reserve	(13,325,189)	(11,747,970)
Equity attributable to owners of the group	838,346,385	865,998,006
Non-controlling interest	6,293,349	1,030,314
Total Equity	844,639,734	867,028,320
<i>Non-current liabilities</i>		
Interest bearing borrowings	242,267,141	166,657,495
Financial liabilities	1,805,669	25,304,748
Deferred taxation liability	8,515,711	3,761,990
Total non-current liabilities	252,588,521	195,724,233
<i>Current liabilities</i>		
Interest bearing borrowings	88,255,210	27,929,088
Financial liabilities	29,403,839	9,991,544
Trade and other payables	23,052,254	12,279,787
Provisions	253,748	39,364
Total current liabilities	140,965,051	50,239,783
Total liabilities	393,553,572	245,964,016
Total shareholder equity & liabilities	1,238,193,306	1,112,992,336

	Six-month period ended 31 December 2018	Six-month period ended 31 December 2017
Euro		
Equity attributable to owners of the parent	838,346,385	865,998,006
<i>Adjustments for:</i>		
Fair value of interest rate swaps	1,029,546	1,130,924
Deferred tax asset	(780,574)	(756,280)
Deferred tax liability	8,545,711	3,761,990
NCI in respect of the above adjustments	(1,114,380)	(247,180)
EPRA NAV	846,026,688	869,887,460
Fully diluted number of shares	637,493,798	634,171,721
Closing number of shares	637,493,798	633,915,786
Effect of share options	—	255,935
EPRA NAV per share (euro cents)	132.7	137.2

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