

MAS REAL ESTATE INC



COMPANY PROFILE
30 JUNE 2017

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 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

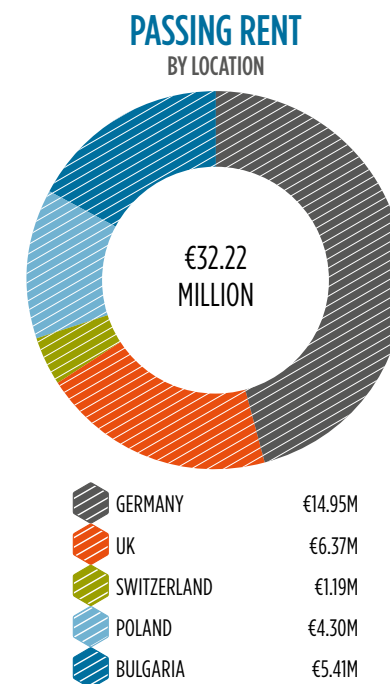
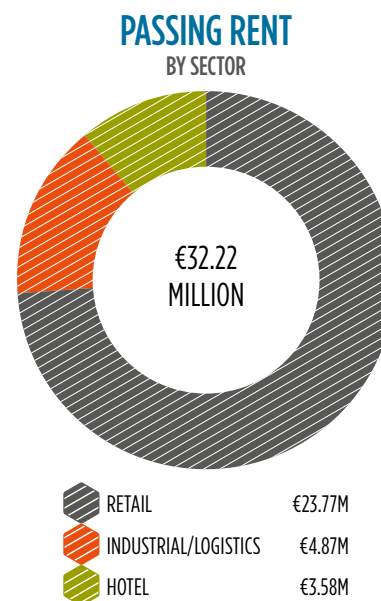
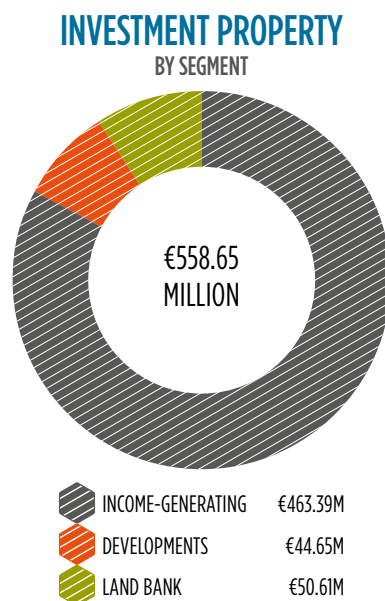
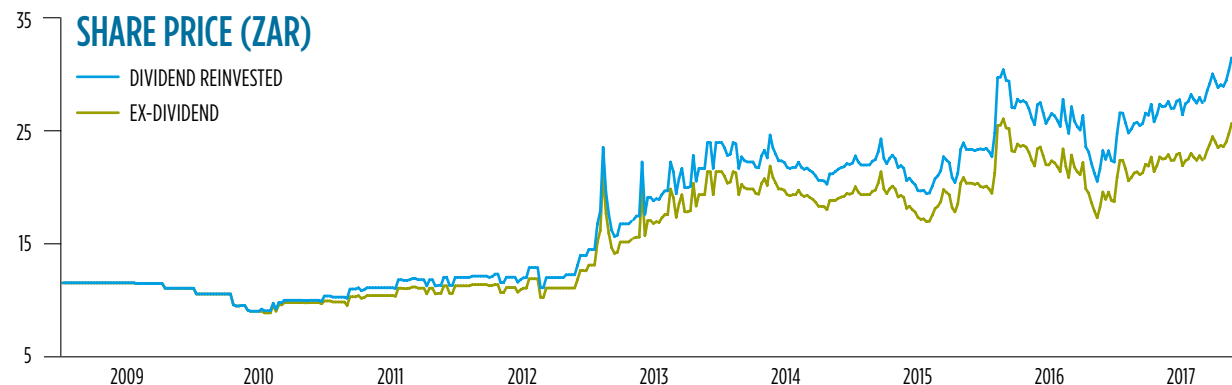
MAS is internally managed, combining investment, development and asset management skills. Developments are undertaken both directly and by teaming up with strong developers that have intimate knowledge of the local markets and by agreeing terms that lead to a strong alignment of interests.

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 joint ventures with Prime Kapital, a development joint venture and a co-investment joint venture focused on income-generating assets. At 30 June 2017 the portfolio had an outstanding weighted average lease term of 10 years, occupied by tenants with strong corporate covenants.



NOTICE: Information contained in the document has not been audited but is believed to be accurate and correct, and statements of opinion in this document are considered by the Company to be reasonable, in each case at the date of this document. The Company does not however accept responsibility for any such information, and all recipients of this document are expressly reminded of the requirement to carry out their own due diligence into MAS Real Estate Inc. Recipients should further pay particular attention to the disclaimer contained in the section "Disclaimer". For further information about MAS Real Estate Inc., please visit our website www.masrei.com © MAS Real Estate Inc., December 2017. All rights reserved.

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 Germany, the United Kingdom, Bulgaria, Poland, Switzerland, Romania and Slovenia. 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.



INCOME-GENERATING PROPERTY SCHEDULE

30 JUNE 2017¹

	Location	Asset type	Ownership	Completion date	Currency	No of assets	TOTAL ASSET			MAS' SHARE	
							GLA	Occupancy	WALT	Book Value	Passing rent
							sqm	%	years	€m	€m
Income-generating portfolio						41	366,887	97%	10.14	463.37	32.22
Galleria portfolio	Bulgaria	Retail	80%	04.05.2017	EUR	2	58,772	98%	6.32	53.49	5.41
Nova Park	Poland	Retail	80%	28.11.2016	EUR	1	32,553	91%	4.69	69.30	4.30
Edeka MIHA portfolio	Germany	Retail	100%	30.08.2016	EUR	20	50,964	100%	14.21	29.13	3.78
Toom portfolio	Germany	Retail	100%	2015	EUR	3	25,291	100%	11.83	29.85	2.20
Heppenheim Park	Germany	Retail	100%	2015	EUR	1	24,644	86%	8.43	28.70	2.03
Edeka Thales portfolio	Germany	Retail	100%	2016	EUR	3	21,845	96%	13.50	55.81	2.00
Bruchsal	Germany	Retail	100%	2015	EUR	1	7,103	100%	5.05	23.70	1.44
Gotha	Germany	Retail	100%	2015	EUR	1	9,442	100%	9.00	12.60	0.99
Munich	Germany	Industrial	100%	12.08.2016	EUR	1	13,090	100%	1.50	13.60	0.89
Lehrte	Germany	Retail	100%	2016	EUR	1	9,203	100%	9.61	10.30	0.76
Donaueschingen	Germany	Retail	100%	2015	EUR	1	8,235	100%	11.59	10.20	0.72
Aldi portfolio	Germany	Retail	100%	2010	EUR	1	1,306	100%	12.42	2.18	0.14
Whitbread and Arches	UK	Hotel	100%	2016	GBP	1	8,868	100%	26.49	34.61	2.12
Chippenham	UK	Industrial	100%	2015	GBP	1	62,897	99%	7.27	24.90	2.00
Adagio and retail	UK	Hotel	100%	31.11.2016	GBP	1	8,499	90%	19.40	42.07	1.46
Braehead	UK	Industrial	100%	2013	GBP	1	18,476	100%	7.62	7.47	0.79
Zurich	Switzerland	Logistics	100%	2010	CHF	1	5,699	100%	7.25	15.46	1.19

¹ Exchange rates as at 30 June 2017

DEVELOPMENT PROPERTY AND LAND BANK SCHEDULE

30 JUNE 2017¹

	Location	Asset type	Ownership	Estimated completion	Currency	No of assets	MAS' SHARE	
							Book Value	Development ERV
Developments						16	44.65	23.19
New Waverley – Phase II (office)	UK	Office	100%	2019	GBP	1	28.26	5.25
Langley Park	UK	Hotel	100%	2018	GBP	1	2.66	0.41
Nova Park extension	Poland	Retail	80%	undisclosed	EUR	1	2.10	undisclosed
Prime Kapital Development Joint Venture ²	Romania/Slovenia	Retail	40%	2018 - 2022	EUR	13	11.63	17.53
Land bank						8	50.61	n/a
North Street Quarter	UK	Residential	100%			1	20.33	n/a
Langley Park	UK	Residential	100%			2	15.03	n/a
New Waverley – Phase II (residential)	UK	Residential	100%			2	7.63	n/a
Prime Kapital Development Joint Venture ²	Romania/Slovenia	Retail	40%	2019 - 2022	EUR	3	7.62	n/a

¹ Exchange rates as at 30 June 2017² See detailed analysis on page 5











	Location	Asset type	Ownership	Estimated completion	Currency	No of assets	TOTAL ASSET ¹		
							Book Value	Development Budget	ERV
Joint venture total							48.14	665.59	—
Development Property									
Retail	CEE	Retail	40%	2018 - 2022	EUR	13	29.08	476.48	43.83
Land Bank									
Other	CEE	Other	40%	2019 - 2022	EUR	3	19.06	189.11	—

¹ The figures reflect 100% of the assets in the development joint venture, not MAS' proportionate share

TERMS OF THE DEVELOPMENT JOINT VENTURE

The investment commitments in respect of the JV align the interests of the JV partners as follows:

- Prime Kapital, as general partner, has invested €30m in ordinary equity in the JV, for a 60% equity interest and MAS has invested €20m in ordinary equity in the JV, for a 40% equity interest.
- MAS has invested €100m in the JV by way of subscription for preference shares and will invest up to a further €250m in preference shares to be drawn down by the JV over a four year period.

Income-generating portfolio	Jurisdiction	Location	Passing rent ¹	% of total	Description
GALLERIA PORTFOLIO	Bulgaria	Burgas and Stara Zagora	€5.41m Excluding participation equalisation	16.8%	 <p>The 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 115 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. Due to strong performance and tenant demand, a significant centre extension is being considered.</p>
					    <p>The 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 71 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. The mall is in need of refurbishment and offers significant value enhancing opportunities through operational streamlining and commercial layout improvement.</p>
NOVA PARK	Poland	Gorzów	€4.30m Excluding participation equalisation	13.4%	   <p>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, H&M, Intersport, KFC, Media Expert, Mohito, New Yorker, Piotr i Pavel, Pull&Bear, Pure Fitness, Reserved, Rossmann, Sephora, Sinsay, Smyk, Stradivarius and Super-Pharm.</p>
EDEKA MIHA PORTFOLIO	Germany	Multiple locations across Germany	€3.78m	11.7%	 <p>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 26% in Germany and operating approximately 4,100 stores under the Edeka brand.</p>
TOOM PORTFOLIO	Germany	Frankenthal, Gummersbach, Nordhasuen	€2.20m	6.8%	 <p>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.</p>

¹ MAS' share of rent where relevant

OVERVIEW – INCOME-GENERATING PROPERTY

CONTINUED















Income-generating portfolio	Jurisdiction	Location	Passing rent ¹	% of total		Description
HEPPENHEIM PARK	Germany	Heppenheim	€2.03m	6.3%		A retail park let on a long-term basis to Bauhaus and Media Markt, part of the of Metro Group. The property has a small office component, partially let to the local government.
EDEKA THALES PORTFOLIO	Germany	Multiple locations across Germany	€2.00m	6.2%		A portfolio of 3 retail units 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 26% in Germany and operates approximately 4,100 stores under the Edeka brand.
BRUCHSAL	Germany	Bruchsal	€1.44m	4.5%		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	3.1%		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	2.8%		An industrial property located in Munich, Germany. The property is let to Volkswagen, the leading German auto manufacturer.
LEHRTE	Germany	Lehrte	€0.76m	2.4%		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	2.2%		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.
ALDI PORTFOLIO	Germany	Parsberg	€0.14m	0.4%		A supermarket let on a long-term basis to Aldi, a leading global discount supermarket chain with approximately 10,000 stores in 18 countries.

¹ MAS' share of rent where relevant

OVERVIEW – INCOME-GENERATING PROPERTY




CONTINUED



Income-generating portfolio	Jurisdiction	Location	Passing rent ¹	% of total	Description
NEW WAVERLEY -WHITBREAD AND ARCHES	UK	Edinburgh	€2.12m	6.6%	<div>   </div> <p>The two hotels and associated retail units are part of the New Waverley development, a mixed-use project developed by MAS in the heart of Edinburgh, Scotland.</p> <div>   </div> <p>The two hotels are let on a long-term basis to Whitbread Group plc, a FTSE 100 company and operated under the brands Premier Inn and the Hub Premier Inn.</p>
CHIPPENHAM	UK	Chippenham	€2.00m	6.2%	<div>    </div> <p>A 117,000 sqm 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, adjacent to the town's train station.</p>
NEW WAVERLEY -ADAGIO AND RETAIL	UK	Edinburgh	€1.46m	4.5%	<div>   </div> <p>A 146 room aparthotel pre-let to Adagio, and guaranteed by both 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.</p> <div>  </div> <p>More information available at www.newwaverley.com</p>
BRAEHEAD	UK	Glasgow	€0.79m	2.5%	<div>  </div> <p>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.</p>
ZURICH	Switzerland	Buchs	€1.19m	3.6%	<div>  </div> <p>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.</p>

¹ MAS' share of rent where relevant

Income-generating portfolio	Jurisdiction	Location		Description
NEW WAVERLEY – PHASE II (OFFICE)	UK	New street, central Edinburgh		<p>New Waverley Phase II Office is a development of 19,000 sqm of Grade A office space pre-let to the UK government and situated in the heart of Edinburgh. MAS are set to deliver the building by June 2019. The UK government has an option to occupy up to an additional 2,800 sqm of further office space which would be delivered adjacent to the principal office building.</p> <p>More information available at www.newwaverley.com</p>
LANGLEY PARK	UK	Chippenham, Wiltshire		<p>A development of a 69 room hotel pre-let to Travelodge, together with a café of 186 sqm. Planning permission was granted in September 2016 and construction is set to commence before the end of the calendar year. The new 25 year hotel lease will begin on practical completion in 2018 generating an income of £313,000 per annum with the retail unit generating a further c£50,000 per annum when let.</p>
NOVA PARK EXTENSION	Poland	Gorzów		<p>The planned extension will consolidate the centre's position as a regionally dominant mall and add to the diversified mix of high quality tenants. Major improvements under consideration include:</p> <ul style="list-style-type: none"> • Replacement of supermarket with a hypermarket • 6 to 7 screen cinema • Addition of large fashion anchors • Entertainment area • Increase in food court offering and seating area • Reconfiguration of entrance • Improved layout and visibility

Income-generating portfolio	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, near 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 commencing 2017 through to 2019.</p> <p>More information available at www.northstreetqtr.co.uk</p>
LANGLEY PARK - RESIDENTIAL	UK	Chippenham, Wiltshire		<p>Langley Park - Residential represents the residential development section of the Chippenham property acquired in 2014. Planning consent was received in September 2016 for 400 residential units – the land for which may be sold in phases to a housebuilder, or developed for a PRS fund; a 1,740 sqm discount food retailer, the plot for which is pre-sold to the operator; and a further 13,650 sqm of general business and industrial space to be developed for the Private Rented Sector in the coming years.</p>
NEW WAVERLEY – PHASE II (RESIDENTIAL)	UK	New street, central Edinburgh		<p>New Waverley – Phase II Residential represents the residential element of the large New Waverley development. Consideration is being given to either private residential or student housing development, with proposals on both currently being negotiated.</p> <p>More information available at www.newwaverley.com</p>

OVERVIEW – PRIME KAPITAL DEVELOPMENT JOINT VENTURE



Income-generating portfolio	Jurisdiction	Location		Description
CEE DEVELOPMENTS	CEE	Romania and Slovenia	Prime Kapital	<p>Retail development pipeline with a development budget in excess of €476m has been secured to date, including: four retail value centres; seven Kaufland value centre extensions; the senior debt on a large shopping park; as well as a mall development in the centre of Ljubljana, Slovenia.</p> <p>In addition, the development pipeline includes residential and public logistics infrastructure components with a development budget of approximately €189m.</p>

GEARING PROGRAMME FOR CURRENT ASSETS

Target portfolio LTV

40%

Asset level LTV at 30 June 2017

26%

DRAWN

Debt

€147.24m

Weighted effective cost of debt at 30 June 2017

2.32%

Weighted average term

8 years

COMMITTED¹

Debt

€53.00m¹

Estimated weighted effective cost of debt

2.50%

Estimated weighted average term

5 years

NEGOTIATED

Debt

€21.49m

Estimated weighted effective cost of debt

3.00%

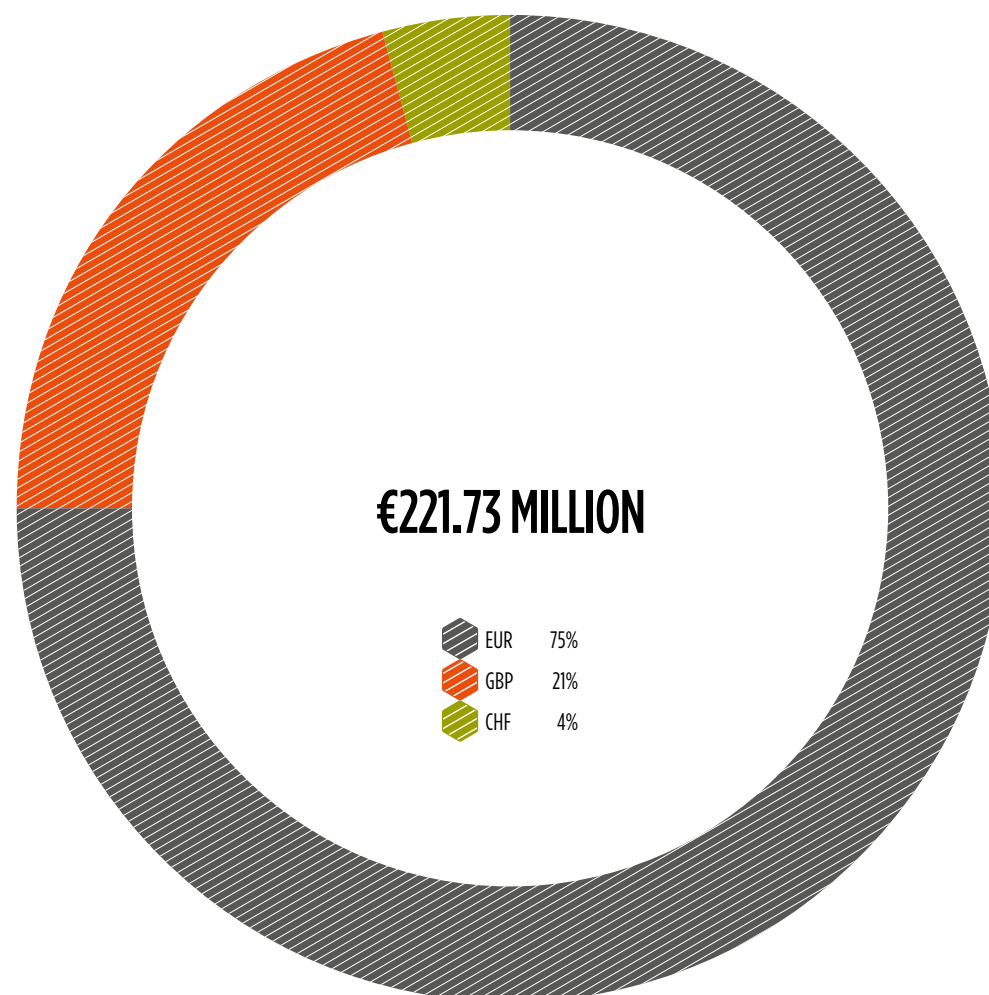
Estimated weighted average term

4 years

¹ MAS' share - €42.40 million

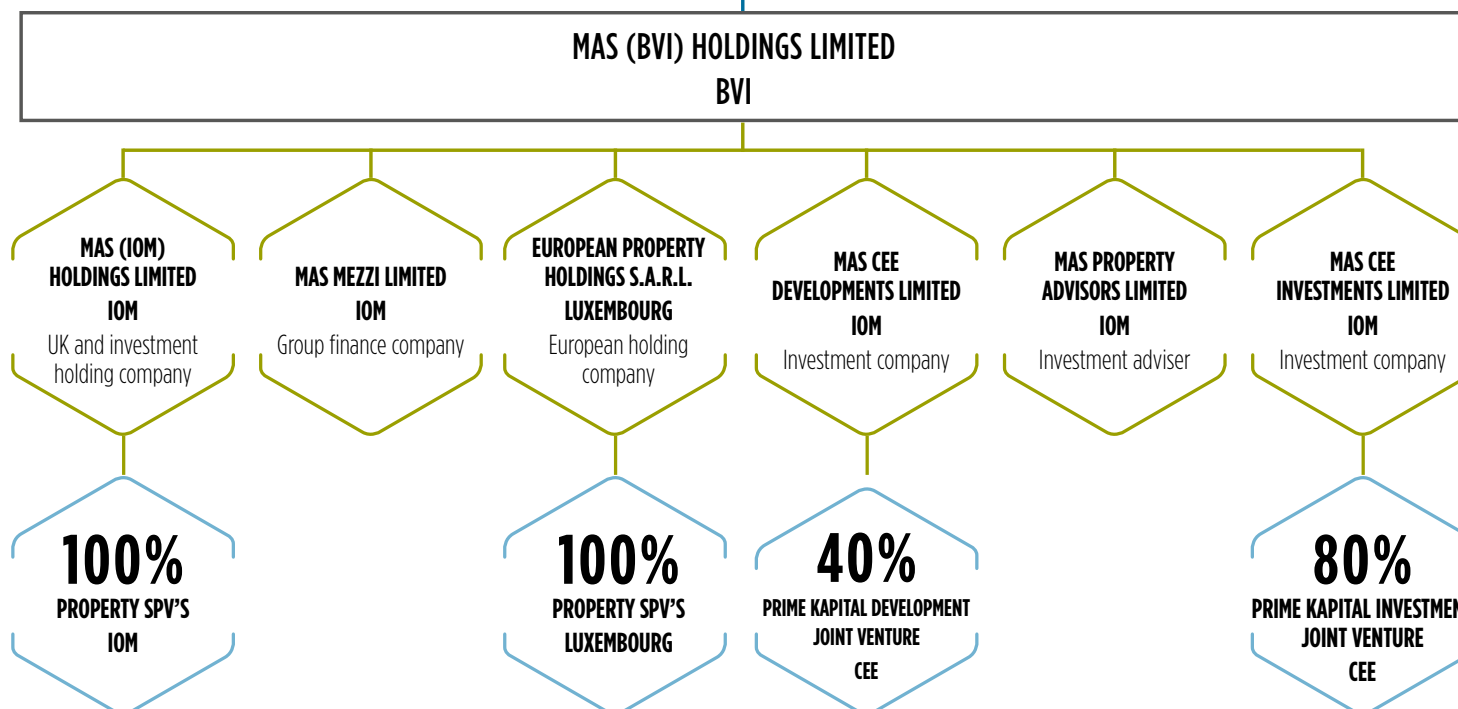
DRAWN, COMMITTED AND NEGOTIATED DEBT

BY CURRENCY



MAS REAL ESTATE INC

BVI



TOP 10 SHAREHOLDERS

30 JUNE 2017

Attacq	30.57%
Argosy Capital	12.19%
Sanlam Private Wealth	9.54%
STANLIB Asset Management	7.41%
Public Investment Corporation	3.63%
MAS' directors, management and associates	3.26%
Absa Asset Management	2.86%
Investec Asset Management	2.30%
Sesfikile	2.12%
Coronation Fund Managers	1.93%
Total	75.81%

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 JV partner, Prime Kapital). Senior management is well aligned with the company and its shareholders by owning stakes in the business that represent a significant portion of their personal wealth, as well as through a remuneration structure that balances short and long-term objectives.



LUKAS NAKOS, CEO
BBus Sc

Lukas is a co-founder of the business and has served as CEO since the establishment of the group. He is experienced in setting up and managing European real estate portfolios and has been involved in European real estate markets since 2002. Lukas is based in the Isle of Man.



MALCOLM LEVY, CFO
**MCom, MBA (Oxon),
CA (SA), CFA**

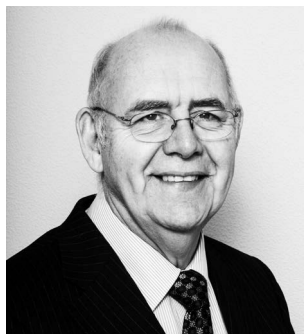
Malcolm is a co-founder of the business and has served as CFO since the establishment of the group. He was previously an equities fund manager and investment analyst in London. Malcolm is based in the Isle of Man.



JONATHAN KNIGHT, CIO
(BSc Hons) MRICS

Jonathan joined the group as CIO in 2014. Jonathan has over 29 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.

NON-EXECUTIVE DIRECTORS



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 a 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 an independent 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.



GIDEON OOSTHUIZEN

B.Eng Mech

Gideon is an independent non-executive director of MAS. He is a non-executive director of the Atterbury Property Group and of Atterbury Europe B.V., a leading real estate development and investment group with assets exceeding \$2 billion. Gideon is based in South Africa.



MORNÉ WILKEN

B.Eng (Hons) Industrial

Morné is a non-executive director of MAS. He is the CEO of Attacq Limited and has extensive experience in property development, investment, finance and corporate restructuring. Morné is based in South Africa.

MANAGEMENT ACCOUNTS – INCOME STATEMENT



	Year ended 30-Jun-2017 €	Year ended 30-Jun-2016 €	Year ended 30-Jun-2015 €
Rental income	26,086,282	14,203,699	8,733,519
Net service charges and property operating expenses	(2,982,320)	(1,989,426)	(2,815,813)
Service charge income and other recoveries	4,246,181	2,047,322	589,637
Service charges and other property operating expenses	(7,228,501)	(4,036,748)	(3,405,450)
Net rental income	23,103,962	12,214,273	5,917,706
Other income	113,744	1,717,829	—
Corporate expenses	(3,265,895)	(3,203,472)	(1,767,154)
Net operating income	19,951,811	10,728,630	4,150,552
Net finance costs	(439,869)	(355,990)	(576,698)
Finance income	1,803,433	433,132	4,676
Finance costs	(2,812,600)	(817,928)	(581,374)
Interest capitalised on development and land bank property	569,298	28,806	—
Current taxation	(1,612,764)	(684,749)	(371,447)
DIRECT INVESTMENT RESULT	17,899,178	9,687,891	3,202,407
Fair value adjustments	24,623,199	6,431,719	27,877,364
Investment expenses	(281,555)	(2,202,144)	(537,417)
Other income	(245,419)	637,552	—
Exchange differences	(4,638,606)	(12,913,210)	17,660,295
Deferred taxation	(3,768,849)	(143,776)	272,259
INDIRECT INVESTMENT RESULT	15,688,770	(8,189,859)	45,272,501
IFRS net profit (direct plus indirect result)	33,587,948	1,498,032	48,474,908
Other specific adjustments			
Elimination of IFRS 2 option expense	245,419	—	—
Interest income on geared share purchase plan	192,988	—	—
Sirius earnings on a look-through basis ¹	1,137,215	924,985	—
Capitalisation of borrowing costs to development	240,658	773,765	(81,932)
Direct investment result	1,816,280	1,698,750	(81,932)
Fair value adjustments	17,199	—	—
Loan impairment on geared share purchase plan	(760,852)	—	—
Indirect investment result	(743,653)	—	—
MANAGEMENT ACCOUNTS PROFIT	34,660,575	3,196,782	48,392,976

¹ The Sirius adjustment recognises the group's share of Sirius Real Estate Limited's earnings to the extent to which it exceeds the dividend income the group has recognised

	Year ended 30-Jun-2017 €	Year ended 30-Jun-2016 €	Year ended 30-Jun-2015 ³ €
Direct investment result	17,899,178	9,687,891	3,202,407
Other specific adjustments – direct	1,816,280	1,698,750	(81,932)
Distributable earnings before effect of shares issued during year	19,715,458	11,386,641	3,120,475
Adjustment relating to shares issued during the year	3,832,529	1,568,916	49,096
Distributable earnings¹	23,547,987	12,955,557	3,169,571
Distributable earnings per share	4.90	3.72	1.09
 BASIS OF DISTRIBUTION			
Distributable earnings	23,547,987	12,955,557	3,169,571
INTERIM DISTRIBUTABLE EARNINGS	(8,631,292)	(2,339,625)	(35,722)
	14,916,695	10,615,932	3,133,849
Adjustment from reserves	402,204	(2,814,590)	3,285,484
Final distribution	15,318,899	7,774,342	6,419,333
 Final distribution per share (euro cents)	3.19	2.23	2.20
Interim distribution per share (euro cents)	2.66	2.27	1.15
TOTAL DISTRIBUTION PER SHARE (EURO CENTS)	5.85	4.5	3.35
 Closing number of shares	480,216,299	348,625,219	291,787,889
Weighted average number of shares in issue²	402,059,173	306,406,760	287,268,121

¹ Adjusted for the impact of shares issued during the year

² Weighted average number of shares includes geared purchase plan shares

³ In 2016 the board of directors refined the methodology for computing distributable earnings, upon which the level of distribution is based in order to align with industry peers. In the year ended 2015 the difference between the core income methodology used and the updated direct investment result methodology amounts to (€81,932). This has been included in other specific adjustments to reconcile the distributable earnings to core income for the year ended 2015.

	As at 30-Jun-2017 €	As at 30-Jun-2016 €	As at 30-Jun-2015 €
Intangible assets	23,961,030	25,262,818	29,351,139
Investment property	558,646,823	311,613,772	248,538,806
Income-generating property	463,379,773	242,625,172	164,390,518
Development property	44,653,472	24,907,797	44,335,117
Land bank	50,613,578	44,080,803	39,813,171
Financial instruments	21,014,243	51,614,068	82,173,737
Interest bearing receivables – PKM preference shares	60,680,546	—	—
Interest bearing receivables – PKM investment joint venture	30,595,055	—	—
Deferred taxation asset	758,055	721,292	737,015
Trade and other receivables	7,908,529	11,313,808	4,527,803
Other assets	550,827	241,083	15,136
Cash and cash equivalents	74,164,762	66,946,902	45,111,775
Total assets	778,279,870	467,713,743	410,455,411
Shareholders' equity	602,241,619	400,844,952	353,140,598
Interest bearing borrowings – external	147,243,076	44,578,595	15,747,889
Financial instruments	12,881,004	12,543,033	35,627,918
Deferred taxation liability	4,895,895	1,242,741	1,143,646
Trade and other payables	10,926,472	8,405,586	4,795,360
Other liabilities	91,805	98,836	—
Total liabilities	176,038,252	66,868,791	57,314,813
Total shareholders' equity and liabilities	778,279,870	467,713,743	410,455,411
Actual number of ordinary shares in issue	480,216,299	348,625,219	291,787,889
NAV per share (euro cents)	125.6	115.0	121.0
Adjusted NAV per share (euro cents) ¹	126.5	115.1	121.2

¹ Adjusted NAV per share excludes deferred taxation.

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