
ABRIDGED UNAUDITED CONSOLIDATED RESULTS FOR THE THREE MONTHS ENDED 30 NOVEMBER 2016

The Company has been established in Mauritius as a public company limited by shares holding a Category 1 Global Business Licence. The Company has primary listings on the Stock Exchange of Mauritius Ltd ("**SEM**") and the Alternative Exchange of the Johannesburg Stock Exchange ("**AltX**"). The primary objective of the Company is to acquire good quality, income-generating retail property assets in the United Kingdom and mainland Europe. The Company's property investments are held by a number of wholly owned subsidiaries.

REPORTING CURRENCY

The Company's results are reported in Pounds Sterling.

BUSINESS REVIEW

During this period the Company's business strategy has evolved to take into account changes in the prevailing political and economic climate, especially in relation to the European Union Referendum result.

The Company's strategy continues to retain its retail focus but it will also acquire property within mainland Europe to include non retail assets to a maximum of 20% of the aggregate portfolio. Preference will be given to retail assets with a high level of non-discretionary spend and logistics properties let to e-commerce and retail tenants.

The Company has since been working to execute the refined strategy and have identified a shortlist of properties that meet its investment criteria.

This approach will enable the Company to exploit a much wider range of opportunities, reducing its overall risk profile whilst continuing to benefit from the profits contributed by our existing centres and broadening our hard currency exposure.

During the period, the Company undertaken 15 leasing events of which three were long-term lettings at Estimated Rental Value ("**ERV**"), with an average lease length of 5.3 years and rent free of 3 months.

Four core leases, totalling GBP590,500 p.a., have been renewed. These four leases are only slightly (0.9%) below valuation ERV.

As at 30 November 2016, the centres had a combined occupancy of 93.34% (August 2016: 93.52%) by ERV and 91.54% (August 2016: 91.2%) by Gross Lettable Area ("**GLA**").

Post the period end, the Company has signed an agreement to lease with Next Plc to occupy 25,000 sq ft in part of the old BHS unit in the Burton-on-Trent Centre, which was vacated in August 2016. This has improved the combined occupancy to 94.85% by ERV and 93.52% by GLA. Discussions are ongoing with a number of UK national retailers to let the remaining 19,500 sq ft, which will result in a further improvement to our overall occupancy.

A number of asset management initiatives are under way within all schemes which will allow the Company to improve the quality of space that is offered to tenants, allowing them the opportunity to upsize and improve their profitability.

The European Public Real Estate Association ("**EPRA**") Net Asset Value ("**NAV**") is a proportionally consolidated measure representing the IFRS net assets excluding the mark-to-market on effective cash flow hedges and related debt adjustments, the mark-to-market on convertible bonds as well as deferred taxation on property and derivative valuations.

EPRA NAV, based on the shares in issue throughout the period of 152,774,750, is GBP 73 pence per share, down from GBP 75 pence per share at 31 August 2016, due to the timing effect of the dividend payment made in November 2016.

CHANGES TO THE BOARD

Richard Thomas was appointed as lead independent non-executive director on 11 January 2017.

DIVIDEND

The Company's dividend policy is to consider declarations of dividends on a six-monthly basis in line with its year end and half year which are August and February. As a result, no dividend has been declared for the period under review.

BASIS OF PREPARATION

These abridged unaudited consolidated results for the three months ended 30 November 2016 have been prepared in accordance with International Financial Reporting Standards, including IAS34 – Interim Financial Reporting, the rules of the Securities Act of Mauritius 2005 and the Listings Requirements of the JSE Limited to the extent required.

ACCOUNTING POLICIES

The accounting policies adopted are consistent with those used to prepare the audited annual financial statements for the year ended 31 August 2016.

By order of the Board

Osiris Corporate Solutions (Mauritius) Limited
Company secretary

13 January 2017

NOTES

Copies of this report are available to the public at the registered office of the Company, B45 Twenty-Foot Road, 3rd Floor, La Croisette, Grand Baie, Mauritius.

Copies of the statement of direct or indirect interest of the Senior Officers of the Company pursuant to rule 8(2)(m) of the Securities (Disclosure of Obligations of Reporting Issuers) Rules 2007 are available to the public upon request to the Company Secretary at the Registered Office of the Company at B45 Twenty-Foot Road, 3rd Floor, La Croisette, Grand Baie, Mauritius.

This communiqué is issued pursuant to Listing Rules 12.20 and 12.21 and Section 88 of the Securities Act 2005. The Board of New Frontier Properties Ltd accepts full responsibility for the accuracy of the information in this communiqué.

For further information please contact:

JSE sponsor
Java Capital +27 11 722 3050

Company secretary
Osiris Corporate Solutions (Mauritius) Limited +230 650 4030

NEW FRONTIER PROPERTIES LTD

STATEMENTS OF FINANCIAL POSITION AT 30 NOVEMBER 2016

	THE GROUP	
	Unaudited 30 November 2016 £000	Audited 31 August 2016 £000
ASSETS		
Non-current assets		
Property, plant and equipment	19	19
Investment property	272,588	272,588
	<u>272,607</u>	<u>272,607</u>
Current assets		
Trade and other receivables	3,928	5,846
Cash and cash equivalents	2,298	3,639
	<u>6,226</u>	<u>9,485</u>
Total assets	<u><u>278,833</u></u>	<u><u>282,092</u></u>
EQUITY		
Capital and reserves (attributable to owners of the parent)		
Share capital	124,412	124,412
Hedging reserve	(3,448)	(5,614)
Accumulated losses	(13,463)	(10,051)
Total equity	<u>107,501</u>	<u>108,747</u>
LIABILITIES		
Non-current liabilities		
Borrowings	163,066	162,935
Derivative financial instrument	3,448	5,614
	<u>166,514</u>	<u>168,549</u>
Current liabilities		
Trade and other payables	4,741	4,719
Income tax payable	77	77
	<u>4,818</u>	<u>4,796</u>
Total liabilities	<u>171,332</u>	<u>173,345</u>
Total equity and liabilities	<u><u>278,833</u></u>	<u><u>282,092</u></u>
Total number of shares in issue	152,774,750	152,774,750
Net asset value per share (GBP)	0.70	0.71

NEW FRONTIER PROPERTIES LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	THE GROUP		
	Unaudited	Unaudited	Audited
	Period from 01 September 2016 to 30 November 2016	Period from 01 September 2015 to 30 November 2015	For the year ended 31 August 2016
	£000	£000	£000
Rental income	5,374	4,341	20,663
Expenses			
Property operating expenses	(982)	(666)	(2,822)
Administrative expenses	(271)	(256)	(1,678)
Acquisition related costs	-	(2,441)	(2,563)
Other income	-	-	43
Fair value loss on investment property	-	-	(8,745)
	4,121	978	4,898
Net finance costs	(1,423)	(1,258)	(5,707)
Profit /(loss) before tax	2,698	(280)	(809)
Taxation	-	(233)	52
Profit /(loss) for the period/year	2,698	(513)	(757)
Other comprehensive income for the period /year			
Items that may be reclassified subsequently to profit or loss:			
Fair value gain/(loss) on financial derivatives	2,166	(102)	(5,614)
Other comprehensive income for the period/year	2,166	(102)	(5,614)
Total comprehensive income for the period/year	4,864	(615)	(6,371)
Basic earnings/(loss) per share (GBP)	0.018	(0.004)	(0.005)
Headline earnings per share (GBP)	0.018	(0.004)	0.053

NEW FRONTIER PROPERTIES LTD

STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 NOVEMBER 2016

	Share capital	Hedging reserve	(Accumulated losses) /Retained earnings	Total
	£000	£000	£000	£000
<u>THE GROUP</u>				
Balance at 01 September 2016	124,412	(5,614)	(10,051)	108,747
Profit for the period	-	-	2,698	2,698
Other comprehensive income for the period	-	2,166	-	2,166
Dividends	-	-	(6,110)	(6,110)
Balance at 30 November 2016	124,412	(3,448)	(13,463)	107,501
Balance at 01 September 2015	80,511	-	834	81,345
Issue of shares	44,693	-	-	44,693
Issue costs	(792)	-	-	(792)
Loss for the period	-	-	(513)	(513)
Other comprehensive income for the period	-	(102)	-	(102)
Dividends	-	-	(4,628)	(4,628)
Balance at 30 November 2015	124,412	(102)	(4,307)	120,003
Balance at 01 September 2015	80,511	-	834	81,345
Issue of shares	44,693	-	-	44,693
Issue costs	(792)	-	-	(792)
Loss for the year	-	-	(757)	(757)
Other comprehensive income for the year	-	(5,614)	-	(5,614)
Dividends	-	-	(10,128)	(10,128)
Balance at 31 August 2016	124,412	(5,614)	(10,051)	108,747

NEW FRONTIER PROPERTIES LTD

STATEMENTS OF CASH FLOWS FOR QUARTER ENDED 30 NOVEMBER 2016

	THE GROUP	
	Unaudited	Audited
	Period from 01 September 2016 to 30 November 2016	For the year ended 31 August 2016
	£000	£000
Cash flows from operating activities		
Cash generated from operations	4,908	11,617
Tax paid	-	(1,119)
Interest paid	(1,360)	(5,723)
Net cash generated from operating activities	3,548	4,775
Cash flows from investing activities		
Acquisitions of subsidiaries, net of cash acquired	-	(11,553)
Addition to investment property	-	(358)
Addition to property, plant and equipment	-	(20)
Interest received	-	1
Net cash used in investing activities	-	(11,930)
Cash flows from financing activities		
Repayments on long-term borrowings	-	(27,827)
Proceeds from borrowings	-	500
Payment of borrowing costs	-	(637)
Proceeds from issue of share capital	-	44,693
Payments for share issuance costs	-	(792)
Dividend payment	(4,889)	(10,128)
Net cash (used in)/ generated from financing activities	(4,889)	5,809
Net decrease in cash and cash equivalents for the period/year	(1,341)	(1,346)
Cash and cash equivalents at the beginning of the period/year	3,639	4,985
At 30 November 2016/31 August 2016	2,298	3,639

For practical reasons, cash flow figures for the period ended 30 November 2015 have not been disclosed.

NEW FRONTIER PROPERTIES LTD

RECONCILIATION OF PROFIT/(LOSS) FOR QUARTER ENDED 30 NOVEMBER 2016 TO HEADLINE EARNINGS

	THE GROUP		
Basic and headline earnings per share	For the quarter ended 30 November 2016 £000	For the quarter ended 30 November 2015 £000	For the year ended 31 August 2016 £000
Basic earnings/(loss) from continuing operations attributable to equity holders of the Company	2,698	(513)	(757)
Fair value movement on investment property	<u>-</u>	<u>-</u>	<u>8,745</u>
Headline earnings/(loss) from continuing operations attributable to equity holders of the Company	<u>2,698</u>	<u>(513)</u>	<u>7,988</u>
Number of shares/weighted average number of shares	<u>152,774,750</u>	<u>141,077,309</u>	<u>150,527,365</u>
Basic earnings/(loss) per share (GBP)	<u>0.018</u>	<u>(0.004)</u>	<u>(0.005)</u>
Headline earnings/(loss) per share (GBP)	<u>0.018</u>	<u>(0.004)</u>	<u>0.053</u>