

RDC PROPERTIES LIMITED



UN-AUDITED HALF YEAR RESULTS 30 JUNE 2015

Presented by:
**Property & Asset Management
Limited**



Topics



- **June 2015 Half Year Results – Highlights**
- **Review of Financial Trends**
- **Portfolio Analysis & Projects Overview**
- **Regional Prospects & Developments**

- **INVESTMENT AND PROPERTY PORTFOLIO**
 - Up by 11%, now stands at P963.2 million (2014: P868.8 million)
- **RENTAL REVENUE**
 - Up by 4% to P39.6 million (2014: P38.0 million)
- **PROFIT BEFORE TAX**
 - Up by 19% to P18.5 million (2014: P15.6 million)
- **EARNINGS PER LINKED UNIT**
 - Up by 29% to 6.40 thebe per linked unit (2014: 4.96 thebe)
- **DISTRIBUTION TO UNIT HOLDERS**
 - Up 39% to 3.86 thebe per linked unit (2014: 2.78 thebe)

▶ STOCK MARKET STATISTICS

- **Share price :**
 - P2.30 up 13% (2014: P2.03)
- **Linked units in issue:**
 - 222,182,055 (2014: 222,182,055)
- **NAV / Linked unit:**
 - P2.48 up 15% (2014: P2.15)

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5 years Summary

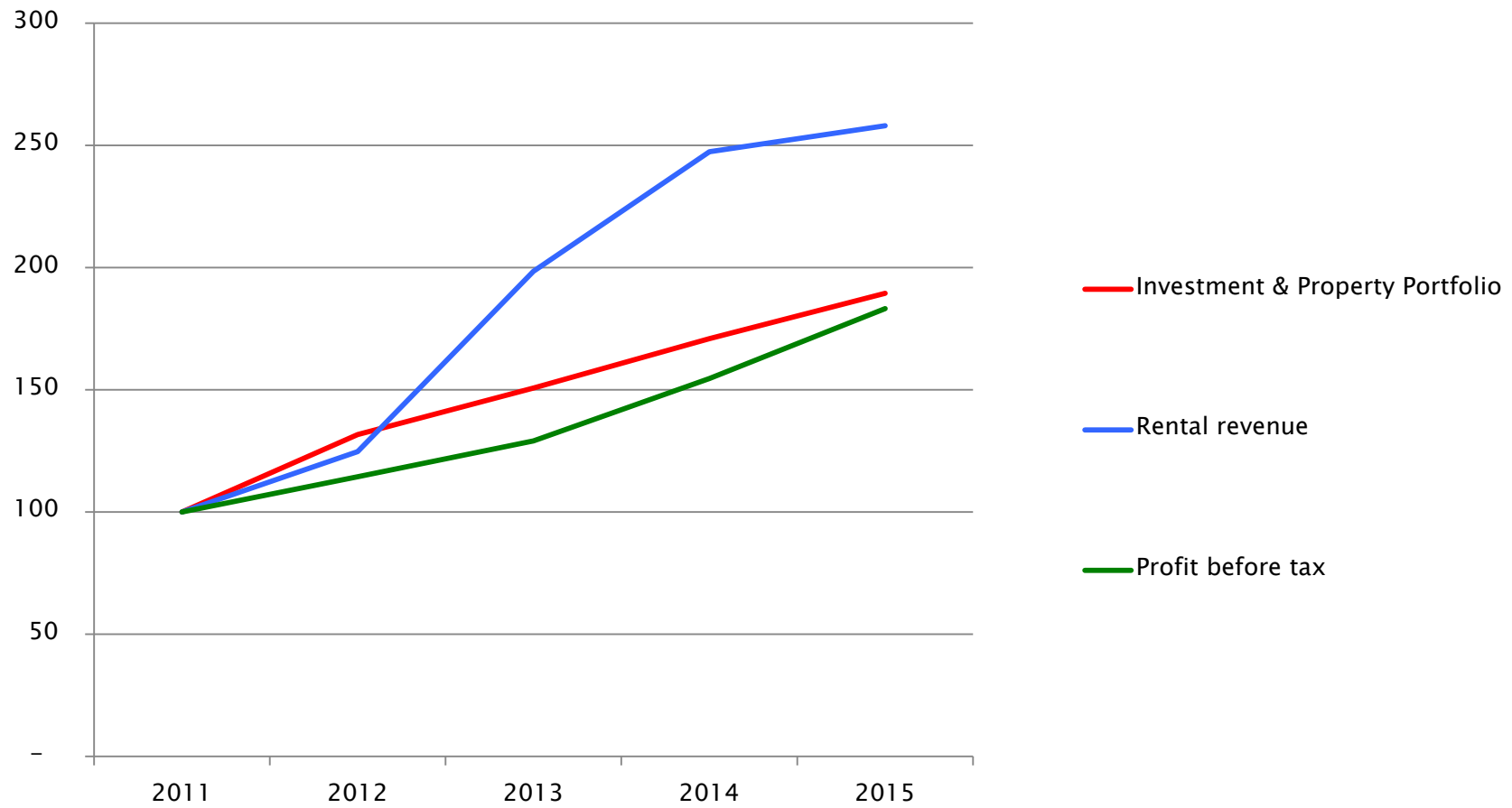


RDC PROPERTIES SUMMARY FIVE YEARS OVERVIEW (P'000)

	June 2011	June 2012	June 2013	June 2014	June 2015
Investment & Property Portfolio	508,289	669,019	766,085	868,829	963,173
Revenue	15,352	19,145	30,462	37,978	39,603
Profit before tax	10,073	11,530	13,007	15,568	18,450

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5 years Summary





**ABRIDGED UN-AUDITED GROUP STATEMENT OF
COMPREHENSIVE INCOME**

For the six months ended 30 June 2015

	Six months Ended 30 June 2015 P'000	Six months Ended 30 June 2014 P'000	
Revenue	39,603	37,978	4%
Operating expenses	(10,047)	(10,057)	
Other operating income	-	1,195	
Loss arising from joint venture	(1,234)	(1,439)	
Net foreign exchange losses	(859)	(904)	
Profit from operations	27,463	26,773	6%
Net finance costs	(9,013)	(11,205)	
Profit before tax	18,450	15,568	19%
Income tax expense	258	(140)	
Profit for the period from continuing operations	18,708	15,428	21%
Other comprehensive income			
Exchange differences on translation of foreign operations	1,336	-	
Total comprehensive income for the period	20,044	15,428	
Profit for the period attributable to:			
Owners of the company	14,224	11,021	
Non-controlling interest	4,484	4,407	
Number of linked units in issue at period end	222,182,055	222,182,055	
Earnings per linked unit (thebe)	6.40	4.96	
Interim dividend (thebe)	0.076	0.054	
Interim debenture interest (thebe)	3.783	2.717	
Total distribution (thebe)	3.859	2.771	

**ABRIDGED UN-AUDITED GROUP STATEMENT
OF FINANCIAL POSITION**



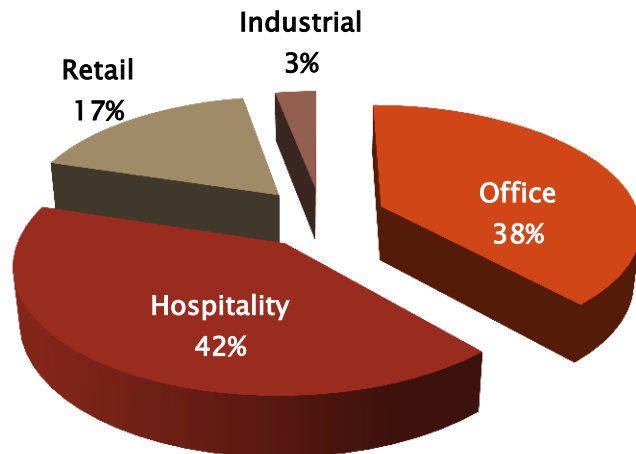
	2015	2014
Assets	P'000	P'000
Property, plant and equipment	1,274	1,343
Intangible asset	1,000	1,000
Investment properties	934,797	850,851
Investment in a joint venture	26,102	15,635
Long-term trade and other receivables	4,460	-
Current assets	32,453	33,319
Total Assets	1,000,086	902,148
Equity and Liabilities		
Equity attributable to the owners of the company	551,298	478,485
Non-controlling interests	141,412	122,432
Long term borrowings	209,039	222,850
Deferred tax liabilities	44,961	35,544
Current liabilities	53,376	42,837
Total Equity and Liabilities	1,000,086	902,148

Portfolio Analysis

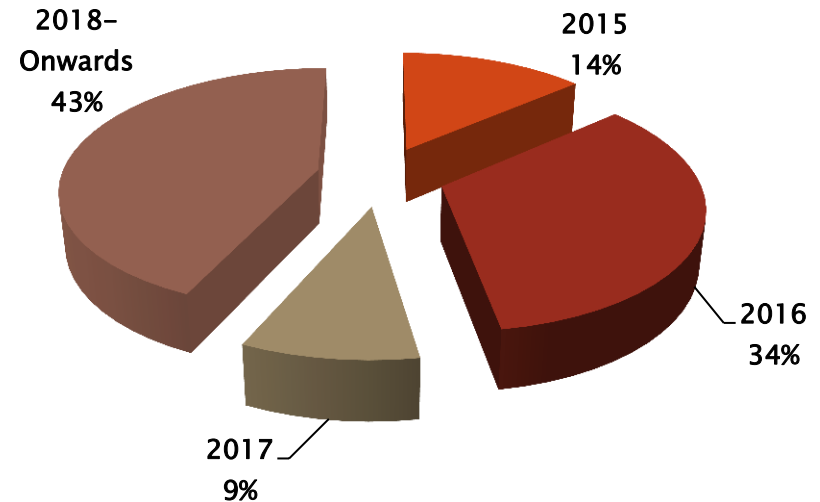
Segmental and Lease Expiry Profile



- Vacancy within the group's portfolio was 3.67% for the period ended June 2015.
- The group's expansion drive is expected to further improve the status of the well balanced portfolio across various segments.
- The Lease Expiry Profile shows 43% of the leases will be expiring well beyond 4 years period



RDC PORTFOLIO SEGMENTAL SPREAD



RDC LEASE EXPIRY PROFILE

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G/West Warehouse Extension Development on Plot 22018 - New Development

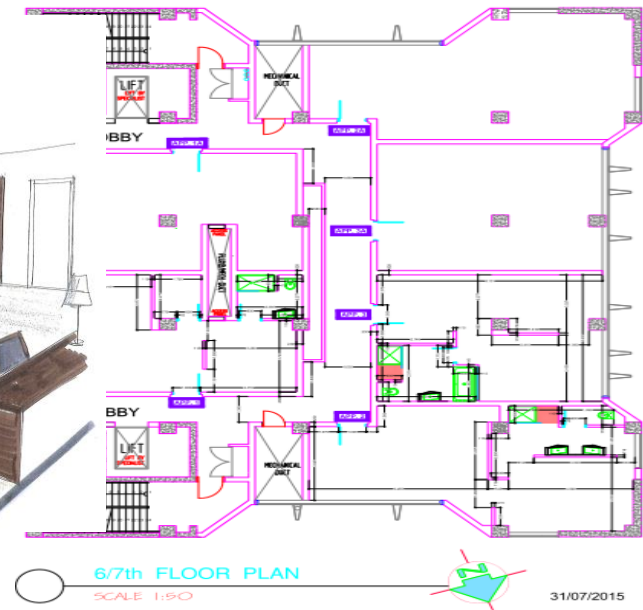
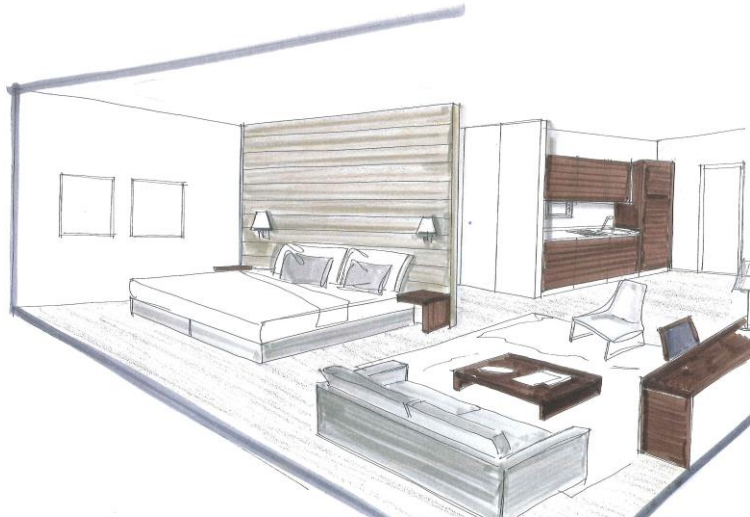
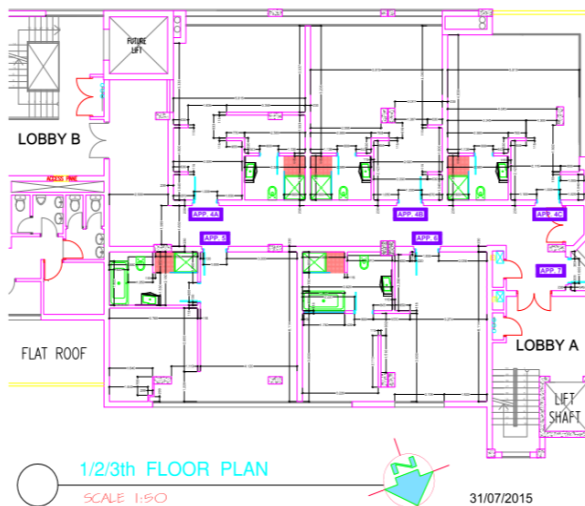


- Development 14nos Warehouse units of approximately 231sqm.
- Works are currently 95% complete.
- Project **In time and in budget** as we added two units and made it possible.



Masa Suites – Hospitality Extension

- Commenced works - all relevant approvals have now been secured.
- 30 Units of serviced apartments - 1 bedroom suites and studios.
- FF&E procurement is at an advanced stage and we expect to give Gaborone a taste of European Luxury



ICC FLATS Extension Development on Plot 2251/2/9/60 EXT 9 - New Development

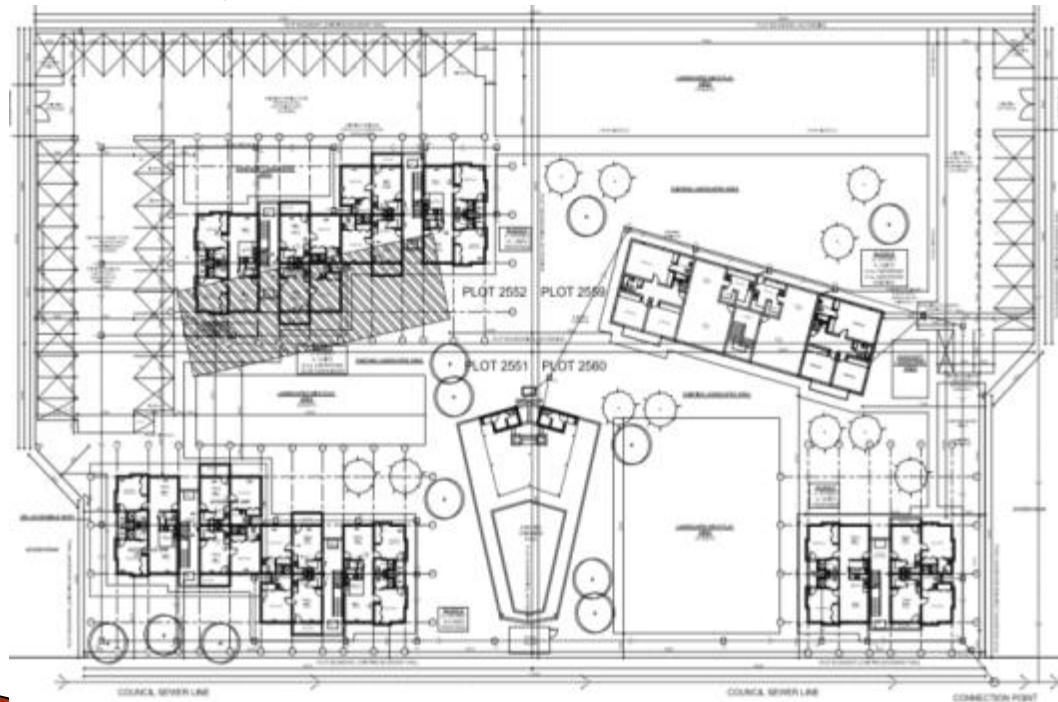
- **Development is envisaged to comprise of 45 new Flats in 3 different Blocks and located in prime area of Gaborone.**
 - **2 Nos blocks comprising 18 Flats each**
 - **1 No Block comprising 9 Flats**
- **A breakdown of the proposed apartments are stated below as:**
 - **1 Bedroom - 20 Nos.**
 - **2 Bedroom - 15 Nos.**
 - **Lofts (Duplex) - 10 Nos.**
- **Due to space optimization and safeguarding of density ratios, one of the existing Blocks of 6 apartments is expected to be demolished (this may call for a phasing of the Construction Project). Hence scheme is expected to add a Total of 39 Flats to the existing development.**

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ICC FLATS Extension Development on Plot 2251/2/9/60 EXT 9 - New Development. Contd



- We have secured building permit from GCC, appointed all relevant consultants and project will commence once funding arrangements are concluded.
- The Project is anticipated to last for 24 months once commenced.



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ICC FLATS Extension Development on Plot 2251/2/9/60 EXT 9 - New Development. Contd



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Regional Prospects & Developments



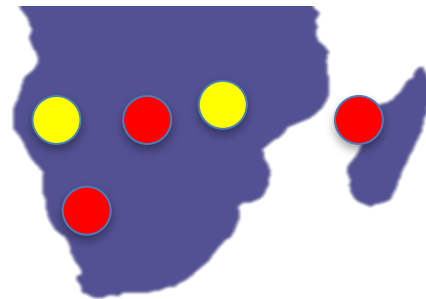
REGIONAL EXPANSION

INVESTED – SIGNED DEAL - PROSPECTING

BOTSWANA
MADAGASCAR

RSA

MOZAMBIQUE
NAMIBIA
(SELECTION OF
PARTNERS)

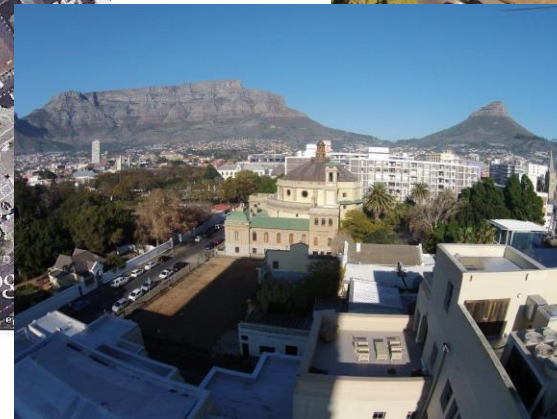


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Regional Prospects & Developments – South Africa



- **MOU - prime land in the CBD of Cape Town.**
- **180+ rooms and conference facilities – BUSINESS HOTEL**



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Regional Prospects & Developments – Mozambique



- **The economic outlook for this country is very promising with the current oil and gas developments taking place.**
- **The controlling shareholders of RDC have invested in an engineering consulting firm in Mozambique to, among others, source development opportunities for RDC.**
- **The sectors envisaged are the retail and hospitality property sectors.**



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Regional Prospects & Developments – Namibia



- **The outlook is promising with a stable political environment, positive economic prospects with the development of new mines and diversification of the economy.**
- **Government development plans include infrastructure and the food processing and tourism industries.**
- **RDC is reviewing opportunities in the retail and hospitality property sectors.**



- **Creating awareness of the group's activities within the Botswana and the Regions is of prime importance and have continuously worked towards achieving this through advertising and various media platforms.**
- **Strategies aimed at reducing existing vacancies within the portfolio are yielding results considering the challenging market conditions.**
- **Masa Centre is also well known for various popular events which also showcases the group's portfolio in a great spot light.**

- We continue to engage fully with communities as we believe in improving lives of Batswana. We are implementing social responsibility initiatives aimed at assisting the less privileged in our society.
- Masa Centre in partnership with Gabz FM have commenced the second annual “Food and Clothing for Charity campaign” as well as the “Donate a Book for Charity campaign”.
- Since many years back we still continue supporting Ngwapa Primary School with our annual contributions and awards for the best performing PSLE students. In June the group donated and planted various trees which added to the existing orchard in the school that group assisted in establishing.
- For more information on letting opportunities and all upcoming events, please contact us through: pamservices@rdc.bw or masacentre@rdc.bw or call 391 4548/3910290 or fax 3973441

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Ngwapa Primary School Annual Recognition of Best PSLE Students



THANK YOU!

