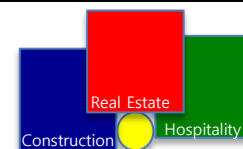




RDC PROPERTIES LIMITED
PO Box 405391, Gaborone, Botswana
Plot 5624, Lejara Road, Broadhurst Industrial, Gaborone, Botswana,

Registration Number 96/592 (Incorporated in the Republic of Botswana)
Directors: G R Giachetti (Chairman)*, G Giachetti*, K Jefferis, L Magang,
K C Maphage, J Pari*, Andrew Bradley**
* Italian, ** South African



Member of the: **Realestate Group**

HIGHLIGHTS – ANNOUNCEMENT OF THE ABRIDGED UN-AUDITED GROUP CONSOLIDATED SUMMARISED FINANCIAL RESULTS FOR THE HALF YEAR ENDED 30 JUNE 2018

↑ **INVESTMENT & PROPERTY PORTFOLIO NOW STANDS AT P1,886 MILLION, UP 50%**
↑ **REVENUE UP 51%**
↑ **PROFIT BEFORE TAX UP 26%**
↑ **DISTRIBUTION PER LINKED UNIT UP 77%**

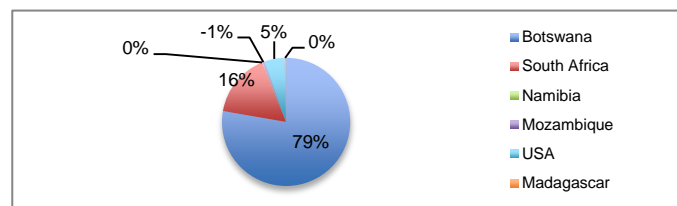
ABRIDGED UN-AUDITED GROUP STATEMENT OF COMPREHENSIVE INCOME	Six months ended 30 June 2018	Six months ended 30 June 2017	% Change
	P'000	P'000	
Revenue	66,542	43,935	51%
Operating expenses	(21,426)	(13,124)	
Other operating income	1,067	875	
Income arising from joint venture	129	99	
Other foreign exchange gains/(losses)	991	(90)	
Profit from operations	47,303	31,695	49%
Net finance costs	(11,689)	(3,372)	
Profit before Tax	35,614	28,323	26%
Income tax expense	-	-	
Profit for the period	35,614	28,323	26%
Other comprehensive income			
Exchange differences on translation of foreign operations	1,323	(1,202)	
Fair value losses on available for sale financial asset	(472)	(442)	
Total comprehensive income for the year	36,465	26,679	
Profit for the period attributable to:			
Owners of the company	30,713	23,745	
Non-controlling interests	4,901	4,578	
	35,614	28,323	
Number of linked units in issue at period end	347,547,222	347,547,222	
Earnings per linked unit (thebe)	8.84	6.83	29%
Interim dividend (thebe)	0.124	0.070	
Interim debenture interest (thebe)	6.206	3.500	
Total distribution (thebe)	6.330	3.570	77%

ABRIDGED UN-AUDITED GROUP STATEMENT OF FINANCIAL POSITION	2018	2017
As at 30 June 2018	P'000	P'000
Assets		
Property, plant and equipment	8,252	9,534
Intangible asset	1,000	1,000
Investments	34,421	-
Available for sale investments	15,829	14,066
Investment in a joint venture	27,858	24,499
Investment properties	1,798,412	1,195,087
Assets classified as held for sale	-	15,634
Long-term trade receivables	4,378	5,131
Current assets	86,991	191,360
Total Assets	1,977,141	1,456,311
Equity and Liabilities		
Equity attributable to the owners of the parent	1,046,922	931,072
Non-controlling interests	239,778	179,759
Long term borrowings	497,412	215,269
Deferred tax liabilities	109,195	86,537
Current liabilities	83,834	43,674
Total Equity and Liabilities	1,977,141	1,456,311

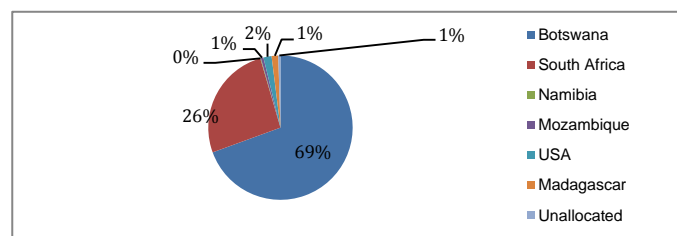
ABRIDGED UN-AUDITED GROUP STATEMENT OF CASH FLOWS	Six months ended 30 June 2018	Six months ended 30 June 2017
For the six months ended 30 June 2018	P'000	P'000
Cash flows from operating activities		
Profit from operations	47,303	31,695
Adjustment for non-cash items	(4,263)	(1,391)
Working capital changes	9,754	(3,705)
Net finance costs paid	(11,689)	(3,372)
Dividend and debenture interest	(26,774)	(20,236)
Taxation paid	(344)	(653)
Net cash generated from operations	13,987	2,338
Purchase of property, plant and equipment	-	(11)
Purchase of investment properties	(243,014)	(10,825)
Proceeds on disposal of available for sale investments	1,279	-
Share of income from joint venture	(129)	(99)
Contributions to joint venture	-	(858)
Net loans raised/(repaid)	160,039	(9,801)
Net movement in cash and cash equivalents	(67,838)	(19,256)
Cash and cash equivalents beginning of the period	107,958	182,339
Cash and cash equivalents end of the period	40,120	163,083

ABRIDGED UN-AUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	June 2018 P'000	June 2017 P'000
For the six months ended 30 June 2018		
Balance brought forward	1,110,833	1,013,662
Total distribution to the owners of the company	(21,550)	(17,857)
Net movement attributable to the owners of the company	137,398	100,388
Net movement attributable to non-controlling interests	60,019	14,640
Balance at period end	1,286,700	1,110,833

SEGMENT RESULTS BY COUNTRY



SEGMENT INVESTMENT & PROPERTY PORTFOLIO BY COUNTRY



Comments on the financial results - highlights and prospects

It is a pleasure to announce the company's results for the half year ended 30 June 2018. Revenue has increased by 51% over the comparative period, resulting in a 26% increase in profit for the period.

The good results are underpinned by the stable Botswana portfolio and the solid performance of the Capitalgro portfolio in South Africa. Capitalgro acquired The Edge building on 20 March 2018 (a 100% let building) for a total acquisition cost of R307 million, financed through a bank mortgage loan and a Capitalgro rights issue. Our participation to the rights issue (R120 million) resulted in our shareholding in Capitalgro increasing from 34.85% to 62.99%. We are presently evaluating a number of opportunities presented to the Capitalgro team and we are confident of the prime portfolio that we are building in the Cape Town area.

ICC Flats (Gaborone Ext 9) and leasing activities are progressing well. We are evaluating a few other development opportunities in the local market.

In Mozambique, we are pleased to report that Xai Xai shopping centre building works have been completed and the anchor tenant is expected to commence their fit-out as soon as possible. The advanced earthworks have commenced at the Zimpeto project; this is expected to be a 24 months project. We also continue to explore other opportunities in Mozambique.

In Namibia, we expect to imminently start building works for the convenience centres in Tsumeb and Grootfontein on ministerial approval of the land transfer and finalisation of the deeds of sale.

The City Lights project in the United States of America is progressing well and our plan is to convert proceeds on the development sales into a yielding portfolio.

Basis of preparation and accounting policies

The summarised financial results have been prepared in accordance with the framework concepts and the measurement and recognition requirements of International Financial Reporting Standards ("IFRS"), and to also, as a minimum, contain the information required by IAS 34, Interim Financial Reporting. The Group's underlying financial statements have been prepared in accordance with IFRS. The principal accounting policies are consistent in all material aspects with those adopted in the previous year.

Distribution to linked unit holders

Notice is hereby given that an interim dividend of 0.124 thebe per ordinary share and interest of 6.206 thebe per debenture has been declared. This dividend and interest will be payable on 26 October 2018 to those linked unit holders registered at the close of business on 14 September 2018. It is the intention of the directors, subject to the approval of the Botswana Stock Exchange, to propose, to those linked unit holders who qualify, an elective distribution of 50% of the net interim distribution by way of a capitalisation option. Details of this option will be circulated to unit holders. The option is expected to open on 21 September 2018 and close on 12 October 2018. The listing of the new units on the Botswana Stock Exchange is expected to occur on 19 October 2018.

By order of the Board
G. R. Giachetti
Executive Chairman
Gaborone
15 August 2018