

UNAUDITED CONDENSED CONSOLIDATED FINANCIAL RESULTS

for the three months ended 30 June 2015

Stenprop Limited

(Incorporated in Bermuda) (Registration number 47031) BSX share code: STP.BH JSE share code: STP ISIN: BMG8465Y1093 ("Stenprop" or "the Company" or "the Group")

Stenprop Limited, a Bermuda company which holds a primary listing on the Bermuda Stock Exchange and a secondary listing on the Alternative Exchange of the Johannesburg Stock Exchange ("JSE"), today announces its results for the three months ended 30 June 2015.

The Company is required to publish financial results for the three months ended 30 June 2015 in terms of the rules of the Bermuda Stock Exchange ("BSX"). Accordingly, this announcement presents the unaudited condensed consolidated financial results of the Group in respect of the financial period from 1 April 2015 to 30 June 2015 in a form compliant with the requirements of the BSX.

Financial review

Earnings

In accordance with reporting standards widely adopted across the real estate industry in Europe, the board of directors feels it is appropriate and useful, in addition to providing the IFRS disclosed earnings, to also disclose EPRA* earnings.

Adjusted EPRA earnings attributable to shareholders are €6,967,239, equating to a diluted adjusted EPRA EPS of 2.55 cents.

Stenprop intends to declare an interim dividend in December 2015 relating to the six months to 30 September 2015. It expects this dividend to be 4.2 cents per share.

Prospects

As announced on the JSE News Service in the Forecast Financial Information announcement published on 14 August 2015, the Group expects adjusted diluted EPRA earnings per share for the year ended 31 March 2016 of 10.32 cents. The Group expects to make two distributions during the current financial year totalling 8.5 cents per share.

Stenprop intends to migrate to the Main Board of the JSE in the third quarter of the current financial year.

^{*} European Public Real Estate Association.

Net assets

The basic and diluted IFRS NAV per share at 30 June 2015 is €1.61 and €1.60 respectively. The basic and diluted EPRA NAV per share is €1.66

The Group's investment properties are stated at their 31 March 2015 valuations. The period end balance sheet includes investment properties of €709.0 million and investments in associates and joint ventures of €76.8 million. Loan obligations outstanding, net of capitalised loan transaction costs, were €374.0 million.

Acquisitions

On 20 May 2015, the Group acquired a 50% interest in Regent Arcade House Holdings Limited ("RAHHL"), which owns the property known as 25 Argyll Street. The acquisition cost of this interest was £18.9 million which was based on a valuation of the property of £75 million. RAHHL refinanced the property with an interest only bank loan of £37.5 million at an all-in rate of 2.974% per annum, with a term of five years.

The acquisition of a retail centre known as Hermann Quartier for a purchase price of €22.7 million completed on 24 August 2015. The property is on a high street location of Berlin's central suburb of Neukölln with excellent public transport links, including an underground station inside the shopping centre. The acquisition was financed 50% by debt at an all-in interest rate of 1.42% per annum. The return on equity on this investment is expected to exceed 7% per annum at inception.

The purchase of the Victoria retail centre for €20.6 million was notarised on 18 June 2015 and is expected to complete later in September. The property is located in the Lichtenberg district of Berlin, approximately 15 minutes by underground from the city centre. The property is anchored by Kaufland (a hypermarket chain) on a 17 year lease. Based on indicative five-year swap rates, the return on equity on this investment is expected to achieve circa. 8% per annum at inception.

Refinancing

On 8 May 2015, the Group refinanced the property known as Euston House on favourable terms with a five year loan to May 2020. The new facility of £27,540,000 is interest only. A five year interest rate swap agreement was entered into to fix the interest rate at an all-in rate of 3.02% per annum (previous facility: 4.54%). The Group incurred costs of £413,000 to break the former swap agreement.

On 29 May 2015, the Group extended the existing bank loan (which was due to expire in March 2016), on the property known as Pilgrim Street on favourable terms until March 2019. With effect from signature, the loan became interest only. An interest rate swap agreement was entered into to fix the interest rate for the period from the prior termination date, being 23 March 2016, until the new termination date, at an all-in rate of 2.90% per annum. An existing swap agreement results in an all-in rate of 4.11% until 23 March 2016. The previous all-in rate on the loan was 4.96%.

Dividends

On 11 June 2015, the Company announced a final distribution of 4.2 cents per share in respect of the year ended 31 March 2015 and offered shareholders the option to receive in respect of all or a part of their Stenprop shareholding either a scrip dividend by way of an issue of new Stenprop shares (of the same class as existing shares) credited as fully paid up, or a cash dividend. On 13 July 2015, the Company announced a 29.48% take up of the scrip dividend by shareholders, for which 2,257,894 new Stenprop shares have been issued at an issue price of €1.52142 per share.

Condensed consolidated statement of comprehensive income

		Note	Unaudited for the three months ended 30/6/2015 €	*Restated Unaudited for the three months ended 30/6/2014 €	**Pro forma Unaudited for the three months ended 30/6/2014 €
Net rental income			9,767,807	855,654	8,190,849
Management fee income			1,192,294	_	33,525
Operating costs			(2,820,694)	(188,254)	(1,300,830)
Net operating income			8,139,407	667,400	6,923,544
Fair value movement of investment properties			_	_	6,248,324
Reversal of provision for selling costs			_	_	2,806,229
Investment in associates			1,034,973	_	580,485
Investment in joint ventures			599,105	_	554,174
Impairment of goodwill			_	_	(9,687,000)
Profit from operations			9,773,485	667,400	7,425,756
Other gains and losses			_	12,323	11,641
Net gain from fair value of financial liabilities			563,730	_	106,891
Net finance costs			(2,756,874)	(142,053)	(2,525,391)
Net foreign exchange gain			67,639	_	_
Profit for the period before taxation			7,647,980	537,670	5,018,897
Taxation			(501,513)	(80,724)	(386,957)
Profit for the period after taxation			7,146,467	456,946	4,631,940
Profit attributable to: Equity holders Non-controlling interest			7,098,805 47,662	456,946	4,594,619 37,321
-			47,002		37,321
Other comprehensive income Items that may be reclassified subsequently to pro	ofit or loss				
Fair value movement on interest rate swaps			853,308	39,838	6,714
Foreign currency translation reserve			8,524,597	679,735	1,323,921
Total comprehensive profit for the period			16,524,372	1,176,519	5,962,575
Total comprehensive profit attributable to:					
Equity holders			16,476,710	1,176,519	5,949,951
Non-controlling interest			47,662	_	12,624
Earnings per share					
IFRS EPS	(cents)	2	2.61	2.86	1.85
Diluted IFRS EPS	(cents)	2	2.60	2.86	1.85
EPRA EPS	(cents)	2	2.37	2.86	2.20
Diluted EPRA EPS	(cents)	2	2.37	2.86	2.20
Adjusted EPRA EPS	(cents)	2	2.56	2.86	2.45
Diluted adjusted EPRA EPS	(cents)	2	2.55	2.86	2.45

st The comparatives have been restated to reflect the change in presentational currency. See note 1.

^{**} Readers are referred to note 1 where the basis of preparation of the comparative pro forma information is explained.

Condensed consolidated statement of financial position

ASSETS Resultment properties 708,987,939 695,196,554 Investment in associates 40,952,144 90,651,808 Investment in associates 40,952,144 80,505,605 Investment in associates 906 1,805 Investment in joint ventures 35,886,843 8,505,605 Property, plant and equipment 906 1,805 Demoke the francial instruments 495,865 7- Total non-current assets 786,323,69 743,355,772 Carrent assets 1,417,173 2,533,887 Other debtors 1,210,946 3,910,244 Prepayments 1,517,137 1,518,537 Ottal current assets 77,739,80 88,493,500 Total current assets 77,739,80 88,493,500 Total current assets 3,006,505 33,848,832 EQUITY AND LIABILITIES 77,739,80 88,493,500 Total current assets 4 3,349,332 Share capital 4 3,40 Share capital 4 3,40 Share capital and reserves			Unaudited as at 30/6/2015	Audited as at 31/3/2015
Investment properties 708,987,959 695,196,584 Investment in associates 40,952,144 39,631,805 Investment in joint ventures 55,868,505 80,056,505 Properly plant and equipment 49,056 1,805 Dernative financial instruments 495,835 7,875 Total non-current assets 76,632,697 743,355,757 Carrent assets 1,407,103 80,403,025 Other debtors 10,210,946 39,102,44 Otal assets 1,637,137 18,803,00 Total carrent assets 77,739,00 88,403,00 Total assets 864,053,00 18,403,00 Total assets 4 3,40 Total carrent assets 31,40,50 18,40,30 Total assets 4 3,40 Total assets 4 3,40 Equity resolution assets 33,40,50 1,40 Equity resolution assets 33,50,1,30 2,2 Equity resolution assets 33,50,1,30 2,2 Equity resolution assets 33,50,50 3,3,3,1 </th <th></th> <th>Note</th> <th>€</th> <th>€</th>		Note	€	€
Investment in associates (investment in joint ventures) 33,886,848 80,505,005 Property plant and equipment 906 1,805 Derivate financial instruments 495,865 7 Total non-current assets 78,632,397 743,355,772 Current assets 64,420,003 80,430,326 Accounts receivable 1,471,718 26,338,87 Other debtors 1,637,337 1,518,633 Other debtors 1,637,337 1,518,633 Total assets 77,739,60 88,493,606 Total assets 84,060,605 81,848,806 Total assets 84,060,605 81,848,806 Total assets 84,060,605 81,848,806 Total assets 43,060,605 81,848,806 Total assets 43,406,605 81,848,806 Total assets 43,406,605 81,848,806 Total assets 43,406,605 81,848,806 Total assets 43,406,605 81,412,656 Share premium 43,406,605 37,612,756 Share premium 33,007,605 37,	ASSETS			
Investment in joint ventures 35.886.843 8.505.05 Propert, ylant and equipment 906 1.805 Derivative financial instruments 95.65 - Total non-current assets 786,323,697 743,355,772 Turner assets 80,430,365 2 Cash 64,420,003 80,430,365 Caccounts receivable 1,471,718 2,633,857 Check debtors 1,621,934 2,513,857 Trepayments 16,002,103 3,184,833 Total current assets 77,739,80 8,493,060 Total sasets 864,063,501 31,848,833 Total current assets 4 3,493,200 Total sasets 8 4 3,493,200 Total current assets 4 3,493,200 3,412,656 Eapityl sasets 8 4 3,402,200 3,412,656 Share capital 4 3,40 3,412,656 3,412,656 3,412,656 3,412,656 3,412,656 3,412,656 3,412,656 3,412,656 3,412,656 3,512,656 3,51	Investment properties		708,987,939	695,196,554
Property plant and equipment Denovative financial instruments 906 1.805 Denovative financial instruments 495.65 7 Total non-current assets 7 74,355,778 Current assets 16,420,003 80,430,266 Accounts receivable 16,710,301 20,102,201 Other debtors 10,210,946 20,102,201 Total current assets 77,73,903 36,303,201 Total current assets 77,73,904 36,403,003 Total current assets 77,73,904 36,403,003 Total current assets 4 30 36,403,003 Total current assets 4 4 4 36,403,003 <	Investment in associates		40,952,144	39,651,808
Derivative financial instruments 495.865 7 Total non-current assets 766,323,697 743,355,772 Current assets 864,200.03 80,430,326 Cash 664,420,003 80,430,326 Accounts receivable 1,471,718 2,633,857 Other debtors 102,109,46 3,910,244 Prepayments 165,7137 151,863 Total current assets 77,739,804 8,493,060 Total assets 864,063,501 83,493,060 Total assets 864,063,501 83,483,800 Total current assets 77,739,804 8,493,060 Total and reserves 8 84,063,501 83,483,800 Share capital 4 349 342 Share capital 4 81,601,025 37,126,562 Equity reserve 330,007,336 37,561,379 30,679,333 22,143,356 Cash flow hedge reserve 30,667,933 22,143,356 24,856 24,856 24,856 24,856 24,856 24,856 24,856 24,856 24,857,275	Investment in joint ventures		35,886,843	8,505,605
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EQUITY AND LIABILITIES Capital and reserves Share capital 4 349 342 Share premium 4 381,601,025 374,126,562 Equity reserve 303,190 Retained earnings 33,0667,933 22,143,336 Foreign currency translation reserve 30,667,933 22,143,336 Cash flow hedge reserve 334,444 (518,864) Total equity attributable to equity shareholders 445,913,677 433,312,755 Non-controlling interest 1,862,499 1,814,837 Total equity 447,776,176 435,127,592 Bank loans 362,585,582 296,872,794 Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Bank loans 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997<	Total current assets		77,739,804	88,493,060
Capital and reserves Capital 4 349 342 Share capital 4 381,601,025 374,126,562 Equity reserve 303,190 — Retained earnings 33,006,736 37,561,379 Foreign currency translation reserve 30,667,933 22,143,336 Cash flow hedge reserve 334,444 (518,864) Total equity attributable to equity shareholders 445,913,677 433,312,755 Non-controlling interest 1,862,499 1,814,837 Total equity 447,776,176 435,127,592 Non-current liabilities 362,585,582 296,872,794 Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total cur	Total assets		864,063,501	831,848,832
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Foreign currency translation reserve 30,667,933 22,143,336 Cash flow hedge reserve 334,444 (518,864) Total equity attributable to equity shareholders 445,913,677 433,312,755 Non-controlling interest 1,862,499 1,814,837 Total equity 447,776,176 435,127,592 Non-current liabilities 362,585,582 296,872,794 Bank loans 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 31,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 If No all equity and liabilities 3 1,61 1,59				_
Cash flow hedge reserve 334,444 (518.864) Total equity attributable to equity shareholders 445,913,677 433,312,755 Non-controlling interest 1,862,499 1,814,837 Total equity 447,776,176 435,127,592 Non-current liabilities 362,585,582 296,872,794 Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Earnet liabilities 374,196,665 309,233,995 Current liabilities 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 If RS net asset value per share 3 1,61 1,59				
Total equity attributable to equity shareholders 445,913,677 433,312,755 Non-controlling interest 1,862,499 1,814,837 Total equity 447,776,176 435,127,592 Non-current liabilities 362,585,582 296,872,794 Bank loans 362,585,582 296,872,794 Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 31,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 42,090,660 87,487,245 Total lequity and liabilities 864,063,501 831,848,832 IFS net asset value per share 3 1.61 1.59				
Non-controlling interest 1,862,499 1,814,837 Total equity 447,776,176 435,127,592 Non-current liabilities 362,585,582 296,872,794 Bank loans 362,585,582 296,872,794 Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 42,090,660 87,487,245 Total lequity and liabilities 46,083,501 831,848,832 IFKS net asset value per share 3 1.61 1.59	Cash flow hedge reserve		334,444	(518,864)
Total equity 447,776,176 435,127,592 Non-current liabilities 362,585,582 296,872,794 Bank loans 362,585,582 296,872,794 Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 3 1,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Total equity attributable to equity shareholders		445,913,677	433,312,755
Non-current liabilities Bank loans 362,585,582 296,872,794 Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Non-controlling interest		1,862,499	1,814,837
Bank loans 362,585,582 296,872,794 Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Total equity		447,776,176	435,127,592
Derivative financial instruments 3,959,355 5,108,197 Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59				
Other loan and interest 24,583 22,843 Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 8ank loans 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59				
Deferred tax 7,627,145 7,230,161 Total non-current liabilities 374,196,665 309,233,995 Current liabilities 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59				
Total non-current liabilities 374,196,665 309,233,995 Current liabilities 11,446,956 68,057,714 Bank loans 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59				
Current liabilities Bank loans 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Deferred tax		7,627,145	7,230,161
Bank loans 11,446,956 68,057,714 Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Total non-current liabilities		374,196,665	309,233,995
Derivative financial instruments 1,030,189 1,272,534 Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Current liabilities			
Accounts payable and accruals 29,613,515 18,156,997 Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Bank loans		11,446,956	68,057,714
Total current liabilities 42,090,660 87,487,245 Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59			1,030,189	1,272,534
Total liabilities 416,287,325 396,721,240 Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Accounts payable and accruals		29,613,515	18,156,997
Total equity and liabilities 864,063,501 831,848,832 IFRS net asset value per share 3 1.61 1.59	Total current liabilities		42,090,660	87,487,245
IFRS net asset value per share 3 1.61 1.59	Total liabilities		416,287,325	396,721,240
	Total equity and liabilities		864,063,501	831,848,832
EPRA net asset value per share 3 1.66 1.65	IFRS net asset value per share	3	1.61	1.59
	EPRA net asset value per share	3	1.66	1.65

Condensed consolidated statement of changes in equity

	Share capital	Share premium	Equity reserve	Retained earnings	translation reserve	Cash flow hedge reserve		Non- controlling interest	Total equity
	€	€	€	€	€	€	€	€	€
Balance at 1 April 2015	342	374,126,562	_	37,561,379	22,143,336	(518,864)	433,312,755	1,814,837	435,127,592
Issue of share capital	7	7,474,463	(25,444)	_	_	_	7,449,026	_	7,449,026
Credit to equity for equity-settled share based payments	_	_	328,634	_	-	_	328,634	_	328,634
Total comprehensive profit for the period	_	_	_	7,098,805	8,524,597	853,308	16,476,710	47,662	16,524,372
Ordinary dividends	_	_	_	(11,653,448)	_	_	(11,653,448)	_	(11,653,448)
Balance at 30 June 2015	349	381,601,025	303,190	33,006,736	30,667,933	334,444	445,913,677	1,862,499	447,776,176
	Share capital	Share premium €	Equity reserve €	Retained earnings €	Foreign translation reserve	Cash flow hedge reserve €	Attributable to equity shareholders €	Non- controlling interest	Total equity €
Balance at 1 April 2014	19	21,131,499	_	(37,425)	-	4,501	21,098,594	-	21,098,594
Total comprehensive profit for the period	_	_	_	456,946	679,735	39,838	1,176,519	_	1,176,519
Balance at 30 June 2014	19	21,131,499	-	419,521	679,735	44,339	22,275,113	-	22,275,113

Condensed consolidated statement of cash flows

	Unaudited for the three months ended 30/6/2015	Unaudited for the three months ended 30/6/2014
	€	
Operating activities	0 === 105	667.400
Profit from operations	9,773,485	667,400
Share of profit in associates	(1,034,973)	_
Increase in fair value of joint venture	(599,105)	_
Exchange rate gains	67,639	_
Decrease in trade and other receivables	783,032	68,330
Increase/(decrease) in trade and other payables	501,917	(149,429)
Interest paid	(2,713,031)	(112,053)
Interest received	7,900	34
Net tax received	48,229	
Net cash from operating activities	6,835,093	474,282
Investing activities		
Dividends received from trading activities	_	7,384
Dividends received from associates	617,423	_
Acquisition of investment in a joint venture	(26,782,133)	_
Net cash (used in)/from investing activities	(26,164,710)	7,384
Financing activities		
Repayment of borrowings	(35,401,162)	_
Financing fees paid	(740,095)	(54,048)
Unutilised facility fee paid	_	(15,744)
Payments made on swap break	(571,216)	_
New bank loans raised	39,018,672	_
Net cash from/(used in) financing activities	2,306,199	(69,792)
Net (decrease)/increase in cash and cash equivalents	(17,023,418)	411,874
Effect of foreign exchange rate changes	1,013,095	53,827
Cash and cash equivalents at beginning of the period	80,430,326	1,670,754
Cash and cash equivalents at end of the period	64,420,003	2,136,455
		_

*Restated

^{*} The comparatives have been restated to reflect the change in presentational currency. See note 1.

Notes to the unaudited condensed consolidated financial results

1. Basis of preparation

These unaudited condensed consolidated financial results (the "IFRS Statements") for the three months ended 30 June 2015 have been prepared in accordance with the recognition and measurements principles of the International Financial Reporting Standards ("IFRS") and its interpretations adopted by the International Accounting Standards Board ("IASB"). The accounting policies and methods of computation are consistent with those applied in the preparation of the annual financial statements for the year ended 31 March 2015 which were audited and reported on by the Group's external auditors. Readers are referred to the published Annual Results for the year ended 31 March 2015 which contain further detail including details regarding events subsequent to that reporting date.

The condensed consolidated financial results prepared in accordance with IFRS and the *pro forma* statement of comprehensive income have not been reviewed or reported on by the Group's external auditors. They have been prepared by, and are the responsibility of the directors of Stenprop who approved the report on 9 September 2015.

Comparative pro forma

In the interests of consistency in those areas of reporting that are seen to be of most relevance to investors, and of providing a meaningful basis of comparison for users of the financial information, the Group has prepared for the comparative period an unaudited *pro forma* statement of comprehensive income for the three months ended 30 June 2014.

The main difference between the comparative *pro forma* statement of comprehensive income and the comparative IFRS statements is that the comparative *pro forma* statement of comprehensive income has been prepared as if completion of the acquisition of the property owning companies had taken place on 1 April 2014, which was the effective date on which risk and reward passed to Stenprop in the purchase of the various property companies, while the comparative IFRS statements use the completion date of the acquisition (date that control passes), being 2 October 2014, to account for these investments.

The comparative *pro forma* statement of comprehensive income therefore separately shows trading profits, property revaluations and other adjustments for the three months ended 30 June 2014. This has been calculated by halving the *pro forma* unaudited results for the six month period to 2 October 2014, as disclosed in the 2014 Interim Results. In addition, the comparative *pro forma* statement of comprehensive income discloses the notional goodwill arising on the purchase of the management companies, the gain arising on the purchase of the property companies (which under IFRS is treated as one linked transaction), and the recognition of the amount of the deferred consideration which is reasonably expected to become payable.

Comparative presentational currency

The functional currency of the Group is the Euro and all amounts referred to in this announcement are, unless otherwise stated, in Euros. The change from GBP to Euro was implemented with effect from 1 October 2014 as from this date the Euro was considered to be the currency which best reflects the primary economic environment in which the Group operates. All prior period comparatives have been restated at a rate of £1:£1.2492 being the exchange rate prevailing at 30 June 2014. For the purposes of changing the currency denomination of the share capital of the Company, a GBP:EUR exchange rate of £1:1.2102 was used at 31 March 2014.

2. Earnings per ordinary share

Reconciliation of profit for the period to adjusted EPRA earnings		Unaudited for the three months ended 30/6/2015 €	*Restated Unaudited for the three months ended 30/6/2014 €	**Pro forma Unaudited for the three months ended 30/6/2014 €
Earnings per IFRS income statement attributable to shareholders	3	7,098,805	456,946	4,594,619
Adjustments to calculate EPRA earnings, exclude:				_
Changes in fair value of investment properties		_	_	(6,248,324)
Reversal of provision for selling costs		_	_	(2,806,229)
Reversal of impairment of goodwill		_	_	9,687,000
Changes in fair value of financial instruments		(563,730)	_	(106,891)
Deferred tax in respect of EPRA adjustments		354,809	_	286,775
Adjustments above in respect of joint ventures and associates:				
Changes in fair value		(503,143)	_	72,888
Deferred tax in respect of EPRA adjustments		75,471	_	(10,933)
EPRA earnings attributable to shareholders		6,462,212	456,946	5,468,905
Further adjustments to arrive at Adjusted EPRA earnings				
Straight-line unwind of purchase swaps		505,027	_	636,421
Adjusted earnings attributable to shareholders		6,967,239	456,946	6,105,326
Weighted average number of shares in issue		272,236,146	15,986,003	248,902,812
Share-based payment awards		649,829	_	_
Diluted weighted average number of shares in issue		272,885,975	15,986,003	248,902,812
Earnings per share				
	ents)	2.61	2.86	1.85
Diluted IFRS EPS (c	ents)	2.60	2.86	1.85
EPRA EPS (c	ents)	2.37	2.86	2.20
Diluted EPRA EPS (c	ents)	2.37	2.86	2.20
Adjusted EPRA EPS (c	ents)	2.56	2.86	2.45
Diluted adjusted EPRA EPS (c	ents)	2.55	2.86	2.45

Straight-line unwind of purchase swaps

A further adjustment was made to the EPRA earnings attributable to shareholders and relates to the straight-line unwind of the value as at 1 April 2014 of the swap contracts in the property companies acquired. When the property companies were acquired by Stenprop with effect from 1 April 2014, it also acquired the bank loans and swap contracts which were in place within these property companies. As a result, Stenprop took over loans with higher swap interest rates than would have been the case had new loans and swaps been put in place at 1 April 2014. To compensate for this, the value of the swap break costs was calculated at 1 April 2014 and the purchase consideration for the property companies was reduced accordingly to reflect this liability.

2. Earnings per ordinary share continued

Reconciliation of profit for the period to headline earnings		Unaudited for the three months ended 30/6/2015 €	*Restated Unaudited for the three months ended 30/6/2014 €	**Pro forma Unaudited for the three months ended 30/6/2014 €
Earnings per IFRS income statement attributable to shareholde	ers	7,098,805	456,946	4,594,619
Adjustments to calculate headline earnings, exclude:				
Changes in fair value of investment properties		_	_	(6,248,324)
Reversal of provision for selling costs		_	_	(2,806,229)
Reversal of gain on acquisition		_	_	9,687,000
Changes in fair value of financial instruments		853,308	39,838	6,714
Deferred tax in respect of headline earnings adjustments		354,809	_	286,775
Adjustments above in respect of joint ventures and associates:				
Changes in value of investment properties		_	_	72,888
Deferred tax		_	_	(10,933)
Headline earnings attributable to shareholders		8,306,922	496,784	5,582,510
Earnings per share				
Headline EPS	(cents)	3.05	3.11	2.24
Diluted headline EPS	(cents)	3.04	3.11	2.24

 $^{^{*}}$ The comparatives have been restated to reflect the change in presentational currency. See note 1.

3. Net asset value per ordinary share

Net asset value per share		Unaudited 30/6/2015 €	Audited 31/3/2015 €
Net assets attributable to equity shareholders		445,913,677	433,312,755
Adjustments to arrive at EPRA net asset value:			
Derivative financial instruments		4,493,679	6,380,731
Deferred tax		7,627,145	7,230,161
Adjustments above in respect of non-controlling interests		2,401,412	2,504,354
EPRA net assets attributable to shareholders		460,435,913	449,428,001
Number of shares in issue		277,463,048	272,236,146
Share-based payment awards		649,829	291,563
Diluted number of shares in issue		278,112,877	272,527,709
Net asset value per share			
IFRS net asset value per share	(cents)	1.61	1.59
Diluted IFRS net asset value per share	(cents)	1.60	1.59
EPRA net asset value per share	(cents)	1.66	1.65
Diluted EPRA net asset value per share	(cents)	1.66	1.65

^{**} Readers are referred to note 1 where the basis of preparation of the pro forma information is explained.

4. Share capital

		Unaudited as at 30/6/2015 €	Audited as at 31/3/2015 €
	Authorised		
1,000,000,000 ordinary shares with a par value of €0.000001258 each		1 258	1 258
		Unaudited for the three months ended 30/6/2015	Audited for the year ended 31/3/2015
Issued share capital			
Opening balance		272,236,146	15,986,003
Issue of new shares		5,226,902	256,250,143
Closing number of shares issued		277,463,048	272,236,146
Share capital	(€)	349	342
Share premium Less: Acquisition/transaction costs	(€) (€)	384,459,860 (2,858,835)	376,985,397 (2,858,835)
Total share premium	(€)	381,601,025	374,126,562

There were no changes made to the number of authorised shares of the Company during the period under review. Stenprop has one class of share; all shares rank equally and are fully paid.

The Company had 277,463,048 (March 2015: 272,236,146) ordinary shares in issue at the reporting date which have a primary listing on BSX and a secondary listing on JSE. On 30 June 2015, 5,209,109 and 17,793 new ordinary shares were issued on the BSX and JSE at an issue price of €1.43 per share in respect of the Share Purchase Plan and Deferred Share Bonus Plan respectively.

5. Events after the reporting period

The acquisition of a retail centre known as Hermann Quartier for a purchase price of €22.7 million completed on 24 August 2015. The property is on a high street location of Berlin's central suburb of Neukölln with excellent public transport links, including an underground station inside the shopping centre. Based on indicative five-year swap rates, the return on equity on this investment is expected to exceed 7% per annum at inception.

On 11 June 2015, the Company announced a final distribution of 4.2 Euro cents per share in respect of the year ended 31 March 2015 and offered shareholders the option to receive in respect of all or a part of their Stenprop shareholding either a scrip dividend by way of an issue of new Stenprop shares (of the same class as existing shares) credited as fully paid up, or a cash dividend. On 13 July 2015, the Company announced a 29.48% take up of the scrip dividend by shareholders, for which 2,257,894 new Stenprop shares have been issued at an issue price of €1.52142 per share, resulting in the number of shares in issue, at the date of this announcement, being 279,720,942.

Stenprop has a primary listing on the Bermuda Stock Exchange and a secondary listing on the Alternative Exchange of the Johannesburg Stock Exchange.

Date: 10 September 2015

South African corporate advisor and JSE sponsor



BSX sponsor

Appleby Securities (Bermuda) Limited

STENPROP