

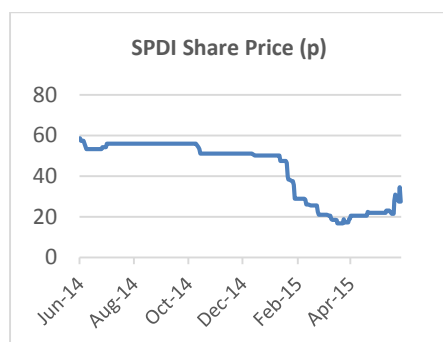
2 June 2015

SPDI LN

| | |
|----------------------------------|----------------------------|
| Price @ close 1 June 2015 | 30.5p |
| Index | AIM |
| Sector | Real Estate |
| Ticker | SPDI.L |
| Shares in issue | 57.7m* |
| Market cap | £17.6m* |
| Net debt – 31 Dec 2014 | €68.8m |
| Next Event | Interim results (Sep 2015) |
| SP Angel act as Advisor | Yes |

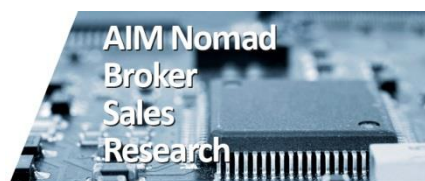
*£28.3m including 17.6m shares/17.6m warrants issued May 2015, assuming full take-up.

2 yr. Share Price Chart (Source: www.lse.co.uk)



Activities

SPDI is a property investor with a strategy designed to build secure rental revenues by acquiring high yielding assets let to financially strong tenants in South East Europe's main commercial centres. Target markets for portfolio growth are Romania, Bulgaria and Greece.



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Secure Property Dev. & Investment

Strong finances underpin portfolio acquisition strategy

The FY14 results illustrate the benefit of portfolio growth and diversification completed during 2014, with further progress in 2015 following the year end to benefit FY15e. The result is material improvement in revenue and profitability, with all group operations now fully funded by rental income derived from high quality assets and tenants, secured by long-leases. A number of recent transactions have been completed for shares (issued above the market price) rather than cash, which suggests that vendors buy into the strategy and vision. Profit margins should continue to benefit from greater portfolio scale; we expect SPDI to continue to convert a pipeline of potential acquisitions on immediately earnings enhancing terms, although this will require further equity issues and debt. We do not however anticipate that these will be secured on terms below the current share price. The shares are attractive 45% below forecast 51p FY15e NAV/share (fully diluted for new shares, warrants and prefs) also our current target price.

| December y/e | 2013A | 2014A | 2015E | 2016E |
|-------------------------|-------|-------|-------|-------|
| Revenue (€m) | 2.7 | 3.6 | 7.1 | 9.3 |
| PBT adjusted (€m) | 0.2 | (0.6) | 2.1 | 3.8 |
| EPS adj. – basic (p) | 0.2 | (1.8) | 2.1 | 2.8 |
| NAV/share – diluted (p) | 71 | 54 | 51 | 57 |
| Discount to NAV | 61% | 48% | 45% | 51% |
| Dividend yield | 0 | 0 | 0 | 1.8% |

Source: Historic Financials; Circular (Adj. PBT/EPS excludes revaluations)
FY14 at EUR/GBP=1.257, current EUR/GBP1.407

Financials: transformation in evidence in FY14, to continue this year

The FY14 results show finances transformed since 2012, providing a firm base for growth. Underlying operating profit, excluding revaluations, fully covers outgoings including debt service costs and from this year, will also generate cash surpluses to cover dividends, we assume from FY16 onwards. Recent acquisitions and commitments have consumed the majority of the cash raised from the recent open offer but SPDI remains committed to portfolio growth and has a pipeline of potential purchases. We not however included any further acquisitions beyond those already announced in our forecasts.

Outlook & sensitivities

Management has an ambitious strategy to create the leading investor in South East European real estate and a strong pipeline of potential acquisitions. These will by necessity require further equity and debt, although we expect SPDI to seek to fund a proportion of its expansion via the issue of new shares to vendors. Portfolio growth should continue to make an immediate contribution to cash earnings, with initial net rental yields still well above all incremental property and management expenses, and debt costs including amortisation. Portfolio growth has reduced specific sensitivity to Ukraine, but the performance of those assets and a well-located logistic park in Athens would benefit from an easing of the current uncertainty surrounding those markets and economies. Group assets in Greece and Ukraine are near fully let to strong tenants and perform steadily from an operational perspective.

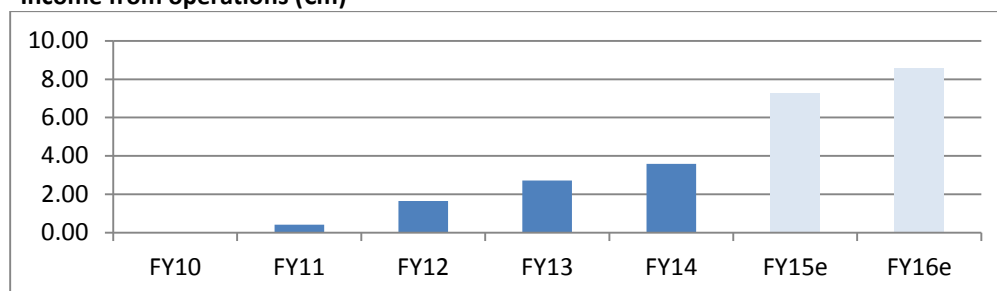
Valuation: 45% discount to FY15e NAV, cash flow supports potential yield from FY16

We have included €2.5m pa fair value gains on recent acquisitions in each of the next two years. This reflects management's recent experience of improving investment demand for high quality assets in its target markets. In addition, we have assumed full disposal of the residential portfolio by end FY16, with profitable sales compensating for loss of rent. On that basis we forecast 51p fully diluted NAV/share (FY15) rising to 57p by end FY16 (conversion to sterling affected by EUR/GBP weakness this year). Improving net cash generation puts the group in a position to commence dividend distributions in FY16. We have assumed 0.5p/share and growth thereafter.

FY14 results

The group ended the year in sound financial and operational condition, the result of management efforts to improve revenues and margins since 2010 despite difficult economic and financial sector backdrops in Ukraine and Greece. This is reflected in revenue growth as set out below.

Income from operations (€m)



Source: SPDI financial statements/SP Angel forecasts

Underlying operational performance in FY14 i.e. adjusted for asset revaluations and forex losses due to the Ukrainian Crisis, was positive. Revenues were €3.6m, and EBITDA above €0.8m, both well ahead of prior years. The profit outlook is stable, based entirely on rental revenues and a well-managed cost base. Forecast FY15 annual operating and administrative costs are c €2.3m (FY14: €2.7m) despite portfolio growth, vs net annual rental income 33% ahead at €3.6m.

Summary income statement

| EURm | FY12 | FY13 | FY14 |
|--|---------------|---------------|---------------|
| Operational income | 1.65 | 2.72 | 3.59 |
| Administration expenses | (2.52) | (2.48) | (2.74) |
| Investment property operating expenses | (0.43) | (0.54) | (0.66) |
| Other (expenses)/income (net) | 0.41 | 0.50 | (0.14) |
| Gain realised on acquisition of subsidiary | 0.00 | 0.00 | 0.77 |
| Operating profit | (0.90) | 0.19 | 0.82 |
| Finance costs (net) | (1.68) | (1.03) | (1.41) |
| Pre-tax profit | (2.57) | (0.84) | (0.60) |
| Tax | (0.07) | (0.13) | (0.22) |
| Profit after tax | (2.64) | (0.97) | (0.82) |
| Valuation gains from investment property | 2.69 | 0.64 | 9.30 |
| Forex losses (net) | 0.00 | 0.20 | (7.51) |
| Profit for year | 0.05 | (0.13) | 0.97 |

Source: SPDI financial statements

Post recent acquisitions, including debt, the group will be in line with its 50-55% LTV target. In February 2015 SPDI signed an agreement with the EBRD) to restructure the debt - current US\$14.4m balance - secured on Terminal Brovary Logistic Park in Kiev. End FY14 debt is set out below.

Debt profile

| Lender | FY13 EUR m | FY14 EUR m |
|-------------------------|-------------------|-------------------|
| EBRD loan | 10,319,084 | 11,808,915 |
| Other debt: | | |
| Banca Comerciala Romana | | 1,783,826 |
| Bancpost | | 2,157,501 |
| Alpha Bank Romania | | 1,184,688 |
| Raiffeisen Bank Romania | | 1,093,176 |
| | 10,319,084 | 18,028,106 |

Source: SPDI financial statements

Investment focus on portfolio growth and diversification

The group has acquired initial portfolios and established local representation in the capitals of the three largest economies/countries in South East Europe.

Open Offer in March 2015 raised €8m

SPDI issued 23,777,415 new ordinary shares at 25p in March 2015 to raise €8m gross, before expenses. The proceeds were primarily designated and indeed have since been partially deployed in the acquisition of income generating industrial, retail and commercial property assets in Bulgaria, Romania and Greece.

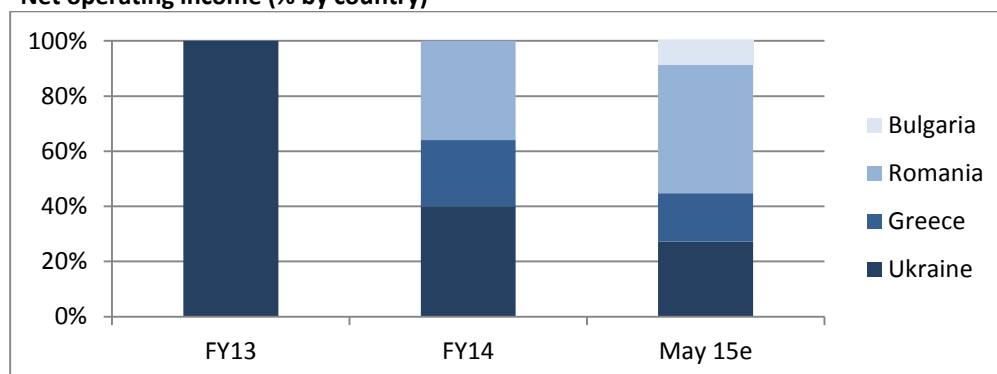
SPDI acquired four income producing assets in FY14. Three are located in Bucharest; a logistics park occupied by Nestle, Danone's HQ and a residential portfolio of let apartments in. It also acquired (completed in 2015) a logistics park in Athens let to Kuehne & Nagel.

These new assets add c €3.6m pa to Net Operating Income (NOI) and increase SPDI's annual running NOI by 230%. Net FY14 operating profit was c €1m (2013:€0.1m loss).

This has helped materially improve the regional diversification of the portfolio during FY14. The acquisition of further high yielding assets reduced dependence upon Ukraine (where SPDI's single let asset, in Kiev, continues to perform steadily).

It has added further assets since the year end and others under negotiation would, if completed, continue to build a broadly balanced South East European property portfolio. The properties secured to date will improve the balance of operating income sources as set out below.

Net operating income (% by country)



Source: SPDI financial statements

The acquisitions announced in April and May 2015 were:

- A 20% stake in the corporate entity which owns Autounion, a Class-A office building located in a prime business location close to Sofia Airport and city centre. This is the group's first acquisition in Bulgaria. It is fully let to blue chip tenants on long leases.
- BLUEBIGBOX 3 S.R.L, a big box property in Craiova, Romania, let to Praktiker, which adds c €1m NOI.
- A 24.35% interest in Delea Nuova, a Class A office building in a prime business location in Bucharest which is fully let, mainly to the telecommunications regulator of Romania. This adds €1.9m pa NOI.
- A small portfolio of newly built income producing residential assets, located on Grivita Lake in north Bucharest and on the slopes of Boyana in South Sofia. They generate an annualised income of €0.3 as they are 50% let. SPDI intends to sell these to generate substantial near term cash for reinvestment.

SPDI paid £16.5m for the latter three acquisitions, through the issue of 17.6m shares, 17.6m warrants and 8.8m convertible prefs, at a blended £0.43 price, well above the previous close and current share price. There is a significant pipeline of potential further acquisitions, with transactions under discussion with both vendors and new and existing investors, a number of which have indicated their interest in contributing both property assets and capital. SPDI reports that it had signed preliminary agreements with both at the end of 2014 and has acquisitions ready to close subject to availability of equity capital. It has identified a small number of potential cornerstone investors interested to support its growth plan.

27 May 2015

Ukraine: focus on risk management

In continuing difficult local markets in Ukraine management directed its efforts towards improving operational efficiency to offset some of the impact of the economic slowdown and severe Hryvnia devaluation. SPDI further streamlined its operations, progressed the merger of its non-operational Ukraine entities and cut administrative costs.

It expects to achieve further gains in this respect via additional operating company consolidations, and elimination of intercompany loans to decrease the division's dependence on equity support.

Terminal Brovary is around 90% let to a number of international tenants. It generates US\$3m pa of net operating income. All leases at Brovary logistics terminal are US\$ denominated. This insulates SPDI from forex volatility but conversely, puts pressure on its tenants' cashflows. As a result they have asked the group to extend some rent relief until local conditions ease. SPDI plans to accommodate this request, including incentives if necessary to maintain low vacancy levels.

Another possible source of concern arose from capital controls imposed for a short period during 2014. Although this restricted SPDI's ability to distribute received rental income within the group, it was able instead to use surplus cashflow to accelerate repayment of the EBRD loan. These controls were in any case lifted by the end of FY14.

Under a new agreement with EBRD the repayment schedule has been extended to December 2022 and includes a US\$3.6m balloon payment. No further amounts will be drawn down from this facility.

Portfolio strategy

The group's portfolio consists of rented commercial and residential properties in Romania, Greece, Bulgaria (first property acquired in April) and Ukraine, and a land bank located in Ukraine. Current pressure on the values of Ukraine assets, including forex effects, is reflected in NAV and reinforces the potential arguments for ongoing diversification into other geographical markets. Set out below is the portfolio at the year-end and the impact of FY15 acquisitions:

All commercial assets acquired are Class-A properties let to financially strong tenants, identified for their potential for rent and capital value appreciation. In Bucharest the group has hired a small team of experienced executives to underpin asset management and assist with efforts to grow locally.

Portfolio & contribution to NAV by geography and asset

| Asset | Location | Fair value FY13 EUR m | Acq. price EUR m | Fair value FY14 or purchase EUR m | Secured Debt EUR m | Net Asset Value EUR m | NAV % | NAV per share EUR (c) |
|----------------------------------|-----------------|-----------------------|------------------|-----------------------------------|--------------------|-----------------------|---------------|-----------------------|
| Terminal Brovary Logistic Park | Brovary, Kiev | 18.3 | | 17.5 | (14.4) | 3.1 | 5.6% | 3.2 |
| Ukraine development sites | Kiev, Odessa | 17.0 | | 12.4 | 0.0 | 12.4 | 22.1% | 12.9 |
| As at end December 2013 | | 35.2 | 0.0 | 29.8 | (14.4) | 15.4 | | |
| 2014 Acquisitions | | | | | | | | |
| Innovation Logistics Park | Bucharest | | 13.0 | 14.0 | (7.7) | 6.3 | 11.6% | 6.8 |
| EOS Business Park | Bucharest | | 5.9 | 6.4 | (4.0) | 2.4 | 4.3% | 2.5 |
| Four Residential Projects | Bucharest | | 10.0 | 8.4 | (7.0) | 1.4 | 2.5% | 1.4 |
| As at end December 2014 | | 35.2 | | 58.6 | (33.1) | 25.7 | | |
| 2015 Acquisitions | | | | | | | | |
| GED Logistics & Photov. Park | Athens | | | 15.7 | (12.4) | 3.1 | 5.6% | 3.2 |
| Autounion (20%) | Sofia | | 4.1 | 6.6 | (2.5) | 4.1 | 7.4% | 4.3 |
| BLUEBIGBOX 3 | Craiova, Rom. | | 6.1 | 11.1 | (5.0) | 6.1 | 10.9% | 6.3 |
| SEC South | Bucharest/Sofia | | | 42.3 | (25.4) | 16.9 | 30.2% | 17.6 |
| Proforma total (May 2015) | | | | 134.3 | (78.3) | 56.0 | 100.0% | 58.2 |

Source: SECURE Property FY14 accounts/SP Angel forecasts

Portfolio: detail of assets held as at end 2014

As at the end of FY14 the portfolio was valued at c €61m. That was 93% y-o-y growth which reflected recent acquisitions, achieved despite a sharp decline in the fair value of the group's Ukrainian assets, which fell by around €8m. That c 20% fall in EUR denominated values (c 30% in measured in USD) was due to the continuing economic and political crisis.

The four acquisitions announced in FY14, three in Bucharest and one in Athens broadened the portfolio's geographical spread beyond a single country and diversified the spread of asset classes. As at the end of FY14, 54% of the group portfolio was located outside Ukraine, rising to 43% including GED Logistics which completed in March 2015. Post recent additions c 26% of gross assets are located in Ukraine, 28% of portfolio income.

Commercial-Industrial

Terminal Brovary, Kiev, Ukraine (Logistics) 49,180 sqm of class-A warehouse and associated office space, situated on the junction of the main Kiev–Moscow highway and the Borispil road, which was fully completed in 2012. The facility was 85% let (warehouse space 94% let) at end FY14.

Innovations Terminal Logistic Park, Bucharest, Romania (Logistics) 16,570 sqm (gross leasable) class-A warehouse and associated office space, situated on the west side of Bucharest's ring road. Tenant specific construction was completed in 2008 and consists of four warehouses, two (6,395 sqm) offering cold storage. It was acquired by SPDI in May 2014 and was 100% let at end FY14; 61% to Nestle and 39% to other local companies.

The purchase was funded by €4.4m of existing cash resources and by 785,000 redeemable preference shares.

GED Logistic Park (Completed March 2015) 17,756 sqm (gross leasable) industrial and associated office space situated in the West Attica Industrial Area on the west side of Athens, close to the Port of Piraeus. The facility comprises warehouse space and an alternative energy production facility and has been in operation since 2010. The complex comprises 17,756 sqm of lettable space and generates c €1.5m pa NOI. That includes income from the sale of electric energy produced by the photovoltaic park installed on the warehouse roof to the Greek Electric Grid. It was 100% let as at end FY14 to Kuehne & Nagel (70%) and GE Dimitriou SA (30%) a Greek company which trades electrical appliances. The park also has a photovoltaic alternative energy production facility installed on its roof.

The c€1.8m consideration reflects the €15m valuation and assumption of €13m of associated debt and other liabilities. This asset will be consolidated in SPDI's FY15 accounts as the transaction closed in March 2015.

EOS Business Park, Romania 3,386 sqm (gross leasable) class-A office building fully occupied by Danone as its Romania headquarters. It is situated in the North Eastern Part of Bucharest.. The acquisition price was €5.85m; €1.85m cash and assumption of secured debt.

Land Bank

Bela Logistic Centre, Kiev, Ukraine A 22.4 ha plot in Odessa situated on the main highway to Kiev. Following issuance of permits in 2008, below ground construction for the development of a 103,000 sqm logistic centre got underway, but was put on hold in 2009 due to the global economic crisis.

Kiyanovskiy Lane, Kiev, Ukraine Four adjacent plots, in total 0.55 ha earmarked for residential development. It is well located, overlooking the scenic Dnipro River, St. Michael's Spires and historic Podil neighborhood. Management held discussions with a number of interested parties in 2014 with regard to a possible development if market developments allow.

Tsymlyanskiy Lane, Kiev, Ukraine A 0.36 ha plot located in Kiev's historic Podil District, earmarked for a residential complex.

Balabino project, Ukraine A 26.38 ha plot situated on the southern entrance to Zaporozhye, a city in southern Ukraine with an 800,000 population. It is zoned for retail and entertainment development.

Residential portfolio

Apartments, Bucharest, Romania A portfolio of 122 apartments situated in four distinct locations in the city of Bucharest. Seven units were sold in 2014 and 60% of the apartments units were let at the year end. This acquisition was completed in August 2014 entirely for shares.

Acquisitions post FY14 year-end

SPDI has completed further acquisitions post the end of 2014 as follows:

Commercial properties

**Autounion,
Sofia, Bulgaria**
(April 2015)

The group acquired a 20% interest in this fully let class-A office building in Sofia, Bulgaria in April. SPDI acquired 20% of the corporate entity which owned the asset for €4.06m funded from cash reserves boosted by the Open Offer. The property is 100% let to a Bulgarian insurance company on a long lease which extends to 2027 and produces €2.9m annualized NOI. This acquisition is SPDI's first in Bulgaria.

**BLUEBIGBOX 3,
Craiova, Romania**
(May 2015)

SPDI paid €6.1m for 100% of this DIY retail property. It situated in a prime location in Craiova, Romania and the 9,385 sqm (gross lettable area) is entirely let to Praktiker, a leading European DIY retailer. It produces c €1m annualised NOI. The group paid €6.1m for the property on which there is c €5m of secured debt, with consideration covered by the issue of 8,861,000 redeemable convertible preference shares to be completed post an EGM to approve the terms.

Sec South
(May 2015)

The group has acquired 100% of SEC South East Continent Unique Real Estate Investments Ltd in exchange for 16.21m SPDI shares. The acquired entity has a €16.9m NAV, €42.3m Gross Asset value. Sec South has a 24.35% interest in Delea Nuova, a ten storey, 10,280 sqm Class-A office building with underground parking in a prime business location in Bucharest. The building is fully let, mainly to Romania's telecommunications regulator, and produces €1.9m annualized NOI.

Residential & land assets

Sec South
(May 2015)

It also owns a small portfolio of newly built income-producing residential assets located on Grivita Lake in north Bucharest and the slopes of Boyana in South Sofia. These generate €300,000 annualised income and are mostly let. Other assets are land in Bucharest and Sofia which it intends to sell to generate cash for reinvestment.

Valuation: 45% below forecast FY15e NAV/share

The medium term strategic focus is to build a high yielding portfolio which supports both NAV and dividend growth. Currently the valuation currently pivots on underlying asset backing and at constant exchange rates we forecast all-in FY15e NAV/share at 51p, approximately 84% above the current share price.

At that price the shares attribute nil value to the assets in Ukraine and Greece, which contribute respectively 11.4p and 2.3p to our NAV/share estimate.

Our forecasts include:

- (a) A €2.5m pa increase in the appraised fair value of recently acquired assets at the end of FY15 and FY16, to reflect the pick-up in local investment markets and management's experience of increased competition for assets in Romania, Bulgaria and Greece over the next 18 months, the latter subject to some clarification of the country's arrangements with external debtors.
- (b) Contribution from the steady sales of units within a portfolio of residential properties, valued at €23.9m at the year end, with €17.9m of secured debt. We have assumed that it will be sold over the next two years i.e. revenue contribution and debt repayment in two equal tranches. The group currently receives €0.4m NOI from this portfolio.

All figures have been adjusted for the recent Open Offer, share funded acquisitions in May 2015 (including assumed full take up of warrants), and conversion of Redeemable Preference Shares.

Sensitivities: related to Ukraine and Greece

The target markets for new investment are Romania, Bulgaria and Greece, which combine some emerging market characteristics, with higher risk of political and economic instability. In order to hedge these risks SPDI focuses on quality assets, let on medium term leases to soundly financed, well regarded multinational corporate tenants. Recent acquisitions have both improved the outlook for cash EPS and the portfolio's geographical balance.

Ukraine's ongoing conflict and economic weakness could impact portfolio valuations, although to date its leased asset has performed steadily.

Management has access to high quality assets within its target markets, let to strong tenants at very attractive initial rental yields, well above comparable returns available in other Western and Central Eastern Europe markets. It intends to further diversify the portfolio and reduce the weighting to Ukraine.

Peer group ratings

Set out below is a peer group of investors in the group's target markets. NAV per share figures are last reported other than SPDI, which is FY15e adjusted for recent share issues and cash, and fully diluted for shares and warrants issued in conjunction with a recent acquisition, and potential conversion of Redeemable Preference Shares.

Peer group comparatives

| Name | Share & NAV Currency | Share price | Market cap £ | NAV per share | Premium/ (discount) to NAV | Geographic Focus |
|----------------------------------|----------------------|-------------|--------------|---------------|----------------------------|------------------------------------|
| New Europe Prop Inv Ltd * | Euro | 11.25 | 2,235.1 | 4.63 | 143% | CEE |
| Globalworth Real Estate | Euro | 6.12 | 234.3 | 8.09 | (24%) | Romania mainly, but SEE/CEE |
| Arricano Real Estate Plc | US\$ | 2.25 | 153.9 | 2.24 | 0% | Ukraine |
| Dragon-Ukraine Pr & Dev. | GBP | 0.28 | 30.1 | 0.91 | (70%) | Ukraine |
| Eastern European Prop Fd | GBP | 0.57 | 8.9 | 1.02 | (44%) | Turkey, Romania, Ukraine, Bulgaria |
| Grivalia Properties REIC | Euro | 7.93 | 803.0 | 8.45 | (6%) | Greece, Serbia, Romania |
| SECURE Prop Dev & Inv | GBP | 0.28 | 16.1 | 0.51 | (45%) | SEE |

Source: Company reports & presentations/SP Angel forecasts *NEPI is also a property developer

Financial Analysis

Income Statement

| | EUR | FY13 | FY14 | FY15e | FY16e |
|--|-----|--------------------|--------------------|-------------------|--------------------|
| Net sales income | | 0 | 14,458 | 0 | 0 |
| Rental income | | 2,137,448 | 3,063,875 | 6,536,167 | 8,602,000 |
| Service charges and utilities income | | 579,718 | 513,570 | 600,000 | 700,000 |
| Operational income | | 2,717,166 | 3,591,903 | 7,136,167 | 9,302,000 |
| Valuation gains/(loss) from investment property | | 635,067 | 9,297,523 | 2,500,000 | 2,500,000 |
| | | 3,352,233 | 12,889,426 | 9,636,167 | 11,802,000 |
| Total Administrative Expenses | | (2,475,720) | (2,743,723) | (2,390,000) | (2,390,000) |
| Property management, utilities and other costs | | (543,217) | (660,263) | (700,000) | (800,000) |
| Gain realised on acquisition of subsidiaries | | 0 | 766,221 | 2,500,000 | 0 |
| Total Costs | | (3,018,937) | (2,637,765) | (590,000) | (3,190,000) |
| Accounts payable written off | | 395,081 | 12,422 | 0 | 0 |
| Provision reverse pre-pymt/current asset impairment | | 10,017 | (3,973) | 0 | 0 |
| Penalties | | (63,202) | (10,168) | 0 | 0 |
| Residential sales profit | | 0 | 0 | 5,856,000 | 5,856,000 |
| Other | | 153,878 | (134,339) | 450,000 | 450,000 |
| Operating profit (Adjusted) | | 194,003 | 818,080 | 4,046,167 | 6,112,000 |
| Operating profit (FRS3) | | 829,070 | 10,115,603 | 15,352,167 | 14,918,000 |
| Bank interest expenses | | (1,029,898) | (1,091,474) | (1,846,193) | (2,255,432) |
| Finance charges and commissions | | (46,927) | (68,744) | (100,000) | (100,000) |
| Loan restructuring cost | | 0 | 0 | 0 | 0 |
| Bank interest income | | 100,013 | 80,895 | 25,000 | 20,000 |
| Finance lease interest expense | | (57,643) | (293,749) | 0 | 0 |
| Other finance expense | | 0 | (41,328) | 0 | 0 |
| Foreign exchange gains/(losses) | | (201,952) | (7,512,640) | 0 | 0 |
| Net finance cost | | (630,552) | (1,414,400) | (1,921,193) | (2,335,432) |
| Pre-tax profit (Adjusted) | | 198,518 | (596,320) | 2,124,973 | 3,776,568 |
| Pre-tax profit (FRS3) | | (3,434) | 1,188,563 | 13,430,973 | 12,582,568 |
| Income tax expense | | (125,722) | (220,476) | (280,000) | (380,000) |
| Net profit (Adjusted) | | 72,796 | (816,796) | 1,844,973 | 3,396,568 |
| Net profit (FRS3) | | (129,156) | 968,087 | 13,150,973 | 12,202,568 |
| Minorities | | 10,253 | 40,752 | 0 | 0 |
| Net profit attributable to equity holders of the parent | | (139,409) | 927,335 | 13,150,973 | 12,202,568 |
| Exchange difference on translation of foreign operations | | (1,424,354) | (10,841,958) | 0 | 0 |
| Total comprehensive profit for the year | | (1,543,257) | 927,335 | 13,150,973 | 12,202,568 |
| Weighted average number of ordinary shares | | 24,790,688 | 29,556,613 | 70,111,562 | 96,200,000 |
| Fully diluted average number of ordinary shares | | 27,889,524 | 33,251,190 | 78,875,507 | 96,200,000 |
| Adjusted EPS (EURc) - basic | | 0.3 | (2.9) | 2.6 | 3.5 |
| Adjusted EPS (EURc) - fully diluted | | 0.2 | (2.6) | 2.3 | 3.1 |
| FRS3 EPS (EURc) - basic | | (6.2) | 3.1 | 18.8 | 12.7 |
| FRS3 EPS (EURc) - fully diluted | | (5.5) | 2.8 | 16.67 | 11.28 |
| Adjusted EPS (p) - basic | | 0.2 | (1.8) | 2.09 | 2.81 |
| Adjusted EPS (p) - fully diluted | | 0.1 | (1.6) | 1.86 | 2.50 |

Balance Sheet

| | EUR | FY13 | FY14 | FY15e | FY16e |
|--|-----|-------------------|-------------------|--------------------|--------------------|
| At 1 January | | 29,733,212 | 28,714,379 | 53,533,187 | 113,206,025 |
| Capital expenditures on investment property | | 130,657 | 60,155 | 0 | 0 |
| Acquisitions of investment property | | 0 | 28,744,000 | 57,172,838 | (12,000,000) |
| Revaluation gain/(loss) on investment property | | 148,027 | 10,090,872 | 2,500,000 | 2,500,000 |
| Translation difference | | (1,297,517) | (14,076,219) | 0 | 0 |
| Investment Property | | 28,714,379 | 53,533,187 | 113,206,025 | 103,706,025 |
| Investment Property Under Construction | | 6,525,995 | 5,083,216 | 5,083,216 | 5,083,216 |
| Advances for Investments | | 8,585,706 | 10,377,372 | 10,377,372 | 10,377,372 |
| Impairment provision (cumulative as of the reporting period) | | (4,960,153) | (7,703,153) | (7,703,153) | (7,703,153) |
| Total | | 3,625,553 | 2,674,219 | 2,674,219 | 2,674,219 |
| Property, plant & equipment | | 103,443 | 200,203 | 180,203 | 160,203 |
| Long term assets | | 0 | 169,178 | 169,178 | 169,178 |
| Total Non-current Assets | | 38,969,370 | 61,660,003 | 121,312,841 | 111,792,841 |
| Prepayments and other current assets | | 566,443 | 922,115 | 500,000 | 250,000 |
| VAT and other tax receivable | | 2,637,409 | 1,229,057 | 800,000 | 250,000 |
| Deferred expenses | | 391,889 | 2,100,317 | 1,500,000 | 1,000,000 |
| Cash and cash equivalents | | 9,668,260 | 891,938 | 16,206,931 | 26,401,118 |
| Total Current Assets | | 13,264,001 | 5,143,427 | 19,006,931 | 27,901,118 |
| Total Assets | | 52,233,371 | 66,803,430 | 140,319,772 | 139,693,959 |
| Non-current liabilities | | 0 | 0 | 0 | 0 |
| Long term debt | | 0 | 12,255,716 | 54,963,465 | 44,825,353 |
| Finance leases | | 387,400 | 11,463,253 | 0 | 0 |
| Redeemable preference shares | | 0 | 349,325 | 0 | 0 |
| Trade and other payables | | 480,458 | 214,685 | 300,000 | 300,000 |
| Deposits from tenants | | 315,604 | 499,831 | 750,000 | 750,000 |
| | | 1,183,462 | 24,782,810 | 56,013,465 | 45,875,353 |
| Current liabilities | | | | | |
| Short term debt | | 11,077,240 | 5,960,706 | 4,000,000 | 2,000,000 |
| Trade and other payables | | 779,688 | 1,654,852 | 1,654,852 | 1,654,852 |
| Tax payable | | 423,539 | 431,828 | 450,000 | 450,000 |
| Redeemable preference shares | | 0 | 349,325 | 6,100,000 | 0 |
| Provisions | | 119,023 | 68,253 | 68,253 | 68,253 |
| Deposits from tenants | | 0 | 161,579 | 200,000 | 200,000 |
| Finance leases | | 23,020 | 181,723 | 250,000 | 250,000 |
| | | 12,422,510 | 8,808,266 | 12,723,105 | 4,623,105 |
| Total liabilities | | 13,605,972 | 33,591,076 | 68,736,570 | 50,498,458 |
| Total Equity | | 38,627,399 | 33,212,354 | 71,583,202 | 89,195,501 |
| Minority interests | | (948,631) | (651,882) | (651,882) | (651,882) |
| Equity attributable to equity holders of the parent | | 37,678,768 | 32,560,472 | 70,931,320 | 88,543,619 |
| Number of ordinary shares in issue at year end | | 28,171,833 | 33,884,054 | 96,200,000 | 96,200,000 |
| Fully diluted ordinary shares in issue | | 32,196,381 | 38,866,775 | 96,200,000 | 96,200,000 |
| NAV/share - Basic (EURO) | | 1.34 | 0.96 | 0.74 | 0.92 |
| NAV/share - Diluted (EURO) | | 1.17 | 0.84 | 0.65 | 0.81 |
| NAV/share - Basic (£) | | 0.81 | 0.62 | 0.59 | 0.65 |
| NAV/share - Diluted (£) | | 0.71 | 0.54 | 0.51 | 0.57 |
| Net debt/equity | | 4% | 52% | 60% | 23% |
| Net debt/portfolio value | | 4% | 30% | 36% | 19% |

Cash flow statement

| | EUR | FY13 | FY14 | FY15e | FY16e |
|---|-----|-------------------|--------------------|--------------------|---------------------|
| Cash flow from operating activities | | | | | |
| Profit/(loss) before tax and non-controlling interests | | (3,434) | 1,188,565 | 13,430,973 | 12,582,568 |
| Adjustments for: | | | | | |
| Profit/(loss) on revaluation of investment property | | (635,067) | (9,297,525) | (2,500,000) | (2,500,000) |
| Gain on acquisition | | 0 | 0 | 0 | 0 |
| Other non-cash movements | | (409,563) | (593,713) | 0 | 0 |
| Prepayments and other current assets impairment loss/(reversal) | | (10,017) | 3,973 | 0 | 0 |
| Trade and other payables written off | | (266,771) | (12,422) | 0 | 0 |
| Depreciation of property, plant and equipment | | 12,163 | 17,897 | 20,000 | 20,000 |
| Interest income | | (100,013) | (80,895) | (25,000) | (20,000) |
| Interest expenses | | 1,022,841 | 1,385,223 | 1,846,193 | 2,255,432 |
| Gain on acquisition of subsidiaries | | 0 | (766,221) | 0 | 0 |
| Provisions | | (128,310) | (50,770) | 0 | 0 |
| Effect of foreign exchange difference | | (201,951) | 7,512,640 | 0 | 0 |
| Cash flows used in operations before working capital changes | | (720,122) | (693,248) | 12,772,167 | 12,338,000 |
| Change in prepayments and other current assets | | (87,782) | (1,754,061) | 0 | 0 |
| Change in trade and other payables | | (529,208) | (710,064) | (85,315) | 0 |
| Change in VAT recoverable | | 466,210 | 1,408,353 | 429,057 | 550,000 |
| Change in other taxes and duties | | (4,626) | (49,029) | 0 | 0 |
| Increase in deposits from tenants | | 5,521 | 221,228 | 0 | 0 |
| Income tax paid | | (80,230) | (284,153) | (280,000) | (380,000) |
| Net Working Capital changes | | (230,115) | (1,167,726) | 63,742 | 170,000 |
| Net cash flows from/(used in) operating activities | | (950,237) | (1,860,974) | 12,835,909 | 12,508,000 |
| Cash flows from investing activities | | 0 | 0 | 0 | 0 |
| Capital expenditures on investment property | | (130,567) | (60,155) | (6,500,000) | (1,698,090) |
| Sale of residential assets | | 0 | 0 | 12,000,000 | 12,000,000 |
| Prepayment made for acquisition | | 0 | (624,841) | 0 | 0 |
| Decrease in payables for construction | | (324,997) | 0 | 0 | 0 |
| Changes in property, plant and equipment | | (47,045) | 0 | 0 | 0 |
| Interest received | | 100,013 | 80,895 | 25,000 | 20,000 |
| Acquisition of subsidiary | | 0 | (6,210,254) | 0 | 0 |
| Net cash flows from/(used in) investing activities | | (402,596) | (6,814,355) | 5,525,000 | 10,321,910 |
| Cash flows from financing activities | | 0 | 0 | 0 | 0 |
| Proceeds from issue of share capital/shareholders advances | | 12,834,124 | 1,727,692 | 9,439,776 | 0 |
| Proceeds from/(repayment of) borrowings | | (1,109,377) | (565,389) | (10,138,112) | (10,120,291) |
| Interest and financial charges paid | | (877,080) | (1,170,847) | (1,921,193) | (2,335,432) |
| Increase/(decrease) in financial lease liabilities | | (20,940) | (82,444) | (180,000) | (180,000) |
| Net cash flows from/(used in) financing activities | | 10,826,727 | (90,988) | (2,799,530) | (12,635,722) |
| Effect of foreign exchange rates on cash | | (76,641) | (179,750) | 0 | 0 |
| Net increase/(decrease) in cash at banks | | 9,397,253 | (8,946,067) | 15,561,379 | 10,194,187 |
| Cash: | | | | | |
| At beginning of the year | | 194,366 | 9,591,619 | 645,552 | 16,206,931 |
| Other | | 0 | 0 | 0 | 0 |
| At end of the year | | 9,591,619 | 645,552 | 16,206,931 | 26,401,118 |

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