

PARADISE PROPERTY INVESTMENTS LTD

(Incorporated in the Republic of Mauritius)

(Registration number: C144808 C1/GBL)

Having its address at c/o Intercontinental Fund Services Limited,

Level 5, Alexander House,

35 Cybercity, Ebene, 72201, Mauritius

(“Paradise Property” or “the Company”)

AUDITED CONSOLIDATED ABRIDGED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2018

DIRECTORS’ COMMENTARY

Paradise Property Investments Ltd presents its results for the financial period from 7 February 2017 (date of incorporation) to 30 June 2018.

NATURE OF THE BUSINESS

Paradise Property was established to acquire hospitality properties with fixed leases from renowned operators within the sub-tropical region, providing shareholders with the opportunity to benefit from the buoyant hospitality market, without taking direct hospitality operating risk. By securing long term triple net leases (i.e. leases where the tenant is responsible for all property costs), the Company will generate consistent and sustainable hard currency returns to its shareholders.

The Company’s capital structure comprises of unlisted Class A Ordinary Shares (“**Class A shares**”) and Limited Voting Class B Shares (“**Class B shares**”) listed on the Official Market of the Stock Exchange of Mauritius Ltd (“SEM”). The terms of the Class B shares are as follows:

- Fixed dividend yield of 6.25% (which rank above Class A shares);
- Hold voting rights of 1 vote for every two shares held; and
- Rank equally in all other respects.

Subject to the relevant regulatory approvals, the Company intends to acquire further assets valued at EUR35.2m. The initial asset acquisitions will be financed through the issue of further Class A shares, which funding has been secured through a vendor placement. The actual investment in Leisure Property Northern Mauritius Limited represents loan receivable which will be converted to equity. Such approval is expected to be obtained by end of October 2018.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Audited as at
30 June 2018

EUR

Assets

Non-current asset

Amount receivable from related company	2,000,100
Investment in subsidiary company	100

Total non-current asset **2,000,200**

Current asset

Cash and cash equivalents	804
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Total current asset **804**

Total assets **2,001,004**

Equity and liabilities

Total equity attributable to equity holders

Stated capital: Class A shares	1,300,100
Stated capital: Class B shares	700,000
Accumulated losses	(38,456)

Total equity attributable to equity holders **1,961,644**

Current liability

Trade and other payables	39,360
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Total current liability **39,360**

Total liability **39,360**

Total equity and liability **2,001,004**

Net asset value per Class A share (cents) 98.08

Net asset value per Class B share (cents) 98.08

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME		Audited for the period ended 30 June 2018
		EUR
Investment income		125,687
Administration expenses		(128,948)
Set up cost		(35,195)
Loss before taxation		(38,456)
Taxation expense		-
Loss for the period		(38,456)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	Share Capital: Class A	Share Capital: Class B	Retained loss	Total equity
	EUR	EUR	EUR	EUR
Share issue: Class A	1,300,100			1,300,100
Share issue: Class B		700,000		700,000
Loss for the period			(38,456)	(38,456)
Balance at 30 June 2018	1,300,100	700,000	(38,456)	1,961,644

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS		Audited for the period ended 30 June 2018
		EUR
Net cash generated from operating activities		804
Net movement in cash and cash equivalents		804
Cash at beginning of the period		-
Total cash at the end of the period		804

DIVIDENDS

No dividends were declared or paid during the period.

GOING CONCERN

Having considered the Company's pipeline assets, budget and cash flow, the directors are of the opinion that the Company has adequate resources to continue operating for the foreseeable future and that it is appropriate to adopt the going concern basis in preparing the Company's financial statements. The directors have satisfied themselves that the Company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements.

NOTES

The set-up costs are a one-off expense. The Company is expected to be profit making going forward. Any forecast statement made in this announcement and the forecasts underlying such statement are the responsibility of the Board and have not been reviewed or reported on by the Company's external auditors.

The Company is required to publish financial results for the period ended 30 June 2018 in terms of SEM Listing Rule 12.14 and the Mauritian Securities Act 2005. Accordingly, this announcement presents the financial results of the Company in respect of the period from 7 February 2017 (date of incorporation) to 30 June 2018. The Class B shares were issued and listed on the Official Market of the SEM on 10 July 2017.

The audited consolidated abridged financial statements for the period ended 30 June 2018 ("abridged financial statements") have been prepared in accordance with the framework concepts and measurement and recognition requirements of International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"), interpretations issued by the IFRS Interpretation Committee ("IFRS IC"), the Mauritian Companies Act 2001, the Mauritian Financial Reporting Act 2004, the Mauritian Securities Act 2005 and the SEM Listing Rules.

These abridged financial statements were approved by the Board on 25 September 2018. BDO & Co have issued their unmodified audit opinion on the Company's financial statements. These abridged financial statements have been derived from the Company's audited financial statements for the period ended 30 June 2018 ("audited financial statements"). Copies of the audited financial statements, the unmodified audit opinion and the Statement of direct and indirect interests of each officer of the Company, pursuant to Rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 of Mauritius, are available free of charge, upon request at the Registered Office of the Company at c/o Intercontinental Fund Services Limited, Level 5, Alexander House, 35 Cybercity, Ebene 72201, Mauritius. Contact person: Mrs. Smitha Algoo-Bissonauth.

The Board accepts full responsibility for the accuracy of the information contained in these abridged financial statements. The directors are not aware of any matters or circumstances arising subsequent to the period ended 30 June 2018 that require any additional disclosure or adjustment to the financial statements.

By order of the Board

26 September 2018

**SEM authorised representative & sponsor and
transaction advisor**



+230 402 0890

Company Secretary



+230 466 3999

Directors: Ian MacLeod (Independent Chairman), Greg Pearson (Executive director), Teddy Lo Seen Chong (Independent director), Smitha Algoo-Bissonauth (Non-Executive director)

Company secretary: Intercontinental Fund Services Limited

Registered office address: c/o Intercontinental Fund Services Limited, Level 5, Alexander House, 35 Cybercity, Ebène, 72201, Mauritius

Registrar and transfer agent (Mauritius): Intercontinental Secretarial Services Limited

SEM authorised representative & sponsor and transaction advisor: Perigeum Capital Ltd

This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.14 and Section 88 of the Mauritian Securities Act 2005. The Board of Paradise Property accepts full responsibility for the accuracy of the information contained in these audited consolidated abridged financial statements.