

**Atlantic Leaf Properties Limited**

(Incorporated in the Republic of Mauritius on 11 November 2013)  
 (Registration number: 119492 C1/GBL)  
 SEM share code: ALPL.N0000  
 JSE share code: ALP  
 ISIN: MU0422N00009  
 ("Atlantic Leaf" or "the Company")

**DIRECTORS' COMMENTARY**

Atlantic Leaf is pleased to present its results for the quarter and half year ended 31 August 2015. The Company earned adjusted headline earnings of GBP3.35 pence per share for the three-month period and GBP5.21 pence for the six-month period. This represents an increase of almost 150% from the adjusted headline earnings of the equivalent of the previous year. The board of directors ("the Board") is pleased with the growth of the company and to be in a position to declare its first dividend of GBP3 pence per share.

During the quarter the Company concluded two significant acquisitions. On 1 July 2015 the Company purchased seven new properties at a total value of GBP18.1 million with an expected forward yield of 7.4%. These properties are tenanted by the Epwin Group a specialist provider of building products and listed on the London Stock Exchange. On 2 July 2015 in a follow-on acquisition the Company acquired the balance of the Booker portfolio (being the remaining 70%) at a gross property value of GBP89.4 million and a forward yield on the property of 8.1%. This acquisition resulted in the revaluation of the overall Booker portfolio by GBP1 million which has been accounted through the income statement. Both the Epwin and Booker portfolios had existing debt in place. Since acquisition the Company has completed the refinancing of the Epwin debt and is in the final stages of refinancing the Booker debt at significantly lower cost of finance which will benefit returns in the next earnings period.

As announced on 13 August 2015 the company entered into a strategic relationship with the South African listed Real Estate Investment Trust Vukile Property Fund Limited ("Vukile"). Under the terms of the strategic relationship Vukile subscribed for new shares in Atlantic Leaf via the JSE Limited to a value of ZAR350 million (c. GBP17.4 million) through a private placement of shares which was settled after the end of the quarter on 1 October 2015 (the "Private Placement") following which Vukile holds approximately 21% of Atlantic Leaf's total shares in issue. We believe that this relationship will further assist the growth of Atlantic Leaf.

**CHANGE TO THE BOARD OF DIRECTORS**

Laurence Rapp CEO of Vukile has been appointed to the Board of directors of Atlantic Leaf as a non-executive director and a member of the Investment Committee with effect from Monday, 12 October 2015. We welcome Laurence to the Board and look forward to his contribution to the Company.

**DIVIDEND**

Shareholders are advised that the Board of Atlantic Leaf has declared an interim distribution of GBP0.03 per share in respect of the half year ended 31 August 2015.

Subject to final regulatory approvals shareholders will be given the option to receive their dividend either in cash or as a scrip dividend at a ratio of 2.778 new shares for every 100 shares held. A cash dividend will be paid to shareholders unless shareholders elect to receive a scrip dividend.

Shareholders on the South African share register who elect to receive a cash dividend will receive their dividend in South African Rands. Further information on the date of payment exchange rate to be used and the dividend election circular accompanied by announcements on the Stock Exchange News Service ("SENS") of the JSE Limited ("JSE") as well as the website of the Stock Exchange of Mauritius Ltd ("SEM") will be issued in due course.

**COMPANY OUTLOOK**

The Board is pleased that there is now a solid asset base of income producing assets from which to grow the Company. Atlantic Leaf will continue to pursue further asset acquisitions. There are a number of potential transactions that the company is currently evaluating. The Company has also been actively refinancing the existing debt which will provide a further boost to earnings. Management is confident of its ability to meet its projected distribution of 7 GBP pence per share for the year. This forecast has not been reviewed or reported on by the Company's auditors.

**POST-BALANCE SHEET EVENTS**

On 1 October 2015 an additional 16.1 million shares were issued raising GBP18.5 million in equity. The Company has also contracted to purchase two industrial assets at a cost of GBP12.94 million with an expected forward return on cash invested of 9% after accounting for cost of debt.

**OVERVIEW OF THE BUSINESS**

Atlantic Leaf is a Mauritian registered company regulated by the Mauritius Financial Services Commission and holds a Category One Global Business License. The primary objective of the Company is to provide investors with consistent income and growth by investing in quality real estate assets which generate appropriate income yields and have potential of capital appreciation. The Company has a primary listing on the SEM and a secondary listing on the AltX of the JSE.

By order of the Board  
 Intercontinental Trust Limited  
 Company Secretary  
 12 October 2015

**STATEMENT OF FINANCIAL POSITION**

	Unaudited as at 31 Aug 2015 GBP	Unaudited as at 31 Aug 2014 GBP	Audited as at 28 Feb 15 GBP
<b>ASSETS</b>	<b>64 317 983</b>	<b>12 689 783</b>	<b>26 255 997</b>
<b>Non-current assets</b>			
Financial assets at fair value through profit or loss	60 959 111	12 689 783	13 652 211
Escrow account	-	-	10 813 467
Loan receivable	3 358 872	-	1 790 319
<b>Current assets</b>	<b>4 291 606</b>	<b>2 495 770</b>	<b>10 007 685</b>
Trade and other receivables	700 722	6 008	321 134
Cash and cash equivalents	3 590 884	2 489 762	9 686 551
<b>Total assets</b>	<b>68 609 589</b>	<b>15 185 553</b>	<b>36 263 682</b>
<b>Equity and liabilities</b>			
<b>Equity</b>	<b>68 441 149</b>	<b>15 045 963</b>	<b>36 134 679</b>
Share capital	64 908 329	15 013 915	34 770 873
Reserves	368 667	-	-
Retained earnings	3 164 153	32 048	1 363 806
<b>Liabilities</b>			
<b>Current liabilities</b>	<b>168 440</b>	<b>139 590</b>	<b>129 003</b>
Trade and other payables	165 490	139 590	129 003
Tax provision	2 950	-	-
<b>Total equity and liabilities</b>	<b>68 609 589</b>	<b>15 185 553</b>	<b>36 263 682</b>
Number of shares in issue	61 571 044	15 294 583	33 941 306
Net asset value per share (GBP)	1.11	0.98	1.06

**STATEMENT OF CASH FLOWS**

	Unaudited 6 months ended 31 Aug 2015 GBP	Unaudited 3 months ended 31 Aug 2015 GBP	Unaudited 3 months ended 31 Aug 2014 GBP	Audited 12 months ended 28 Feb 2015 GBP
Net cash utilised in operating activities	(659 062)	(667 861)	(191 285)	(671 015)
Cash outflow from investing activities	(35 049 906)	(35 104 041)	(12 332 868)	(24 531 457)
Cash inflow from financing activities	30 137 456	30 137 456	15 012 915	34 769 873
<b>Increase/(Decrease) in cash and cash equivalents</b>	<b>(5 571 512)</b>	<b>(5 634 446)</b>	<b>2 488 762</b>	<b>9 567 401</b>
Cash and cash equivalents at beginning of the period	9 686 551	9 749 679	1 000	1 000
Effects of exchange difference on cash and cash equivalents	(524 156)	(524 349)	-	118 150
<b>Cash and cash equivalents at end of period</b>	<b>3 590 884</b>	<b>3 590 884</b>	<b>2 489 762</b>	<b>9 686 551</b>

**STATEMENT OF COMPREHENSIVE INCOME**

	Unaudited 6 months ended 31 Aug 2015 GBP	Unaudited 3 months ended 31 Aug 2015 GBP	Unaudited 3 months ended 31 Aug 2014 GBP	Audited Year ended 28 Feb 2015 GBP
<b>INCOME</b>	<b>2 632 892</b>	<b>2 054 304</b>	<b>262 175</b>	<b>1 746 138</b>
Net gain on financial assets at fair value through profit and loss	2 525 574	1 983 390	258 464	1 691 031
Dividend income	28 820	10 505	3 388	33 509
Interest income	78 498	60 409	323	21 598
<b>EXPENSES</b>	<b>(824 190)</b>	<b>(708 336)</b>	<b>(147 632)</b>	<b>(373 290)</b>
Operating expenses	(23 347)	(8 226)	(22 179)	(49 939)
Property service fee	(220 224)	(133,448)	(53 129)	(182 099)
Audit fees	(4 600)	(2 300)	(1 779)	(10 928)
Directors' fees	(15 000)	(14 999)	-	(25 835)
Foreign exchange gain/(loss)	(524 156)	(524 349)	9 324	118 150
Professional fees	(36 863)	(25 014)	(79 869)	(222 641)
Profit before taxation	1 808 702	1 345 967	114 543	1 372 848
Taxation	(8 355)	(3 613)	655	(9 042)
<b>Profit for the period</b>	<b>1 800 347</b>	<b>1 342 355</b>	<b>115 198</b>	<b>1 363 806</b>
<b>OTHER COMPREHENSIVE INCOME</b>				
Effective portion of changes in fair value of cash flow hedges	368 667	368 667	-	-
<b>Total comprehensive income/(loss) for the period</b>	<b>2 169 014</b>	<b>1 711 022</b>	<b>115 198</b>	<b>1 363 806</b>
Weighted average number of shares in issue	45 653 912	57 366 519	2 584 321	18 930 998
Basic earnings per share and headline earnings per share (GBP pence)	3.94	2.34	0.92	7.20
Adjusted headline earnings per share (GBP pence)	5.21	3.35	1.35	8.28
<i>There are no reconciling items between basic earnings and headline earnings</i>				
<i>Atlantic Leaf has no dilutionary instruments in issue</i>				

**RECONCILIATION OF ADJUSTED HEADLINE EARNINGS PER SHARE**

	Unaudited 6 months ended 31 Aug 2015 GBP	Unaudited 3 months ended 31 Aug 2015 GBP	Unaudited 3 months ended 31 Aug 2014 GBP	Audited Year ended 28 Feb 2015 GBP
Profit/(loss) for the period	1 800 346	1 342 355	115 198	1 363 806
Adjusted for:				
Once off listing costs	-	-	-	47 722
Once off transaction costs	-	-	63 483	140 151
Foreign exchange losses/(gains) on equity raise	578 540	578 540	(9 324)	16 392
Adjusted headline earnings	2 378 886	1 920 895	169 357	1 568 071

**RECONCILIATION OF DISTRIBUTABLE EARNINGS PER SHARE ATTRIBUTABLE TO SHAREHOLDERS**

	Unaudited 6 months ended 31 Aug 2015 GBP
Profit for the period	1 800 346
Exclude: Foreign exchange loss on the issue of shares	578 540
Exclude: Fair value (gains) on unrealised revaluations	(1 000 347)
Include: Shares issued cum dividend	524 965
Adjusted headline earnings	1 903 504
Number of shares in issue	61 571 044
Distributable earnings per share (GBP pence)	3.09

**STATEMENT OF CHANGES IN EQUITY**

	Stated capital GBP	Retained earnings GBP	Reserves GBP	Total GBP
At 1 March 2014	1 000	-	-	1 000
Issue of shares	34 769 873	-	-	34 769 873
Net income attributable to shareholders	-	1 363 806	-	1 363 806
At 28 February 2015	34 770 873	1 363 806	-	36 134 679
Issue of shares	30 137 456	-	-	30 137 456
Net income attributable to shareholders	-	1 800 347	-	1 800 347
Effective portion of changes in fair value of cash flow hedges	-	-	368 667	368 667
At 31 August 2015	64 908 329	3 164 153	368 667	68 441 149

**NOTES**

The Company is required to publish financial results for the three months and half year ended 31 August 2015 in terms of the Listing Rule 12.19 of the SEM. The abridged unaudited financial statements for the three months ended 31 August 2015 ("financial statements") have been prepared in accordance with the measurement and recognition requirements of IFRS the requirements of IAS 34: Interim Financial Reporting the SEM Listing Rules and the Securities Act of Mauritius 2005.

The accounting policies adopted in the preparation of these financial statements are consistent with those applied in the preparation of the audited financial statements for the year ended 28 February 2015.

The financial statements were approved by the Board on 12 October 2015. The financial statements have not been reviewed or reported on by the Company's external auditors.

Copies of the abridged unaudited financial statements 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 are available free of charge upon request at the Registered Office of the Company at Level 3, Alexander House, 35 Cybercity, Ebene 72201, Mauritius. Contact person: Mr Kesaven Moothoosamy.

This communique is issued pursuant to the JSE Listings Requirements SEM Listing Rules 11.3 and 12.20 and section 88 of the Securities Act of Mauritius 2005. The Board accepts full responsibility for the accuracy of the information contained in these financial statements. The Directors have disclosed all matters or circumstances arising subsequent to the period ended 31 August 2015 that require any additional disclosure or adjustment to the financial statements.

South African JSE sponsor	
<b>Java Capital</b>	+27 11 722 3050
South African corporate advisor	
<b>Leaf Capital</b>	+27 21 657 1180
Corporate secretary	
<b>Intercontinental Trust Limited</b>	+230 403 0800