STENPROP

(formerly GoGlobal Properties Limited)

(Incorporated in Bermuda)
(Registration number 47031)
BSX share code: STP.BH JSE share code: STP
ISIN: BMG8465Y1093

Annual financial statements

for the year ended 31 March 2015

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€1.65	20.4%	9.81 CENTS	7.2%
EPRA NAV PER SHARE	INCREASE IN NAV OVER ISSUE PRICE OF €1.37	*PRO FORMA* DILUTED ADJUSTED EPRA EARNINGS PER SHARE	*PRO FORMA* EARNINGS YIELD ON ISSUE PRICE OF €1.37

Stenprop Limited (formerly GoGlobal Properties Limited) which has a primary listing on the Bermuda Stock Exchange and a secondary listing on the Alternative Exchange of the Johannesburg Stock Exchange ("AltX"), presents its results for the year ended 31 March 2015 ("the reporting date")

Highlights

Financial

- A dividend of 4.2 cents per share, delivering a return of 3.06% (annualised: 6.12%) on the Stenham Transaction issue price of €1.37 for the six months since completion
- *Pro forma* diluted adjusted EPRA EPS[1] of 9.81 cents, equating to an earnings yield of 7.16% on the Stenham Transaction issue price of €1.37 or an earnings yield of 5.95% on the EPRA net asset value per share of €1.65 at 31 March 2015 (*pro forma* means calculated as if the purchase of the property companies forming part of the Stenham Transaction had completed on 1 April 2014). Diluted IFRS EPS was 28.37 cents (2014: Loss of 7.02 cents)
- EPRA net asset value per share of €1.65, an increase of 20.44% on the Stenham Transaction issue price of €1.37. IFRS net asset value per share was €1.59 (2014: €1.32)
- Cash balances of approximately €20 million available for investment following completion of post year-end and committed transactions

Operational

- Completion of the Stenham Transaction on 2 October 2014 which included interests in 45 properties in Germany, Switzerland and the United Kingdom with a gross value on the date of completion of €683.5 million
- Acquisition of Trafalgar Court, a modern A-grade multi-let office building in Guernsey for a price of £61.4 million (€83.9 million) in March 2015 with £30 million (€41 million), funded through bank debt and the balance from available cash
- Disposal of Chiswell Street, a multi-let office block located in London, for a price of £48 million (€65.2 million) in March 2015, delivering a net gain of £3.5 million (€4.5 million) over the 30 September 2014 valuation
- Subsequent to year-end:
  - the completion in May 2015 of the acquisition in a 50:50 joint venture of 25 Argyll Street, a multi-let office building located in the heart of London's West End, opposite the Apple Store in Regent Street, for £75 million (€104.0 million)
  - the notarisation in May 2015 of Hermann Quartier, a retail shopping centre located in the high street of Neukoelln, Berlin for €22.7 million
  - the refinancing in May 2015 of two London properties, Euston House and Pilgrim Street, on favourable terms

Corporate

- Completion of the Stenham Transaction in October 2014 in which 232,916,809 Stenprop ordinary shares were issued at a price of €1.37 per share
- Private placement of 23,333,334 new Stenprop ordinary shares at an issue price of €1.50 per share in March 2015
- Strengthening of the board with the appointment of Paul Arenson as CEO, Patsy Watson as CFO and Neil Marais as executive director, the appointment of Michael Fienberg and Stephen Ball as non-executive directors in October 2014, and the appointment of Mandy Yachad as a non-executive director in December 2014

1. 'EPRA' means European Public Real Estate Association. See footnotes on pages 6 and 7. 'EPS' means earnings per share.

Commentary

General Information

Stenprop Limited (formerly GoGlobal Properties Limited) (the "Company" or "Stenprop"), together with its subsidiaries (the "Group") was incorporated in Bermuda on 26 October 2012 with registration number 47031, in accordance with section 14 of the Companies Act 1981 of Bermuda, as a Bermudan exempted company. It was listed on the Bermuda Stock Exchange ("BSX") on 15 March 2013 and, following approval from the South African Reserve Bank, it concluded an inward listing on the Alternative Exchange of the Johannesburg Stock Exchange on 29 April 2013. Formerly known as GoGlobal Properties Limited, it changed its name to Stenprop Limited on 9 October 2014. The Company has complied with the requirements and provisions of the BSX during the reporting period.

The Company has a secondary listing on the Alternative Exchange of the Johannesburg Stock Exchange ("AltX"), The Company's registered address is Williams House, 20 Reid Street, Hamilton HM 11, Bermuda. The Board of the Company, which meets and conducts its business from Guernsey, is responsible for the management, control and strategic decision-making of the Group.

Investment strategy

Stenprop's focus is on property investment in the United Kingdom, Germany and Switzerland. Its objective is to cultivate a diversified portfolio of investment properties delivering sustainable and growing earnings, distributions and capital growth by investing partly in core growth areas and partly in higher yielding assets with long leases and sustainable income. It does not intend to pursue development exposure other than value-add asset management and related development of existing assets to protect and improve earnings and capital values. The Group is targeting an average loan to value ratio of 50%.

Business review

The Stenham Transaction

On 1 October 2014 and 2 October 2014, the Group completed a transformational transaction, in terms of which it acquired:

- various property companies which collectively had an interest in 45 properties in Germany, Switzerland and the United Kingdom;
- the Stenham Property management business;
- various cash holding entities; and
- the external investment manager, ApexHi (UK) Limited.

The total purchase consideration for the acquisition of the property companies was calculated with reference to the net asset value of the property companies at 31 March 2014 and amounted to €281.0 million. The purchase consideration for the Stenham Property management business was €15.6 million and the purchase consideration for ApexHi (UK) Limited was €3.8 million. The purchase consideration for the cash holding subsidiaries was €18.4 million.

The purchase consideration for the acquisitions was funded by the issue of 232,916,809 new Stenprop ordinary shares to the value of €318,791,449 on the Bermuda Stock Exchange at an issue price of €1.37 per share, which was the Euro equivalent of the net asset value per share of the Company as at 31 March 2014.

Further details of the Stenham Transaction are provided in note 26.

Disposal of Chiswell Street

This property was acquired as part of the Stenham Transaction at its 31 March 2014 valuation of £41.6 million, and was subsequently revalued at £43.6 million at completion on 1 October 2014. Ongoing negotiations with tenants provided the opportunity for a full scale redevelopment of the property, thus creating the potential for substantial value uplift.

In line with the Group's investment strategy to avoid development projects which negatively impact distributable earnings, a decision was taken to dispose of the property at a premium price, unlocking a significant portion of the potential value uplift without any of the attendant risks and without negatively impacting distributable income.

The disposal in March 2015 at a price of £48.3 million delivered a net gain of £3.5 million after costs while releasing funds for investment in the Trafalgar Court acquisition which more closely fits the investment objectives of the Group.

Acquisition of Trafalgar Court

The acquisition of this 112,941 square foot multi-let office building in Guernsey was completed in March 2015 at a price of £61.4 million. It was funded from available cash and with a £30 million, five year bank debt secured at an all-in rate of 3.35% per annum. With a weighted average unexpired lease term ("WAULT") in excess of 12 years and high quality tenants, the acquisition is expected to deliver in excess of 8% return on equity per annum.

Refinance of Hollandbay

On 24 March 2015, the Group extended the current loan facility over the portfolio known as Hollandbay to 24 March 2016. In terms of the agreement, the Group made a voluntary prepayment of £1.4 million to secure the extension, bringing the loan down to £4.8 million. All other terms remained unchanged.

Investment in Berlin Residential Portfolio

The Group has acquired a 10.4% shareholding in Stenham Berlin Residential Fund Limited ("SBRF") at a cost of €5.4 million.

SBRF holds a strategic interest in excess of 17% in ADO Limited ("ADO"), a company listed on the Tel Aviv Stock Exchange. ADO focuses exclusively on the Berlin residential market and owns a portfolio in excess of 13,000 apartments in Berlin. Two of the Company's executive directors, Paul Arenson and Patsy Watson, are directors on the board of ADO. ADO is in the process of listing its wholly owned subsidiary on the Frankfurt Stock Exchange to unlock further value and potential.

Post year-end business activity

Acquisition of 25 Argyll Street

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.

Notarisation of Hermann Quartier, Neukoelln, Berlin

The acquisition of this property for a purchase price of €22.7 million was notarised on 11 May 2015 and is expected to complete in mid-July. Based on indicative five year swap rates, the return on equity on this investment is expected to exceed 7% per annum at inception.

Refinance of Euston House

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.

Refinance of Pilgrim Street

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%.

Financial review

Income statement

Audited IFRS earnings for the year ended 31 March 2015

The earnings for the period to 30 September 2014 include only the results for the eight properties acquired by the Group on 25 March 2014. Subsequent to the completion of the Stenham Transaction, which is further detailed in note 26, the earnings for the six month period since completion include the results of the entire portfolio as well as the management companies. Profit after tax attributable to shareholders for the year was €37,598,804 compared with a loss of €37,425 in the prior period, delivering a diluted IFRS EPS of 28.37 cents (2014: IFRS loss per share: 7.02 cents).

Management fee income relates to fees earned by the management companies for the six month period from the Stenham Transaction completion date until year end. Prior to the Stenham Transaction, the management companies provided management and administration services to certain property syndicates and funds which did not form part of the Stenham Transaction. The management companies continue to earn fees from managing these entities.

Operating costs include costs of Stenprop Advisers Limited and Stenprop Management Limited, being the management companies acquired in the Stenham Transaction ("management companies"), of €3.5 million for the six month period from the Stenham Transaction completion date until year end, of which €2.1 million relates to staff remuneration costs (including executive directors).

Unaudited pro forma earnings for the year ended 31 March 2015

Whilst the completion date of the acquisition by Stenprop of the various property companies in the Stenham Transaction was 1 October 2014, which is when all material conditions were met, the transaction was effective from 1 April 2014, which is the date at which the value of the property companies was determined. All trading results in the property companies for the six months from 1 April 2014 to the date of acquisition, and any changes in values, were therefore for the benefit of Stenprop. As a result, the fair value of the net assets acquired was greater than the consideration paid and hence a Gain on Acquisition in the consolidated statement of comprehensive income was recognised on the acquisition date. In order to provide more transparency on the performance of the acquired properties and to provide a more comprehensive view of the composition of the gain on acquisition, a *pro forma* consolidated statement of comprehensive income for the year to 31 March 2015, has been presented. The main difference between the *pro forma* statement of comprehensive income and the IFRS statement is that the *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 in the purchase of the various property companies passed to Stenprop, while the IFRS statements use the completion date of the acquisition (date that control passed), being 1 October 2014, to account for these investments.

Earnings per share is calculated on the weighted average number of shares in issue and the profit/(loss) attributable to shareholders.

The *pro forma* profit after tax attributable to shareholders for the year was €35,058,347 after writing off all goodwill associated with the Stenham Transaction, which is further detailed in note 26. This equates to a *pro forma* diluted IFRS EPS of 14.03 cents. The *pro forma* headline earnings are €21,088,031 equating to a diluted headline EPS of 8.44 cents.

In accordance with reporting standards widely adopted across the real estate industry in Europe, the directors feel it appropriate and useful, in addition to providing the IFRS disclosed earnings, to also disclose EPRA earnings[2].

Pro forma adjusted EPRA earnings attributable to shareholders are €24,532,194, equating to a *pro forma* diluted adjusted EPRA EPS of 9.81 cents. This equates to an earnings yield of 7.16% on the Stenham Transaction issue price of €1.37 or an earnings yield of 5.95% on the EPRA net asset value per share at 31 March 2015 of €1.65.

2. The European Public Real Estate Association ("EPRA") issued Best Practices Policy Recommendations in August 2011, which provide guidelines for performance measures relevant to real estate companies. Their recommended reporting standards are widely applied across this market, aiming to bring consistency and transparency to the sector. The EPRA earnings measure is intended to show the level of recurring earnings from core operational activities with the purpose of highlighting the Group's underlying operating results from its property rental business and an indication of the extent to which current dividend payments are supported by earnings. The measure excludes unrealised changes in the value of investment properties, gains or losses on the disposal of properties and other items that do not provide an accurate picture of the Group's underlying operational performance. The measure is considered to accurately capture the long-term strategy of the Group, and is an indication of the sustainability of dividend payments.

Dividends

On 10 June 2015, the directors declared a dividend of 4.2 cents per share, relating to the six months to 31 March 2015, being the first period of trading following the Stenham Transaction. This dividend delivers a return of 3.06% (annualised: 6.12%) on the Stenham Transaction issue price of €1.37, or an annualised return of 5.1% on the EPRA NAV per share of €1.65.

The directors intend to offer shareholders the option to receive in respect of all or part of their Stenprop shareholding either a scrip dividend by way of an issue of new Stenprop shares, or a cash dividend. An announcement containing details of the dividend, the timetable and the scrip dividend will be made on 19 June 2015. The record date for the dividend is 10 July 2015 and the dividend payment date is 16 July 2015.

Balance sheet

The IFRS (basic and diluted) net asset value per share at 31 March 2015 was €1.59.

As is the case with regard to the disclosure of EPRA earnings, the directors feel that it is appropriate and useful, in addition to IFRS NAV, to also disclose EPRA NAV[3]. The basic and diluted EPRA NAV per share at 31 March 2015 was €1.65, an increase of 20.44% on the Stenham Transaction issue price of €1.37 and a 13% increase on the EPRA NAV per share of €1.46 at the time of completion of the Stenham Transaction. A strengthening in the Swiss Franc and Sterling against the Euro accounted for 5.5% of the 13% increase since the Stenham Transaction, while an increase in the fair market value of the portfolio accounted for a further 4.5%. Operational activity accounted for 2.2% with the remaining 0.8% resulting from changes in deferred tax and the fair value of derivatives.

Portfolio valuation

United Kingdom

The UK portfolio was independently valued at £245.9 million at 31 March 2015, an increase of 10.8% on a like for like basis over the valuations at 1 April 2014, the effective date of the Stenham Transaction from which risk and reward passed to Stenprop. This represents a 5.7% increase since 1 October 2014. In Euro equivalent terms, the appreciation of Sterling against the Euro resulted in a further 13.0% increase in values during the year. All properties in the UK are currently fully let.

The significant increase in value reflects the fact that over 59% of the UK portfolio comprises Central London multi-let office buildings. At present, there is a structural imbalance in Central London made up of a shortage of office supply compared with above average tenant demand for space. This is resulting in strong growth in rents and capital values.

Germany

The German portfolio (excluding associates and joint ventures) was independently valued at €191.7 million as at 31 March 2015 reflecting an increase of 1.1% on a like for like basis since 1 April 2014, the effective date of the Stenham Transaction. This represents a 1.2% increase since 1 October 2014. Vacancies increased slightly from 3.2% to 4.0% over the year as a result of development activity at the Bleichenhof property in Hamburg.

Switzerland

The Swiss portfolio was independently valued at CHF175.0 million as at 31 March 2015, reflecting no movement in the fair value during the year. However, this represented an increase of 15.9% in Euro equivalent as a result of the unexpectedly strong appreciation of the Swiss Franc against the Euro during the period. This arose when the Swiss Central Bank announced it was no longer pegging its currency to the Euro.

Occupancy decreased slightly over the period to 95.0% from 96.5% as at 1 April 2014, largely as a result of one tenant vacating the Cham property.

Joint ventures

The Care Homes portfolio independent valuation of €33.4 million remained unchanged during the year. This portfolio remains fully let.

3. The objective of the EPRA NAV measure is to highlight the fair value of net assets on an ongoing, long-term basis. EPRA NAV is used as a reporting measure to better reflect underlying net asset value attributable to shareholders. Assets and liabilities that are not expected to crystallise in normal circumstances such as the fair value of financial derivatives and deferred taxes on property valuation surpluses are therefore excluded. The EPRA measure thus takes into account the fair value of assets and liabilities as at the balance sheet date, other than fair value adjustments to financial instruments, deferred tax and goodwill. As the Group has adopted fair value accounting for investment property per IAS40, adjustments to reflect the EPRA NAV include only those relating to the revaluation of financial instruments and deferred tax.

Associates

The Nova Eventis shopping centre in Leipzig, in which the Group has a 28.40% interest, was independently valued at €275 million at 31 March 2015, a 2% reduction over the valuation at 1 April 2014 of €280 million.

Nova Eventis has 200 tenants and is currently undergoing a period of significant leasing activity. The valuation change partly reflects the fact that some leases are falling due for renewal.

Capital management

Stenprop's average loan to value ratio ("LTV") at 31 March 2015 was 53.8%, including joint ventures and associates. The Group is targeting an average LTV of 50%.

The weighted average debt maturity stood at 2.2 years at 31 March 2015, with annual amortisation payments of €9.8 million, while the all-in annual contracted weighted average cost of debt was 3.07%. After taking into account the post year end debt refinances and acquisitions referred to above, weighted average debt maturity increased to 3.0 years as at 31 May 2015, Annual amortisation payments dropped to €6.7 million and the all-in contracted weighted average cost of debt dropped to 2.74%. After taking into account the amortisation of the swap contract liabilities acquired by Stenprop as part of the Stenham Transaction, the effective weighted average cost of debt at 31 March 2015 and after post year end transactions is 2.45%.

The Group does not take speculative positions on interest rate contracts and generally takes interest rate hedges on all of its debt. At 31 March 2015, the fair value liability of Stenprop's derivative financial instruments was €8,188,421, including associates and joint ventures.

Cash balances

At 31 March 2015 Stenprop had cash balances of €80.4 million. After taking into account cash held as security by lenders, post year end and committed transactions, and an assumption that the dividend will be paid wholly in cash, Stenprop has approximately €20 million available for investment.

Prospects

The Group expects adjusted EPRA earnings per share for the year ended 31 March 2016 to exceed 10.30 cents and to make two distributions in respect of the year ended 31 March 2016 totalling 8.5 cents per share. This general forecast has not been reported on by the external auditors.

The Group intends to migrate to the Main Board of the Johannesburg Stock Exchange in the third quarter of the current financial year.

Subsequent events

Adoption of share incentive plans and creation of a charitable trust

At a Special General Meeting held on 2 June 2015, the shareholders of the Company approved the adoption of a Deferred Share Bonus Plan and a Share Purchase Plan, as well as the creation of a charitable trust. Further details regarding the share plans are provided in note 8 to the annual financial statements.

Independent auditors

Deloitte LLP were appointed as the independent external auditors for the financial year ended 31 March 2015. There had been no change in this appointment since the prior year. The preparation of the financial statements remain the responsibility of the directors.

Statement of directors' responsibilities

The directors are responsible for preparing the financial statements in accordance with applicable law and regulations.

Bermudian company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards as issued by the IASB. The financial statements are required to give a true and fair view of the state of affairs of the Group and of the profit or loss of the Group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business for the foreseeable future;
- follow applicable accounting standards.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and to enable them to ensure that the financial statements comply with the Companies Act 1981 of Bermuda. They are also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement as to disclosure of information to auditors

So far as the directors are aware, there is no relevant audit information of which the Group's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Group's auditors are aware of that information.

Approval of annual financial statements

The consolidated annual financial statements of Stenprop Limited were approved by the Board of Directors on 10 June 2015 and are signed on their behalf by:

Michael Fienberg
Chairman of Audit Committee

Paul Arenson
Chief Executive Officer

Patsy Watson
Chief Financial Officer

Independent auditor's report to the members of Stenprop Limited

We have audited the statutory consolidated financial statements of Stenprop Limited ("the Company") and its subsidiary companies (together "the Group") for the period from 1 April 2014 to 31 March 2015 which comprise the consolidated statement of comprehensive income, the consolidated statement of financial position, the consolidated statement of changes in equity, the consolidated statement of cash flows and the related notes 1 to 32. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB") and in accordance with the section 90 of the Companies Act 1981 of Bermuda.

This report is made solely to the Company's members, in accordance with our engagement letter dated 4 March 2015, and in accordance with the section 90 of the Companies Act 1981 of Bermuda. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law we do not accept or assume responsibility to anyone other than the Company's members as a body for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the consolidated financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the statutory consolidated financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the statutory consolidated financial statements

An audit involves obtaining evidence about the amounts and disclosures in the consolidated financial statements sufficient to give reasonable assurance that the consolidated financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Group's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the consolidated financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited statutory consolidated financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion

In our opinion the statutory consolidated financial statements:

- give a true and fair view of the state of the Group's affairs as at 31 March 2015 and of its profit for the period from 1 April 2014 to 31 March 2015;
- have been properly prepared in accordance with IFRS as issued by the IASB; and
- the financial statements have been properly prepared in accordance with the Companies Act 1981 of Bermuda.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the engagement letter requires us to report to you if, in our opinion:

- proper accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Deloitte LLP
Chartered Accountants
St Peter Port
Guernsey

Consolidated statement of comprehensive income

	Note	Audited for the year ended 31 March 2015 €	*Restated Audited for the period from 26 October 2012 to 31 March 2014 €	Pro forma** Unaudited for the year ended 31 March 2015 €
Net rental income	6	**19,341,378**	54,523	**34,015,080**
Management fee income		**1,663,160**	–	**1,730,211**
Operating costs	7	**(5,576,963)**	(110,333)	**(7,771,478)**
Net operating income/(loss)		**15,427,575**	(55,810)	**27,973,813**
Fair value movement of investment properties	15	**17,955,930**	–	**29,147,428**
Reversal of provision for selling costs	26	**–**	–	**5,612,458**
Investment in associates	17	**455,341**	–	**1,616,312**
Investment in joint venture	18	**777,955**	–	**1,886,304**
Impairment of goodwill	26	**–**	(9,728)	**(19,374,000)**
Profit/(loss) from operations		**34,616,801**	(65,538)	**46,862,315**
Gain on acquisition	26	**9,656,861**	–	**–**
Other gains and losses	9	**48,526**	48,333	**78,480**
Net loss from fair value of financial liabilities		**(588,559)**	–	**(374,778)**
Net finance costs	10	**(5,484,408)**	(12,301)	**(10,255,910)**
Net foreign exchange gain		**147,816**	–	**164,066**
Profit/(loss) for the year/period before taxation		**38,397,037**	(29,506)	**36,474,173**
Taxation	11	**(705,298)**	(7,919)	**(1,322,891)**
Profit/(loss) for the year/period after taxation		**37,691,739**	(37,425)	**35,151,282**
Profit/(loss) attributable to:				
Equity holders		**37,598,804**	(37,425)	**35,058,347**
Non-controlling interest		**92,935**	–	**92,935**
Other comprehensive income				
Items that may be reclassified subsequently to profit or loss:				
Fair value movement on interest rate swaps	25	**(430,636)**	4,501	**(430,636)**
Foreign currency translation reserve		**22,050,607**	–	**24,591,064**
Total comprehensive profit/(loss) for the year/period		**59,311,710**	(32,924)	**59,311,710**
Total comprehensive profit/(loss) attributable to:				
Equity holders		**59,218,775**	(32,924)	**59,218,775**
Non-controlling interest		**92,935**	–	**92,935**
Earnings per share		**Cents**	**Cents**	**Cents**
• IFRS EPS	13	**28.43**	(7.02)	**14.04**
• Diluted IFRS EPS	13	**28.37**	(7.02)	**14.03**

** 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 pro forma information is explained.*

Results derive from continuing operations.

Consolidated statement of financial position

	Note	Audited as at 31 March 2015 €	*Restated Audited as at 31 March 2014 €
Assets			
Investment properties	15	**695,196,554**	33,281,325
Investment in associates	17	**39,651,808**	–
Investments	19	**–**	286,541
Investment in joint venture	18	**8,505,605**	–
Property, plant and equipment		**1,805**	–
Total non-current assets		**743,355,772**	33,567,866
Cash	21	**80,430,326**	1,670,754
Accounts receivable	20	**2,633,857**	171,492
Other debtors	20	**3,910,244**	52,002
Prepayments	20	**1,518,633**	34,201
Total current assets		**88,493,060**	1,928,449
Total assets		**831,848,832**	35,496,315
Equity and liabilities			
Capital and reserves			
Share capital	12	**342**	19
Share premium	12	**374,126,562**	21,131,499
Retained earnings		**37,561,379**	(37,425)
Foreign currency translation reserve		**22,143,336**	–
Cash flow hedge reserve	25	**(518,864)**	4,501
Total equity attributable to equity shareholders		**433,312,755**	21,098,594
Non-controlling interest		**1,814,837**	–
Total equity		**435,127,592**	21,098,594
Non-current liabilities			
Bank loans	23	**296,872,794**	12,586,392
Derivative financial instruments	24	**5,108,197**	88,227
Other loan and interest		**22,843**	–
Deferred tax	28	**7,230,161**	–
Total non-current liabilities		**309,233,995**	12,674,619
Current liabilities			
Bank loans	23	**68,057,714**	–
Derivative financial instruments	24	**1,272 534**	–
Accounts payable and accruals	22	**18,156,997**	1,723,102
Total current liabilities		**87,487,245**	1,723,102
Total liabilities		**396,721,240**	14,397,721
Total equity and liabilities		**831,848,832**	35,496,315
IFRS net asset value per share	14	**1.59**	1.32
EPRA net asset value per share	14	**1.65**	1.33

** The comparatives have been restated to reflect the change in presentational currency, see note 1.*

Consolidated statement of changes in equity

	Share capital €	Share premium €	Retained earnings €	Foreign currency 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
Issue of share capital	323	355,853,898	–	–	–	355,854,221	–	355,854,221
Share issue and listing costs	–	(2,858,835)	–	–	–	(2,858,835)	–	(2,858,835)
Novation of SWAP contract	–	–	–	92,729	(92,729)	–	–	–
Total comprehensive profit/ (loss) for the year	–	–	37,598,804	22,050,607	(430,636)	59,218,775	92,935	59,311,710
Acquisition of non-controlling interest	–	–	–	–	–	–	1,721,902	1,721,902
Balance at 31 March 2015	**342**	**374,126,562**	**37,561,379**	**22,143,336**	**(518,864)**	**433,312,755**	**1,814,837**	**435,127,592**

	Share capital €	Share premium €	Retained deficit €	Foreign currency translation reserve €	Cash flow hedge reserve €	Attributable to equity shareholders €	Non-controlling interest €	Total equity €
Balance at 26 October 2012	–	–	–	–	–	–	–	–
Issue of share capital	19	21,220,883	–	–	–	21,220,902	–	21,220,902
Share issue and listing costs	–	(89,384)	–	–	–	(89,384)	–	(89,384)
Total comprehensive profit/ (loss) for the period	–	–	(37,425)	–	4,501	(32,924)	–	(32,924)
Balance at 31 March 2014	19	21,131,499	(37,425)	–	4,501	21,098,594	–	21,098,594

Consolidated statement of cash flows

	Note	Audited for the year ended 31 March 2015 €	*Restated Audited for the period from 26 October 2012 to 31 March 2014 €
Operating activities			
Profit/(loss) from operations		**34,616,801**	(65,538)
Share of profit in associates	17	**(455,341)**	–
Impairment of goodwill		**–**	9,728
Increase in fair value of investment property	15	**(17,955,930)**	–
(Increase) in fair value of joint venture	18	**(777,955)**	–
Exchange rate losses		**147,816**	–
Increase in trade and other receivables		**(3,924,678)**	(51,866)
Increase in trade and other payables		**3,723,551**	201,062
Interest paid		**(5,292,371)**	–
Interest received		**1,228,879**	231
Tax paid		**(157,051)**	–
Net cash from operating activities		**11,153,721**	93,617
Investing activities			
Dividends received from trading activities		**11,243**	10,845
Dividends received from associates		**772,480**	–
Purchases of trading investments		**–**	(252,646)
Proceeds on disposal of trading investments	19	**369,438**	–
Capital expenditure on investment properties	15	**(3,413,812)**	–
Proceeds on disposal of investment property	15	**65,272,694**	–
Acquisition of investment in an associate	17	**(5,411,255)**	–
Acquisition of subsidiary	27	**(83,912,970)**	–
Cash obtained on acquisition of subsidiaries	26/27	**42,620,915**	1,229,941
Net cash from investing activities		**16,308,733**	988,140
Financing activities			
Repayment of borrowings		**(23,003,577)**	–
Proceeds on issue of ordinary share capital		**35,000,000**	605,115
Listing costs paid		**(1,687,564)**	(16,118)
Financing fees		**(846,114)**	–
Unutilised facility fee paid		**(59,368)**	–
New bank loans raised	27	**41,016,000**	–
Net cash from financing activities		**50,419,377**	588,997
Net increase in cash and cash equivalents		**77,881,831**	1,670,754
Effect of foreign exchange rate changes		**877,741**	–
Cash and cash equivalents at beginning of the year/period		**1,670,754**	–
Cash and cash equivalents at end of the year/period		**80,430,326**	1,670,754

** The comparatives have been restated to reflect the change in presentational currency, see note 1.*

Notes to the financial statements

1. Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as issued by the IASB. The financial statements have been prepared on the historical cost basis, except for the revaluation of investment properties and financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. The principal accounting policies are set out below.

In addition, for financial reporting purposes, fair value measurements are categorised into levels 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

Level 1 – Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2 – Inputs are inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly.

Level 3 – Inputs are unobservable inputs for the asset or liability.

The financial statements are presented in Euros.

Pro forma financial information
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 an unaudited *pro forma* statement of comprehensive income for the 12 months ended 31 March 2015.

The *pro forma* statement of comprehensive income is for illustration purposes only and may not fairly represent the Group's results of operations. The main difference between the *pro forma* statement of comprehensive income and the IFRS statement is that the *pro forma* statement of income has been prepared as if completion of the Stenham Transaction (as set out in Note 26) 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 IFRS statements use the completion date of the acquisition (date that control passed), being 2 October 2014, to account for these investments.

The *pro forma* statement of comprehensive income therefore separately shows trading profits, property revaluations and other adjustments for the 12-month financial period ended 31 March 2015. In addition, the *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.

Functional and Presentational Currency
There has been a change in the Group's presentational currency since the prior year from British Pounds ("£") to Euro ("€"). From this date the financial statements are presented in Euro. This is a change in currency from the prior period and all prior period comparatives have been restated at a rate of £1: €1.21023 being the exchange rate prevailing at 31 March 2014. The functional currency of the Group is also considered to be Euro and was implemented with effect from 1 October 2014 as from this date the Euro is considered to be the currency which best reflects the primary economic enviroment in which the Group operates.

Going concern
At the date of signing these accounts, the Group has positive operating cash flow forecasts and positive net assets. The directors have reviewed the Group's budgets for the year to 31 March 2016 and, in the light of this review and the current financial position, they are satisfied that the Company and the Group have access to adequate resources to meet the obligations and continue in operational existence for the foreseeable future, and specifically the 12 months subsequent to the signing of these financial statements.

The cash flow forecasts take into account projected income and expenses; possible changes in the investment property portfolio, including exposure to tenant credit risk; lease expiries; the raising of additional capital; the external debt; refinancings which have occurred subsequent to the reporting date and financial loan covenants.

The directors believe that it is therefore appropriate to prepare the accounts on a going concern basis. Note 29 to the financial statements includes the Group's objectives, policies and procedures for managing its market, interest and liquidity risk.

2. Adoption of new and revised standards

In the current period, the following new and revised standards and interpretations have been adopted. Their adoption has not had any material impact on the disclosures or the amounts reported in these financial statements:

- IFRS 10 Investment entities: exemption from consolidation requirements
- IAS 32 Offsetting financial assets and financial liabilities
- IAS 36 Recoverable amount disclosure for non-financial assets
- IAS 39 Novation of derivatives and continuation of hedge accounting
- IFRIC 21 Levies

At the date of authorisation of these financial statements, the following applicable standards which have not been applied to these financial statements, were in issue but not yet effective. They are effective for periods commencing on or after the disclosed date:

- IFRS 9 Financial instruments (1 January 2018)
- IFRS 14 Regulatory Deferral Accounts (1 January 2016)
- IFRS 15 Revenue from Contracts with Customers (1 January 2017)
- IFRS 11 (amendments) Accounting for acquisitions of interests in joint operations (1 January 2016)
- IAS 16 and IAS 38 Clarification of acceptable methods of depreciation and amortisation (1 January 2016)
- IAS 19 Defined benefit plans: Employee contributions (1 July 2014)
- IAS 27 (amendments) Equity method in separate financial statements
- IFRS 10 and IAS 28 (amendments) Sale or contribution of assets between an investor and its associate or joint Venture (1 January 2016)
- Annual improvements to IFRSs: 2012 – 2014 Cycle (1 January 2016)

In addition the IASB completed its annual improvements to IFRSs 2010 – 2012 cycle and 2011 – 2013 cycle, which have amended a number of existing standards for periods commencing on or after 1 July 2014.

The directors do not expect that the adoption of the standards listed above will have a material impact on the financial statements of the Group in the future period.

3. Significant accounting policies

Basis of consolidation

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, the results of the subsidiaries acquired or disposed of during the period are included in the consolidated statement of comprehensive income from the date the Company gains control until the date when the Company ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of the subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between the members of the Group are eliminated on consolidation.

When the Group loses control of a subsidiary, the gain or loss on disposal recognised in profit or loss is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), less liabilities of the subsidiary and any non-controlling interests.

All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable IFRS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IAS 39 Financial Instruments: Recognition and Measurement or, when applicable, the costs on initial recognition of an investment in an associate or jointly controlled entity.

Business combinations

The Group applies the acquisition method to account for business combinations. The cost of the acquisition is measured at the aggregate of the fair values, at the date of completion, of assets given, liabilities incurred or assumed and equity instruments issued by the Group in exchange for control of the acquired. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the conditions for recognition under IFRS 3 are recognised at their fair value at the acquisition.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interest in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

If, after reassessment, the Group's interest in the fair value of the acquiree's identifiable net assets exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquisition and the fair value of the acquirer's previously held equity interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a gain on acquisition.

Goodwill is not amortised but is reviewed for impairment at least annually. For the purpose of impairment testing, goodwill is allocated to each of the Group's cash-generating units expected to benefit from the synergies of the combination. Cash-generating units to which goodwill has been allocated are tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit *pro rata* on the basis of the carrying amount of each asset in the unit. An impairment loss recognised for goodwill is not reversed in a subsequent period.

3. Significant accounting policies (continued)

Other intangible assets

Other intangible assets (if any) that are acquired by the Group, which have finite useful lives, are recognised initially at cost and subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Subsequent expenditure is capitalised only when it increases the future economic benefits of the asset to which it relates. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses.

Amortisation

Amortisation is recognised in profit or loss on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill, from the date that they are available for use. Subsequently, the amortisation is transferred to a non-distributable reserve in the statement of changes in equity.

Investments in associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant interest is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control.

The results, assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting, except when the investment is classified as held for sale, in which case it is accounted for in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations. Under the equity method, an investment in associate is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate.

Joint ventures

The Group's investment properties are typically held in property specific special purpose vehicles ("SPVs"), which may be legally structured as joint ventures. In assessing whether a particular SPV is accounted for as a subsidiary or joint venture, the Group considers all of the contractual terms of the arrangement, including the extent to which the responsibilities and parameters of the venture are determined in advance of the joint venture agreement being agreed between the two parties. The Group will then consider whether it has the power to govern the financial and operating policies of the SPV, so as to obtain benefits from its activities, and the existence of any legal disputes or challenges to this control in order to conclude on the classification of the SPV as a joint venture or subsidiary undertaking. The Group considers this position with the evidence available at the time.

The consolidated financial statements account for interests in joint ventures using the equity method of accounting per IFRS 11.

Revenue recognition

The Group earns returns from investments in listed property securities and direct property assets and management fees. Revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the Group and the amount of revenue can be measured reliably.

Revenue includes dividends and capital returns from investments in listed REITs as well as amounts receivable in respect of property rental income and service charges earned in the normal course of business, net of sales-related taxes.

Rental income from operating leases is recognised on an accrual basis. A rent adjustment based on open market estimated rental value is recognised from the rent review date in relation to unsettled rent reviews. Where a significant rent free period is included in a lease, the rental income foregone is allocated evenly over the period from the date of lease commencement to the expiry date of the lease.

Rental income from fixed and minimum guaranteed rent reviews is recognised on a straight-line basis over the entire lease term. Where such rental income is recognised ahead of the related cash flow, an adjustment is made to ensure the carrying value of the investment property including the accrued rent does not exceed the external valuation. Initial significant direct costs incurred in negotiating and arrranging a new lease are amortised on a straight-line basis over the period from the date of lease commencement to the expiry date of the lease.

Where a lease incentive payment, or surrender premium is paid to enhance the value of a property, it is amortised on a straight-line basis over the period from the date of lease commencement to the expiry date of the lease. Upon receipt of a surrender premium for the early determination of a lease, the profit, net of dilapidations and non-recoverable outgoings relating to the lease concerned, is immediately reflected in income.

Contingent rents, such as turnover rents, rent reviews and indexation, are recorded as income in the periods in which they are earned.

Management fees are recognised in the income statement on an accrual basis.

Service charge income is recognised in the accounting period in which the services are rendered and the related property expenses are recognised in the period in which they are incurred.

Dividend income from listed securities is recognised at the date the dividend is declared. Interest income is recognised in the consolidated statement of comprehensive income under the effective interest method as it accrues.

Foreign currencies

The individual financial statements of each group company are presented in the currency of the primary economic environment in which it operates (its functional currency). For the purpose of the consolidated financial statements, the results and financial position are expressed in EUROs, which is the functional currency of the Group and the presentation currency for the consolidated financial statements.

In preparing the financial statements of the individual companies, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing on the dates of the transactions. At each balance sheet date, monetary assets and liabilities that are denominated in foreign currencies are translated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are translated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated. Exchange difference are recognised in profit or loss for the period in which they arise.

For the purpose of presenting consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated at exchange rates prevailing on the balance sheet date. Income and expense items are translated at the average exchange rates for the period. Exchange differences arising are recognised in other comprehensive income and accumulated in equity (attributed to non-controlling interests as appropriate).

Borrowing costs

Interest costs are recognised in the consolidated statement of comprehensive income using the effective interest rate method.

Borrowing costs directly attributable to arranging finance are amortised over the facility term to the consolidated statement of comprehensive income.

Taxation

The tax expense represents the sum of the tax currently payable and deferred tax, in those jurisdictions where the property companies are registered, namely Germany, Switzerland and the United Kingdom. In addition, Stenprop Management Limited incurs tax in the United Kingdom.

Current tax

Tax currently payable is based on taxable profit for the year. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences.

Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

3. Significant accounting policies (continued)

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

Non-controlling interest

Non-controlling interests in the net assets (excluding goodwill) of consolidated subsidiaries are identified separately from the Group's equity therein. Non-controlling interests consist of the amount of those interests at the date of the original business combination and the non-controlling interests' share of the changes in equity since the date of the combination. Total comprehensive income is attributed to non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Investment properties

Properties held to earn rentals and/or for capital appreciation are classified as investment properties. Investment properties comprise both freehold and leasehold land and buildings.

Investment properties are recognised as assets when:

- it is probable that the future economic benefits that are associated with the investment property will flow to the Group;
- there are no material conditions precedent which could prevent completion, and
- the cost of the investment property can be measured reliably.

Investment properties are measured initially at cost, including related transaction costs. After initial recognition, investment properties are carried at fair value.

The Group uses the valuations prepared by its independent valuers as the fair value of its investment properties. These valuations are undertaken in accordance with the appropriate sections of the current Practice Statements contained in the Royal Institution of Chartered Surveyors Valuation – Professional Standards (Red Book). This is an internationally accepted basis of valuation. The valuations are based upon assumptions including contractual and estimated rental values, future rental income, anticipated maintenance costs, future development costs and appropriate discount rates. The valuers also make reference to market evidence of transaction prices for similar properties.

The difference between the fair value of a property at the reporting date and its carrying amount prior to re-measurement is included in the consolidated statement of comprehensive income as a valuation surplus or deficit.

Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less.

Expenditure

Expenses are accounted for on an accrual basis.

Financial instruments

Classification

A financial instrument is a contract that gives rise to a financial asset to one entity and a financial liability or equity instrument to another. The classification of financial assets and financial liabilities depends on the nature and purpose of the instrument and is determined at the time of initial recognition. Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual agreement.

Measurement

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets at fair value through profit or loss ("FVTPL")) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

Transactions costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in the statement of comprehensive income.

Financial assets

The Group classifies its financial assets as either at fair value through profit and loss or as loans and receivables.

Recognition and derecognition

Purchases and sales of listed securities are recognised on the trade date which is when the Group commits to purchase or sell the assets. Other financial assets are recognised when the Group becomes party to the contractual provisions of the instrument.

After initial recognition, the Group measures financial assets designated at FVTPL at fair values without any deduction for transaction costs it may incur on their disposal.

The fair value of quoted financial assets is their bid price at the financial year-end. If the market for a financial asset is not active, the fair value is estimated using valuation techniques. These include a review of recent arm's length transactions, references to current fair market value of another instrument that is substantially the same as that being valued and discounted cash flow analysis. Where discounted cash flow analysis is used, estimated future cash flows are based on management's estimates and the discount rate is a market-related rate at the financial year-end for a financial asset with similar terms and conditions. Where other pricing models are used, inputs are based on observable market indicators at the financial year-end.

Realised and unrealised gains and losses arising from changes in fair value of financial assets at FVTPL are included in the statement of comprehensive income in the period in which they arise.

Loan and receivables are measured at amortised cost using the effective interest method, less impairment losses which are recognised in the statement of comprehensive income. Financial liabilities are measured at amortised cost using the effective interest rate method. In the case of short-term trade receivables and payables, the impact of discounting is not material and cost approximates amortised cost.

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership of the asset to another entity.

Financial assets designated at fair value through profit or loss ("FVTPL")

Financial assets designated at fair value through profit or loss include the Group's investment in listed securities.

Financial assets are classified in this category if they are so designated by management and the asset forms part of a group of financial instruments that is managed, evaluated and reported to the appropriate level of management using a fair value basis in accordance with a documented risk management or investment strategy.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They include current assets with maturities or terms greater than 12 months after the reporting dates which are classified as non-current assets.

3. Significant accounting policies (continued)

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that from an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of each reporting period. Financial assets are considered to be impaired when there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investments have been affected.

Objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty, or
- breach of contract, such as a default or delinquency in interest or principal payments, or
- it becoming probable that the borrower will enter bankruptcy or financial reorganisation.

For financial assets carried at amortised cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and present value of the estimated future cash flows, discounted at the financial assets original effective interest rate.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets, with the exception of trade receivables, where the carrying amount is reduced through the use of a provision account. When a trade receivable is considered uncollectable, it is written off against the provision account. Changes in the carrying amount of the provision account are recognised in the statement of comprehensive income in the period.

For financial assets measured at amortised cost if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through the statement of comprehensive income to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

Financial liabilities and equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual agreement.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all its liabilities. Ordinary shares are classed as equity. Equity instruments issued by the Group are recorded at the proceeds received, net of direct issue costs.

Financial liabilities

The Group's financial liabilities comprise interest-bearing borrowings, loans and payables and trade payables.

Recognition and derecognition

Financial liabilities are recognised when the Group becomes party to the contractual provisions of the instrument.

The Group derecognises financial liabilities when the Group's obligations are discharged, cancelled or they expire.

Derivatives
Interest rate swaps have been initially recognised at fair value, and subsequently re-measured at fair value in accordance with IAS39, Financial Instruments: Recognition and Measurement. They have been entered into in order to hedge against the exposure to variable interest rate loans as described in note 24. They have been valued by an Independent valuer in line with internationally accepted practice.

A derivative with a positive fair value is recognised as a financial asset whereas a derivative with a negative fair value is recognised as a financial liability. A derivative is presented as a non-current asset or non-current liability if the remaining maturity of the instrument is more than 12 months and it is not expected to be realised or settled within 12 months. Other derivatives are presented as current assets or current liabilities.

Hedge accounting
The Group designates some derivative hedging instruments as cash flow hedges. At the inception of the hedge relationship, the Group will document the relationship between the hedging instrument and the hedged item, along with its risk management objectives and its strategy for undertaking various hedge transactions. Furthermore, at the inception of the hedge and on an ongoing basis, the Group will document the relative effectiveness of each hedging instrument.

Note 25 sets out the details of the fair values of the derivative instruments used for hedging purposes.

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flows hedges is recognised in other comprehensive income. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss, and is included in the 'other gains and losses' in note 9.

Amounts previously recognised in other comprehensive income and accumulated in equity are reclassified to profit or loss in the periods when the hedged item is recognised in profit and loss, in the same line of the income statement as the recognised hedged item. However, when the forecast transaction that is hedged results in the recognition of a non-financial asset or a non-financial liability, the gains and losses previously accumulated in equity are transferred from equity and included in the initial measurement of the cost of the non-financial liability.

Hedge accounting is discontinued when the Group revokes the hedging relationship, the hedging instrument expires or is sold, terminated, or exercised, or no longer qualifies for hedge accounting. Any gain or loss recognised in other comprehensive income at that time is accumulated in equity and is recognised when the forecast transaction is ultimately recognised in the statement of comprehensive income. When a forecast transaction is no longer expected to occur, the gain or loss accumulated in equity is recognised immediately in the statement of comprehensive income.

Trade and other receivables
These are valued at their nominal value (less accumulated impairment losses) as the time value of money is immaterial for these current assets. Impairment losses are estimated at the year-end by reviewing amounts outstanding and assessing the likelihood of recoverability.

Trade and other payables
Trade and other payables are valued at their nominal value as the time value of money is immaterial for these current liabilities.

Provisions
A provision is recognised in the statement of financial position when the Group has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and the obligation can be reliably measured. If the effect is material, provisions are determined by discounting the expected future cash flows at a rate that reflects the current market assessments of the time value of money and where appropriate, the risks specific to the obligation.

Dividends
Dividends to the Group's ordinary shareholders are recognised when they are declared. This is when they are approved by the directors.

Earnings/(Loss) per share
Earnings per share is calculated on the weighted average number of shares in issue in respect of the current period and is based on the profit attributable to the ordinary shareholders.

4. Critical accounting judgements and key source of estimation uncertainty

Judgements and estimates

The preparation of the financial statements in accordance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the Group's accounting policies. Although the estimates are based on management's best knowledge of the amount, events or actions, actual results may ultimately differ from those estimates.

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting year, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

Business combinations

In accounting for the Stenham Transaction (being the acquisition of the property companies and management companies detailed in note 26), the directors have been required to make a number of key judgements, namely the acquisition date for the transaction, whether to account for the transaction as separate individual transactions or as one transaction, the fair value of assets and liabilities acquired, and the fair value of actual and deferred consideration.

Having reviewed the characteristics of the Stenham Transaction, this has been accounted for as one transaction as the directors consider that the components of the Stenham Transaction are part of a linked transaction in creating an integrated property business with fully internalised management, business systems and strategic objectives. The acquired assets were selected in order to fulfil a total return strategy for the business, comprising both dividend yield and growth in value, and are viewed by management and the board as one business delivering returns from a European portfolio of commercial properties. The fair value of assets and liabilities acquired and the fair value of consideration are shown in note 26.

Investment properties

As described above, the Group's investment properties are stated at estimated fair value, based on an independent external appraisal. The valuation of the Group's property portfolio is inherently subjective due to a number of factors including the individual nature of the property, its location and the expectation of future rentals. As a result, the valuations placed on the property portfolio are subject to a degree of uncertainty and are made on the basis of assumptions that may not prove to be accurate particularly in years of volatility or low transaction flow in the market. The estimated market value may differ from the price at which the Group's assets could be sold at a particular time, since actual selling prices are negotiated between willing buyers and sellers. As a result, if the assumptions prove to be false, actual results of operations and realisation of net assets could differ from the estimates set forth in these financial statements, and the difference could be significant.

Intangible assets

Management are required to measure the fair value of all assets and liabilities acquired as at the date of acquisition, including any assets or liabilities which may not have been recognised in the underlying company balance sheets . In accordance with IFRS 3 in accounting for the Stenham Transaction (further detailed in Note 26), management have ensured that all assets and liabilities, including any intangible assets, have been identified. A best estimate of the fair value thereof has been calculated as at the transaction date. The total balance of intangibles acquired as at the date of the transaction was not considered material to the financial statements.

5. Operating segments

The Group is focused on real estate investment in well-developed, large economies with established real estate markets. The investment portfolio is geographically diversified across Germany, the United Kingdom and Switzerland, and these geographical locations provide the basis of the business segments identified by the Group. Each segment derives its revenue from the rental of investment properties in the respective geographical regions.

Relevant financial information is set out below:

(i) Information about reportable segments

	Germany €	United Kingdom €	Switzerland €	TOTAL €
Year ended 31 March 2015				
Net rental income	**4,859,562**	**10,547,974**	**3,933,842**	**19,341,378**
Fair value movement of investment properties	**2,059,414**	**16,374,092**	**(477,576)**	**17,955,930**
Net loss/(gain) from fair value of financial liabilities	**34,459**	**242,043**	**(865,061)**	**(588,559)**
Investment in associates	**246,371**			**246,371**
Investment in joint venture	**777,956**			**777,956**
Net finance costs	**(1,462,586)**	**(3,096,438)**	**(925,739)**	**(5,484,763)**
Operating costs	**(395,582)**	**(806,692)**	**(230,825)**	**(1,433,099)**
Gain on acquisition	**5,668,286**	**20,294,783**	**3,057,454**	**29,020,523**
Total profit per reportable segments	**11,787,880**	**43,555,762**	**4,492,095**	**59,835,737**
As at 31 March 2015				
Investment properties	**191,704,001**	**336,235,496**	**167,257,057**	**695,196,554**
Investment in associates	**39,611,141**	**–**	**–**	**39,611,141**
Investment in joint venture	**8,505,605**	**–**	**–**	**8,505,605**
Cash	**46,687,147**	**27,083,078**	**4,558,120**	**78,328,345**
Other	**2,763,047**	**2,109,523**	**910,264**	**5,782,834**
Total assets	**289,270,941**	**365,428,097**	**172,725,441**	**827,424,479**
Borrowings – bank loans	**(125,417,007)**	**(144,371,177)**	**(95,142,324)**	**(364,930,508)**
Other	**(5,403,204)**	**(12,892,131)**	**(9,763,054)**	**(28,058,389)**
Total liabilities	**(130,820,211)**	**(157,263,308)**	**(104,905,378)**	**(392,988,897)**

5. Operating segments (continued)

(i) Information about reportable segments (continued)

	Germany €	United Kingdom €	Switzerland €	TOTAL €
For the period from 26 October 2012 to 31 March 2014				
Net rental income	–	54,523	–	54,523
Net finance costs	–	(12,301)	–	(12,301)
Operating costs	–	(110,333)	–	(110,333)
Total loss per reportable segments	–	(68,111)	–	(68,111)
As at 31 March 2014				
Investment properties	–	33,281,325	–	33,281,325
Investment in listed securities	–	286,541	–	286,541
Cash	–	1,670,754	–	1,670,754
Other	–	257,695	–	257,695
Total assets	–	35,496,315	–	35,496,315
Borrowings – bank loans	–	(12,586,392)	–	(12,586,392)
Other	–	(1,811,329)	–	(1,811,329)
Total liabilities	–	(14,397,721)	–	(14,397,721)

	Germany €	United Kingdom €	Switzerland €	TOTAL €
***Pro forma* unaudited for the year ended 31 March 2015**				
Net rental income	**9,462,984**	**17,031,927**	**7,520,169**	**34,015,080**
Fair value movement of investment properties	**2,063,166**	**27,507,520**	**(423,258)**	**29,147,428**
Net (loss)/gain from fair value of financial liabilities	**(359,410)**	**839,777**	**(855,145)**	**(374,778)**
Investment in associates	**1,407,342**	**–**	**–**	**1,407,342**
Investment in joint venture	**1,886,304**	**–**	**–**	**1,886,304**
Net finance costs	**(3,148,314)**	**(5,330,217)**	**(1,775,800)**	**(10,254,331)**
Operating costs	**(1,277,528)**	**(1,613,663)**	**(789,240)**	**(3,680,431)**
Total profit per reportable segments	**10,034,544**	**38,435,344**	**3,676,726**	**52,146,614**

(ii) Reconciliation of reportable segment profit or loss

	Audited for the year ended 31 March 2015 €	Restated Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma** unaudited for the year ended 31 March 2015 €
Rental income			
Net rental income for reported segments	**19,341,378**	54,523	**34,015,080**
Profit or loss			
Fair value movement of investment properties	**17,955,930**	–	**29,147,428**
Net (loss)/gain from fair value of financial liabilities	**(588,559)**	–	**(374,778)**
Investment in associates	**246,371**	–	**1,407,342**
Investment in joint venture	**777,955**	–	**1,886,304**
Net finance costs	**(5,484,763)**	(12,301)	**(10,254,331)**
Operating costs	**(1,433,098)**	(110,333)	**(3,680,431)**
Gain on acquisition	**29,020,523**	–	**–**
Total profit/(loss) per reportable segments	**59,835,737**	(68,111)	**52,146,614**
Other profit or loss – unallocated amounts			
Management fee income	**1,663,160**	–	**1,730,211**
Investment in associates	**208,970**	–	**208,970**
Net finance costs	**354**	–	**(1,579)**
Gain on acquisition	**(19,363,662)**	–	**–**
Tax, legal and professional fees	**(213,334)**	–	**(213,334)**
Audit fees	**(312,569)**	–	**(318,571)**
Administration fees	**(188,310)**	–	**(188,310)**
Non-executive directors	**(97,428)**	–	**(97,428)**
Staff remuneration costs	**(2,073,426)**	–	**(2,073,426)**
Other operating costs	**(1,258,797)**	–	**(1,199,978)**
Reversal of provision for selling costs	**–**	–	**5,612,458**
Impairment of goodwill	**–**	(9,728)	**(19,374,000)**
Other gains and losses	**48,526**	48,333	**78,480**
Net foreign exchange losses	**147,816**	–	**164,066**
Consolidated profit/(loss) before taxation	**38,397,037**	(29,506)	**36,474,173**

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

5. Operating segments (continued)

(iii) Reconciliation of reportable segment financial position

	Audited as at year ended 31 March 2015 €	*Restated* Audited as at to 31 March 2014 €
ASSETS		
Investment properties	**695,196,554**	33,281,325
Investment in associates	**39,611,141**	–
Investment in joint venture	**8,505,605**	–
Investment in listed securities	**–**	286,541
Cash	**78,328,345**	1,670,754
Other	**5,782,834**	257,695
Total assets per reportable segments	**827,424,479**	35,496,315
Other assets – unallocated amounts		
Investment in associates	**40,667**	–
Cash	**2,101,981**	–
Other	**2,281,705**	–
Total assets per consolidated statement of financial position	**831,848,832**	35,496,315
LIABILITIES		
Borrowings – bank loans	**(364,930,508)**	(12,586,392)
Other	**(28,058,389)**	(1,811,329)
Total liabilities per reportable segments	**(392,988,897)**	(14,397,721)
Other liabilities – unallocated amounts		
Other	**(3,732,343)**	–
Total liabilities per consolidated statement of financial position	**(396,721,240)**	(14,397,721)

6. Net rental income

	Audited for the year ended 31 March 2015 €	*Restated* Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma*** unaudited for the year ended 31 March 2015 €
Rental income	**20,602,444**	54,524	**37,477,231**
Other income – tenant recharges	**2,895,454**	1,297	**4,559,849**
Other income	**669,364**	–	**149,604**
Rental income	**24,167,262**	55,821	**42,186,684**
Direct property costs	**(4,825,884)**	(1,298)	**(8,171,604)**
Total net rental income	**19,341,378**	54,523	**34,015 080**

7. Operating costs

	Audited for the year ended 31 March 2015 €	*Restated* Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma*** unaudited for the year ended 31 March 2015 €
Tax, legal and professional fees	**756,561**	43,167	**1,114,142**
Audit fees	**303,189**	12,798	**309,191**
Administration fees	**219,344**	14,969	**350,750**
Investment advisory fees	**640,512**	7,056	**739,005**
Asset management fees*	**–**	–	**1,632,832**
Non-executive directors	**97,428**	31,168	**97,428**
Staff remuneration costs	**2,073,426**	–	**2,073,426**
Other operating costs	**1,486,503**	1,175	**1,454,704**
	5,576,963	110,333	**7,771,478**

** Asset management fees were paid for the six months from 1 April 2014. With effect from 2 October 2014, management was internalised and no further asset management fees were payable by Stenprop. Stenprop therefore bears the direct costs of management from 2 October 2014.*

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

8. Employees' and directors' emoluments

The management businesses which employ the Group's employees were acquired on 2 October 2014 (refer note 26). The Group had 20 (2014: 0) employees at year-end and incurred €1,866,571 (2014: €0) in wages and salaries and €206,855 (2014: €0) in related social security costs and pension charges during the year.

Their aggregate remuneration for the period including that of executive directors is:

	Audited for the year ended 31 March 2015 €	*Restated* Audited for the period from 26 October 2012 to 31 March 2014 €
Wages and salaries (excluding key management)	**1,456,399**	–
Key management remuneration	**410,172**	–
Social security costs	**119,691**	–
Other pension costs	**87,164**	–
	2,073,426	–

As at 31 March 2015, the Group had 9 directors (2014:7). The directors of the Company during the financial year and at the date of this report were as follows:

Non-executive directors	Appointed	Change in appointment
G Leissner*	03/12/2012	Appointed Chairman 02/10/2014
H Esterhuizen	03/12/2012	Resigned 02/10/2014
C Josling	03/12/2012	Resigned 02/10/2014
S Melnick	03/12/2012	Resigned 02/10/2014
D Brown	25/09/2013	
J Keyes	26/10/2012	
M Yachad	10/12/2014	
M Fienberg	02/10/2014	
S Ball	02/10/2014	

** G Leissner was an executive director until 2/10/2014, when he was appointed Chairman*

Executive directors	Appointed	Change in appointment
P Arenson (*CEO*)	02/10/2014	
P Watson (*CFO*)	02/10/2014	
N Marais	02/10/2014	
D Smith	01/05/2014	Resigned 02/10/2014
P Goetsch	03/12/2012	Resigned 30/04/2014

8. Employees' and directors' emoluments (continued)

The Group pays remuneration to executive directors which amounted to €410,172 (2014: €Nil) and non-executive directors which amounted to €97,428 (2014: €31,168) for the period. A breakdown of directors' remuneration is provided below:

	Audited for the year ended 31 March 2015 €	Audited for the period from 26 October 2012 to 31 March 2014 €
Executive directors		
P Arenson (appointed 2 Oct 2014)	**180,628**	–
P Watson (appointed 2 Oct 2014)	**143,594**	–
N Marais (appointed 2 Oct 2014)	**85,950**	–
	410,172	–
Non-executive directors		
J Keyes	**11,981**	5,294
G Leissner	**25,792**	1,525
D Brown	**7,924**	1,987
M Fienberg (appointed 2 Oct 2014)	**22,845**	–
S Ball (appointed 2 Oct 2014)	**18,750**	–
M Yachad (appointed 10 Dec 2014)	**2,816***	–
H Esterhuizen (resigned 2 Oct 2014)	**3,264**	8,068
C Josling (resigned 2 Oct 2014)	**3,264**	8,068
S Melnick (resigned 2 Oct 2014)	**792**	1,525
P Goetsch (resigned 30 Apr 2014)	**–**	1,525
D Smith (appointed 1 May 2014/resigned 2 Oct 2014)	**–**	–
S Ward (resigned 25 Sep 2013)	**–**	3,176
	97,428	31,168

** These fees were paid to Peregrine SA Holdings Proprietary Limited*

The above non-executive fees include all management, consulting, technical or other fees paid for such services rendered, including payments to management companies. During the reporting period, no bonuses, performance-related payments, nor expense allowances were paid to the directors. The Company did however, accrue for these items for the year ended 31 March 2015 and further detail is included on page 32.

8. Employees' and directors' emoluments (continued)

At a Special General Meeting on 2 June 2015, shareholders approved the adoption of a Deferred Share Bonus Plan and a Share Purchase Plan. Details of the Plans are available on the website at www.stenprop.com .

On 10 June 2015, the board of directors, on the recommendation of the remuneration committee, approved the following:

	Bonuses in respect of the year ended 31 March 2015 #			Share Purchase Plan	
Executive directors	Cash bonus €	Deferred Share Bonus Plan* €	Number of shares	Loans €	Number of shares^
Paul Arenson	170,900	256,350	179,266	3,813,333	2,666,667
Patsy Watson	136,720	205,080	143,413	3,122,166	2,183,333
Neil Marais	53,150	20,508	14,341	157,912	110,428
	360,770	481,938	337,020	7,093,411	4,960,428

 # Based on the year end exchange rate of £1:€1.3672
** Share options vest in three equal tranches. The first tranche will vest on 11 June 2015. Subsequent tranches will vest in accordance with the rules of the Deferred Share Bonus Plan on 31 March 2016 and 31 March 2017.*
^ Shares will be issued on 11 June 2015

Loans advanced under the share purchase plan are interest-bearing at a rate equal to the average interest rate incurred by the Group from time to time. Interest is payable six monthly in arrear. Loans are repayable within 30 days of cessation of employment (unless the participant ceases employment in circumstances beyond his or her control, in which case the loan is repayable within 12 months), and must in all circumstances be repaid in 10 years. All dividends paid to such employees (or his or her nominee) by virtue of their shareholding, must first be utilised to discharge any interest outstanding in terms of the loan advanced in terms of the Share Purchase Plan.

Directors' interests

Breakdown of Directors' beneficial indirect holdings in the Company at 31 March 2015:

	Direct number of shares	% of shares	Indirect number of shares	% of shares	Number of share options held	% of shares
G Leissner (*Chairman*)	–		422,034	0.16	–	
D Brown	–		–		–	
J Keyes	–		–		–	
M Yachad	–		–		–	
M Fienberg	–		114,994	0.04	–	
S Ball	–		250,000	0.09	–	
P Arenson (*CEO*)	97,783	0.04	4,774,041	1.75	145,782*	0.05
P Watson (*CFO*)	–		–		145,782*	0.05
N Marais	–		–		–	

** In terms of the Stenham Transaction (detailed in Note 26) 145,782 ordinary shares valued at €200,000 at the time of the transaction, were awarded to each of P Watson and P Arenson on 2 October 2014 at a strike price of €1.37. These share options vest over a two-year period on 30 September 2015 and 30 September 2016 respectively, subject to the directors still being in the employ of the Group at vesting date.*

The directors' interests have not changed up to the date of signing these financial statements.

Breakdown of directors' beneficial indirect holdings in the Company at 31 March 2014:

At 31 March 2014 no director had any direct interest in the shares of the Company.

Sean Melnick was the deputy chairman of, and had a beneficial interest of 16.7% in the issued share capital of Peregrine Holdings Limited ("Peregrine"). Peregrine had an indirect interest of 29.4% in the issued share capital of the Company at that date. Sean Melnick resigned as a director of the Company on 2 October 2014.

9. Other gains and losses

	Audited for the year ended 31 March 2015 €	*Restated* Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma*** unaudited for the year ended 31 March 2015 €
Loss on disposal of subsidiaries	**(25,556)**	–	**(25,556)**
Dividends received from investments	**7,651**	14,438	**24,831**
Fair value movement on financial investments (refer note 19)	**66,431**	33,895	**79,205**
	48,526	48,333	**78,480**

10. Net finance costs

	Audited for the year ended 31 March 2015 €	*Restated* Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma*** unaudited for the year ended 31 March 2015 €
Interest receivable:			
Cash and cash equivalents	**8,879**	231	**12,024**
	8,879	231	**12,024**
Finance costs:			
Bank interest payable	**(5,135,957)**	(7,716)	**(9,846,171)**
Unutilised facility fee	**(59,368)**	(915)	**(49,744)**
Amortisation of facility costs	**(297,962)***	(3,901)	**(372,019)**
	(5,493,287)	(12,532)	**(10,267,934)**
Net finance costs	**(5,484,408)**	(12,301)	**(10,255,910)**

** This figure includes amortised finance costs of €21,580 which are further disclosed in note 23.*

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

11. Taxation

(i) Tax recognised in profit and loss

	Audited for the year ended 31 March 2015 €	*Restated* Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma** unaudited for the year ended 31 March 2015 €
Income tax in respect of current year	**578,061**	7,919	622,104
Deferred tax (see note 28)	**127,237**	–	700,787
Total tax expense	**705,298**	7,919	1,322,891

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

No tax was recognised on other comprehensive income during the period (2014: Nil).

The Company is subject to the standard rate of corporate income tax of 0% in Bermuda. As the tax expense arises in jurisdictions outside of Bermuda, a full tax reconciliation of the relationship between the tax expense and accounting loss has not been included in these financial statements. The Group suffers tax on rental income from its investment properties, after deduction for allowable rental expenses. The rate of corporate income tax depends on the jurisdiction in which the property is situated being:

- Germany 15.85%;
- United Kingdom 20%; and
- Switzerland (depending on the district in which the property is situated). Average rate of 27.72%.

(ii) Reconciliation of tax charge for the year/period

	Audited for the year ended 31 March 2015 €	*Restated* Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma** Unaudited for the year ended 31 March 2015 €
Profit/(loss) for the year/period before taxation	**38,397,037**	(29,506)	**36,474,173**
Tax provided at applicable rate in Bermuda	**–**	–	**–**
Tax charge in respect of different jurisdictions	**(705,298)**	(7,919)	**(1,322,891)**
Profit/(loss) for the year/period after taxation	**37,691,739**	(37,425)	**35,151,282**

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

12. Share capital

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Authorised		
1,000,000,000 ordinary shares with a par value of €0.000001258 each	**1,258**	1,258

	Audited for the year ended 31 March 2015	Audited for the period from 26 October 2012 to 31 March 2014
Issued share capital		
Opening balance	**15,986,003**	–
Issue of new shares	**256,250,143**	15,986,003
Closing number of shares issued	**272,236,146**	15,986,003
	€	€
Share capital	**342**	19
Share premium	**376,985,397**	21,220,883
Less: Acquisition/transaction costs	**(2,858,835)**	(89,384)
Total share premium	**374,126,562**	21,131,499

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

Shareholders are referred to an announcement dated 24 October 2014 confirming that, for the purposes of changing the currency denomination of the share capital of the Company, a GBP:€ exchange rate of GBP1.00:€1.258 was used at Stenham Transaction date, resulting in an authorised share capital of €1,258 comprising 1,000,000,000 common share of €0.000001258 each.

The Company has 272,236,146 (March 2014: 15,986,003) ordinary shares in issue at the reporting date which have a primary listing on BSX and a secondary listing on AltX. On 2 October 2014 the Company completed the acquisition of the various property and management companies in consideration for an issue of new ordinary shares in the Company. On 1 October 2014 and 2 October 2014 respectively, 218,794,917 and 14,121,892 new ordinary shares were issued on the BSX at an issue price of €1.37 per share as consideration for the purchase of the property and management companies.

On 20 March 2015 the Company placed 23,333,334 ordinary shares with invited investors at an issue price of €1.50 per share.

Share based payment awards

At the time of the Stenham Transaction, the Company committed to issue 291,563 ordinary shares to directors (the estimated value of which was €400,000 at the time) over a two-year period subject to those directors still being employed. Although this represents a share based payment under IFRS2: Share based payments, this has been treated as a cost of the shares issued as part of the Stenprop Transaction and has been classified as a liability. This treatment is not consistent with the Group's policy to recognise the fair value of share based payments in a share based payment reserve over the vesting period; however, management considers the impact of the difference in treatment to be immaterial.

Major shareholders

As at the financial year end there were 2,026 shareholders in the Company. In terms of the Companies Act 1981 of Bermuda, there is no requirement for registered shareholders to disclose their beneficial shareholdings and accordingly the Company is only able to provide disclosure on the shareholdings which have been voluntarily provided. Known shareholders holding in excess of 5% of the Company's share capital are detailed below:

Beneficial shareholder greater than 5%	% of issued share capital
Peregrine Holdings Ltd (direct and indirect interest)	6.45

13. Earnings and net asset value per ordinary share

Reconciliation of profit for the period to adjusted EPRA earnings

	Audited for the year ended 31 March 2015 €	*Restated* Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma** unaudited for the year ended 31 March 2015 €
Earnings/(loss) per IFRS income statement attributable to shareholders	**37,598,804**	(37,425)	**35,058,347**
Adjustments to calculate EPRA earnings, exclude:			
Changes in fair value of investment properties	**(17,955,930)**	–	**(29,147,428)**
Reversal of provision for selling costs	**–**	–	**(5,612,458)**
Reversal of gain on acquisition	**(9,656,861)**	–	**–**
Reversal of impairment of goodwill	**–**	–	**19,374,000**
Changes in fair value of financial instruments	**588,559**	–	**374,778**
Deferred tax in respect of EPRA adjustments	**127,237**	–	**700,787**
Adjustments above in respect of joint ventures and associates			
Changes in fair value	**1,056,615**	–	**1,490,570**
Deferred tax in respect of EPRA adjustments	**(158,493)**	–	**(223,585)**
EPRA earnings/(loss) attributable to shareholders	**11,599,931**	(37,425)	**22,015,011**
Further adjustments to arrive at Adjusted EPRA earnings			
Straight-line unwind of purchase swaps	**1,244,342**	–	**2,517,183**
Adjusted earnings/(loss) attributable to shareholders	**12,844,273**	(37,425)	**24,532,194**
Weighted average number of shares in issue	**132,254,338**	533,175	**249,669,935**
Share-based payments award (note 12)	**291,563**	–	**291,563**
Diluted weighted average number of shares in issue	**132,545,901**	533,175	**249,961,498**
Earnings per share	**cents**	cents	**cents**
IFRS EPS	**28.43**	(7.02)	**14.04**
Diluted IFRS EPS	**28.37**	(7.02)	**14.03**
EPRA EPS	**8.77**	(7.02)	**8.82**
Diluted EPRA EPS	**8.75**	(7.02)	**8.81**
Adjusted EPRA EPS	**9.71**	(7.02)	**9.83**
Diluted adjusted EPRA EPS	**9.69**	(7.02)	**9.81**

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

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 breaks costs was calculated at 1 April 2014 and the purchase consideration for the property companies was reduced accordingly to reflect this liability.

13. Earnings and net asset value per ordinary share (continued)

Reconciliation of profit for the period to headline earnings

	Audited for the year ended 31 March 2015 €	Audited for the period from 26 October 2012 to 31 March 2014 €	*Pro forma** unaudited for the year ended 31 March 2015 €
Earnings/(loss) per IFRS income statement attributable to shareholders	**37,598,804**	(37,425)	**35,058,347**
Adjustments to calculate headline earnings, exclude:			
Changes in fair value of investment properties	**(17,955,930)**	–	**(29,147,428)**
Reversal of provision for selling costs	**–**	–	**(5,612,458)**
Reversal of gain on acquisition	**(9,656,861)**	–	**19,374,000**
Changes in fair value of financial instruments	**(430,636)**	4,501	**(430,636)**
Deferred tax in respect of Headline earnings adjustments	**127,237**	–	**700,787**
Adjustments above in respect of joint ventures and associates			
Changes in value of investment properties	**1,359,580**	–	**1,346,580**
Deferred tax	**(203,937)**	–	**(201,162)**
Headline earnings/(loss) attributable to shareholders	**10,838,257**	(32,924)	**21,088,031**
Earnings per share	**cents**	cents	**cents**
Headline EPS	**8.20**	(6.18)	**8.45**
Diluted headline EPS	**8.18**	(6.18)	**8.44**

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

14. Net asset value per ordinary share

Net asset value per share

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Net assets attributable to equity shareholders	**433,312,755**	21,098,594
Adjustments to arrive at EPRA net asset value:		
Derivative financial instruments	**6,380,731**	88,227
Deferred tax	**7,230,161**	–
Adjustments above in respect of joint ventures and associates	**2,504,354**	–
EPRA net assets attributable to shareholders	**449,428,001**	21,186,821
Number of shares in issue	**272,236,146**	15,986,003
Share-based payment award (note 12)	**291,563**	–
Diluted number of shares in issue	**272,527,709**	15,986,003
Net asset value per share (basic and diluted)	**cents**	cents
IFRS net asset value per share	**1.59**	1.32
EPRA net asset value per share	**1.65**	1.33

15. Investment property

The fair value of the consolidated investment properties at 31 March 2015 was €695,196,554 (31 March 2014: €33,281,325). The carrying amount of investment property is the fair value of the property as determined by registered independent appraisers having an appropriate recognised professional qualification and recent experience in the location and category of the property being valued ("valuers").

The fair value of each of the properties for the year ended 31 March 2015 was assessed by the valuers in accordance with the RICS standards and IFRS 13.

The valuations performed by the independent valuers are reviewed internally by senior management. This includes discussions of the assumptions used by the external valuers, as well as a review of the resulting valuations.

Discussions of the valuations process and results are held between the senior management and the external valuers on a bi-annual basis. The Audit Committee reviews and approves the valuation results.

The valuation techniques used are consistent with IFRS13 and use significant "unobservable" inputs. There have been no changes in valuation techniques since the prior year.

There are interrelationships between all these unobservable inputs as they are determined by the market conditions. The existence of an increase in more than one unobservable input would be to magnify the impact on the valuation. The impact on the valuation will be mitigated by the interrelationship of two unobservable inputs moving in the opposite directions e.g. an increase in rent may be offset by an increase in yield, resulting in no net impact on the valuation. Expected vacancy rates may impact the yield with higher vacancy rates resulting in higher yield. All revenue is derived from the underlying tenancies given on the investment properties.

The key unobservable inputs used in the valuation of the Group's investment properties at 31 March 2015 are detailed in the table below:

Combined Portfolio (incl. share of jointly controlled entities)	% of portfolio by market value	Market value (€m) 31 March 2015	Properties	Area (sqm)	Annualised gross rental income (€m)	Net initial yield (Weighted average)	Weighted average lease length by rental (years)	Voids by ERV
UK	42	**336.2**	14	73,736	21.6	5.59%	7.4	0.0%
Germany	23	**191.7**	21	71,936	11.6	5.11%	6.7	4.0%
Switzerland	21	**167.3**	13	48,383	10.5	4.16%	4.6	5.0%
Total	**86**	**695.2**	**48**	**194,055**	**43.7**	**5.12%**	**6.6**	**2.3%**
Share of Joint Ventures and Associates	14	**111.5**	5	46,444	8,7	6,39%	7,1	1.8%
Total	**100**	**806.7**	**53**	**240,499**	**52.4**	**5.30%**	**6.6**	**2.1%**

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Opening balance	**33,281,325**	–
Properties acquired through the acquisition of subsidiaries	**661,151,260**	33,281,325
Capitalised expenditure	**3,413,812**	–
Disposals through the sale of property	**(65,272,694)**	–
Foreign exchange movement in foreign operations	**44,666,921**	–
Net fair value gains on investment property	**17,955,930**	–
Closing balance	**695,196,554**	33,281,325

15. Investment property (continued)

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Acquisitions		
UK		
GGP1 Limited	**–**	33,281,325
Laxton Properties Limited	**81,536,000**	–
Normanton Properties Limited	**95,232,000**	–
Davemount Properties Limited	**10,195,200**	–
LPE Limited	**83,918,736**	–
Loveridge Properties Limited	**55,808,000**	–
Switzerland		
Algy Properties S.a.r.l.	**4,328,209**	–
Bruce Properties S.a.r.l.	**7,910,318**	–
Clint Properties S.a.r.l.	**5,832,015**	–
David Properties S.a.r.l.	**12,609,090**	–
Kantone Holdings Limited	**78,620,702**	–
Polo Property GmbH	**35,903,990**	–
Germany		
KG Bleichenhof Grundtuscksverwaaltung GmbH & Co. KG	**119,400,000**	–
Century BV	**16,200,000**	–
Century 2 BV	**8,550,000**	–
Stenham Beryl Limited	**10,252,000**	–
Stenham Crystal Limited	**8,514,000**	–
Stenham Jasper Limited	**10,341,000**	–
Isabel Properties BV	**16,000,000**	–
	661,151,260	33,281,325
Disposals	**–**	–
UK		
Loveridge Properties Limited	**(65,272,694)**	
	(65,272,694)	–

Readers are referred to the portfolio analysis (page 65) for further detail.

Disposals

On 23 March 2015, the Group disposed of the only property owned by Loveridge Properties Limited known as Chiswell Street, London for £48.255 million (equating to €65.2 million after disposal costs). The proceeds of the sale were utilised to settle the outstanding Lloyds facility of £12.925 million (circa €18 million), the shareholder loan and any surplus following disposal costs was paid as a dividend to Stenprop UK Limited. At 31 March 2015, Loveridge Properties Limited remains a dormant subsidiary of the Group.

16. Subsidiaries

The Group consists of a parent company, Stenprop Limited (previously called GoGlobal Properties Limited), incorporated in Bermuda and a number of subsidiaries, associates and joint ventures held directly and indirectly by Stenprop Limited which operate and are incorporated around the world.

Details of the Group's subsidiaries as at 31 March 2015 are as follows:

Name	Place of incorporation	Principal activity	% equity owned by Company	% equity owned by Subsidiary
BVI				
Davemount Properties Limited	BVI	Property Investment		100,00
Laxton Properties Limited	BVI	Property Investment		100,00
Loveridge Properties Limited	BVI	Dormant		100,00
Normanton Properties Limited	BVI	Property Investment		100,00
Ruby Red Holdings Limited	BVI	Management		100,00
SP Corporate Services Limited	BVI	Management		100,00
SP Nominees Limited	BVI	Management		100,00
SP Secretaries Limited	BVI	Management		100,00
Stencap1 Limited	BVI	Cash Holding		100,00
Stencap2 Limited	BVI	Cash Holding		100,00
Stencap3 Limited	BVI	Cash Holding		100,00
Stencap4 Limited	BVI	Cash Holding		100,00
Stenham Property Holdings Limited	BVI	Holding Company	100,00	
Stenprop (Germany) Limited	BVI	Holding Company	100,00	
Stenprop (Swiss) Limited	BVI	Holding Company	100,00	
Stenprop (UK) Limited	BVI	Holding Company	100,00	
Stenprop Trafalgar Limited	BVI	Holding Company		100,00
Leatherback Property Holdings Limited	BVI	Holding Company	100,00	
Curacao				
Anarosa Holdings N.V.	Curacao	Holding Company		94,90
C.S. Property Holding N.V.	Curacao	Holding Company		94,90
Lakewood International N.V.	Curacao	Holding Company		89,00
T.B Property Holdings N.V.	Curacao	Holding Company		100,00
Guernsey				
APF1 Limited (in liquidation)	Guernsey	Dormant	100,00	
Bernina Property Holdings Limited	Guernsey	Holding Company		100,00
GGP1 Limited	Guernsey	Property Investment	100,00	
Kantone Holdings Limited	Guernsey	Property Investment		100,00
KG Bleichenhof Grundtuscksverwaaltung GmbH & Co. KG	Germany	Property Investment		94,90
LPE Limited	Guernsey	Property Investment		100,00
Stenham Paramount Hotel GP Limited	Guernsey	Management		100,00
Stenprop Advisers Limited (formerly Stenham Property Finance Limited)	Guernsey	Management		100,00
Luxembourg				
Algy Properties S.a.r.l.	Luxembourg	Property Investment		100,00
Bruce Properties S.a.r.l.	Luxembourg	Property Investment		100,00
Clint Properties S.a.r.l.	Luxembourg	Property Investment		100,00
David Properties S.a.r.l.	Luxembourg	Property Investment		100,00
Jimmy Investments S.a.r.l.	Luxembourg	Holding Company		100,00
Spike Investments S.A.	Luxembourg	Holding Company		100,00

16. Subsidiaries (continued)

Name	Place of incorporation	Principal activity	% equity owned by Company	% equity owned by Subsidiary
Netherlands				
Century 2 BV	Netherlands	Property Investment		94,90
Century BV	Netherlands	Property Investment		94,90
Isabel Properties BV	Netherlands	Property Investment		94,90
Mindel Properties BV	Netherlands	Holding Company		94,50
Stenprop Management BV (formerly Stenham Property Management BV)	Netherlands	Management		100,00
Isle of Man				
Stenham Beryl Limited	IoM	Property Investment		100,00
Stenham Crystal Limited	IoM	Property Investment		100,00
Stenham Jasper Limited	IoM	Property Investment		100,00
Stenham Properties (Germany) Limited	IoM	Holding Company		100,00
Switzerland				
Polo Property GmbH	Switzerland	Property Investment		100,00
United Kingdom				
ApexHi UK Limited	UK	Dormant	100,00	
Stenprop Management Limited (formerly Stenham Property Limited)	England	Management		100,00

Details of the Group's associates as at 31 March 2015 are as follows:

Name	Place of incorporation	Principal activity	% equity owned by Company	% equity owned by Subsidiary
Stenham European Shopping Centre Fund Limited	Guernsey	Holding Company		28,40*
Stenpark Management Limited	Guernsey	Management Company		50,00
Stenham Berlin Residential Fund Limited	Guernsey	Holding Company		10,44

** 28.14% of the investment in the underlying property is held through Stenham European Shopping Centre Fund Limited ("SESCF"), and 0.26% of the property investment is held via a wholly-owned subsidiary, Leatherback Property Holdings Limited incorporated in BVI.*

Details of the Group's joint ventures as at 31 March 2015 are as follows:

Name	Place of incorporation	Principal activity	% equity owned by Company	% equity owned by Subsidiary
Luxembourg				
Elysion Braunschweig Sarl	Luxembourg	Property Company		50,00
Elysion Dessau Sarl	Luxembourg	Property Company		50,00
Elysion Kappeln Sarl	Luxembourg	Property Company		50,00
Elysion S.A.	Luxembourg	Holding Company		50,00
Elysion Winzlar Sarl	Luxembourg	Property Company		50,00

17. Investment in associates

Details of the group associates at the end of the reporting period are as follows:

Name	Place of incorporation	Principal activity	% equity owned by subsidiary
Stenham European Shopping Centre Fund Limited	Guernsey	Holding Company	28.40*
Stenpark Management Limited	Guernsey	Management Company	50.00
Stenham Berlin Residential Fund Limited	Guernsey	Holding Company	10.44

** 28.14% of the investment in the underlying property is held through Stenham European Shopping Centre Fund Limited ("SESCF"), and 0.26% of the property investment is held via a wholly-owned subsidiary, Leatherback Property Holdings Limited incorporated in BVI.*

The above associates are accounted for using the equity method in these consolidated financial statements as set out in the Group's accounting policies in note 3.

Summarised financial information in respect of each of the Group's associates is set out below.

	Stenham European Shopping Centre Fund Limited 31 March 2015 €	Stenpark Management Limited 31 March 2015 €	Stenham Berlin Residental Fund Limited 31 March 2015 €
Non-current assets	**275,000,000**	**–**	**53,121,290**
Current assets	**16,187,570**	**152,787**	**562,295**
Non-current liabilities	**(160,216,920)**	**(71,453)**	**–**
Current liabilities	**(11,218,036)**	**–**	**(443,885)**
Equity attributable to owners of the Company	**120,068,023**	**81,334**	**53,239,700**
Revenue	**21,121,527**	**1,159,253**	**–**
Profit from continuing operations and total comprehensive income	**4,556,928**	**883,889**	**158,670**

Reconciliation of the above summarised financial information to the carrying amount of the interest in the associates recognised in the financial statements:

	Stenham European Shopping Centre Fund Limited 31 March 2015 €	Stenpark Management Limited 31 March 2015 €	Stenham Berlin Residental Fund Limited 31 March 2015 €	TOTAL 31 March 2015 €
Opening balance	**–**	**–**	**–**	**–**
Share in associates acquired during the period	**35,703,015**	**31,799**	**5,411,255**	**41,146,069**
Share of associates profit**	**87,701**	**208,970**	**158,670**	**455,341**
Distribution received from associates	**(1,749,501)**	**(210,000)**	**–**	**(1,959,501)**
Foreign exchange movement in foreign operations	**–**	**9,899**	**–**	**9,899**
Closing balance	**34,041,215**	**40,668**	**5,569,925**	**39,651,808**

***The share of associates profit includes the fair value movement in investment property of Nova Eventis for the period. Nova Eventis was independently valued at €275 million at 31 March 2015, a 2% reduction over the valuation at 1 April 2014 of €279.9 million.*

17. Investment in associates (continued)

Stenham European Shopping Centre Limited and Stenpark Management Limited

The acquisition of the investments in associates includes an interest in Stenham European Shopping Centre Fund Limited and Leatherback Properties Holdings Limited, acquired as part of the purchase of various property companies on 1 October 2014 and a shareholding in Stenpark Management Limited, acquired as part of the purchase of various management companies on 2 October 2014. The effective date of the acquisitions was 1 April 2014 at which date the fair value of the associates were determined for purposes of the transaction. Over the six-month period to the acquisition date, being 1 October 2014 and 2 October 2014 respectively, the Group benefited from an uplift in the fair value of the associate to the value of €1,160,970 which is recognised in gain on acquisition (note 26).

Increase in holding in Associate

On 29 October 2014, as a result of a scrip dividend paid by Stenham European Shopping Fund Limited the Group's holding in the entity increased from 28.12% to 28.14%.

Investment in Stenham Berlin Residential Fund Limited ("SBRF")

During the first quarter of 2015 the Group acquired a 10.4% shareholding in "SBRF" at a cost of €5.4 million.

18. Investment in joint venture

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Investment property	**33,562,506**	–
Net working capital	**139,946**	–
Assets	**33,702,452**	–
Bank loans	**(23,776,169)**	–
Deferred tax	**(153,295)**	–
Financial liability	**(1,267,383)**	–
Liabilities	**(25,196,847)**	–
Net assets excluding loan due to Group	**8,505,605**	–
Revenue	**2,796,205**	–
Profit from continuing operations and total comprehensive income	**1,313,901**	–

Reconciliation of the above summarised financial information to the carrying amount of the interest recognised in the consolidated financial statements:

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Balance and loan due to Group (capital plus accrued interest)	**13,524,170**	–
Fair value of loan due to Group/Investment in joint venture	**8,505,605**	–
Fair value in joint venture acquired (note 26)	**8,947,650**	–
Fair value movement in joint venture	**(442,045)**	–
Interest received from joint venture	**1,220,000**	–
Income from investment in joint venture	**777,955**	–

On 1 October 2014 Stenprop completed the acquisition of 100% of the shares and shareholder loans in Bernina Property Holdings Limited (Bernina). Bernina in turn owns 50% of the issued share capital and 100% of the shareholder loans of Elysion S.A., a company incorporated in Luxembourg which is the beneficial owner of the Care Home portfolio. The remaining 50% of Elysion S.A. is owned by a joint venture partner who manages the portfolio.

18. Investment in joint venture (continued)

The acquired shareholder loans have attracted, and continue to attract, a 10% compounded interest rate since inception in 2007. The outstanding shareholder loan which is wholly owned by Stenprop has been valued at the recoverable balance which is deemed equal to the net assets of the joint venture excluding the shareholder loan. Over the six-month period to acquisition date on 1 October 2014, the Group benefited from an uplift in the fair value of the joint venture to the value of €1,108,348 which is recognised in gain on acquisition (note 26).

19. Investments

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Opening balance	**286,541**	–
Trading investments additions at cost	**–**	252,646
Fair value movement	**66,431**	33,895
Foreign exchange movement in foreign operations	**16,466**	–
Disposal	**(369,438)**	–
Fair value	**–**	286,541

Trading investments, comprising of a portfolio of four listed Real Estate Investment Trusts ("REIT") were disposed of on 13 February 2015 for a value of €369,438.

20. Trade and other receivables

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Accounts receivable	**2,633,857**	171,492
Other debtors	**3,910,244**	52,002
Prepayments*	**1,518,633**	34,201
	8,062,734	257,695

** Prepayments includes €302,000 (2014: €Nil) in respect of tenant incentives which are being amortised over the lease terms to which they relate.*

21. Cash and cash equivalents

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Cash at bank	**80,430,326**	1,670,754
	80,430,326	1,670,754

All cash held at banks is on demand.

Restricted cash

At year end funds totalling €9.0 million (2014: €Nil) were restricted. Tenant deposits of €1.6 million are included in this amount as are net rents held in bank accounts which are secured by the lenders for the purposes of debt repayments and redevelopment, including €5.8 million for the redevelopment of Bleichenhof. As the Group is in compliance with all the terms and conditions of its loans as at the date of signing these financial statements, there are no further restrictions, and any surplus will flow to the Group.

22. Accounts payable and accruals

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Accruals	**2,771,555**	525,303
Deferred income	**5,754,450**	841,250
Other payables	**9,630,992**	356,549
	18,156,997	1,723,102

23. Borrowings

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Opening balance	**12,586,392**	–
Acquisitions (note 26)	**313,642,579**	12,582,491
Loan repayments	**(17,773,600)**	–
New loans	**40,452,980**	–
Amortisation of loan	**(5,415,601)**	–
New transaction fees	**(622,172)**	–
Amortisation of transaction fees	**21,580**	3,901
Foreign exchange movement in foreign operations	**22,038,350**	–
Total borrowings	**364,930,508**	12,586,392
Amount due for settlement within 12 months	**68,057,714**	–
Amount due for settlement after 12 months	**296,872,794**	12,586,392
	364,930,308	12,586,392

The facilities are secured by debentures and legal charges over the properties to which they correspond to. There is no cross-collaterisation of the facilities. The terms and conditions of outstanding loans are as follows:

Facility	Note	Amortising	Loan interest rate	Currency	Maturity date	Nominal value 31 March 2015 €	Nominal value 31 March 2014 €	*Carrying value 31 March 2015 €	*Carrying value 31 March 2014 €
UK									
Laxton Properties Limited	4	Yes	LIBOR +2.5%	GBP	31/10/2016	**30,283,480**	–	**30,283,480**	–
Normanton Properties Limited	4	Yes	LIBOR +2.25%	GBP	29/03/2016	**51,099,100**	–	**51,099,100**	–
Davemount Properties Limited	4	Yes	LIBOR +2.1%	GBP	24/03/2016	**8,354,308**	–	**8,354,308**	–
LPE Limited	3	No	LIBOR +2%	GBP	23/03/2020	**41,016,000**	–	**40,452,980**	–
GGP1 Limited	1	No	LIBOR +2.5%	GBP	22/12/2016	**14,218,880**	–	**14,181,308**	–
APF1 Limited		n/a	n/a	n/a	n/a	**–**	12,586,392	**–**	12,586,392
Switzerland									
Algy Properties S.a.r.l.		Yes	LIBOR +1.35%	CHF	31/03/2017	**3,822,800**	–	**3,822,800**	–
Bruce Properties S.a.r.l.		Yes	LIBOR +0.8%	CHF	31/03/2017	**4,627,977**	–	**4,627,977**	–
Clint Properties S.a.r.l		Yes	LIBOR +0.95%	CHF	31/03/2017	**3,043,905**	–	**3,043,905**	–
David Properties S.a.r.l.		Yes	LIBOR +0.95%	CHF	31/03/2017	**7,956,203**	–	**7,956,203**	–
Kantone Holdings Limited		Yes	LIBOR +1.07%	CHF	31/03/2017	**51,082,165**	–	**51,082,165**	–
Polo Property GmbH		Yes	LIBOR +1.17%	CHF	31/03/2017	**24,609,275**	–	**24,609,275**	–
Germany									
Century BV		Yes	Euribor +1.65%	EUR	31/12/2017	**10,173,812**	–	**10,173,812**	–
Century 2 BV		Yes	Euribor +1.65%	EUR	01/01/2017	**4,404,422**	–	**4,404,422**	–
Century 2 BV		Yes	Euribor +1.65%	EUR	02/01/2017	**921,766**	–	**921,766**	–
LGI Properties Beryl Limited		Yes	Euribor +1.85%	EUR	30/04/2018	**5,636,324**	–	**5,636,324**	
LGI Properties Crystal Limited		Yes	Euribor +1.85%	EUR	30/04/2018	**4,706,815**	–	**4,706,815**	
LGI Properties Jasper Limited		Yes	Euribor +1.85%	EUR	30/04/2018	**5,759,361**	–	**5,759,361**	–
Isabel Properties BV	2	No	Euribor +2.50%	EUR	01/02/2022	**9,000,000**	–	**9,000,000**	–
Bleichenhof GmbH & Co. KG		No	1.9%	EUR	31/12/2016	**84,937,000**	–	**84,814,507**	–
						365,653,593	**12,586,392**	**364,930,508**	**12,586,392**

** The difference between the nominal and the carrying value represents unamortised facility costs, which have arisen since the completion of the Stenham Transaction (note 26).*

23. Borrowings (continued)

	Audited 31 March 2015 €	*Restated Audited* 31 March 2014 €
Non-current liabilities		
Secured loans	**296,872,794**	12,586,392
Total non-current loans and borrowings		
The maturity of non-current borrowings is as follows:		
Between one year and five years	**288,332,794**	12,586,392
More than five years	**8,540,000**	–
	296,872,794	12,586,392
Current liabilities		
Secured loans	**68,057,714**	–
Total current loans and borrowings	**68,057,714**	–
Total loans and borrowings	**364,930,508**	12,586,392

1. On 2 April 2014 the UK investment properties held by APF1 Limited ("APF1") were transferred to the fellow wholly-owned subsidiary GGP1 Limited ("GGP1"). The APF1 bank facility of £10.4 million was repaid and replaced by a new GGP1 bank facility for £10.4 million with the same interest rate of Libor plus a margin of 2.5%. The SWAP contracts were novated from APF1 to GGP1.
2. The Isabel Properties BV facility which expired on 31 December 2014 was refinanced on 30 January 2015. The Group was required to inject €1 million into the investment in order to secure the facility which matures on 1 February 2022 . Under the terms of the facility no repayments are required to be made (previously €460,000 per annum), and the interest rate has changed from EURIBOR plus a margin of 3% to EURIBOR plus a margin of 2.5%.
3. On 24 March 2015, LPE Limited entered into a facility agreement to borrow £30,000,000. An interest rate of LIBOR plus a margin of 2% was agreed and the interest-only loan is repayable in full on 23 March 2020.
4. Subsequent to year-end, the Group refinanced the Davemount Properties Limited, Laxton Properties Limited and Normanton Properties Limited facilities. The terms of the new facility are disclosed in subsequent events (note 32).

Exposure to credit, interest rate and currency risks arises in the normal course of the Group's business. Derivative financial instruments are used to reduce exposure to fluctuations in interest rates (refer note 24).

24. Derivative financial instruments

In accordance with the terms of the borrowing arrangements and group policy, the Group has entered into interest rate swap agreements. The interest rate swap agreements are entered into by the borrowing entities to convert the borrowings from floating to fixed interest rates and are used to manage the interest rate profile of financial liabilities and eliminate future exposure to interest rate fluctuations. It is the Group's policy that no economic trading in derivatives is undertaken.

The following table sets out the interest rate swap agreements at 31 March 2015. Prior to the acquisition of the property companies on 2 October 2014, the only existing swap agreements were held by the GGP1 Portfolio which is separately disclosed under existing swaps in the table below.

Facility	Effective date	Maturity date	Swap rate %	Notional value 31 March 2015 €	Fair value 31 March 2015 €
UK					
Laxton Properties Limited	01/04/2014	10/10/2016	2,04*	**30,283,480**	**(692,163)**
Normanton Properties Limited	01/04/2014	29/03/2016	2,71*	**51,099,100**	**(1,272,534)**
LPE Limited	26/03/2015	31/03/2020	1,35	**41,016,000**	**(251,617)**
Switzerland					
Algy Properties S.a.r.l.	01/04/2014	31/03/2017	0,91	**3,822,800**	**(129,304)**
Bruce Properties S.a.r.l.	01/04/2014	31/03/2017	1,90	**4,627,977**	**(253,716)**
Clint Properties S.a.r.l	01/04/2014	31/03/2017	1,75	**2,967,449**	**(134,588)**
David Properties S.a.r.l.	01/04/2014	20/02/2017	1,73	**7,884,525**	**(331,141)**
Kantone Holdings Limited	01/04/2014	31/03/2017	0,70	**51,082,165**	**(1,513,333)**
Polo Property GmbH	01/04/2014	31/03/2017	0,73	**24,609,275**	**(743,814)**
Germany					
Century BV	01/04/2014	29/12/2017	1,00	**10,173,812**	**(266,861)**
Century 2 BV	01/04/2014	29/12/2017	1,08	**4,404,422**	**(125,664)**
Century 2 BV	01/04/2014	29/12/2017	1,85	**921,766**	**579**
LGI Properties Beryl Limited	01/04/2014	30/04/2018	0,83	**5,636,324**	**(135,110)**
LGI Properties Crystal Limited	01/04/2014	30/04/2018	0,83	**4,706,815**	**(112,829)**
LGI Properties Jasper Limited	01/04/2014	30/04/2018	0,83	**5,759,361**	**(138,059)**
Isabel Properties BV	30/01/2015	30/12/2021	0,48	**9,000,000**	**(137,411)**
Total acquired/incepted swaps				**257,995,271**	**(6,237,565)**
Existing swaps:					
GGP1 Limited (novated from APF1 Limited)	02/04/2015	22/12/2016	1,70	**7,164,128**	**(121,024)**
GGP1 Limited (novated from APF1 Limited)	02/04/2015	22/12/2016	1,66	**1,367,200**	**(22,142)**
Total swaps – on balance sheet				**266,526,599**	**(6,380,731)**
Maturing within 12 months					**(1,272,534)**
Maturing after 12 months					**(5,108,197)**
Derivative financial instruments					**(6,380,731)**
Swaps included in Investments in associates and joint ventures					
Elysion Braunschweig S.a.r.l.	01/4/2014	29/03/2018	1,58	**6,281,970**	**(302,201)**
Elysion Dessau S.a.r.l.	01/4/2014	29/03/2018	1,58	**6,071,645**	**(287,213)**
Elysion Kappeln S.a.r.l.	01/4/2014	31/12/2018	1,70	**6,583,547**	**(406,782)**
Elysion Winzlar S.a.r.l.	01/4/2014	31/12/2018	1,70	**4,389,021**	**(271,187)**
Prejan Enterprises Limited	01/4/2014	24/07/2016	0.80	**45,897,098**	**(540,307)**
Total swaps				**335,749,880**	**(8,188,421)**

** Swaps broken and refinanced in terms of the refinancing of the facility. Refer note 32.*

25. Cash flow hedge

The following interest rate SWAP agreements are designated as effective cash flow hedges:

Facility	Effective date	Maturity date	Swap rate %	Notional principal 31 March 2015 €	Restated Notional principal 31 March 2014 €	Fair value 31 March 2015 €	*Restated* Fair value 31 March 2014 €
UK							
GGP1 Limited (novated from APF1 Limited)	02/04/2014	22/12/2016	1.70	**1,367,200**	1,210,230	**(21,814)**	(13,037)
GGP1 Limited (novated from APF1 Limited)	02/04/2014	22/12/2016	1.66	**7,164,128**	6,341,605	**(119,240)**	(75,190)
LPE Limited	26/03/2015	31/03/2020	1.35	**41,016,000**	–	**(246,834)**	–
Germany							
Isabel Properties BV	30/01/2015	30/12/2021	0.48	**9,000,000**	–	**(130,976)**	–
				58,547,328	7,551,835	**(518,864)**	(88,227)

The cash flow hedges were assessed to be highly effective at 31 March 2015 and a net unrealised loss of €430,636 (2014: Gain €4 501) has been recorded in other comprehensive income.

26. Business combination – ("Stenham transaction")

Acquisition of property companies previously managed by Stenham, and associated management companies

On 1 October 2014 and 2 October 2014 the Company completed the acquisition of:

- Various property companies which collectively at the time of the transaction, held an interest in 45 properties in Germany, Switzerland and the United Kingdom (the 'property companies');
- The Stenham Property management business;
- Various cash holding entities; and
- The external investment manager, Apex Hi (UK) Limited.

The total purchase consideration for the acquisition of the property companies was calculated with reference to the net asset value of the property companies as at 31 March 2014 and amounted to €281.0 million. The purchase consideration for the Stenham Property management business was €15.6 million and the purchase consideration for Apex Hi (UK) Limited was €3.8 million. The purchase consideration for the cash holding subsidiaries was €18.4 million.

The purchase consideration for the acquisitions was funded by the issue of 232,916,809 new Stenprop ordinary shares to the value of €318,791,449 on the Bermudian share register at an issue price of €1.37 per share, which was the Euro equivalent of the net asset value per share of Stenprop as at 31 March 2014.

Deferred consideration which remains outstanding at year end, and which relates in relation to the acquisition of the Stenham property management business is estimated to be €935,706 and relates to the vendor's right to receive a share of pre-existing exit and performance fees on certain assets managed by the acquired business on behalf of third parties.

26. Business combination – ("Stenham transaction") (continued)

The companies acquired on 1 October 2014 were:

Name	Place of incorporation	Ownership (%)
Stencap 1 Limited	BVI	100
Stencap 2 Limited	BVI	100
Davemount Properties Limited	BVI	100
Loveridge Properties Limited	BVI	100
Laxton Properties Limited	BVI	100
Normanton Properties Limited	BVI	100
Kantone Holdings Limited	Guernsey	100
Spike Investments S.A	Lux	100
Stencap 3 Limited	BVI	100
Stencap 4 Limited	BVI	100
Bernina Property Holdings Limited	Guernsey	100
Lakewood International N.V	Curaçao	89
TB Property Holdings N.V	Curaçao	100
Leatherback Properties Limited	BVI	100
Stenham Properties (Germany) Limited	IoM	100
Anarosa Holdings N.V	Curaçao	94.9
CS Property Holding N.V	Curaçao	94.9
Stenham European Shopping Centre Fund Limited	Guernsey	28.12

The following management companies were acquired on 2 October 2014:

Name	Place of incorporation	Ownership (%)
Stenham Property Holdings Limited	BVI	100
Stenprop Advisers Limited (formerly Stenham Property Finance Limited)	Guernsey	100
Stenprop Management Limited (formerly Stenham Property Limited)	England	100
ApexHi UK Limited	UK	100

A summary of properties acquired as part of the Stenham Transaction is provided below:

	Stenprop (UK) Limited	Stenprop (Swiss) Limited	Stenprop (Germany) Limited	Total
Effective date of acquisition	1/10/2014	1/10/2014	1/10/2014	
Number of properties (100%)	6	13	20	39
Number of properties (94.9%)			1	1
Number of properties in joint ventures (50%)			4	4
Number of properties in associates (28%)			1	1
	6	13	26	45

26. Business combination – ("Stenham transaction") (continued)

Fair value on completion date of properties and management companies acquired :

A summary of the fair value of assets and liabilities and the net cash position arising from the business combination is included in the table below:

	Stenprop (UK) Limited €	Stenprop (Swiss) Limited €	Stenprop (Germany) Limited €	Management Companies €	Total €
Investment properties	242,771,200	145,204,324	189,569,641	–	577,545,165
Investment in associate	–	–	35,081,558	31,799	35,113,357
Investment in joint venture	–	–	8,947,650	–	8,947,650
Property, plant and equipment	–	–	24	9,777	9,801
	242,771,200	145,204,324	233,598,872	41,576	621,615,972
Net working capital	(6,456,115)	(1,257,665)	(1,260,573)	1,384,941	(7,589,412)
External debt	(102,378,817)	(84,197,385)	(127,066,377)	–	(313,642,579)
Deferred tax	–	(3,721,641)	(2,810,594)	–	(6,532,235)
Derivative financial instruments	(1,773,194)	(1,879,675)	(811,998)	–	(4,464,867)
Non-controlling interest	–	–	(1,749,801)	–	(1,749,801)
	132,163,074	54,147,958	99,899,529	1,426,517	287,637,078
Gain on acquisition	–	–	–	–	(9,656,861)
Net assets acquired					**277,980,217**
Purchase consideration					
Share issue (€)					318,791,449
Deferred consideration					1,444,969
Less: cash					(42,256,201)
Total consideration					**277,980,217**

26. Business combination – ("Stenham transaction") (continued)

Stenprop (UK) Limited, Stenprop (Swiss) Limited and Stenprop (Germany) Limited were incorporated during the period to hold the acquired assets (note 27).

Gain on acquisition	IFRS Audited for the year ended 31 March 2015 €	*Pro forma** Unaudited for the six-month period ending 2 October 2014 €
Net property income movement for the period between date of sale and acquisition date		12,501,984
Net gain from financial assets and liabilities		213,781
Fair value movement of investment properties		11,191,498
Reversal of provision for selling costs on acquired properties		5,612,458
Fair value of investment in associate		1,160,970
Fair value of investment in joint venture		1,108,348
Impairment of goodwill arising on acquisition of management companies		(19,374,000)
Net finance costs and taxation		(4,771,504)
Other gains		8,327
Taxation		(617,594)
Non-controlling interest		(25,248)
Foreign currency translation reserve		2,647,841
Gain on acquisition	**9,656,861**	
	9,656,861	9,656,861

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

Notional goodwill of €19,374,000 arose as a result of the acquisition of the Stenham Property Holdings Limited and ApexHi (UK) Limited (the management companies). The acquisition of the management companies was contingent on the completion of the purchase of the property companies and was therefore considered a linked transaction in terms of IFRS 3: Business combinations. From a group perspective, the fair value of the combined identifiable net assets on acquisition date exceeded the summation of the consideration paid. A net gain on acquisition arose on acquisition date from the internalisation of management and the uplift in the value of the various property companies in the six month period between the effective date of the sale (on which the assets were fair valued for purposes of the transaction), and the acquisition date. No goodwill is therefore recognised in the Group accounts.

Intangible assets

Management have measured the fair value of all assets and liabilities acquired as at the date of acquisition, including any assets or liabilities which may not have been recognised in the underlying company balance sheets. The value of any intangible assets acquired as at the date of the transaction is considered immaterial and has not been recognised.

27. Acquisition of subsidiaries

During the period the Group incorporated the following companies:

Name	Jurisdiction	Incorporation date	Cost $	Net assets acquired $
Stenham Transaction (refer note 26)				
Stenprop (UK) Limited	BVI	01/07/2014	100	100
Stenprop (Germany) Limited	BVI	01/07/2014	100	100
Stenprop (Swiss) Limited	BVI	01/07/2014	100	100
Acquisition of Trafalgar Court (refer below)				
Stenprop Trafalgar Limited	BVI	07/01/2015	100	100

Acquisition of Trafalgar Court

On 26 March 2015, the Group acquired 100% of the issued share capital of the property owning company, LPE Limited. LPE Limited is a property owning company holding the property known as Trafalgar Court. The acquisition was funded from capital raised in the private placement on 22 March 2015.

The amounts recognised in respect of the identifiable assets acquired and liabilities assumed are as set out in the table below:

	€
Investment properties	83,918,736
Net working capital	(370,480)
Net identifiable assets	**83,548,256**
Satisfied by:	
Cash	43,459,990
Bank loan	41,016,000
Borrowing costs*	(563,020)
	83,912,970
Less: Cash and cash equivalent balances acquired	(364,714)
	83,548,256

* *The capitalised borrowing costs which will be expensed over the life of the facility, have been offset against the cost of the investment.*

28. Deferred tax

The following are the major deferred tax liabilities and assets recognised by the Group and movements thereon during the current and prior reporting period.

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Opening balance	**–**	–
Deferred tax recognised on investment properties	**(11,918,917)**	–
Deferred tax recognised on revaluation of financial liabilities	**624,752**	–
Deferred tax on tax losses	**4,064,004**	–
Closing balance	**(7,230,161)**	–

28. Deferred tax (continued)

Deferred tax assets and liabilities are offset where the Group has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Deferred tax liabilites	**(11,943,399)**	–
Deferred tax assets	**4,713,238**	–
Closing balance	**(7,230,161)**	–
Deferred tax opening balance	**–**	–
Deferred tax liability acquired (note 26)	**6,532,235**	–
Exchange movements	**570,689**	–
Deferred tax liability closing balance	**(7,230,161)**	–
Movement in deferred tax	**(127,237)**	–

29. Financial risk management

The Group is exposed to a variety of financial risks including market risk, credit risk and liquidity risk. The overall risk management strategy seeks to minimise the potential adverse effects on the Group's financial performance. Certain risk exposures are hedged via the use of financial derivatives.

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing these risks, and the Group's management of capital. Further quantitative disclosures are included throughout these audited financial statements where relevant. The Group's Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework.

The Board has established the Risk Committee which has assumed responsibility for developing and monitoring the Group's risk management policies. The Risk Committee will participate in management's process of formulating and implementing the risk management plan and will report on the plan adopted by management to the Board.

The objective of risk management is to identify, assess, manage and monitor the risks to which the business is exposed, including, but not limited to, information technology risk. The Board will be responsible for ensuring the adoption of appropriate risk management policies by management. The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies are reviewed regularly to reflect changes in market conditions and the Group's activities. The Board will also ensure that there are processes in place between itself and management enabling complete, timely, relevant, accurate and accessible risk disclosure to shareholders.

To enable the Risk Committee to meet its responsibilities, the Risk Committee has adopted a charter which includes appropriate standards and the implementation of systems of internal control and an effective risk-based internal audit, comprising policies, procedures, systems and information to assist in:

- safeguarding assets and reducing the risk of loss, error, fraud and other irregularities;
- ensuring the accuracy and completeness of accounting records and reporting;
- preparing timely, reliable financial statements and information in compliance with relevant legislation and generally accepted accounting policies and practices; and
- increasing the probability of anticipating unpredictable risk.

The Committee oversees how management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to risks faced by the Group.

29. Financial risk management (continued)

Credit risk

The Group's principal financial assets are cash and cash equivalents and trade and other receivables. The credit risk arising from deposits with banks is managed through a policy of utilising only independently rated banks with acceptable credit ratings.

The credit quality of cash and cash equivalents can be assessed by reference to external credit ratings of the counterparty where the account or deposit is placed. A summary of the credit ratings for the six banks in which 82% of the Group's cash is held are as follows:

	31 March 2015	31 March 2014
• ABN AMRO Bank NV	**A**	n/a
• Barclays Private Clients International Limited	**A**	A
• Berliner Sparkasse	**AA**	n/a
• HSBC Bank plc.	**AA-**	n/a
• Santander UK plc.	**A**	A
• UBS AG	**A**	n/a

The directors are satisfied as to the credit worthiness of the banks where the remaining cash is held.

At the time of acquisition of a property, and from time to time thereafter, the Company reviews the quality of the contracted tenants to ensure that the tenants meet acceptable covenants. Trade receivables are presented in the statement of financial position net of allowances for doubtful receivables. An allowance for impairment is made where there is an indefinable loss event, which based on previous experience, may give risk to a non-recovery of a receivable.

The carrying amount of financial assets represents the maximum credit exposure at the reporting date.

At 31 March 2015 trade and other receivables and cash and cash equivalents amounts to €88,862,787 (March 2014: €1,928,449) as shown in the statement of financial position.

Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash resources, the availability of funding through appropriate and adequate credit lines and managing the ability of tenants to settle within lease obligations. The Group ensures, through the forecasting and budgeting of cash requirements that adequate committed resources are available.

By its nature, the market for investment property is not immediately liquid. As a result of this illiquidity, the Group's ability to vary its portfolio in a timely fashion and to receive a fair price in response to changes in economic and other conditions may be limited. Furthermore, where the Group acquires investment properties for which there is not a readily available market, the Group's ability to deal in any such investment or obtain reliable information about the value of such investment or risks to which such property investment is exposed may be limited.

The Group's short-term liquidity risk is secured by the existence of cash balances, through the fact that rental income exceeds the Group's cost structures and through ensuring that facilities are managed within debt covenants.

29. Financial risk management (continued)

The following table details the Group's contractual maturity date of its financial liabilities. The table has been drawn up based on the undiscounted contractual maturities of the financial liabilities, including interest that will accrue to those liabilities, except where the Group is entitled and intends to repay the liability before its maturity. The discount column represents the possible future cash flows included in the maturity analysis, such as future interest or potential payments that have not been included in the carrying amount of the financial liability. The table also includes a reconciliation to the carrying value in the statement of financial position.

	Less than one month €	One to three three months €	Three to twelve months €	One to five years €	Over five years €	Discount €	Total €
Interest-bearing loans	–	–	68,057,714	288,332,794	8,540,000	–	364,930,508
Loan interest	509,903	2,735,960	8,177,162	16,217,140	470,455	(27,590,478)	520,142
Financial liabilities	–	–	1,272,534	4,970,786	137,411	–	6,380,731
Deferred tax	–	–	–	7,230,161	–	–	7,230,161
Other loans and interest	–	–	–	22,843	–	–	22,843
Other payables	–	3,121,879	6,509,113	–	–	–	9,630,992
Accruals	29,532	302,000	1,919,881	–	–	–	2,251,413
Deferred income	919,068	4,835,382	–	–	–	–	5,754,450
As at 31 March 2015	**1,458,503**	**10,995,221**	**85,936,404**	**316,773,724**	**9,147,866**	**(27,590,478)**	**396,721,240**

	Less than one month €	One to three months €	Three to twelve months €	One to five years €	Over five years €	Discount €	Total €
Interest-bearing loans	–	–	–	12,586,392	–	–	12,586,392
Loan interest	–	117,211	351,632	820,475	–	(1,280,316)	9,002
Financial liabilities	–	–	–	88,227	–	–	88,227
Other payables	145,221	2,573	208,755	–	–	–	356,549
Accruals	193,886	322,415	–	–	–	–	516,301
Deferred income	270,943	570,307	–	–	–	–	841,250
As at 31 March 2014	**610,050**	**1,012,506**	**560,387**	**13,495,094**	**–**	**(1,280,316)**	**14,397,721**

29. Financial risk management (continued)

Fair value of financial instruments

The following table summarises the Group's financial assets and liabilities into categories required by IFRS 7 Financial instruments disclosures. The directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the financial statements approximate their fair values.

	Held at fair value through other comprehensive income €	Held at fair value through profit and loss €	Held at amortised cost €	Total carrying amount 31 March 2015 €
Financial assets				
Cash and cash equivalents	–	–	80,430,326	**80,430,326**
Accounts receivable	–	–	2,633,857	**2,633,857**
Other debtors	–	–	3,910,244	**3,910,244**
	–	–	86,974,427	**86,974,427**
Financial liabilities				
Loans	–	–	364,930,508	**364,930,508**
Other loans and interest	–	–	22,843	**22,843**
Interest rate swaps	518,864	5,861,867	–	**6,380,731**
Accounts payable	–	–	18,156,997	**18,156,997**
	518,864	5,861,867	383,110,348	**389,491,079**

	Held at fair value through other comprehensive income €	Held at fair value through profit and loss €	Held at amortised cost €	Total carrying amount 31 March 2014 €
Financial assets				
Trading instruments	–	286,541	–	286,541
Cash and cash equivalents	–	–	1,670,754	1,670,754
Accounts receivable	–	–	171,492	171,492
Other debtors	–	–	52,002	52,002
	–	286,541	1,894,248	2,180,789
Financial liabilities				
Loans	–	–	12,586,392	12,586,392
Interest rate swaps	88,227	–	–	88,227
Accounts payable	–	–	1,723,102	1,723,102
	88,227	–	14,309,494	14,397,721

29. Financial risk management (continued)

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: foreign currency risk, interest rate risk and price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising returns to shareholders.

Investment in property is subject to varying degrees of risk. The main factors which affect the value of the investment in property include:

- changes in the general economic climate;
- local conditions in respective markets, such as oversupply, or a reduction in demand, for commercial space in a specific area;
- competition from other available properties; and
- government regulations, including planning, environmental and tax laws.

While a large number of these factors are outside the control of the management, market and property specific factors relevant to maintain a sustainable income stream within the Group's yield parameters are considered as part of the initial due diligence. Properties and tenant leases are actively managed.

Foreign currency risk

The Group's functional currency is Euros. Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign currency or exchange rates. At the reporting date, the below table summarises the Group's exposure to foreign currency risk in respect of assets and liabilites held in GBP (United Kingdom) and CHF (Switzerland).

	31 Mar 2015 €
Assets	
GBP	**367,995,385**
CHF	**172,725,441**
Liabilities	
GBP	**159,368,912**
CHF	**104,905,379**

Foreign currency sensitivity analysis

The sensitivity analysis measures the impact on the Group's exposure in euros (based on a change in the reporting date spot rate) and the impact on the Group's Euro profitability, given a simultaneous change in the foreign currencies to which the Group is exposed at the reporting date.

A 10% strengthening in the euro exchange rate against the following currencies at year-end would have decreased equity and profits by the amounts shown below. This analysis assumes that all other variables remain constant. For a 10% weakening of the Euro, there would be an equal but opposite impact on the profit and equity and the balance would be positive.

	Equity €	Profit or loss €
GBP	(20,862,647)	(4,148,800)
CHF	(6,782,006)	(428,986)
	(27,644,653)	(4,577,786)

The following exchange rates were applied during the year:

	Average rate for six months to 31 March 2015*	Period end
CHF	**0.8805**	0.9557
GBP	**1.3054**	1.3672

** The date on which the presentation and functional currency changed to EUR and foreign operations were acquired.*

29. Financial risk management (continued)

Interest rate risk

The Group's interest rate risk is associated with cash and cash equivalents, on the one hand, and interest-bearing borrowings, on the other. If the interest is variable, it presents the Group with a cash flow interest rate risk. Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. As stated in note 24, borrowings from credit institutions are protected against movements in interest rates. The Company uses interest rate swaps to manage its interest rate exposure.

Market price risk

Market price risk is the risk that the Group is exposed to market risk on financial instruments that are valued at market prices. Specifically, a risk that the ultimate selling price of such financial instruments may differ from their estimated fair values at the reporting dates. The Group is exposed to price risk as a result of its investment in listed securities. The table below sets out the impact on the Group's euro profitability of a 10% change in the market price of the listed securities in its portfolio.

A positive number below indicates an increase in profit and other equity following a 10% strengthening of market prices across the portfolio. For a 10% fall in market prices there would be an equal and opposite impact on profit and the balance below would be negative.

	2015 €	2014 €
Profit	–	28,654

Fair value hierarchy

The table below analyses the Group's financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level 2: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

31 March 2015	Total financial Instruments recognised at fair value €	Level 1 €	Designated at fair value Level 2 €	Level 3 €
Assets				
Investment properties	**695,196,554**	**–**	**–**	**695,196,554**
Total assets	**695,196,554**	**–**	**–**	**695,196,554**
Liabilities				
Derivative financial liabilities	**6,380,731**	**–**	**6,380,731**	**–**
Total liabilities	**6,380,731**	**–**	**6,380,731**	**–**

31 March 2014	Total financial instruments recognised at fair value €	Level 1 €	Designated at fair value Level 2 €	Level 3 €
Assets				
Investment properties	33,281,325	–	–	33,281,325
Investments	286,541	286,541	–	–
Total assets	33,567,866	286,541	–	33,281,325
Liabilities				
Derivative financial liabilities	88,227	–	88,227	–
Total liabilities	88 227	–	88,227	–

29. Financial risk management (continued)

Details of changes in valuation techniques
There have been no significant changes in valuation techniques during the period under review.

Significant transfers between Levels 1, 2 and 3
There have been no significant transfers during the period under review.

Unobservable inputs
Unobservable inputs for Level 3 investment properties are disclosed in note 15.

Capital risk management
The capital structure of the Group consists of debt, which includes the borrowings disclosed in note 23, cash and cash equivalents and equity attributable to ordinary shareholders of the Company, comprising issued capital, reserves and retained earnings as disclosed in the statement of changes in equity. Stenprop's average loan to value ratio ("LTV") at 31 March 2015 was 53.8%, including joint ventures and associates and the Group is not subject to any external capital requirements. The Group strategy is to maintain a debt to equity ratio and LTV to ensure that property performance is translated into an enhanced return for shareholders while at the same time ensuring that it will be able to continue as a going concern through changing market conditions. The directors are of the opinion that a 50% LTV in respect of secured external borrowings is an appropriate target for the Group, given the current market conditions.

30. Related party transactions

Parties are considered related if one party has control, joint control or significant influence over the other party in making financial and operating decisions.

Acquisition by Stenprop of the Stenham Property Portfolio ("Stenham Transaction")
It was the aligned and common interests amongst the parties which gave rise to the opportunity for the Stenham Transaction to be structured.

The three principal aspects of the Stenham Transaction were:

- the sale to Stenprop by the various funds managed by Stenham Property of the interests in the 45 properties previously managed by Stenham Property and owned by the various funds;
- the sale to Stenprop of Stenham Property by, firstly, Stenham Group Limited, a wholly-owned subsidiary of Stenham Limited, 70.8% of which at the time of the Stenham Transaction, was indirectly held by Peregrine Holdings Limited (which owned 29.14% of the issued share capital in Stenprop at that time), and, secondly, Paul Arenson, who had an effective 10% interest in Stenham Property. The aggregate consideration for the sale was €15,600,000 settled in Stenprop shares at the Issue Price. These shares comprised 4.6% of the share capital of Stenprop at the time of the Stenham Transaction; and
- the sale to Stenprop of ApexHi UK Limited, being the company which previously managed the ApexHi Portfolio. The consideration for the sale was €3,774,000 settled in Stenprop Shares at €1.37 ("the Issue Price"). These shares comprised 1.1% of the share capital of Stenprop at the time of the Stenprop Transaction.

Shareholders should note the following in relation to persons or entities having potential conflicts of interest in the Stenham Transaction:

Peregrine Holdings Limited ("Peregrine")
Peregrine had an indirect interest of 63.7% in Stenprop Management Limited (formerly Stenham Property Limited) and (before implementation of the Stenham Transaction) a 29.14% interest in Stenprop. Peregrine also had an interest of 40% in ApexHi UK Limited. As at 31 March 2015 Peregrine had a direct and indirect interest of 6.45% in the issued share capital of the Company.

Sean Melnick
Sean Melnick is the non-executive chairman of Peregrine and Stenham Limited and had a 12.3% interest in the share capital of Peregrine at the time of the Stenham Transaction.

Mandy Yachad
Mandy Yachad is an executive director of Peregrine which had an indirect interest in the Company at the time of the Stenham Transaction.

30. Related party transactions (continued)

Paul Arenson

Paul Arenson is a director of Stenham Limited and Stenprop Management Limited and at the time of the Stenham Transaction had an indirect 7.85% interest in the share capital of Stenham Limited (31 March 2015: 4.49%) and an effective 10% interest in Stenprop Management Limited (31 March 2015: 0%). His interest in Stenprop Limited is separately disclosed in note 8.

In addition to the above, Paul Arenson also held indirect interests in various companies which sold assets to the Group as set out below:

Company	Effective indirect ownership (%) at transaction date
Bavaria Property Company Limited	11.64
Branthill Holdings Limited	18.04
Maplebeck Properties Limited	0.71
Southwell Property Company Limited	0.95
Stenham German Property Portfolio 2 Limited	0.36
Stenham German Property Portfolio 3 Limited	0.82
Stenham Swiss Property Portfolio Limited	0.60
Stenham UK Property Portfolio 2 Accumulator Limited	0.43
Stenham UK Property Portfolio 2 Limited	3.58
Stenham UK Property Portfolio 3 Limited	1.39

Gerald Leissner

As a promoter of Stenprop, Gerald Leissner held an indirect 13.3% interest in the share capital of ApexHi UK Limited at the time of the Stenham Transaction (31 March 2015: 0%) . He is also a non-executive director of Stenprop Limited.

Michael Fienberg

Michael Fienberg is a non-executive director of Stenprop Limited, Stenham Limited and of Stenprop Advisors Limited (formerly Stenham Property Finance Limited). He is also a non-executive director of a number of the funds which sold their underlying properties to Stenprop and has an indirect interest in one of the companies which was acquired by Stenprop as set out below:

Company	Effective indirect ownership (%) at transaction date
Branthill Holdings Limited	1,49

Stephen Ball

Stephen Ball is a non-executive director of Stenprop Limited and a number of the funds which sold their underlying properties to Stenprop. He is also the director of Sphere Investments Limited which has a beneficial financial interest in three of the companies which were acquired by Stenprop as set out below:

Company	Effective indirect ownership (%) at transaction date
Branthill Holdings Limited	0,50
Leatherback Property Holdings Limited	100
Stenham German Property Portfolio 3 Limited	0,10

Neil Marais

Neil Marais is an executive director of Stenprop Limited, Stenprop Advisors Limited and a number of the funds which sold their underlying properties to Stenprop.

30. Related party transactions (continued)

Related parties transactions in the six months prior to completion of the Stenham Transaction

An entity in which Gerald Leissner and Pauline Goetsch (resigned as director on 30 April 2014) have an indirect beneficial interest was one of the promoters of the former GoGlobal Properties Limited.

An entity in which Sean Melnick (resigned as director on 2 October 2014) and Mandy Yachad have an indirect beneficial interest, arising from their direct and/or indirect beneficial interest in Peregrine, was one of the promoters of the former GoGlobal Properties Limited.

In undertaking due diligence on a portfolio of properties in Germany, the promoters provided £300,000 to the Company. Costs incurred amounted to £221,734 (March 2014: £271,088). No further funding was received, nor costs incurred under new management following the Stenprop Transaction. The balance of £78,266 was repayable to the promoters. In addition, the promoters paid and underwrote further expenses and costs associated with the issue and listing of shares on the BSX and AltX in the amount of £206,132 (an additional £73,857 having been borne by the Group). Following the acquisition of ApexHi (UK) Limited, none of these costs are refundable and Stenprop has no outstanding liabilities to the promoters.

ApexHi UK Limited ("APUK"), the former investment advisor to the Group.
Pauline Goetsch, Gerald Leissner and Sean Melnick were directors of APUK, until their resignation on 2 October 2014.

Under the terms of a property advisory agreement entered into between ApexHi and APUK, which was novated to the Company on 26 March 2014, APUK was responsible for advising the Group in relation to its financial strategy and business plans, including all aspects of investment in property and for managing the properties acquired by the Group. In respect thereof, APUK was paid a fee equal to one quarter of 1.25% of the aggregate of the Group's net asset value and the Group's indebtedness which was payable quarterly in arrears. The agreement terminated with effect from 2 October 2014.

During the period ending 2 October 2014, the Group was charged £175,531 (March 2014: £5,830) by APUK for investment advisory services in accordance with the agreement. Unpaid fees at 31 March 2015 amount to £Nil (March 2014: £87,282). The entity was acquired by the Group on 2 October 2014 and is no longer responsible for providing investment advisory services to the Group.

Apex Fund Services Limited ("AFSL"), the former Bermudian Registrar and Transfer Agent

David Brown who is an employee of AFSL, the former Bermudian Registrar and Transfer Agent, is a director of the Company.

During the year AFSL charged fees of €21,224 (March 2014:€2,223) to the Group. At 31 March 2015, the Group owed AFSL €22,394 (March 2014: €1,483).

Stenham Berlin Residential Fund Limited ("SBRF")

During the period, the Group acquired 10.4% of the shares of SBRF with whom the Group has three directors in common. Stenprop Management Limited and Stenprop Advisers Limited (both wholly-owned subsidiaries of the Company) act as Fund and Transaction Adviser respectively to SBRF. The Group earns fees of €50,000 per annum for these services.

31. Contingent liability

Operating lease commitments

The Group earns rental income by leasing its investment properties to tenants under non-cancellable operating leases.

At the balance sheet date the Group had contracted with tenants for the following future minimum lease payments on its investment properties:

	Audited 31 March 2015 €	*Restated* Audited 31 March 2014 €
Within one year	**41,440,335**	3,316,905
Between one and two years	**39,478,951**	3,316,905
Between two and five years	**105,128,866**	9,950,716
After five years	**98,839,540**	5,527,367
	284,887,692	22,111,893

32. Events after the reporting period

1. Acquisition of 25 Argyll Street

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. Transaction costs incurred in the acquisition are expected to be approximately £400,000.

32. Events after the reporting period (continued)

Both the vendor and RAHHL were, and continue to be, managed and administered by the Group which will earn a net performance fee of approximately £286 500 as a result of the transaction.

2. Declaration of dividend after reporting date

On 10 June 2015, the directors declared a dividend of 4.2 cents per share relating to the six months to 31 March 2015, being the first period of trading following the Stenham Transaction. This dividend delivers a return of 3.06% (annualised: 6.12%) on the Stenham Transaction Issue Price, or an annualised return of 5.1% on the EPRA NAV per share of €1.65.

The directors intend to offer shareholders the option to receive in respect of all or part of their Stenprop shareholding either a scrip dividend by way of an issue of new Stenprop shares, or a cash dividend. The record date for the dividend is 10 July 2015 and the dividend payment date is 16 July 2015.

An announcement containing details of the dividend, the timetable and the scrip dividend will be made on 19 June 2015.

3. Adoption of share incentive plans and creation of a charitable trust

At a special general meeting held on 2 June 2015, the shareholders of the Company approved the adoption of a Deferred Share Bonus Plan and a Share Purchase Plan, as well as the creation of a charitable trust.

On 10 June 2015, the directors, on the recommendation of the remuneration committee, approved the following (see also note 8):

	Bonus awards under Deferred Share Bonus Plan in respect of the year ended 31 March 2015*		Share Purchase Plan^	
	€	Number of shares	€	Number of shares
Executive directors	**481,938**	**337,020**	7,093,411	4,960,428
Other staff	**55,827**	**39,040**	355,614	248,680
	537,765	**376,060**	7,449,025	5,209,108

** Shares options vest in three equal tranches. The first tranche will vest on 11 June 2015. Subsequent tranches will vest in accordance with the rules of the Deferred Share Bonus Plan on 31 March 2016 and 31 March 2017.*

^ Shares will be issued on 11 June 2015

Loans advanced under the share purchase plan are interest-bearing at a rate equal to the average interest rate incurred by the Group from time to time. Interest is payable six monthly in arrear. Loans are repayable within 30 days of cessation of employment (unless the participant ceases employment in circumstances beyond his or her control, in which case the loan is repayable within 12 months), and must in all circumstances be repaid in 10 years. All dividends paid to such employees (or his or her nominee) by virtue of their shareholding, must first be utilised to discharge any interest outstanding in terms of the loan advanced in terms of the Share Purchase Plan.

4. Refinance of Euston House

On 8 May 2015, Laxton Properties Limited 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.

5. Refinance of Pilgrim Street

On 29 May 2015, Normanton Properties Limited 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 2.9% 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%.

6. Refinance of Davemount Properties

On 24 March 2015, Davemount Properties extended the current loan facility over the property known as Hollandbay to 24 March 2016. In terms of the agreement, the Group made a voluntary prepayment of £1,4 million to secure the extension on 24 April 2015. The loan value following this prepayment is £4,760,524. All other terms remained unchanged.

7. Notarisation of Hermann Quartier, Neukoelln, Berlin

The acquisition of this property for a purchase price of €22.7 million was notarised on 11 May 2015 and is expected to complete in mid-July. Based on indicative five year swap rates, the return on equity on this investment is expected to exceed 7% per annum at inception.

Property summary

Additional information on the property portfolio is summarised below:

		Asset value €m	Asset value as % of portfolio	Gross lettable area m^2	Occupancy (by ERV) %	Annual gross rental income €m	WAULT (by area) years
UK	Office	308.7	38.3	41,241	100.0	18.8	7.6
	Retail	11.5	1.4	7,754	100.0	1.3	5.0
	Industrial	16.0	2.0	24,741	100.0	1.5	5.2
	Total	**336.2**	**41.7**	**73,736**	**100.0**	**21.6**	**6.6**
Germany	Office	52.8	6.5	15,360	94.2	2.7	3.4
	Retail	156.3	19.4	77,154	97.7	11.4	6.9
	Other	60.7	7.5	6,536	95.1	3.4	4.4
	Nursing homes	33.4	4.1	19,330	100.0	2.8	12.2
	Total	**303.2**	**37.6**	**118,380**	**97.1**	**20.3**	**7.1**
Switzerland	Office	80.9	10.0	24,418	97.4	5.2	4.7
	Retail	82.7	10.3	22,514	92.5	5.1	4.4
	Other	3.7	0.5	1,451	96.4	0.2	3.3
	Total	**167.3**	**20.7**	**48,383**	**95.0**	**10.5**	**4.5**
Total	Office	442.4	54.8	81,019	98.9	26.7	5.9
	Retail	250.5	31.1	107,422	96.4	17.8	6.2
	Industrial	16.0	2.0	24,741	100.0	1.5	5.2
	Nursing homes	33.4	4.1	19,330	100.0	2.8	12.2
	Other	64.4	8.0	7,987	95.2	3.6	4.2
	Total	**806.7**	**100.0**	**240,499**	**97.9**	**52.4**	**6.4**

Note: Includes interests in associates and the joint venture

Portfolio analysis

Combined portfolio

Property/ portfolio	% of portfolio by market value	Market value 31 March 2015 €m	Properties	Area m²	Annualised gross rental income €m	Net initial yield 31 March 2015	Weighted average lease length (by rental) years	Weighted average lease length (by area) years
UK	41.7	336.2	14	73,736	21.6	5.59%	7.4	6.6
Germany	23.8	191.7	21	71,936	11.6	5.11%	6.7	6.7
Switzerland	20.7	167.3	13	48,383	10.5	4.16%	4.6	4.5
Sub total	**86.2**	**695.2**	**48**	**194,055**	**43.7**	**5.12%**	**6.6**	**6.1**
Share of Joint Ventures and Associates (Germany)	13.8	111.5	5	46,444	8.7	6.39%	7.1	7.8
Total	**100.0**	**806.7**	**53**	**240,499**	**52.4**	**5.30%**	**6.6**	**6.4**

PORTFOLIO ANALYSIS (continued)

Consolidated (on balance sheet) portfolio

Company	Property/ portfolio	Ownership interest %	Market value (€m) 31 March 2015	Properties	Area m²	Annualised gross rental Income €m	Net initial yield 31 March 2015	Weighted average lease length (by rental) years	Weighted average lease length (by area) years	Voids by ERV[1]
UK										
Davemount Properties (BVI)	Davemount	100.00	10.5	3	7,678	1.2	10.44%	5.2	5.1	0.0%
Laxton Properties Limited (BVI)	Euston House	100.00	94.2	1	9,974	5.1	3.53%	5.8	5.9	0.0%
GGP1 Limited (Guernsey)	GGP1	100.00	40.8	8	35,800	3.7	8.70%	5.7	5.6	0.0%
Normanton Properties (BVI)	Pilgrim	100.00	106.8	1	9,719	5.9	5.00%	5.9	5.9	0.0%
LPE Limited (Guernsey)	Trafalgar Court	100.00	83.9	1	10,565	5.6	6.54%	12.2	12.2	0.0%
Total UK			**336.2**	**14**	**73,736**	**21.6**	**5.59%**	**7.4**	**6.6**	**0.0%**
Germany										
Stenham Jasper Limited										
Stenham Crystal Limited										
Stenham Beryl Limited	Aldi	100.00	30.0	14	18,843	2.1	6.14%	11.9	11.9	0.0%
Anarosa Holdings N.V (Curacao)	BikeMax	100.00	25.1	5	18,007	2.0	6.66%	6.5	6.2	5.6%
KG Bleichenhof GmbH	Bleichenhof	94.90	119.9	1	21,721	6.1	4.27%	4.8	3.1	5.8%
Isabel Properties B.V	Neukoelln	100.00	16.7	1	13,365	1.4	6.97%	7.1	5.9	0.0%
Total Germany			**191.7**	**21**	**71,936**	**11.6**	**5.11%**	**6.7**	**6.7**	**4.0%**
Switzerland										
Credit Suisse										
David Properties S.a.r.l. (Lux)	Cham	100.00	14.1	1	5,235	0.9	3.48%	3.7	3.4	15.0%
Bruce Properties S.a.r.l. (Lux)	Chiasso	100.00	9.2	1	4,118	0.7	4.87%	3.3	2.8	0.3%
Clint Properties S.a.r.l. (Lux)	Interlaken	100.00	6.6	1	1,967	0.4	5.96%	3.5	3.0	7.9%
Algy Properties S.a.r.l. (Lux)	Sissach	100.00	4.9	1	1,744	0.4	2.56%	2.4	2.0	45.3%
Total Credit Suisse			**34.8**	**4**	**13,064**	**2.4**	**4.19%**	**3.3**	**2.9**	**14.6%**
Polo										
Polo Property GmbH (Swiss)	Altendorf	100.00	28.0	1	8,230	1.6	4.62%	7.9	7.9	2.7%
Polo Property GmbH (Swiss)	Arlesheim	100.00	13.6	1	4,834	1.0	3.26%	8.5	8.5	0.0%
Total Polo	**Total Polo**		**41.6**	**2**	**13,064**	**2.6**	**4.17%**	**8.1**	**8.1**	**1.6%**

1. 'ERV' means Estimated rental value

Company	Property/ portfolio	Ownership interest %	Market value (€m) 31 March 2015	Properties	Area m^2	Annualised gross rental income €m	Net initial yield 31 March 2015	Weighted average lease length (by rental) years	Weighted average lease length (by area) years	Voids by ERV[1]
Kantone	**Kantone**									
Kantone Holdings Limited (Guernsey)	Baar	100.00	24.2	1	4,045	1.5	4.85%	2.8	2.7	6.6%
Kantone Holdings Limited (Guernsey)	Granges	100.00	19.4	3	5,261	1.2	5.16%	5.6	5.4	0.0%
Kantone Holdings Limited (Guernsey)	Lugano	100.00	21.6	1	7,036	1.3	3.30%	1.1	1.2	0.0%
Kantone Holdings Limited (Guernsey)	Montreux	100.00	20.4	1	4,364	1.2	4.19%	4.8	4.9	2.3%
Kantone Holdings Limited (Guernsey)	Vevey	100.00	5.3	1	1,549	0.3	0.41%	3.2	2.9	1.8%
Total Kantone			**90.9**	**7**	**22,255**	**5.5**	**4.14%**	**3.4**	**2.9**	**2.4%**
Total Switzerland			**167.3**	**13**	**48,383**	**10.5**	**4.16%**	**4.6**	**4.5**	**5.0%**
Total consolidated (on balance sheet) portfolio			**695.2**	**48**	**194,055**	**43.7**	**5.12%**	**6.6**	**6.1**	**2.3%**

1. 'ERV' means Estimated rental value

Analysis of shareholders as at 31 March 2015

Shareholder spread	Number of shareholdings	%	Number of shares	%
1 – 1,000 shares	151	7.45	98,303	0.04
1,001 – 10,000 shares	661	32.63	2,768,411	1.02
10,001 – 100,000 shares	739	36.48	31,789,335	11.68
100,001 – 1,000,000 shares	419	20.68	110,141,576	40.46
1,000,001 shares and over	56	2.76	127,438,521	46.80
Total	**2,026**	**100.00**	**272,236,146**	**100.00**

Distribution of shareholders	Number of shareholdings	%	Number of shares	%
Banks/Brokers	78	3.85	30,559,777	11.23
Close Corporations	19	0.94	863,552	0.32
Endowment Funds	9	0.44	279,842	0.10
Individuals	1,097	54.15	40,686,114	14.95
Insurance Companies	2	0.10	594,716	0.22
Investment Companies	3	0.15	997,207	0.37
Mutual Funds	58	2.86	26,327,759	9.67
Nominee Accounts	8	0.39	2,116,519	0.78
Other Corporations	11	0.54	602,348	0.22
Private Companies	186	9.18	66,820,992	24.55
Public Company	59	2.91	50,756,374	18.64
Retirement Funds	9	0.44	3,964,689	1.45
Trusts	487	24.05	47,666,257	17.50
Total	**2,026**	**100.00**	**272,236,146**	**100.00**

Public/non-public shareholders	Number of shareholdings	%	Number of shares	%
Non-public shareholders	**9**	**0.44**	**5,543,858**	**2.08**
Directors	9	0.44	5,543,858	2.08
Public shareholders	**2,017**	**99.56**	**266,692,288**	**97.92**
Total	**2,026**	**100.00**	**272,236,146**	**100.00**

Major shareholders

As at financial year end there were 2,026 shareholders in the Company. In terms of the Companies Act 1981 of Bermuda. there is no requirement for registered shareholders to disclose their beneficial shareholdings and accordingly the Company is only able to provide disclosure on the shareholdings which have been voluntarily provided. As at 31 March 2015 Peregrine had a direct and indirect interest of 6.45% in the issued share capital of the Company. The Company does not know of any other shareholder which has a beneficial interest of greater than 5% of the Company's issued share capital as at 31 March 2015.

Information for shareholders

Important dates

Financial year-end	31 March
Integrated Annual Report posted	July
Annual general meeting	September

Announcement of results

1st Quarter	September
Interim	December
2nd Quarter	March
Annual	June

Dividends	**Declared**	**Paid**
Interim	December	January
Final	June	July

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