

DELTA INTERNATIONAL PROPERTY HOLDINGS LIMITED

("Delta International" or "the Company")

(Registered by continuation in the Republic of Mauritius)

(Registration number 128881 C1/GBL)

JSE share code: DLI

SEM share code: DEL.N0000

ISIN: MU0473N00002 (Old ISIN number BMG2707T1018)

**ABRIDGED AUDITED ANNUAL FINANCIAL STATEMENTS for year ended 30 June 2015 ("abridged report")****Consolidated statement of comprehensive income**

	Audited for Year ended 30 June 2015	Audited for the 10 months ended 30 June 2014
	\$	\$
Gross rental income	13,918,198	-
Straight-line rental income accrual	2,622,295	-
Revenue	16,540,493	-
Investment income	-	63,156
Property operating expenses	(3,477,760)	-
Net property income/investment income	13,062,733	63,156
Other income	384,061	-
Administrative expenses	(1,711,295)	(77,003)
Profit/(loss) from operations	11,735,499	(13,847)
Acquisition fees	(3,291,940)	-
Acquisition fees - Asset management fees	(2,098,563)	-
Acquisition fees - Other	(1,193,377)	-
Set-up costs	(829,279)	-
Fair value adjustment on investment property	4,560,458	-
Disposal of investment in subsidiaries	-	(33,401)
Gain from bargain purchase	3,504,523	-
Unrealised foreign currency loss	(11,803,314)	(157)
Realised foreign currency gain	551,853	-
Profit/(loss) before interest and taxation	4,427,800	(47,405)
Interest income	91,477	59
Finance costs	(3,640,293)	-
Profit/(loss) for the period before tax	878,984	(47,346)
Current tax expense	(78,542)	-
Deferred tax expense	(617,062)	-
Profit/(loss) for the period after tax	183,380	(47,346)
Other comprehensive income		
Profit/(loss) on translation of functional currency	(838,254)	83,734
Total comprehensive (loss)/income	(654,874)	36,388

Reconciliation of basic earnings and headline earnings		
Basic earnings	183,380	(47,346)
Less: Fair value adjustments on investment property (net of deferred taxation)	(4,560,458)	-
Change in fair value of investment property	(4,560,458)	-
Deferred taxation on investment property revaluation	-	-
Gain from bargain purchase	(3,504,523)	-
Disposal of subsidiary	-	33,401
Headline loss attributable to shareholders	(7,881,601)	(13,945)
Less: Straight line rental income accrual (net of deferred taxation)	(1,815,090)	-
Straight line rental income accrual	(2,622,295)	-
Deferred taxation	807,205	-
Unrealised foreign currency exchange differences	11,803,314	157
Acquisition costs of investment property	3,626,253	-
Acquisition costs - asset manager	2,098,563	-
Acquisition costs - debt structuring fees included in interest expense	334,313	-
Acquisition costs - other	1,193,377	-
Setup costs	829,279	-
Retained distributable profit	(175,538)	-
Distributable earnings attributable to shareholders (unaudited)	6,386,617	(13,788)
Less: Distribution declared		
Interim	2,963,433	-
Final (declared after 30 June)	3,423,184	-
Distributable earnings attributable to shareholders (unaudited)	-	(13,788)
Number of shares in issue at interim	44,656,446	664,180
Number of shares in issue at year end	73,656,446	664,180
Weighted average number of shares *	47,104,830	664,180
Earnings per share		
Basic and diluted profit/(loss) per share (cents)	0.39	(7.13)
Headline diluted loss earnings per share (cents)	(16.73)	(2.10)
Distribution per share	-	-
Distribution per share (cents) - interim	6.64	-
Distribution per share (cents) - final (declared after 30 June)	4.65	-
Distribution per share (cents) - full year (unaudited)	11.28	-

Consolidated statement of financial position

	Audited as at 30 June 2015	Audited as at 30 June 2014
	\$	\$
Assets		
Non-current assets		
Investment property	210,390,631	-
Fair value of property portfolio	207,768,336	-
Straight line rental income accrual	2,622,295	-
Property, plant and equipment	96,512	-
Intangible assets	8,774	-
Related party loans	11,778	275,734
Deferred tax	190,143	-
Total non-current assets	210,697,838	275,734
Current assets		
Trade and other receivables	18,777,373	31,946
Cash and cash equivalents	6,565,282	649,328
Total current assets	25,342,655	681,274
Total assets	236,040,493	957,008
Equity and liabilities		
Total equity attributable to equity holders		
Share capital	127,958,794	864,655

Foreign currency translation reserve	(785,389)	52,865
Retained (loss)/income	(2,760,583)	19,471
Total equity attributable to equity holders	124,412,822	936,991
Liabilities		
Non-current liabilities		
Interest-bearing borrowings	10,490,966	-
Deferred tax	807,205	-
Total non-current liabilities	11,298,171	-
Current liabilities		
Interest-bearing borrowings	91,165,629	-
Trade and other payables	8,671,831	20,017
Withholding tax payable	11,893	-
Current tax payable	137,756	-
Cash and cash equivalents	342,391	-
Total current liabilities	100,329,500	20,017
Total liabilities	111,627,671	20,017
Total equity and liabilities	236,040,493	957,008
Net asset value per share (cents)	168.91	141.07
Net asset value per share (excluding deferred taxation) (cents)	169.75	141.07

Consolidated statement of cash flows

	Audited for Year ended 30 June 2015	Audited for the 10 months ended 30 June 2014
	\$	\$
Cash utilised in operations	(6,715,572)	(334,135)
Interest received	91,477	59
Finance costs	(4,357,686)	-
Taxation paid	(171,207)	-
Dividends paid	(2,963,434)	-
Net cash utilised in operating activities	(14,116,422)	(334,076)
Acquisition of investment property & property, plant & equipment	(172,115,747)	-
Net cash outflow on acquisition of subsidiaries	(31,115,210)	-
Loans refunded from/(advanced to) subsidiaries and related parties	263,956	(275,734)
Proceeds on disposal of subsidiaries	-	926,369
Net cash (utilised in)/generated from investing activities	(202,967,002)	650,635
Proceeds from the issue of shares	126,825,299	-
Capital issue expenses	(3,610,335)	-
Proceeds from interest bearing borrowings	122,745,142	-
Settlement of interest bearing borrowings	(23,303,118)	293,945
Net cash generated from financing activities	222,656,987	293,945
Net movement in cash and cash equivalents	5,573,563	610,504
Cash at the beginning of the year	649,328	38,824
Total cash at the end of the year	6,222,891	649,328

Condensed consolidated segmental analysis

	Morocco	Mozambique	Mauritius	Total
Geographical location 2015	\$	\$	\$	\$
Gross rental income	9,664,688	4,253,510	-	13,918,198
Straight-line rental income accrual	1,596,484	1,025,811	-	2,622,295

Property operating expenses	(2,769,347)	(708,413)	-	(3,477,760)
Net property rental and related income	8,491,825	4,570,908	-	13,062,733
Fair value adjustment	(1,143,270)	5,703,728	-	4,560,458
Assets	104,690,631	105,700,000	-	210,390,631
Investment property at fair value	103,094,147	104,674,189	-	207,768,336
Straight-line rental income accrual	1,596,484	1,025,811	-	2,622,295
	Retail	Office	Corporate	Total
Type of property 2015	\$	\$	\$	\$
Gross rental income	9,664,688	4,253,510	-	13,918,198
Straight-line rental income accrual	1,596,484	1,025,811	-	2,622,295
Property operating expenses	(2,769,347)	(708,413)	-	(3,477,760)
Net property rental and related income	8,491,825	4,570,908	-	13,062,733
Fair value adjustment	(1,143,270)	5,703,728	-	4,560,458
Investment Property	104,690,631	105,700,000	-	210,390,631
Investment property at fair value	103,094,147	104,674,189	-	207,768,336
Straight-line rental income accrual	1,596,484	1,025,811	-	2,622,295

Consolidated statement of changes in equity

	Share capital	Foreign currency translation reserve	Retained earnings	Total equity holders
GROUP	\$	\$	\$	\$
Balance as at 1 September 2013	864,655	(30,869)	66,817	900,603
Loss for the year	-	-	(47,346)	(47,346)
Foreign currency translation reserve movement	-	83,734	-	83,734
Shares issued	-	-	-	-
Share issue expenses	-	-	-	-
Balance as at 30 June 2014	864,655	52,865	19,471	936,991
Profit for the year	-	-	183,380	183,380
Dividends paid	-	-	(2,963,434)	(2,963,434)
Foreign currency translation reserve movement	-	(838,254)	-	(838,254)
Shares issued	130,704,474	-	-	130,704,474
Share issue expenses	(3,610,335)	-	-	(3,610,335)
Balance as at 30 June 2015	127,958,794	(785,389)	(2,760,583)	124,412,822

1. Basis of preparation and accounting policy

The abridged annual financial statements are presented in USD (\$), which is the functional and presentation currency of the Group.

The abridged report has been prepared in accordance with the JSE and SEM Listings Requirements for abridged reports and the requirements of the Mauritian Companies Act 2001. The JSE and SEM Listings Requirements require abridged reports to be prepared in accordance with the framework concepts and the measurement and recognition requirements of International Financial Reporting Standards (IFRS) and the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by Financial Reporting Standards Council and to also, as a minimum, contain the information required by IAS 34 Interim Financial Reporting.

The accounting policies applied in the preparation of the abridged report are in terms of IFRS and are consistent with those applied in the previous consolidated annual financial statements.

This abridged report has been compiled under the supervision of Leon van de Moortele CA(SA), the Chief Financial Officer of Delta International and has been extracted from audited information.

Delta International has complied with IFRS and JSE and SEM Listings Requirements by disclosing earnings and headline earnings per share. Headline earnings includes fair value adjustments for financial instruments and the straight line rental income accrual which does not affect distributable earnings.

The annual financial statements for the year ended 30 June 2015 have been audited by BDO Mauritius, who expressed an unqualified audit opinion. A copy of the auditor's report is available for inspection at the Company's registered office together with the annual financial statements identified in the auditor's report.

The above accounts have been published pursuant to Listing Rule 12.14.

2. Posting of integrated report

The integrated report will be posted to Delta International shareholders on 30 September 2015. In addition, the integrated report will be available on the Company's website (www.deltainternationalproperty.com) from the same date and can also be requested from the Company by contacting communication@deltaiaph.com.

3. Annual general meeting

The annual general meeting of shareholders of Delta International will be held at Apex Fund Services (Mauritius) Limited, 4th Floor, Raffles Tower, 19 Cybercity, Ebene, Mauritius on 12 November 2015 at 10:30 (Mauritian time) to transact the business as stated in the notice of the annual general meeting forming part of the integrated report.

The record date for shareholders to be recorded on the securities register of the Company in order to be able to attend, participate and vote at the annual general meeting is Friday, 6 November 2015.

4. Directors' responsibility statements

The directors of Delta International take full responsibility for the preparation of the abridged report and confirm that the financial information has been correctly extracted from the underlying annual financial statements.

15 September 2015

By order of the Board
Apex Fund Services (Mauritius) Ltd
Company Secretary

Directors: Sandile Nomvete (chairman), Greg Pearson*, Greg Booyens*, Bronwyn Anne Corbett, Peter Todd (lead independent), Maheshwar Doorgakant, Chandra Kumar Gujadhur, Ian Macleod and Leon van de Moortele*
(*executive director)

Company Secretary: Apex Fund Services (Mauritius) Ltd

Registered address: 4th Floor, Raffles Tower, 19 Cybercity, Ebene, Mauritius

Transfer secretary in South Africa: Computershare Investor Services Proprietary Limited

Registrar and Transfer Agent (Mauritius): Mauritius Computing Services Ltd

JSE sponsor: Nedbank CIB

SEM sponsor: LCF Securities Ltd