

# UNAUDITED CONDENSED CONSOLIDATED FINANCIAL RESULTS FOR THE THREE MONTHS ENDED 31 MARCH 2012

Incorporated and registered in the Isle of Man with registered number 001211V

Registered as an external company with limited liability under the laws of South Africa, registration number 2009/000025/10

**Registered office:** 2nd Floor, Anglo International House, Lord Street, Douglas, Isle of Man, IM1 4LN

("NEPI", "the Group" or "the Company")

AIM share code: **NEPI**

BVB share code: **NEP**

JSE share code: **NEP**

ISIN: **IM00B23XCH02**

The Company is required to publish financial results for the three months ended 31 March 2012 in terms of the rules of the Romanian National Securities Commission ("CNVM") and the Rule Book of the Bucharest Stock Exchange ("the BVB"). Accordingly, this announcement presents the unaudited condensed consolidated financial results of the Group in respect of the financial period from 1 January 2012 to 31 March 2012 in a form compliant with the requirements of the CNVM and the BVB.

The Group continued to perform strongly and has achieved distributable earnings of 5.21 euro cents per share during the first quarter of 2012. Results for the same period in 2011 are not available, as the Group commenced quarterly reporting from September 2011. The Group will continue to consider and declare distributions on a semi-annual basis, as has been the practice to date.

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As at 31 Mar 2012	Audited As at 31 Dec 2011
	€	€
<b>ASSETS</b>		
<b>Non-current assets</b>	<b>420 716 222</b>	362 404 369
Investment property	396 877 528	341 802 837
Investment property at fair value	372 674 412	316 393 495
Investment property under development	24 203 116	25 409 342
Goodwill	15 906 114	13 351 499
Financial assets at fair value through profit or loss	1 673 251	1 036 575
Other long term assets	6 259 329	6 213 458
<b>Current assets</b>	<b>43 758 487</b>	62 816 541
Trade and other receivables	9 321 411	7 751 441
Cash and cash equivalents	34 437 076	55 065 100
<b>Total assets</b>	<b>464 474 709</b>	425 220 910
<b>EQUITY AND LIABILITIES</b>		
<b>Total equity attributable to equity holders</b>	<b>243 723 452</b>	235 258 940
Share capital	1 010 874	955 693
Share premium	243 760 927	227 844 770
Share-based payment reserve	7 716 757	7 456 257
Currency translation reserve	(1 717 990)	(2 650 522)
Accumulated profit/(loss)	(7 047 116)	1 652 742
<b>Total liabilities</b>	<b>220 751 257</b>	189 961 970
<b>Non-current liabilities</b>	<b>202 352 646</b>	174 098 216
Loans and borrowings	179 487 731	156 629 879
Deferred tax liabilities	18 549 817	15 086 152
Financial liabilities at fair value through profit or loss	4 315 098	2 382 185
<b>Current liabilities</b>	<b>18 398 611</b>	15 863 754
Trade and other payables	4 578 996	5 251 265
Loans and borrowings	11 052 981	8 235 659
Tenant deposits	2 766 634	2 376 830
<b>Total equity and liabilities</b>	<b>464 474 709</b>	425 220 910
<b>Net asset value per share</b>	<b>2.36</b>	2.41
<b>Adjusted net asset value per share</b>	<b>2.39</b>	2.43

## RECONCILIATION OF NET ASSET VALUE TO ADJUSTED NET ASSET VALUE

	Unaudited As at 31 Mar 2012	Audited As at 31 Dec 2011
	€	€
<b>Adjusted net asset value</b>	<b>259 112 545</b>	249 738 983
Net asset value per the statement of financial position	243 723 452	235 258 940
Loans in respect of the Initial Share Scheme	12 745 390	12 745 390
Deferred tax liabilities	18 549 817	15 086 152
Goodwill	(15 906 114)	(13 351 499)
<b>Net asset value per share</b>	<b>2.36</b>	2.41
<b>Adjusted net asset value per share</b>	<b>2.39</b>	2.43
Number of shares for net asset value per share purposes	103 087 513	97 569 456
Number of shares for adjusted net asset value per share purposes	108 301 750	102 783 693

## KEY PERFORMANCE INDICATORS (Unaudited, 31 Mar 2012)

1. Current liquidity ratio	2.38
2. Gearing ratio (debt to equity)	7.4:10
3. Tenant's receivable turnover	10.36 days
4. Return on investment property	8% per annum

## CONSOLIDATED STATEMENT OF INCOME

	Unaudited For the three months ended 31 Mar 2012	Audited For the year ended 31 Dec 2011
	€	€
<b>Net rental and related income</b>	<b>7 284 865</b>	23 727 203
Contractual rental income and expense recoveries	9 770 486	32 069 075
Property operating expenses	(2 485 621)	(8 341 872)
Share-based payment expense	(260 500)	(1 041 647)
Foreign exchange loss	(677 835)	(475 883)
Administrative expenses	(908 823)	(2 023 349)
Fair value adjustment on investment property and goodwill	-	3 010 852
<b>Profit before net finance expense</b>	<b>5 437 707</b>	23 197 176
<b>Net finance expense</b>	<b>(3 758 237)</b>	(4 925 640)
Finance income	310 490	6 253 858
Finance expense	(4 068 727)	(11 179 498)
<b>Profit before tax</b>	<b>1 679 470</b>	18 271 536
Tax	(753 353)	500 210
<b>Profit for the period attributable to equity holders</b>	<b>926 117</b>	18 771 746
Distributable earnings per share (euro cents)	5.21	24.67

## RECONCILIATION OF PROFIT FOR THE PERIOD TO DISTRIBUTABLE EARNINGS

	Unaudited For the three months ended 31 Mar 2012	Audited For the year ended 31 Dec 2011
	€	€
<b>Profit for the period attributable to equity holders</b>	<b>926 117</b>	18 771 746
Unrealised foreign exchange loss/(gain)	677 835	475 883
Acquisition fees	431 097	-
Share-based payment expense	260 500	1 041 647
Accrued interest on share-based payment	152 277	685 186
Fair value adjustment in investment property and goodwill	-	(3 010 852)
Financial assets at fair value	2 243 122	4 263 016
Amortisation of financial assets	(102 483)	(972 520)
Deferred tax expense/(income)	753 353	(500 210)
Share issue cum distribution	112 093	2 323 347
<b>Distributable earnings for the period</b>	<b>5 453 911</b>	23 077 243
Number of shares entitled to distribution	104 714 602	99 196 545
<b>Distributable earnings per share for the period (euro cents)</b>	<b>5.21</b>	24.67
<b>Less: dividends declared (euro cents)</b>	<b>-</b>	(20.25)
<b>Interim dividend (euro cents)</b>	<b>-</b>	(9.77)
<b>Final dividend (euro cents)</b>	<b>-</b>	(10.48)
<b>Earnings per share not distributed (euro cents)</b>	<b>5.21</b>	4.42

## Basis of preparation

These quarterly financial results have been prepared in accordance with the recognition and measurement criteria of the International Financial Reporting Standards ("IFRS") and its interpretations adopted by the International Accounting Board ("IASB"). The accounting policies which have been applied are consistent with those used in the preparation of the annual financial statements for the year ended 31 December 2011. These quarterly financial results have not been reviewed or reported on by the Company's external auditors.