



CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS

for the six months ended 30 June 2022



Torrecárdenas - Spain

DIRECTORS' REPORT AND COMMENTARY

NATURE OF THE BUSINESS

Lighthouse Properties p.l.c. ("Lighthouse" or the "Company" or the "Group") is domiciled in Malta and is listed on the Main Board of the Johannesburg Stock Exchange Limited ("JSE"). The Group invests directly and indirectly in dominant and defensive retail malls located in large and mid-sized cities with a strong economic underpin and growth.

DISTRIBUTABLE EARNINGS AND COMMENTARY ON RESULTS

Lighthouse achieved 1,754 EUR cents of distributable earnings per share for 1H2022.

The Board has declared an interim distribution of 1,625 EUR cents per share for 1H2022. This represents a 0,9% increase compared to the 1,610 EUR cents for 1H2021. The Board's distribution policy allows for the retention of distributable earnings and the payout ratio for 1H2022 is 92,6%.

Shareholders will have the option to receive a scrip distribution of 1,625 EUR cents per share or a cash distribution of 1,462 EUR cents per share. A circular in this regard will be distributed in due course.

Footfall and sales continued to recover through the period, with overall sales reaching 2019 levels by June 2022.

During the period, Lighthouse increased its direct exposure to physical assets by acquiring Centro Comercial Torrecárdenas ("Torrecárdenas") in Almería, Spain. The centre was acquired for EUR 162,5 million at a net initial yield of 6,4%. Torrecárdenas fits well into the Company's strategy of investing in dominant malls in jurisdictions with a strong economic underpin and growth. The mall is anchored by Primark, Mercadona, Zara, Bershka and Leroy Merlin, and has experienced a strong post-COVID rebound with sales and footfall +14,6% and +12,6% on 2019, respectively, for 2Q2022.

Lighthouse's net asset value per share decreased from 46,6 EUR cents at 31 December 2021 to 36,4 EUR cents at 30 June 2022. The decline in net

asset value is attributable to the decline in the Hammerson share price over the period. Since 30 June 2022, the Hammerson plc ("Hammerson") share price has recovered by over 42%, increasing Lighthouse's net asset value per share to approximately 42 EUR cents at 10 August 2022.

DIRECT INVESTMENTS

Iberia

Both Forum Coimbra and Torrecárdenas have seen strong recoveries, having achieved positive sales growth of 4,9% over 2019 for 1H2022. Collections have also recovered to 2019 levels with a collection rate of 97,5% of 1H2022 total invoicing.

The refurbishment at Forum Coimbra is progressing well and is scheduled to be completed before the end of the year. Lighthouse is progressing with the municipal approval for the expansion of Inditex and Primark in the centre and expect to commence with construction early in 2023. This extension will "right-size" the Primark and will allow Inditex to consolidate their position in the city of Coimbra, which will further contribute to the mall's regional dominance.

Torrecárdenas was completed in 2018, and opened shortly before the outbreak of COVID-19. The mall is trading well ahead of forecasts. Post acquisition we successfully introduced Ilusiona, a premium arcade and gaming offering to the mall. This has improved the entertainment offering and boosted the trading performance of the food and beverage offering of the mall.

France

Sales at the French shopping malls were 11,2% lower compared to the six-month period to June 2019. Trading is being disrupted by the various projects and relettings underway. This includes the new Lidl grocer at Docks Vauban currently being fitted out, the Biltoki food hall at Docks 76, and the redevelopment at Saint Sever to accommodate Primark. Collections continue to improve and are currently at 90,6%.

Primark at Saint Sever is scheduled to be handed over for fit-out in January 2023 and is expected to open

DIRECTORS' REPORT AND COMMENTARY continued

during 3Q2023. The decision was made not to proceed with a new clinic on the upper level at Saint Sever and heads of agreement have instead been concluded with a value general merchandise retailer with a strong following in France. The Primark paypoints and exit into the mall are also on the first floor. The first floor will therefore be double anchored. As a result, major international clothing retailers have expressed interest in opening new stores on this level. A substantial redesign of this level is planned to facilitate the introduction of new tenants. This will result in a repositioning and reduction in size of the food court.

At Docks 76, the fit-out by the Biltoki food hall is progressing well. The premises were handed over to Biltoki in February 2022 and they will commence trading in 3Q2022.

Lidl at Docks Vauban has taken occupation of their premises and is currently fitting out the store that is scheduled to open by the end of 2022. This will be a strong addition to the centre which did not have a grocery offering at acquisition. Additional new tenants introduced to the mall include Timberland, Jennyfer, KFC and Chaussea.

Rivetoile, which is currently experiencing the least disruption from projects in France, achieved sales just below 2019 levels for 1H2022. Design concepts for the expansion of the centre are currently being negotiated with the local municipality.

Slovenia

Sales at Planet Koper increased by 4,9% on 2019 for 1H2022. Collections for the period are currently 93,7%. The return of tourism to Europe has contributed to a strong recovery of the centre which is located in a tourism-dependent region.

HAMMERSON

Lighthouse owns 22,48% of Hammerson. At 30 June 2022, this represents approximately 24% of Lighthouse's gross assets. Following a number of

disposals, Hammerson's balance sheet has been strengthened with headline loan-to-value ("LTV") having been reduced to 37%. Hammerson's portfolio valuation has stabilised and footfall, sales, occupancy levels and collections have recovered well. Hammerson has announced an interim enhanced scrip dividend of 2,0 GBP pence per share, which is expected to be the last enhanced scrip dividend until Hammerson reverts to paying a cash dividend. Lighthouse believes that the current cost structure remains excessive and has relayed this concern to Hammerson's management.

FACILITIES

A EUR 135 million facility, secured by the French malls, was accepted from a syndication of French and German financial institutions. Lighthouse's share of this facility (EUR 101,25 million) was partially utilised to fund the acquisition of Torrecárdenas. The acquisition of Torrecárdenas was structured as a share transaction where Lighthouse acquired a property-owning company with an existing loan of EUR 85 million funded by Santander and Caixa Bank.

At 30 June 2022, the LTV ratio was 31,4% which remains below the Board's maximum of 35%.

ACQUISITION OPPORTUNITIES IN FRANCE

Lighthouse has identified additional attractive investment opportunities in France. To raise equity for the acquisitions, Lighthouse has agreed to sell 15% of its stake in Retail Property Investments SAS ("RPI") to Resilient REIT Limited ("Resilient") in order to facilitate additional acquisitions. Post the transaction, Resilient will hold 40% of RPI and Lighthouse will hold 60%. This reduction in holding will enable Lighthouse through RPI to increase its presence in France without increasing leverage.

The interest will be sold for 15% of the net asset value of RPI with the investment properties being valued at EUR 343,3 million based on the June 2022 independent valuations performed by Savills (this equates to

approximately EUR 32 million). The sale to Resilient is categorised as a small related party transaction in terms of the JSE Listings Requirements and PKF Octagon has been appointed to undertake a fair and reasonable assessment. The effective date of the transaction is 1 September 2022.

OUTLOOK

The properties in Portugal, Spain, and Slovenia are performing well and are well positioned for future growth. The French portfolio is undergoing considerable redevelopment, refurbishment and reletting. This will place the Company in a strong position and will facilitate the letting of vacant space which was not included in the initial acquisition price.

By order of the Board

Maitland Malta Limited
(part of the Stonehage Fleming Group)
Company Secretary

11 August 2022

DISTRIBUTION ANALYSIS AND KEY RATIOS

Key non-International Financial Reporting Standards ("IFRS") investor and other stakeholder information is disclosed in this section. It is based on the unaudited management accounts as set out on pages 8 to 11.

DISTRIBUTABLE EARNINGS PER SHARE AND KEY RATIOS (NON-IFRS MEASURES)

The calculation of distributable earnings per share is based on the profit/(loss) for the period attributable to equity holders of the Company, adjusted as shown in the table below to arrive at the distributable earnings, and the number of shares in issue at 30 June 2022 and 30 June 2021, respectively.

	Unaudited for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2021 EUR
Reconciliation of IFRS loss to distributable earnings for the period		
Profit/(loss) for the period attributable to equity holders of the Company	11 650 046	(59 245 915)
Fair value (gain)/loss on investment property	(89 889)	456 479
Fair value loss/(gain) on investments	1 081 878	(2 857 208)
Fair value (gain)/loss on currency, interest rate and other derivatives	(6 934 129)	693 387
Impairment loss on goodwill and other items	–	1 163
Brokerage expenses	–	50 846
Foreign exchange gain	(573 537)	(974 503)
Unamortised interest rate hedging transaction costs	3 348 750	–
Financing costs related to non-controlling interests	885 676	–
Income tax effect	736 196	(102 708)
Non-controlling interests – non-distributable	1 161 881	–
Non-distributable portion of loss from equity-accounted associate	17 235 187	84 148 292
Antecedent distribution – interim	–	433 064
Distributable earnings for the period	28 502 059	22 602 897
Less: Interim distribution declared	(26 404 195)	(20 110 378)
Distributable earnings retained	2 097 864	2 492 519
Distributable retained earnings at the beginning of the period	12 872 981	5 288 253
Distributable retained earnings at the end of the period	14 970 845	7 780 772
Number of shares entitled to distribution	1 624 873 544	1 249 091 776
Weighted average shares in issue during the period	1 623 436 479	1 224 476 395
Distributable earnings (EUR cents per share)	1,7541	1,8095

Reconciliation of IFRS loss to distributable earnings for the period continued

	Unaudited for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2021 EUR
Less: Interim distribution (EUR cents per share) – declared	(1,6250)	(1,6100)
Distributable earnings not distributed (EUR cents per share)	0,1291	0,1995
Distribution payout ratio (%)	92,6	89,0
Net asset value per share (EUR cents)	36,4303	47,7513
Tangible net asset value per share (EUR cents) ¹	36,4303	47,7513
Property cost-to-income ratio (%) ²	34,3	40,4
Administrative cost-to-income ratio (%) ³	12,1	6,8

¹ There are no current and prior period reconciling amounts between net asset value and tangible net asset value.

² Calculated by dividing property operating expenses by property rental and related revenue, as disclosed in the management accounts.

³ Calculated by dividing administrative and other expenses by property rental and related investment revenue, as disclosed in the management accounts.

DISTRIBUTION CALCULATION

	Unaudited for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2021 EUR
Based on management accounts (except as otherwise noted)		
Property rental and related revenue	34 057 227	8 606 162
Investment revenue	18 383 804	21 112 855
Finance income	41 138	6 487
Property operating expenses	(12 048 466)	(3 479 985)
Administrative and other expenses (adjusted for brokerage expenses)	(6 768 584)	(2 014 390)
Finance costs (adjusted for portion related to non-controlling interests)	(1 803 765)	(1 533 221)
Income tax (adjusted for tax on non-distributable items)	(1 123 292)	(528 075)
Non-controlling interests – distributable	(2 236 004)	–
Antecedent distribution – interim	–	433 064
Distributable earnings for the period	28 502 059	22 602 897
Less: Interim distribution declared	(26 404 195)	(20 110 378)
Distributable earnings retained	2 097 864	2 492 519
Distributable retained earnings at the beginning of the period	12 872 981	5 288 253
Distributable retained earnings at the end of the period	14 970 845	7 780 772

DISTRIBUTION ANALYSIS AND KEY RATIOS continued

INTEREST RATE HEDGING

Loan maturity	Gross amount outstanding EUR	Base rate	Margin %
16 September 2023	40 000 000	3-month Euribor	4,500
27 November 2024	78 512 750	Fixed	2,150
28 July 2025	84 934 990	12-month Euribor	2,500
1 December 2026	19 970 569	1-month Euribor	2,750
31 March 2027	99 646 875	3-month Euribor	3,000
	323 065 184		
Weighted average margin			2,830

Interest rate cap profile

Cap maturity	Notional amount EUR	Cap strike rate %
28 July 2025	52 247 440	0,000
8 March 2027	99 646 875	1,000
	151 894 315	
Weighted average margin		0,660

Interest rate swap profile

Swap maturity	Notional amount EUR	Fixed rate %
28 July 2025	31 464 720	1,176
	31 464 720	

LOAN-TO-VALUE

	Unaudited for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2021 EUR
Based on management accounts		
Interest-bearing borrowings (non-current)	266 613 633	103 934 546
Interest-bearing borrowings (current)	50 586 733	1 039 776
Total interest-bearing borrowings	317 200 366	104 974 322
Less:		
Cash and cash equivalents	(31 368 985)	(26 827 686)
Net debt	285 831 381	78 146 636
Investment property	673 092 384	248 700 442
Investments ⁴	228 594 985	441 779 181
Financial assets (non-current)	9 298 203	–
Total assets for LTV calculation	910 985 572	690 479 623
LTV (%)	31,38	11,32

⁴ Investments at fair value include the Group's investment in Hammerson at fair value EUR 228 594 985 (2021: EUR 399 527 320) at the reporting date.

COST OF DEBT

	Unaudited for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2021 EUR
Based on management accounts		
Weighted average base rate	0,27	0,00
Weighted average margin	2,83	2,27
Weighted average transaction costs	0,57	0,43
Weighted average other loan costs	0,02	0,07
Total weighted average cost of debt	3,69	2,77

MANAGEMENT ACCOUNTS

CONDENSED STATEMENT OF FINANCIAL POSITION – SECTORAL

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS
	Direct property Jun 2022 EUR	Listed real estate Jun 2022 EUR	Listed infrastructure Jun 2022 EUR	Corporate Jun 2022 EUR	Jun 2022 EUR	Direct property Jun 2021 EUR	Listed real estate Jun 2021 EUR	Listed infrastructure Jun 2021 EUR	Corporate Jun 2021 EUR	Jun 2021 EUR
ASSETS										
Non-current assets	682 390 587	228 594 985	–	–	910 985 572	248 700 442	399 527 320	42 251 861	(78 378)	690 401 245
Investment property	673 092 384	–	–	–	673 092 384	248 700 442	–	–	–	248 700 442
Investments	–	228 594 985	–	–	228 594 985	–	399 527 320	42 251 861	–	441 779 181
Investment in equity-accounted associate	–	–	–	–	–	–	–	–	–	–
Financial assets	9 298 203	–	–	–	9 298 203	–	–	–	(78 378)	(78 378)
Current assets	35 885 786	5 116 165	–	3 225 441	44 227 392	9 274 032	11 660 983	3 870 888	6 887 996	31 693 899
Trade and other receivables	12 826 600	–	–	31 807	12 858 407	2 339 041	–	2 446 441	80 731	4 866 213
Cash and cash equivalents	23 059 186	5 116 165	–	3 193 634	31 368 985	6 934 991	11 660 983	1 424 447	6 807 265	26 827 686
Total assets	718 276 373	233 711 150	–	3 225 441	955 212 964	257 974 474	411 188 303	46 122 749	6 809 618	722 095 144
EQUITY AND LIABILITIES										
Total equity attributable to equity holders	–	–	–	591 446 369	591 446 369	–	–	–	595 769 500	595 769 500
Share capital	–	–	–	16 248 733	16 248 733	–	–	–	214 756 771	214 756 771
Share premium	–	–	–	369 852 303	369 852 303	–	–	–	–	–
Treasury shares	–	–	–	(622 125)	(622 125)	–	–	–	(687 522)	(687 522)
Non-distributable reserve	–	–	–	(122 537 190)	(122 537 190)	–	–	–	265 646 426	265 646 426
Foreign currency translation reserve	–	–	–	(1 393 006)	(1 393 006)	–	–	–	(1 393 006)	(1 393 006)
Share-based payment reserve	–	–	–	239 564	239 564	–	–	–	–	–
Retained earnings	–	–	–	329 658 090	329 658 090	–	–	–	117 446 831	117 446 831
Equity attributable to owners	–	–	–	591 446 369	591 446 369	–	–	–	595 769 500	595 769 500
Total liabilities	323 502 272	39 779 513	–	484 810	363 766 595	125 055 258	–	–	1 270 386	126 325 644
Non-current liabilities	300 855 489	–	–	–	300 855 489	120 193 122	–	–	11 598	120 204 720
Interest-bearing borrowings	266 613 633	–	–	–	266 613 633	103 934 546	–	–	–	103 934 546
Deferred tax liabilities	26 976 543	–	–	–	26 976 543	15 725 200	–	–	–	15 725 200
Financial liabilities	7 265 313	–	–	–	7 265 313	533 376	–	–	11 598	544 974
Current liabilities	22 646 783	39 779 513	–	484 810	62 911 106	4 862 136	–	–	1 258 788	6 120 924
Interest-bearing borrowings	10 807 220	39 779 513	–	–	50 586 733	1 039 776	–	–	–	1 039 776
Financial liabilities	–	–	–	–	–	–	–	–	554 228	554 228
Trade and other payables	10 875 389	–	–	439 530	11 314 919	3 761 320	–	–	625 748	4 387 068
Current tax liabilities	964 174	–	–	45 280	1 009 454	61 040	–	–	78 812	139 852
Total equity and liabilities	323 502 272	39 779 513	–	591 931 179	955 212 964	125 055 258	–	–	597 039 886	722 095 144

Refer to the segmental analysis on pages 26 to 35.

MANAGEMENT ACCOUNTS continued

CONDENSED STATEMENT OF PROFIT OR LOSS – SECTORAL

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS
	Direct property for the six months ended Jun 2022 EUR	Listed real estate for the six months ended Jun 2022 EUR	Listed infrastructure for the six months ended Jun 2022 EUR	Corporate for the six months ended Jun 2022 EUR	for the six months ended Jun 2022 EUR	Direct property for the six months ended Jun 2021 EUR	Listed real estate for the six months ended Jun 2021 EUR	Listed infrastructure for the six months ended Jun 2021 EUR	Corporate for the six months ended Jun 2021 EUR	for the six months ended Jun 2021 EUR
Property rental and related revenue	29 249 785	–	–	–	29 249 785	8 606 162	–	–	–	8 606 162
Investment revenue	–	18 282 572	101 232	–	18 383 804	–	17 764 601	3 348 254	–	21 112 855
Finance income	–	–	–	41 138	41 138	2	–	–	6 485	6 487
Total revenue	29 249 785	18 282 572	101 232	41 138	47 674 727	8 606 164	17 764 601	3 348 254	6 485	29 725 504
Fair value gain/(loss) on investment property, investments and derivatives	13 149 172	(157 356 689)	542 149	(353 563)	(144 018 931)	(456 479)	134 710 908	2 821 003	(694 550)	136 380 882
Fair value gain/(loss) on investment property	7 266 601	–	–	–	7 266 601	(456 479)	–	–	–	(456 479)
Fair value (loss)/gain on investments	–	(157 356 689)	542 149	–	(156 814 540)	–	134 710 908	2 821 003	–	137 531 911
Fair value gain/(loss) on currency, interest rate and other derivatives	5 882 571	–	–	(353 563)	5 529 008	–	–	–	(693 387)	(693 387)
Impairment loss	–	–	–	–	–	–	–	–	(1 163)	(1 163)
Property operating expenses	(10 018 276)	–	–	–	(10 018 276)	(3 479 985)	–	–	–	(3 479 985)
Administrative and other expenses	(3 457 247)	(52 494)	–	(2 239 534)	(5 749 275)	(155 118)	–	–	(1 859 272)	(2 014 390)
Foreign exchange gain	–	–	–	573 537	573 537	–	–	–	974 503	974 503
Share of loss of equity-accounted associate	–	–	–	–	–	–	–	–	–	–
Operating profit/(loss)	28 923 434	(139 126 611)	643 381	(1 978 422)	(111 538 218)	4 514 582	152 475 509	6 169 257	(1 572 834)	161 586 514
Finance costs	(3 715 165)	(1 006 442)	–	(51 405)	(4 773 012)	(1 473 379)	–	–	(59 842)	(1 533 221)
Profit/(loss) before income tax	25 208 269	(140 133 053)	643 381	(2 029 827)	(116 311 230)	3 041 203	152 475 509	6 169 257	(1 632 676)	160 053 293
Income tax	(1 859 816)	–	–	329	(1 859 487)	(345 393)	–	–	(79 974)	(425 367)
Profit/(loss)	23 348 453	(140 133 053)	643 381	(2 029 498)	(118 170 717)	2 695 810	152 475 509	6 169 257	(1 712 650)	159 627 926

Refer to the segmental analysis on pages 26 to 35.

PROPERTY PORTFOLIO

Physical property investments are focused on retail assets across continental Europe. Lighthouse constantly assesses opportunities to upgrade, refurbish, extend, and redevelop our properties.

Property name	Primary use	Geographical location	Ownership %	Acquisition date	Occupancy %	Gross lettable area ("GLA") m ²	Weighted average rent per square metre	Fair value EUR	Purchase price/cost EUR	Address
Forum Coimbra	Retail	Coimbra, Portugal	100,0	31 May 2017	99,4	33 930 ¹	29,19	183 867 000	199 020 247	Avenida Jose Bonifacio de Andrade e Silva 1, Quinta do Vale Gemil – Almegue Santa Clara Coimbra 3040-389, Portugal
Torrecañenas	Retail	Almeria, Spain	100,0	10 March 2022	98,1	61 240	15,08	165 370 000	162 500 000	Aveda. Medico Francisco Perez, 04009 Almeria, Spain
Planet Koper	Retail	Koper, Slovenia	100,0	30 August 2016	100,0	31 240	13,49	66 400 000	72 070 090	Ankaranska cesta 2, 6000 Koper, Slovenia
Docks Vauban	Retail	Le Havre, France	75,0 ⁴	30 September 2021	96,3	47 191 ³	9,90	46 200 000 ²	42 442 472 ²	1 quai des Antilles, 76600 Le Havre, France
Docks 76	Retail	Rouen, France	75,0 ⁴	30 September 2021	93,1	36 534 ³	17,50	67 275 000 ²	58 600 196 ²	BD Ferdinand de Lesseps, 76000 Rouen, France
Rivetoile	Retail	Strasbourg, France	75,0 ⁴	30 September 2021	95,5	28 153 ³	25,42	71 700 000 ²	63 910 245 ²	3 PL Dauphiné, 67000 Strasbourg, France
Saint Sever	Retail	Rouen, France	75,0 ⁴	30 September 2021	77,8	31 016 ³	17,50	72 280 384 ²	70 518 938 ²	PL Saint-Sever, 76100 Rouen, France
Total					95,4⁵	269 304	17,59⁶	673 092 384	669 062 188	

¹ Excluding a 17 700m² hypermarket that is separately owned.

² The purchase price and fair value of the French properties reflect Lighthouse's effective 75% ownership.

³ The GLA reflects 100% of the French properties' GLA.

⁴ Refers to the effective ownership in the property.

⁵ Weighted average occupancy rate at 30 June 2022.

⁶ Weighted average rent per square metre at 30 June 2022.

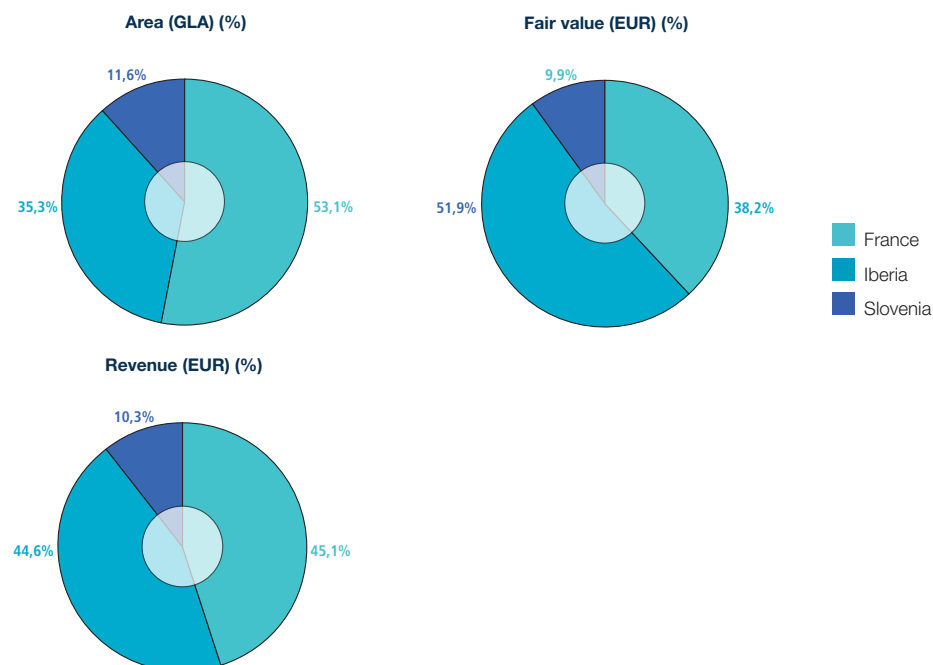
Lease expiry profile by monthly rental



Lease expiry profile by area (GLA)



Geographical profile



CONDENSED STATEMENTS OF FINANCIAL POSITION

	Unaudited Jun 2022 EUR	Unaudited Jun 2021 EUR	Restated ¹ Dec 2021 EUR
ASSETS			
Non-current assets	769 614 169	306 620 380	601 527 040
Investment property	758 910 845	248 700 442	581 927 000
Investments	–	42 251 861	15 555 040
Investment in equity-accounted associate	–	–	–
Financial assets	10 703 324	3 587 872	4 045 000
Goodwill	–	12 080 205	–
Current assets	49 504 926	28 027 649	35 460 472
Financial assets	5 861 102	–	–
Trade and other receivables	15 748 121	5 736 363	19 660 012
Cash and cash equivalents	27 895 703	22 291 286	15 800 460
Total assets	819 119 095	334 648 029	636 987 512
EQUITY AND LIABILITIES			
Total equity attributable to equity holders	352 666 598	196 242 180	363 389 549
Share capital	16 248 733	214 756 771	16 248 733
Share premium	369 852 303	–	369 852 303
Treasury shares	(622 125)	(687 522)	(687 522)
Non-distributable reserve	(162 847 202)	(133 880 894)	(169 362 879)
Foreign currency translation reserve	(1 114 083)	(1 393 006)	(1 393 006)
Share-based payment reserve	239 564	–	194 302
Retained earnings	119 585 271	117 446 831	140 611 366
Equity attributable to owners	341 342 461	196 242 180	355 463 297
Non-controlling interest	11 324 137	–	7 926 252
Total liabilities	466 452 497	138 405 849	273 597 963
Non-current liabilities	400 069 012	132 284 925	244 600 329
Interest-bearing borrowings	342 846 494	103 934 546	210 432 490
Deferred tax liabilities	48 485 466	27 805 405	28 784 253
Financial liabilities	8 737 052	544 974	5 383 586
Current liabilities	66 383 485	6 120 924	28 997 634
Interest-bearing borrowings	52 050 205	1 039 776	2 680 512
Financial liabilities	–	554 228	–
Trade and other payables	13 323 826	4 387 068	25 994 360
Current tax liabilities	1 009 454	139 852	322 762
Total equity and liabilities	819 119 095	334 648 029	636 987 512
Total number of shares in issue	1 623 501 276	1 249 091 776	1 624 873 544
Net asset value per share (EUR cents)	21,72	15,77	22,36

¹ Please refer to page 23 for further details on the December 2021 restatement.

CONDENSED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Unaudited for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2021 EUR	Restated ¹ for the twelve months ended Dec 2021 EUR
Property rental and related revenue	34 057 227	8 606 162	31 936 316
Investment revenue	1 148 617	3 349 230	3 629 962
Finance income	41 138	6 487	162 424
Total revenue	35 246 982	11 961 879	35 728 702
Fair value gain on investment property, investments and derivatives	5 942 140	1 706 179	16 267 514
Fair value gain/(loss) on investment property	89 889	(456 479)	21 608 075
Fair value (loss)/gain on investments	(1 081 878)	2 857 208	3 664 439
Fair value gain/(loss) on currency, interest rate and other derivatives	6 934 129	(693 387)	3 076 368
Impairment loss	–	(1 163)	(12 081 368)
Property operating expenses	(12 048 466)	(3 479 985)	(11 482 988)
Administrative and other expenses	(6 768 584)	(2 065 236)	(4 651 821)
Foreign exchange gain	573 537	974 503	1 274 848
Share of loss of equity-accounted associate	–	(66 384 667)	(70 905 185)
Operating profit/(loss)	22 945 609	(57 287 327)	(33 768 930)
Finance costs	(6 038 191)	(1 533 221)	(4 346 138)
Other income	–	–	200 035
Profit/(loss) before tax	16 907 418	(58 820 548)	(37 915 033)
Income tax	(1 859 487)	(425 367)	(2 512 227)
Profit/(loss) for the period	15 047 931	(59 245 915)	(40 427 260)
Other comprehensive income net of tax:			
Items that may subsequently be reclassified to profit or loss:			
Share of other comprehensive income of equity-accounted associate	–	(5 120 856)	(5 025 370)
	–	(5 120 856)	(5 025 370)
Total comprehensive income/(loss) for the period	15 047 931	(64 366 771)	(45 452 630)
Profit/(loss) for the period attributable to:			
Equity holders of the Company	11 650 046	(59 245 915)	(46 486 443)
Non-controlling interests	3 397 885	–	6 059 183
	15 047 931	(59 245 915)	(40 427 260)
Total comprehensive income/(loss) for the period attributable to:			
Equity holders of the Company	11 650 046	(64 366 771)	(51 511 813)
Non-controlling interests	3 397 885	–	6 059 183
	15 047 931	(64 366 771)	(45 452 630)
Basic and diluted loss per share (EUR cents)	0,72	(4,84)	(3,39)

¹ Please refer to page 23 for further details on the December 2021 restatement.

CONDENSED STATEMENTS OF CHANGES IN EQUITY

Group	Share capital EUR	Share premium EUR	Treasury shares EUR	Non-distributable reserve EUR	Foreign currency translation reserve EUR	Share-based payment reserve EUR	Retained earnings EUR	Equity attributable to equity holders EUR	Non-controlling interests EUR	Total equity EUR
Balance at 31 December 2020	346 556 171	–	–	(178 473 720)	(1 393 006)	–	95 278 161	261 967 606	–	261 967 606
Total comprehensive income:										
Loss for the period	–	–	–	–	–	–	(59 245 915)	(59 245 915)	–	(59 245 915)
Share of other comprehensive income of equity-accounted associate	–	–	–	(5 120 856)	–	–	–	(5 120 856)	–	(5 120 856)
LTIP shares issued – 19 March 2021 – 1 499 829 shares	687 522	–	(687 522)	–	–	–	–	–	–	–
Distribution paid – final 2020	17 513 078	–	–	(18 871 733)	–	–	–	(1 358 655)	–	(1 358 655)
– scrip issue – 39 801 811 shares on 19 April 2021	17 513 078	–	–	(17 513 078)	–	–	–	–	–	–
– cash (paid 19 April 2021)	–	–	–	(1 358 655)	–	–	–	(1 358 655)	–	(1 358 655)
Transfer of stated capital to non-distributable reserve	(150 000 000)	–	–	150 000 000	–	–	–	–	–	–
Transfer to non-distributable reserve ¹	–	–	–	(81 414 585)	–	–	81 414 585	–	–	–
Balance at 30 June 2021	214 756 771	–	(687 522)	(133 880 894)	(1 393 006)	–	117 446 831	196 242 180	–	196 242 180
Total comprehensive income:										
Loss for the year	–	–	–	–	–	–	16 658 416	16 658 416	7 358 831	24 017 247
Share of other comprehensive income of equity-accounted associate	–	–	–	95 486	–	–	–	95 486	–	95 486
Share-based employee remuneration	–	–	–	–	–	194 302	–	194 302	–	194 302
Distribution paid – interim 2021	24 219 573	–	–	(25 172 408)	–	–	–	(952 835)	–	(952 835)
– scrip issue – 54 982 923 shares on 8 September 2021	24 219 573	–	–	(24 219 573)	–	–	–	–	–	–
– cash (paid 8 September 2021)	–	–	–	(952 835)	–	–	–	(952 835)	–	(952 835)
Bookbuild shares issued – 20 August 2021 – 320 987 654 shares – net of costs	147 216 465	–	–	–	–	–	–	147 216 465	–	147 216 465
Equity contributed by non-controlling shareholders	–	–	–	–	–	–	–	–	1 867 069	1 867 069
Shares repurchased – 22 October 2021 – 188 809 shares – net of costs	(91 773)	–	–	–	–	–	–	(91 773)	–	(91 773)
Transfer to non-distributable reserve ¹	–	–	–	(6 506 119)	–	–	6 506 119	–	–	–
Creation of par value shares	(369 852 303)	369 852 303	–	–	–	–	–	–	–	–
Balance at 31 December 2021	16 248 733	369 852 303	(687 522)	(165 463 935)	(1 393 006)	194 302	140 611 366	359 362 241	9 225 900	368 588 141
Adjustment related to the acquisition of the French properties ¹	–	–	–	(3 898 944)	–	–	–	(3 898 944)	(1 299 648)	(5 198 592)
Restated balance at 31 December 2021	16 248 733	369 852 303	(687 522)	(169 362 879)	(1 393 006)	194 302	140 611 366	355 463 297	7 926 252	363 389 549
Total comprehensive income:										
Profit for the period	–	–	–	–	–	–	11 650 046	11 650 046	3 397 885	15 047 931
Share of other comprehensive income of equity-accounted associate	–	–	–	–	278 923	–	–	278 923	–	278 923
Distribution paid – final 2021	–	–	–	–	–	–	–	–	–	–
– cash (paid 10 May 2022)	–	–	–	–	–	–	(26 160 464)	(26 160 464)	–	(26 160 464)
Share-based employee remuneration	–	–	–	–	–	45 262	–	45 262	–	45 262
LTIP shares acquired – 15 March 2022	–	–	65 397	–	–	–	–	65 397	–	65 397
Transfer to non-distributable reserve ²	–	–	–	6 515 677	–	–	(6 515 677)	–	–	–
Balance at 30 June 2022	16 248 733	369 852 303	(622 125)	(162 847 202)	(1 114 083)	239 564	119 585 271	341 342 461	11 324 137	352 666 598

¹ Please refer to page 23 for further details on the December 2021 restatement.

² Transfer to non-distributable reserve comprises all realised and unrealised gains and losses (net of applicable taxes) considered to be of a capital nature, as well as foreign exchange gains and losses.

CONDENSED STATEMENTS OF CASH FLOWS

for the six months ended 30 June 2022

	Unaudited for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2021 EUR	Restated ¹ for the twelve months ended Dec 2021 EUR
Operating activities			
Cash generated from operations	6 914 319	3 368 739	17 295 154
Finance income received	41 138	6 487	162 424
Finance costs paid	(4 470 287)	(1 250 155)	(3 882 331)
Income tax paid	(158 634)	(71 495)	(962 633)
Distributions paid	(25 586 927)	(1 358 655)	(2 311 490)
Cash (outflow)/inflow from operating activities	(23 260 391)	694 921	10 301 124
Investing activities			
Additions to investment property	(6 843 458)	(468 488)	(3 034 336)
Acquisition of listed security investments	–	(17 864 232)	(38 539 093)
Proceeds from disposal of listed security investments	14 752 085	7 738 816	56 190 509
Acquisition of Spanish subsidiary, net of cash acquired	(64 750 880)	–	(295 098 877)
Acquisition of interest in equity-accounted associate	–	(1 518 171)	(5 943 203)
Derivative cash receipts	2 633 839	–	–
Derivative cash payments	(6 440 875)	185 337	809 605
Cash outflow from investing activities	(60 649 289)	(11 926 738)	(285 615 395)
Financing activities			
Treasury shares	(19 698)	–	149 550 367
Repayment of interest-bearing borrowings	(34 114 740)	(750 889)	(7 862 246)
Increase in interest-bearing borrowings	131 151 091	–	113 384 416
Proceeds from financial liabilities	685 878	–	–
Repurchase of shares	(85 096)	–	(91 773)
Cash inflow/(outflow) from financing activities	97 617 435	(750 889)	254 980 764
Increase/(decrease) in cash and cash equivalents	13 707 755	(11 982 706)	(20 333 507)
Effect of exchange rate changes on cash held	–	219 899	467 363
Cash and cash equivalents at the beginning of the period	14 187 948	34 054 093	34 054 093
Cash and cash equivalents at the end of the period	27 895 703	22 291 286	14 187 949

¹ Please refer to page 23 for further details on the December 2021 restatement.

NOTES

1. PREPARATION AND ACCOUNTING POLICIES

The condensed unaudited consolidated financial statements are prepared in accordance with the requirements of the JSE Listings Requirements for condensed reports. The Listings Requirements require condensed reports to be prepared in accordance with the framework concepts and measurement and recognition requirements of IFRS, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the 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 condensed unaudited consolidated financial statements from which the condensed unaudited consolidated financial statements were derived are in terms of IFRS and are consistent with those accounting policies applied in the preparation of the previous condensed annual financial statements.

The Group's investment property is valued by external independent valuers and is reviewed and approved by the Board for financial reporting. In terms of IAS 40: *Investment Property* and IFRS 7: *Financial Instruments: Disclosures*, investment property is valued at fair value and is categorised as a level 3 investment, as one or more of the significant inputs is not based on observable market data.

In terms of IFRS 7: *Financial Instruments: Disclosures*, IFRS 9: *Financial Instruments* and IFRS 13: *Fair Value Measurement*, the Group's derivatives are measured at fair value through profit or loss. The interest rate derivatives are categorised as level 2 investments. In terms of IFRS 13, investments are measured at fair value, based on directly observable quoted closing prices at the reporting date, and are therefore categorised as level 1 investments.

This report was compiled under the supervision of Jacobus van Biljon CA(SA), the Chief Financial Officer.

These Interim Financial Statements were approved by the Board of Lighthouse on 11 August 2022. These Interim Financial Statements have not been reviewed or audited by the Company's external auditor, PricewaterhouseCoopers.

The directors take full responsibility for the preparation of the report and for ensuring that the financial information has been accurately reflected.

2. SALIENT EVENTS

The directors note the following events during the period from 1 January 2022 up to the date of this report:

- ▶ On 10 May 2022, the Company paid a cash dividend of EUR 0,0161 per share related to the last six months of the 2021 reporting period.
- ▶ On 7 March 2022, RPI and subsidiaries drew down on a EUR 135 million facility, secured by the French malls, from a syndication of French and German financial institutions led by Natixis.
- ▶ The Group acquired the Torrecárdenas shopping centre in Almeria, Spain, as well as related debt, on 10 March 2022.
- ▶ The Group declared a distribution relating to the first six months of the 2022 financial year on 11 August 2022.
- ▶ At 30 June 2022 there was a trigger event related to the Deutsche Bank loan. The loan was subsequently restructured. At 30 June 2022 the Deutsche Bank outstanding loan amount was EUR 40 million. At the date of this report the outstanding loan amount was EUR 30 million.

NOTES continued

3. FAIR VALUE MEASUREMENT

The following table analyses financial instruments and investment property carried at fair value by valuation method. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

The carrying amount of financial instruments that are not measured at fair value reasonably approximate their fair value due to:

► For trade and other receivables, cash and cash equivalents and trade and other payables: their short-term nature.

There were no transfers between levels 1, 2 and 3 during the period. The valuation methods applied are consistent with those applied in preparing the previous audited condensed financial statements. Quarterly discussions of valuation processes and results are held between the Chief Financial Officer and management where any changes in level 2 and 3 fair values are analysed for period-end reporting.

Fair value hierarchy	Level 1 EUR	Level 2 EUR	Level 3 EUR
Jun 2022			
Assets			
Investment property	–	–	758 910 845
Financial investments at fair value through profit or loss	–	–	–
Financial assets	–	8 925 063	–
	–	8 925 063	758 910 845
Liabilities			
Financial liabilities	–	–	–
	–	–	–
Jun 2021			
Assets			
Investment property	–	–	248 700 442
Financial investments at fair value through profit or loss	42 251 861	–	–
Financial assets	–	78 606	–
	42 251 861	78 606	248 700 442
Liabilities			
Financial liabilities	–	1 099 202	–
	–	1 099 202	–

Investment property

Valuation of investment property requires judgement in the determination of future cash flows from leases and appropriate discount and exit capitalisation rates. Details of the most recent independent external valuations of investment property at 30 June 2022 are included in the table below.

Significant unobservable inputs and valuation sensitivities

	Lowest per valuation	Highest per valuation	Weighted average	Sensitivity adjustment – high case	Sensitivity adjustment – low case	Valuation impact – high case EUR	Valuation impact – low case EUR
Exit capitalisation rate	6,00%	7,50%	6,77%	(0,50)%	0,50%	32 543 922	(49 766 573)
Discount rate	7,60%	9,50%	8,53%	(0,50)%	0,50%	32 843 922	(50 566 573)
Rental escalation	1,25%	1,60%	1,52%	2,00%	(2,00)%	8 475 676	(10 490 946)
Vacancy period	3 months	15 months	8 months	3 months	3 months	172 528	(1 402 897)

Note: The sensitivity analysis in the table above assumes that all other variables remain constant, i.e. only one variable is changed at a time.

	Jun 2022 EUR	Dec 2021 EUR
Investment property comprises:		
Investment property	758 549 538	581 539 479
Straight-lining of rental revenue adjustment	361 307	387 521
Total investment property	758 910 845	581 927 000
Details of the investment property are as follows:		
At cost	744 081 702	574 375 277
Fair value adjustments	7 254 091	7 164 202
Straight-lining of rental revenue adjustment	361 307	387 521
Investment property under development	7 213 745	–
Investment property at fair value	758 910 845	581 927 000
Movement in investment property is as follows:		
Carrying amount at the beginning of the period	581 927 000	248 467 000
Additions from acquisitions	170 076 712	308 488 622
Subsequent expenditure capitalised	6 843 458	3 034 336
Fair value gains	89 889	21 608 075
Straight-lining of rental revenue adjustment	(26 214)	328 967
Carrying amount at the end of the period	758 910 845	581 927 000

NOTES continued

4. SUBSEQUENT EVENTS AND GOING CONCERN

The directors are also not aware of any matters or circumstances arising subsequent to 30 June 2022 that require any additional disclosure or adjustment to the financial statements.

The directors have assessed that the Lighthouse Group is solvent and has sufficient liquidity and there is no reason to believe that the Group will not remain a going concern for the next 12 months.

5. HEADLINE EARNINGS

	Unaudited for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2021 EUR
Reconciliation of loss for the period to headline earnings		
Basic earnings – profit/(loss) for the period attributable to equity holders	11 650 046	(59 245 915)
Adjusted for:		
– Impairment loss	–	1 163
– Fair value loss on investment property	1 410 111	456 479
– Fair value loss on investment property of associate	706 848	29 822 019
– Income tax effect	(1 150 578)	(102 708)
Headline profit/(loss)	12 616 427	(29 068 962)
Weighted average shares in issue	1 623 436 479	1 224 476 395
Headline profit/(loss) and diluted headline profit/(loss) per share (EUR cents)	0,78	(2,37)

Dilutionary instruments have a negligible impact on the Company's earnings and headline earnings per share.

6. RESTATEMENT OF FINANCIAL STATEMENTS

Acquisition of French properties

In September 2021, Lighthouse acquired a 75% interest in RPI, a company incorporated in France. The RPI group owns four French shopping centres: Docks Vauban, Docks 76, Saint Sever, and Rivetoile. In the current reporting period, RPI finalised the purchase price of the four French shopping centres it acquired on 30 September 2021. This resulted in an adjustment to the working capital in respect of the assets acquired. The comparative balances at December 2021 are therefore restated for these adjustments.

This results in a prior period error in terms of IAS 8:

Accounting Policies, Changes in Accounting Estimates and Errors and as such the decision has been taken to restate the Group's results.

The financial statement line items impacted by this have been amended as follows:

- **Statement of Financial Position:** Trade and other receivables have been decreased by EUR 5 198 592 and investment property cost has been increased by EUR 5 198 592. This led to a decrease in the net asset value per share; decreasing from 22,68 EUR cents to 22,36 EUR cents;

- **Statement of profit or loss and other comprehensive income:** Fair value gain on investment property was reduced by EUR 5 198 592, which resulted in basic and diluted loss per share increasing from (3,11) EUR cents to (3,39) EUR cents. There has been no change to headline earnings per share; and
- **Cash Flow Statement:** No change to the primary statement.

In terms of IAS 8 the comparative amounts together with the opening balances of assets and equity for the 2021 financial year have been restated.

IAS 1 requires that when an entity makes a retrospective restatement of items in its financial statements and such restatement has a material effect on the information in the statement of financial position at the beginning of the preceding period, it shall present, as a minimum, three statements of financial position. As the opening balance sheet on 1 January 2021 is not affected, the balance sheet on 31 December 2020 is not presented. The Group therefore presents statements of financial position at:

- the end of the prior audited period: 31 December 2021;
- the end of the prior period restated: 31 December 2021; and
- the end of the comparative period: 30 June 2021.

NOTES continued

6. RESTATEMENT OF FINANCIAL STATEMENTS continued

Condensed statements of financial position

	Audited Dec 2021 EUR	Adjustments Dec 2021 EUR	Restated Dec 2021 EUR
ASSETS			
Non-current assets	601 527 040	–	601 527 040
Investment property	581 927 000	–	581 927 000
Investments	15 555 040	–	15 555 040
Investment in equity-accounted associate	–	–	–
Financial assets	4 045 000	–	4 045 000
Current assets	40 659 064	(5 198 592)	35 460 472
Trade and other receivables	24 858 604	(5 198 592)	19 660 012
Cash and cash equivalents	15 800 460	–	15 800 460
Total assets	642 186 104	(5 198 592)	636 987 512
EQUITY AND LIABILITIES			
Total equity attributable to equity holders	368 588 141	(5 198 592)	363 389 549
Share capital	16 248 733	–	16 248 733
Share premium	369 852 303	–	369 852 303
Treasury shares	(687 522)	–	(687 522)
Non-distributable reserve	(165 463 935)	(3 898 944)	(169 362 879)
Foreign currency translation reserve	(1 393 006)	–	(1 393 006)
Share-based payment reserve	194 302	–	194 302
Retained earnings	140 611 366	–	140 611 366
Equity attributable to owners	359 362 241	(3 898 944)	355 463 297
Non-controlling interest	9 225 900	(1 299 648)	7 926 252
Total liabilities	273 597 963	–	273 597 963
Non-current liabilities	244 600 329	–	244 600 329
Interest-bearing borrowings	210 432 490	–	210 432 490
Deferred tax liabilities	28 784 253	–	28 784 253
Financial liabilities	5 383 586	–	5 383 586
Current liabilities	28 997 634	–	28 997 634
Interest-bearing borrowings	2 680 512	–	2 680 512
Trade and other payables	25 994 360	–	25 994 360
Current tax liabilities	322 762	–	322 762
Total equity and liabilities	642 186 104	(5 198 592)	636 987 512
Total number of shares in issue	1 624 873 544	–	1 624 873 544
Net asset value per share (EUR cents)	22,68	(0,32)	22,36

Condensed statements of profit or loss and other comprehensive income

	Audited for the twelve months ended Dec 2021 EUR	Adjustments for the twelve months ended Dec 2021 EUR	Restated for the twelve months ended Dec 2021 EUR
Property rental and related revenue	31 936 316	–	31 936 316
Investment revenue	3 629 962	–	3 629 962
Finance income	162 424	–	162 424
Total revenue	35 728 702	–	35 728 702
Fair value gain on investment property, investments and derivatives	21 466 106	(5 198 592)	16 267 514
Fair value gain on investment property	26 806 667	(5 198 592)	21 608 075
Fair value gain on investments	3 664 439	–	3 664 439
Fair value gain on currency, interest rate and other derivatives	3 076 368	–	3 076 368
Impairment loss	(12 081 368)	–	(12 081 368)
Property operating expenses	(11 482 988)	–	(11 482 988)
Administrative and other expenses	(4 651 821)	–	(4 651 821)
Foreign exchange gain	1 274 848	–	1 274 848
Share of loss of equity-accounted associate	(70 905 185)	–	(70 905 185)
Operating loss	(28 570 338)	(5 198 592)	(33 768 930)
Finance costs	(4 346 138)	–	(4 346 138)
Other income	200 035	–	200 035
Loss before tax	(32 716 441)	(5 198 592)	(37 915 033)
Income tax	(2 512 227)	–	(2 512 227)
Loss for the year	(35 228 668)	(5 198 592)	(40 427 260)
Other comprehensive income net of tax:			
Items that may subsequently be reclassified to profit or loss:			
Share of other comprehensive income of equity-accounted associate	(5 025 370)	–	(5 025 370)
	(5 025 370)	–	(5 025 370)
Total comprehensive loss for the year	(40 254 038)	(5 198 592)	(45 452 630)
Loss for the year attributable to:			
Equity holders of the Company	(42 587 499)	(3 898 944)	(46 486 443)
Non-controlling interests	7 358 831	(1 299 648)	6 059 183
	(35 228 668)	(5 198 592)	(40 427 260)
Total comprehensive loss for the year attributable to:			
Equity holders of the Company	(47 612 869)	(3 898 944)	(51 511 813)
Non-controlling interests	7 358 831	(1 299 648)	6 059 183
	(40 254 038)	(5 198 592)	(45 452 630)
Basic and diluted loss per share (EUR cents)	(3,11)	(0,28)	(3,39)
Loss for the period	(42 587 499)	(3 898 944)	(46 486 443)
Basic and diluted loss per share (EUR cents)	(3,11)	(0,28)	(3,39)
Weighted average number of shares	1 369 808 195	–	1 369 808 195

NOTES continued

7. SEGMENTAL ANALYSIS

A segment is a distinguishable component of the Group that is engaged in providing services (business segments) or in providing services within a particular economic environment (geographical segments), which is subject to risks and returns that are different from those of other segments. The Group's operating segments are based on both business and geographical segments.

The Group determines and presents operating segments based on the information that is provided internally to the Company's Board and Investment Committee, jointly the Group's Chief Operating Decision-maker ("CODM"). The Group comprises three business segments (listed infrastructure, listed real estate and direct property) and two geographical segments (United Kingdom and Europe). Each operating segment's operating results are reviewed quarterly by the CODM to make decisions about the segment's performance, resource allocation, risk assessment and for which discrete financial information is available. More information on the segments is provided in the following table:

Segment	Description
Primary segments	
Listed infrastructure	Investments in liquid listed infrastructure securities on recognised exchanges, utilising cash investments.
Listed real estate	Investments in liquid listed real estate securities on recognised exchanges, utilising cash investments.
Direct property	Investments in direct commercial properties in the retail sector. Opportunistic acquisitions in the retail, logistics, industrial, warehousing and office sectors are also considered.

Reconciliation of segmental reporting to IFRS financial statements

The reconciliation of the segmental reporting with financial information extracted from the condensed financial statements for the six months ended 30 June 2022 and 30 June 2021 is included in the segmental analyses, and primarily relates to the matters below, i.e. management accounts' adjustments.

Torre de Farol Properties and Torrecárdenas Properties

Typically Iberian property transactions entail the disposal of companies instead of underlying properties, with the buyer and seller typically sharing the net deferred tax liability related to cumulative property valuation differences on a 50/50 basis. It is management's view that the Torre de Farol group's and Torrecárdenas Properties' deferred tax related to cumulative fair value gains on investment property is unlikely to become payable, and, in the event of a disposal, that 50% of the net deferred tax liability would be recovered from the purchaser. As such, the applicable component of the deferred tax liability has been transferred to non-distributable reserve.

Retail Property Investments – pro rata exclusion of Resilient's 25% share

Effective 30 September 2021, Lighthouse acquired a 75% interest in four French shopping centres. Related party, Resilient, acquired the remaining 25% at the same time. To provide a clear understanding of Lighthouse's economic exposure to the French properties, Resilient's 25% pro rata share of assets, liabilities, profits and losses has been removed.

Derivative collateral

The cash component of the Group's derivative collateral is reclassified to cash and cash equivalents.

Adjust Hammerson equity accounting to fair value

To disclose Lighthouse's interest in and economic exposure to Hammerson, the investment in equity-accounted associate is removed and the fair value of the Group's interest in Hammerson included.

NOTES continued

7. SEGMENTAL ANALYSIS continued

Condensed statement of financial position – sectoral

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS					GROUP
	Direct property Jun 2022 EUR	Listed real estate Jun 2022 EUR	Listed infrastructure Jun 2022 EUR	Corporate Jun 2022 EUR	Jun 2022 EUR	Torre de Farol Properties Jun 2022 EUR	Retail Property Investments – Pro Rata Exclusion of Resilient's 25% Share Jun 2022 EUR	Torrecárdenas Properties Jun 2022 EUR	Derivative collateral Jun 2022 EUR	Adjust Hammerson equity accounting to fair value Jun 2022 EUR	Unaudited Jun 2022 EUR
ASSETS											
Non-current assets	682 390 587	228 594 985	–	–	910 985 572	–	87 223 582	–	–	(228 594 985)	769 614 169
Investment property	673 092 384	–	–	–	673 092 384	–	85 818 461	–	–	–	758 910 845
Investments	–	228 594 985	–	–	228 594 985	–	–	–	–	(228 594 985)	–
Financial assets	9 298 203	–	–	–	9 298 203	–	1 405 121	–	–	–	10 703 324
Current assets	35 885 786	5 116 165	–	3 225 441	44 227 392	–	5 277 534	–	–	–	49 504 926
Financial assets	–	–	–	–	–	–	–	–	5 861 102	–	5 861 102
Trade and other receivables	12 826 600	–	–	31 807	12 858 407	–	2 889 714	–	–	–	15 748 121
Cash and cash equivalents	23 059 186	5 116 165	–	3 193 634	31 368 985	–	2 387 820	–	(5 861 102)	–	27 895 703
Total assets	718 276 373	233 711 150	–	3 225 441	955 212 964	–	92 501 116	–	–	(228 594 985)	819 119 095
EQUITY AND LIABILITIES											
Total equity attributable to equity holders	–	–	–	591 446 369	591 446 369	(12 080 205)	11 324 137	(9 428 718)	–	(228 594 985)	352 666 598
Share capital	–	–	–	16 248 733	16 248 733	–	–	–	–	–	16 248 733
Share premium	–	–	–	369 852 303	369 852 303	–	–	–	–	–	369 852 303
Treasury shares	–	–	–	(622 125)	(622 125)	–	–	–	–	–	(622 125)
Non-distributable reserve	–	–	–	(122 537 190)	(122 537 190)	(12 080 205)	–	(9 428 718)	–	(18 801 089)	(162 847 202)
Foreign currency translation reserve	–	–	–	(1 393 006)	(1 393 006)	–	–	–	–	278 923	(1 114 083)
Share-based payment reserve	–	–	–	239 564	239 564	–	–	–	–	–	239 564
Retained earnings	–	–	–	329 658 090	329 658 090	–	–	–	–	(210 072 819)	119 585 271
Equity attributable to owners	–	–	–	591 446 369	591 446 369	(12 080 205)	–	(9 428 718)	–	(228 594 985)	341 342 461
Non-controlling interest	–	–	–	–	–	–	11 324 137	–	–	–	11 324 137
Total liabilities	323 502 272	39 779 513	–	484 810	363 766 595	12 080 205	81 176 979	9 428 718	–	–	466 452 497
Non-current liabilities	300 855 489	–	–	–	300 855 489	12 080 205	77 704 600	9 428 718	–	–	400 069 012
Interest-bearing borrowings	266 613 633	–	–	–	266 613 633	–	76 232 861	–	–	–	342 846 494
Deferred tax liabilities	26 976 543	–	–	–	26 976 543	12 080 205	–	9 428 718	–	–	48 485 466
Financial liabilities	7 265 313	–	–	–	7 265 313	–	1 471 739	–	–	–	8 737 052
Current liabilities	22 646 783	39 779 513	–	484 810	62 911 106	–	3 472 379	–	–	–	66 383 485
Interest-bearing borrowings	10 807 220	39 779 513	–	–	50 586 733	–	1 463 472	–	–	–	52 050 205
Trade and other payables	10 875 389	–	–	439 530	11 314 919	–	2 008 907	–	–	–	13 323 826
Current tax liabilities	964 174	–	–	45 280	1 009 454	–	–	–	–	–	1 009 454
Total equity and liabilities	323 502 272	39 779 513	–	591 931 179	955 212 964	–	92 501 116	–	–	(228 594 985)	819 119 095

NOTES continued

7. SEGMENTAL ANALYSIS continued

Condensed statement of financial position – sectoral continued

BUSINESS SEGMENTS					GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS				GROUP
Direct property Jun 2021 EUR	Listed real estate Jun 2021 EUR	Listed infrastructure Jun 2021 EUR	Corporate Jun 2021 EUR		Jun 2021 EUR	Torre de Farol Properties Jun 2021 EUR	Retail Property Investments – Pro Rata Exclusion of Resilient's 25% Share Jun 2021 EUR	Derivative collateral Jun 2021 EUR	Adjust Hammerson equity accounting to fair value Jun 2021 EUR	Unaudited Jun 2021 EUR
ASSETS										
Non-current assets	248 700 442	399 527 320	42 251 861	(78 378)	690 401 245	12 080 205	–	3 666 250	(399 527 320)	306 620 380
Investment property	248 700 442	–	–	–	248 700 442	–	–	–	–	248 700 442
Investments	–	399 527 320	42 251 861	–	441 779 181	–	–	–	(399 527 320)	42 251 861
Investment in equity-accounted associate	–	–	–	–	–	–	–	–	–	–
Financial assets	–	–	–	(78 378)	(78 378)	–	–	3 666 250	–	3 587 872
Goodwill	–	–	–	–	–	12 080 205	–	–	–	12 080 205
Current assets	9 274 032	11 660 983	3 870 888	6 887 996	31 693 899	–	–	(3 666 250)	–	28 027 649
Financial assets	–	–	–	–	–	–	–	–	–	–
Trade and other receivables	2 339 041	–	2 446 441	80 731	4 866 213	–	–	870 150	–	5 736 363
Cash and cash equivalents	6 934 991	11 660 983	1 424 447	6 807 265	26 827 686	–	–	(4 536 400)	–	22 291 286
Total assets	257 974 474	411 188 303	46 122 749	6 809 618	722 095 144	12 080 205	–	–	(399 527 320)	334 648 029
EQUITY AND LIABILITIES										
Total equity attributable to equity holders	–	–	–	595 769 500	595 769 500	–	–	–	(399 527 320)	196 242 180
Share capital	–	–	–	214 756 771	214 756 771	–	–	–	–	214 756 771
Share premium	–	–	–	–	–	–	–	–	–	–
Treasury shares	–	–	–	(687 522)	(687 522)	–	–	–	–	(687 522)
Non-distributable reserve	–	–	–	265 646 426	265 646 426	–	–	–	(399 527 320)	(133 880 894)
Foreign currency translation reserve	–	–	–	(1 393 006)	(1 393 006)	–	–	–	–	(1 393 006)
Share-based payment reserve	–	–	–	–	–	–	–	–	–	–
Retained earnings	–	–	–	117 446 831	117 446 831	–	–	–	–	117 446 831
Equity attributable to owners	–	–	–	595 769 500	595 769 500	–	–	–	–	196 242 180
Total liabilities	125 055 258	–	–	1 270 386	126 325 644	12 080 205	–	–	–	138 405 849
Non-current liabilities	120 193 122	–	–	11 598	120 204 720	12 080 205	–	–	–	132 284 925
Interest-bearing borrowings	103 934 546	–	–	–	103 934 546	–	–	–	–	103 934 546
Deferred tax liabilities	15 725 200	–	–	–	15 725 200	12 080 205	–	–	–	27 805 405
Financial liabilities	533 376	–	–	11 598	544 974	–	–	–	–	544 974
Current liabilities	4 862 136	–	–	1 258 788	6 120 924	–	–	–	–	6 120 924
Interest-bearing borrowings	1 039 776	–	–	–	1 039 776	–	–	–	–	1 039 776
Financial liabilities	–	–	–	554 228	554 228	–	–	–	–	554 228
Trade and other payables	3 761 320	–	–	625 748	4 387 068	–	–	–	–	4 387 068
Current tax liabilities	61 040	–	–	78 812	139 852	–	–	–	–	139 852
Total equity and liabilities	125 055 258	–	–	597 039 886	722 095 144	12 080 205	–	–	(399 527 320)	334 648 029

NOTES continued

7. SEGMENTAL ANALYSIS continued

Condensed statement of profit or loss – sectoral

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS			GROUP
	Direct property for the six months ended Jun 2022 EUR	Listed real estate for the six months ended Jun 2022 EUR	Listed infrastructure for the six months ended Jun 2022 EUR	Corporate for the six months ended Jun 2022 EUR	for the six months ended Jun 2022 EUR	Retail Property Investments – pro rata exclusion of Resilient's 25% share for the six months ended Jun 2022 EUR	Torrecedárenas Properties for the six months ended Jun 2022 EUR	Adjust Hammerson equity accounting to fair value for the six months ended Jun 2022 EUR	Unaudited for the six months ended Jun 2022 EUR
Property rental and related revenue	29 249 785	–	–	–	29 249 785	4 807 442	–	–	34 057 227
Investment revenue	–	18 282 572	101 232	–	18 383 804	–	–	(17 235 187)	1 148 617
Finance income	–	–	–	41 138	41 138	–	–	–	41 138
Total revenue	29 249 785	18 282 572	101 232	41 138	47 674 727	4 807 442	–	(17 235 187)	35 246 982
Fair value (loss)/gain on investment property, investments and derivatives	13 149 172	(157 356 689)	542 149	(353 563)	(144 018 931)	2 905 121	(8 676 712)	155 732 662	5 942 140
Fair value gain on investment property	7 266 601	–	–	–	7 266 601	1 500 000	(8 676 712)	–	89 889
Fair value (loss)/gain on investments	–	(157 356 689)	542 149	–	(156 814 540)	–	–	155 732 662	(1 081 878)
Fair value gain/(loss) on currency, interest rate and other derivatives	5 882 571	–	–	(353 563)	5 529 008	1 405 121	–	–	6 934 129
Impairment loss	–	–	–	–	–	–	–	–	–
Property operating expenses	(10 018 276)	–	–	–	(10 018 276)	(2 030 190)	–	–	(12 048 466)
Administrative and other expenses	(3 457 247)	(52 494)	–	(2 239 535)	(5 749 275)	(1 019 309)	–	–	(6 768 584)
Foreign exchange gain	–	–	–	573 537	573 537	–	–	–	573 537
Share of loss of equity-accounted associate	–	–	–	–	–	–	–	–	–
Operating profit/(loss)	28 923 434	(139 126 611)	643 381	(1 978 423)	(111 538 218)	4 663 064	(8 676 712)	138 497 475	22 945 609
Finance costs	(3 715 165)	(1 006 442)	–	(51 405)	(4 773 012)	(1 265 179)	–	–	(6 038 191)
Profit/(loss) before income tax	25 208 269	(140 133 053)	643 381	(2 029 828)	(116 311 230)	3 397 885	(8 676 712)	138 497 475	16 907 418
Income tax	(1 859 816)	–	–	329	(1 859 487)	–	–	–	(1 859 487)
Profit/(loss)	23 348 453	(140 133 053)	643 381	(2 029 499)	(118 170 717)	3 397 885	(8 676 712)	138 497 475	15 047 931

NOTES continued

7. SEGMENTAL ANALYSIS continued

Condensed statement of profit or loss – sectoral continued

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS		GROUP
	Direct property for the six months ended Jun 2021 EUR	Listed real estate for the six months ended Jun 2021 EUR	Listed infrastructure for the six months ended Jun 2021 EUR	Corporate for the six months ended Jun 2021 EUR	for the six months ended Jun 2021 EUR	Retail Property Investments – Pro Rata Exclusion of Resilient's 25% Share for the six months ended Jun 2021 EUR	Adjust Hammerson equity accounting to fair value for the six months ended Jun 2021 EUR	Unaudited for the six months ended Jun 2021 EUR
Property rental and related revenue	8 606 162	–	–	–	8 606 162	–	–	8 606 162
Investment revenue	–	17 764 601	3 348 254	–	21 112 855	–	(17 763 625)	3 349 230
Finance income	2	–	–	6 485	6 487	–	–	6 487
Total revenue	8 606 164	17 764 601	3 348 254	6 485	29 725 504	–	(17 763 625)	11 961 879
Fair value (loss)/gain on investment property, investments and derivatives	(456 479)	134 710 908	2 821 003	(694 550)	136 380 882	–	(134 674 703)	1 706 179
Fair value loss on investment property	(456 479)	–	–	–	(456 479)	–	–	(456 479)
Fair value gain on investments	–	134 710 908	2 821 003	–	137 531 911	–	(134 674 703)	2 857 208
Fair value loss on currency, interest rate and other derivatives	–	–	–	(693 387)	(693 387)	–	–	(693 387)
Impairment loss	–	–	–	(1 163)	(1 163)	–	–	(1 163)
Property operating expenses	(3 479 985)	–	–	–	(3 479 985)	–	–	(3 479 985)
Administrative and other expenses	(155 118)	–	–	(1 859 272)	(2 014 390)	–	(50 846)	(2 065 236)
Foreign exchange gain	–	–	–	974 503	974 503	–	–	974 503
Share of loss of equity-accounted associate	–	–	–	–	–	–	(66 384 667)	(66 384 667)
Operating profit/(loss)	4 514 582	152 475 509	6 169 257	(1 572 834)	161 586 514	–	(218 873 841)	(57 287 327)
Finance costs	(1 473 379)	–	–	(59 842)	(1 533 221)	–	–	(1 533 221)
Profit/(loss) before income tax	3 041 203	152 475 509	6 169 257	(1 632 676)	160 053 293	–	(218 873 841)	(58 820 548)
Income tax	(345 393)	–	–	(79 974)	(425 367)	–	–	(425 367)
Profit/(loss)	2 695 810	152 475 509	6 169 257	(1 712 650)	159 627 926	–	(218 873 841)	(59 245 915)

CORPORATE INFORMATION

COMPANY DETAILS AND REGISTERED OFFICE

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(formerly Lighthouse Capital Limited)

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Redomiciled to Malta on 29 December 2021
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Justin Muller³ (*Chief Executive Officer*)
Jacobus van Biljon³ (*Chief Financial Officer*)
Edward Mc Donald³ (*Chief Operating Officer*)
Stuart Bird¹
Karen Bodenstein¹
Desmond de Beer²
Anthony Doublet¹
Stephen Paris¹
Barry Stuhler¹

¹ Independent non-executive director

² Non-independent non-executive director

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