ABRIDGED AUDITED CONSOLIDATED FINANCIAL STATEMENTS

for the year ended 31 December 2021


Docks 76 – France

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 strong economic support and growth.

DISTRIBUTABLE EARNINGS AND COMMENTARY ON RESULTS

Lighthouse achieved 1,95[#] EUR cents of distributable earnings per share for 2H2021. Together with the 1,73 EUR cents per share achieved for 1H2021, the total distributable earnings for FY2021 was 3,68 EUR cents per share. The distributable earnings for the 15-month period ended December 2020 ("FY2020") was 3,25 EUR cents per share.

The board's dividend policy allows for retaining distributable earnings and the payout ratio for FY2021 has been reduced to 87,4% from 97,0% in FY2020. The board has declared a final dividend of 1,61 EUR cents per share for 2H2021, subject to shareholder approval at the annual general meeting. Shareholders will have the option to receive a scrip distribution of 1,61 EUR cents per share or a cash distribution of 1,449 EUR cents per share.

	12 months Dec 2021	15 months[1] Dec 2020	12 months Sep 2019
Distributable earnings per share	**3,68**	3,25	3,31
Interim	**1,73**	1,60	1,83
Final	**1,95[#]**	1,65	1,48
Distribution per share	**3,22**	3,15	3,00
Interim	**1,61**	1,57	1,50
Final	**1,61**	1,58	1,50
Payout ratio (%)	**87,4**	97,0	90,7

[1] 15 months due to the change of financial year-end from 30 September to 31 December.

The net asset value per share has increased by 28,93%, from 36,11 EUR cents at December 2020 to 46,56 EUR cents at December 2021. This increase is primarily attributable to the 32% increase in the share price of Hammerson plc ("Hammerson") as well as a EUR 19,45 million* revaluation on the French malls acquired during the year.

FY2021 was a challenging year for bricks and mortar retail due to the COVID-19 pandemic. The first half of the year was impacted by government interventions including trading restrictions. In the second half, where most restrictions and lockdowns have been relaxed, footfall and sales have returned to near pre-pandemic levels.

With the challenges and uncertainty throughout the year, numerous investment opportunities presented themselves.

Taking advantage of Lighthouse's strong financial position (loan-to-value ("LTV") ratio of 13% at December 2020), a 75% interest in four regional malls in northern France was acquired for a cash consideration of EUR 225,80 million* on 30 September 2021. This investment is held through a 75% shareholding in Retail

[#] This includes the once-off impact of COVID-19 insurance claim proceeds (EUR 1,0 million) and reduced withholding tax on Hammerson dividends (EUR 3,0 million).

** Lighthouse's 75% pro rata share of the investment in the French properties.*

DIRECTORS' COMMENTARY continued

Property Investments SAS ("Retail Property Investments") with Resilient REIT Limited ("Resilient") owning the remaining 25%. These malls possess numerous redevelopment asset management opportunities. These include the introduction of key target tenants which has the effect of attracting additional tenants, increased rentals and reduced vacancies. As these initiatives are delivered, we anticipate additional upside including the revaluation of this portfolio.

This acquisition has almost doubled the exposure to physical malls and complements the existing portfolio. Lighthouse has further enhanced its reputation and credibility to execute on transactions in the physical retail market in Western Europe.

DIRECT INVESTMENTS

France

The four malls were acquired on 30 September 2021 and only impacted the final quarter of the Group's results.

The new 6 709m² Primark being developed at Saint Sever is scheduled to open in 1H2023. The building was previously a theatre complex and is being incorporated into the existing mall. The addition of Primark has enhanced tenant interest in the mall. Retail Property Investments is in negotiations with additional leading international fashion brands which will further strengthen the mall's offering. The mall is located on a busy pedestrian commuter route and is directly linked to the metro station, municipal offices (including a library) and E.Leclerc hypermarket.

At Docks 76, the installation of Biltoki Market is progressing well. The premises were handed over in February 2022 and trading is scheduled to commence in September 2022. This is a popular market-style food and beverage concept in France and will further expand the food and beverage offering of the mall. The mall is situated in the upmarket area of Rouen, north of the Seine River. The surrounding area continues to densify with a number of new high-density residential projects completed and under development. As a result, Docks 76 is experiencing higher footfall and sales than achieved in 2019.

Since the acquisition of Docks Vauban, KFC, Timberland and Jennyfer have been introduced as tenants and planning approval for the introduction of Lidl has been obtained. Heads of terms have been concluded and this grocer is anticipated to commence trading in 4Q2022. This mall is centrally located and adjacent to the Le Havre train station and university. New developments in the node include additional student accommodation, offices and a hotel.

At Rivetoile, negotiations are underway with the local municipality for the acquisition of additional land which will enable Retail Property Investments to expand the centre.

Portugal

All government-imposed interventions on the payment of minimum guaranteed rental lapsed on 30 June 2021. For the second half of the year, shopping centres resumed regular operations with regular billings and rental collection.

Forum Coimbra is the dominant mall in the province of Coimbra. Discussions with two major retailers to expand their stores have resumed.

Slovenia

Slovenia has been significantly impacted by COVID-19, with extended lockdowns and restrictions. Planet Koper is located in a tourism-dependent region and has not seen the same recovery in footfall and sales as other centres in Lighthouse's portfolio.

TORRECÁRDENAS ACQUISITION

In December 2021, Lighthouse agreed on an exclusivity period acquire Centro Comercial Torrecárdenas ("Torrecárdenas"), a 61 589m² dominant mall in Almeria, in the south of Spain. The agreed purchase consideration is EUR 162,5 million and represents an acquisition yield of 6,4%. The due diligence has since been completed and the transaction was finalised and executed on 10 March 2022.

The city of Almeria is a provincial capital and has a growing population exceeding 200 000. The economy is based on the production of agricultural products in greenhouses, mainly for export.

Torrecárdenas is the dominant regional mall and was developed in 2018. The surrounding market is expanding and the mall is adjacent to a number of new high-density residential developments. The strong tenant profile includes Primark, Mercadona, Leroy Merlin, MediaMarkt, Zara, cinemas and major fashion retailers.

The transaction includes the retention of a EUR 85 million debt facility from Santander and Caixa Bank which matures on 30 June 2025.

HAMMERSON

Lighthouse owns 22,3% of Hammerson. In line with the Group's strategy, the stake was marginally increased throughout the year at attractive prices.

Hammerson has achieved a number of key milestones during 2021. A number of non-core assets were sold to reduce gearing and a EUR 700 million bond was successfully placed. This has improved the debt maturity profile. The management team has been strengthened and its operational structure has been streamlined. The Company is well positioned to take advantage of post-COVID-19 property opportunities.

DEBT AND LOAN-TO-VALUE

Lighthouse accepted a EUR 40 million facility which has been utilised for the French acquisition increasing bank facilities to a total of EUR 137,64 million.

Subsequent to year-end, a EUR 135 million facility, secured by the French malls, was accepted from a syndication of French banks led by Natixis. Lighthouse's share of this facility (EUR 101,25 million)* has been utilised to fund the acquisition of Torrecárdenas.

At December 2021, the LTV ratio was 13,6% and following the acquisition of Torrecárdenas, it increased to circa 25%. This remains below the board's limit of 35%.

OUTLOOK

With the easing of the COVID-19 pandemic, the recovery of retail sales and the improvement in available funding, deep-value opportunities to acquire high-quality assets are limited. Lighthouse has in-house skills and relationships to upgrade and redevelop well-located investment opportunities such as that undertaken at Saint Sever. This places the Group in a strong position going forward.

It is the board's intention for Lighthouse, now domiciled in Malta, to be listed on a major European exchange and to access the European debt capital markets.

By order of the board

Justin Muller
Chief executive officer

Kobus van Biljon
Chief financial officer

Maitland Malta Limited
Company secretary

11 March 2022

* *Lighthouse's 75% pro rata share of the investment in the French properties.*

DISTRIBUTION ANALYSIS AND KEY RATIOS

Key non-IFRS investor and other stakeholder information is disclosed in this section, 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 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 31 December 2021 and 31 December 2020, respectively.

Reconciliation of IFRS loss to distributable earnings for the period	Year ended 31 Dec 2021 EUR	15 months[3] ended 31 Dec 2020 EUR
Loss for the period attributable to equity holders of the Company	(42 587 499)	(271 193 222)
Fair value (gain)/loss on investment property (adjusted for straight-lining of rental revenue)	(26 806 667)	16 423 222
Fair value (gain)/loss on investments	(3 664 439)	146 896 045
Fair value (gain)/loss on currency, interest rate and other derivatives	(3 076 368)	27 359 880
Impairment loss on goodwill and other items	12 081 368	12 199 927
Dividends on equity swap derivatives included in fair value loss on investments	–	1 222 953
Brokerage expenses	136 108	548 267
Foreign exchange (gain)/loss	(1 274 848)	5 580 010
Borrowing costs on equity swap derivatives	–	(32 366)
Financing costs related to non-controlling interests	591 552	–
Loan breakage costs related to sale of investment properties	–	342 709
Income tax effect	238 303	(5 649 807)
Non-controlling interests – non-distributable	5 883 249	–
Non-distributable portion of loss from equity-accounted associate	110 287 246	91 309 440
Antecedent distribution – interim	5 062 030	1 032 787
Antecedent distribution – final	2 047 566	3 585 414
Distributable earnings for the period	58 917 601	29 625 259
Less:	(51 332 872)	(28 595 390)
Interim distribution declared	(25 172 408)	(9 572 695)
Final distribution declared	(26 160 464)	(19 022 695)
Distributable earnings retained	7 584 729	1 029 869
Distributable retained earnings at the beginning of the period	5 288 252	4 258 383
Distributable retained earnings at the end of the period	12 872 981	5 288 252

Reconciliation of IFRS loss to distributable earnings for the period	Year ended 31 Dec 2021 EUR	15 months[3] ended 31 Dec 2020 EUR
Number of shares entitled to distribution	1 624 873 544	1 207 790 136
Weighted average shares in issue during the period	1 369 808 195	784 744 191
Distributable earnings (EUR cents per share)	3,6845	3,2461
Less distribution (EUR cents per share)	(3,2200)	(3,1500)
Interim distribution (EUR cents per share) – declared	(1,6100)	(1,5750)
Final distribution (EUR cents per share) – declared	(1,6100)	(1,5750)
Distributable earnings not distributed (EUR cents per share)	0,4645	0,0961
Distribution payout ratio (%)	87,4	97,0
Net asset value per share (EUR cents)	46,5578	36,1095
Tangible net asset value per share (EUR cents)[1]	46,5578	36,1095
Property cost-to-income ratio (%)[2]	35,1	36,3

1 There are no current and prior period reconciling amounts between net asset value and net tangible asset value, as goodwill was offset against deferred tax liabilities in the management accounts during the prior period and goodwill was fully written down in the current reporting period.

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

3 The prior period was for the 15 months ended 31 December 2020 due to a change of financial year end from September to December.

DISTRIBUTION ANALYSIS AND KEY RATIOS continued

DISTRIBUTION CALCULATION

Based on management accounts (except as otherwise noted)	Year ended 31 Dec 2021 EUR	15 months[3] ended 31 Dec 2020 EUR
Property rental and related revenue[4]	31 936 316	26 179 395
Investment revenue	43 012 024	20 868 377
Property operating expenses[4]	(11 482 988)	(11 296 156)
Administrative and other expenses (adjusted for brokerage expenses)	(4 515 713)	(4 512 069)
Finance income	162 424	455 089
Finance costs (adjusted for breakage costs and portion related to non-controlling interests)	(3 754 586)	(4 252 876)
Other income[4]	200 035	–
Income tax (adjusted for tax on non-distributable items)	(2 273 925)	(2 434 702)
Non-controlling interests – distributable	(1 475 582)	–
Antecedent distribution – interim	5 062 030	1 032 787
Antecedent distribution – final	2 047 566	3 585 414
Distributable earnings for the period	58 917 601	29 625 259
Less:	(51 332 872)	(28 595 390)
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Distributable retained earnings at the end of the period	12 872 981	5 288 252

[3] *The prior period was for the 15 months ended 31 December 2020 due to a change of financial year end from September to December.*

[4] *Extracted from the IFRS statement of profit or loss on page 17.*

LOAN-TO-VALUE

Based on management accounts	31 Dec 2021 EUR	31 Dec 2020 EUR
Interest-bearing borrowings (non-current)	136 568 444	104 408 981
Interest-bearing borrowings (current)	2 680 512	1 034 972
Total interest-bearing borrowings	139 248 956	105 443 953
Less:		
Cash and cash equivalents	(17 176 390)	(37 905 680)
Net debt	122 072 566	67 538 273
Investment property	498 977 000	248 467 000
Investments[5]	400 617 633	272 880 851
Financial assets (non-current)	936 182	193 715
Total assets for LTV calculation	900 530 815	521 541 566
LTV (%)	13,56	12,95

[5] *Investments at fair value include the Group's investment in Hammerson at fair value EUR of 385,1 million (2020: EUR 244,1 million) at the reporting date.*

COST OF DEBT

Based on management accounts	31 Dec 2021 %	31 Dec 2020 %
Weighted average base rate	(0,01)	–
Weighted average margin	2,89	2,27
Weighted average transaction costs	0,43	0,36
Weighted average other loan costs	0,05	0,07
Total weighted average cost of debt	3,36	2,70

MANAGEMENT ACCOUNTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION – SECTORAL

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS
	Direct property Dec 2021 EUR	Listed real estate Dec 2021 EUR	Listed infrastructure Dec 2021 EUR	Corporate Dec 2021 EUR	Dec 2021 EUR	Direct property Dec 2020 EUR	Listed real estate Dec 2020 EUR	Listed infrastructure Dec 2020 EUR	Corporate Dec 2020 EUR	Dec 2020 EUR
ASSETS										
Non-current assets	498 977 000	385 062 593	15 555 040	936 182	900 530 815	248 467 000	244 146 319	28 734 532	298 523	521 646 374
Investment property	498 977 000	–	–	–	498 977 000	248 467 000	–	–	–	248 467 000
Investments	–	385 062 593	15 555 040	–	400 617 633	–	244 146 319	28 734 532	–	272 880 851
Financial assets	–	–	–	936 182	936 182	–	–	–	193 715	193 715
Other assets	–	–	–	–	–	–	–	–	104 808	104 808
Current assets	30 969 296	–	724 438	5 023 272	36 717 006	1 938 910	28 903 615	2 321 020	6 744 877	39 908 422
Trade and other receivables	19 427 603	–	–	113 013	19 540 616	1 938 910	–	42 988	20 844	2 002 742
Cash and cash equivalents	11 541 693	–	724 438	4 910 259	17 176 390	–	28 903 615	2 278 032	6 724 033	37 905 680
Total assets	529 946 296	385 062 593	16 279 478	5 959 454	937 247 821	250 405 910	273 049 934	31 055 552	7 043 400	561 554 796
EQUITY AND LIABILITIES										
Total equity attributable to equity holders	–	–	–	756 505 039	756 505 039	–	–	–	436 126 573	436 126 573
Share capital				18 582 634	18 582 634				318 223 693	318 223 693
Share premium				369 852 303	369 852 303				–	–
Treasury shares				(687 522)	(687 522)				–	–
Non-distributable reserve				229 344 962	229 344 962				24 017 725	24 017 725
Foreign currency translation reserve				(1 393 006)	(1 393 006)				(1 393 006)	(1 393 006)
Share-based payment reserve				194 302	194 302				–	–
Retained earnings				140 611 366	140 611 366				95 278 161	95 278 161
Total liabilities	138 297 198	39 655 811	–	2 789 773	180 742 782	124 564 679	–	–	863 544	125 428 223
Non-current liabilities	117 771 166	39 655 811	–	–	157 426 977	120 251 607	–	–	37 133	120 288 740
Interest-bearing borrowings	96 912 633	39 655 811	–	–	136 568 444	104 408 981	–	–	–	104 408 981
Deferred tax liabilities	16 704 048	–	–	–	16 704 048	15 384 270	–	–	–	15 384 270
Financial liabilities	4 154 485	–	–	–	4 154 485	458 356	–	–	37 133	495 489
Current liabilities	20 526 032	–	–	2 789 773	23 315 805	4 313 072	–	–	826 411	5 139 483
Interest-bearing borrowings	1 068 000	–	–	1 612 512	2 680 512	1 034 972	–	–	–	1 034 972
Financial liabilities	–	–	–	–	–	–	–	–	54 464	54 464
Trade and other payables	19 180 880	–	–	1 131 651	20 312 531	3 251 287	–	–	671 850	3 923 137
Current tax liabilities	277 152	–	–	45 610	322 762	26 813	–	–	100 097	126 910
Total equity and liabilities	138 297 198	39 655 811	–	759 294 812	937 247 821	124 564 679	–	–	436 990 117	561 554 796

** Refer to the segmental analysis on pages 24 to 37.*

MANAGEMENT ACCOUNTS continued

CONSOLIDATED STATEMENT OF PROFIT OR LOSS – SECTORAL

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS
	Direct property for the year ended Dec 2021 EUR	Listed real estate for the year ended Dec 2021 EUR	Listed infrastructure for the year ended Dec 2021 EUR	Corporate for the year ended Dec 2021 EUR	For the year ended Dec 2021 EUR	Direct property for the 15 months ended Dec 2020 EUR	Listed real estate for the 15 months ended Dec 2020 EUR	Listed infrastructure for the 15 months ended Dec 2020 EUR	Corporate for the 15 months ended Dec 2020 EUR	For the 15 months ended Dec 2020 EUR
Property rental and related revenue	29 038 996	–	–	–	29 038 996	23 286 921	–	–	–	23 286 921
Investment revenue	–	39 678 484	3 333 540	–	43 012 024	–	19 129 048	1 739 329	–	20 868 377
Total revenue	29 038 996	39 678 484	3 333 540	–	72 051 020	23 286 921	19 129 048	1 739 329	–	44 155 298
Fair value gain/(loss) on investment property, investments and derivatives	20 321 866	93 842 598	3 566 175	741 304	118 471 943	(28 581 312)	(48 469 298)	(20 787 121)	972 598	(96 865 133)
Fair value gain/(loss) on investment property	20 321 866	–	–	–	20 321 866	(16 381 385)	–	–	–	(16 381 385)
Fair value gain/(loss) on investments	–	93 842 598	3 566 175	–	97 408 773	–	(48 469 298)	(20 787 121)	–	(69 256 419)
Fair value gain on currency, interest rate and other derivatives	–	–	–	742 467	742 467	–	–	–	972 598	972 598
Impairment loss	–	–	–	(1 163)	(1 163)	(12 199 927)	–	–	–	(12 199 927)
Property operating expenses	(10 180 147)	–	–	–	(10 180 147)	(8 445 519)	–	–	–	(8 445 519)
Administrative and other expenses	126 832	–	–	(4 513 648)	(4 386 816)	(360 728)	–	–	(4 151 341)	(4 512 069)
Foreign exchange gain/(loss)	–	–	–	1 274 848	1 274 848	–	–	–	(5 580 010)	(5 580 010)
Operating profit/(loss)	39 307 547	133 521 082	6 899 715	(2 497 496)	177 230 848	(14 100 638)	(29 340 250)	(19 047 792)	(8 758 753)	(71 247 433)
Finance income	29	–	–	162 395	162 424	178	–	–	454 911	455 089
Finance costs	(3 575 413)	–	–	(179 173)	(3 754 586)	(4 423 763)	(24 457)	(7 909)	(139 456)	(4 595 585)
Other income	–	–	–	200 035	200 035	–	–	–	–	–
Profit/(loss) before income tax	35 732 163	133 521 082	6 899 715	(2 314 239)	173 838 721	(18 524 223)	(29 364 707)	(19 055 701)	(8 443 298)	(75 387 929)
Income tax	(2 389 644)	–	–	(122 583)	(2 512 227)	3 419 519	–	–	(204 415)	3 215 104
Profit/(loss) for the year	33 342 519	133 521 082	6 899 715	(2 436 822)	171 326 494	(15 104 704)	(29 364 707)	(19 055 701)	(8 647 713)	(72 172 825)

** Refer to the segmental analysis on pages 24 to 37.*

PROPERTY PORTFOLIO

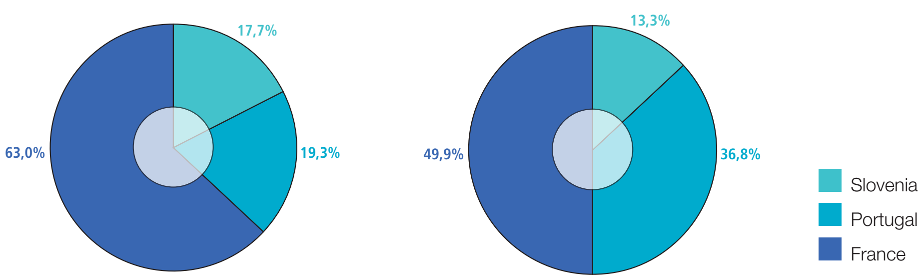
Physical property investments are focused on retail assets across continental Europe. Lighthouse constantly assesses opportunities to upgrade, refurbish, extend and redevelop our properties.

Property name	Primary use	Geographical location	Ownership %	Acquisition date	Occupancy %	Gross lettable area ("GLA") (m²)	Weighted average rent per square metre	Purchase price/cost (EUR)	Fair value (EUR)	Address
Forum Coimbra	Retail	Coimbra, Portugal	100,0	31 May 2017	99	33 930[1]	27,71	197 280 348	183 827 000	Avenida Jose Bonifacio de Andrade e Silva 1, Quinta do Vale Gemil – Almegue Santa Clara Coimbra 3040-389, Portugal
Planet Koper	Retail	Koper, Slovenia	100,0	30 August 2016	99	30 940	12,52	70 829 117	66 300 000	Ankaranska cesta 2, 6000 Koper, Slovenia
Docks Vauban	Retail	Le Havre, France	75,0[4]	30 September 2021	98	47 292[3]	10,20	41 727 239[2]	44 475 000[2]	1 quai des Antilles, 76600 Le Havre, France
Docks 76	Retail	Rouen, France	75,0[4]	30 September 2021	92	37 009[3]	18,60	57 612 676[2]	66 750 000[2]	BD Ferdinand de Lesseps, 76000 Rouen, France
Rivetoile	Retail	Strasbourg, France	75,0[4]	30 September 2021	96	28 301[3]	25,40	62 833 242[2]	69 300 000[2]	3 PL Dauphiné, 67000 Strasbourg, France
Saint Sever	Retail	Rouen, France	75,0[4]	30 September 2021	84	34 781[3]	19,70	67 222 440[2]	68 325 000[2]	PL Saint-Sever, 76100 Rouen, France
Total					95[5]	212 253	18,58	497 505 062	498 977 000	

[1] *Excluding a 17 700m² hypermarket that is separately owned.*
[2] *The purchase price and fair value of the French properties reflects 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 31 December 2021.*

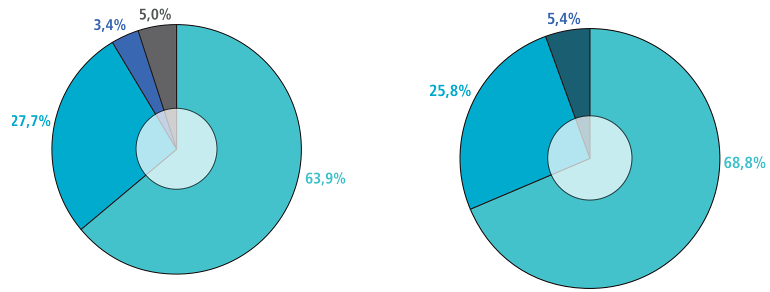
Geographical profile

By rental area (GLA) (%) **By value (%)**



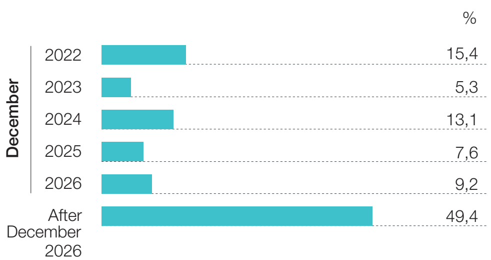
Tenant profile

By rental area (GLA) (%) **By monthly rentals (%)**

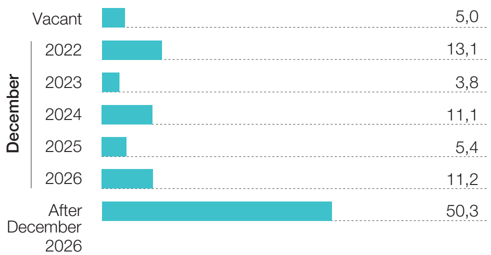


- Large national tenants, large listed tenants and government. These include, inter alia, C&A, Cortefiel, Fnac, H&M, Inditex, New Yorker, Primark and Takko
- National tenants, listed tenants, franchisees and medium to large professional firms. These include, inter alia, CCC, Cineplexx, Deichmann, Nos, S. Oliver and Tus
- Other (this comprises 24 tenants)
- Vacant

Lease expiry profile by monthly rental



Lease expiry profile by area (GLA)



INDEPENDENT AUDITOR'S REPORT ON THE ABRIDGED CONSOLIDATED FINANCIAL STATEMENTS

To the Shareholders of Lighthouse Properties p.l.c.

OUR OPINION

In our opinion, the accompanying abridged consolidated financial statements of Lighthouse Properties p.l.c. (the Group), are consistent, in all material respects, with the audited consolidated financial statements, on the basis described in note 1 to the abridged consolidated financial statements.

The abridged consolidated financial statements

The Group's abridged consolidated financial statements derived from the audited consolidated financial statements for the year ended 31 December 2021 comprise:

- the abridged consolidated statement of financial position as at 31 December 2021;
- the abridged consolidated statement of profit or loss and other comprehensive income for the year then ended;
- the abridged consolidated statement of changes in equity for the year then ended;
- the abridged consolidated statement of cash flows for the year then ended; and
- the related notes to the abridged consolidated financial statements.

The abridged consolidated financial statements do not contain all the disclosures required by International Financial Reporting Standards ('IFRSs') as adopted by the EU and with IFRSs as issued by the International Accounting Standards Board. Reading the consolidated abridged financial statements and the auditor's report thereon, therefore, is not a substitute for reading the audited consolidated financial statements and the auditor's report thereon.

The audited consolidated financial statements and our report thereon

We expressed an unmodified audit opinion on the audited consolidated financial statements in our report dated 11 March 2022. That report also includes the communication of other key audit matters. Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the audited consolidated financial statements of the current period.

DIRECTOR RESPONSIBILITY FOR THE ABRIDGED CONSOLIDATED FINANCIAL STATEMENTS

Directors are responsible for the preparation of the abridged consolidated financial statements on the basis described in note 1 to the abridged consolidated financial statements.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on whether the abridged consolidated financial statements are consistent, in all material respects, with the audited consolidated financial statements based on our procedures, which were conducted in accordance with International Standard on Auditing 810 (Revised), 'Engagements to Report on abridged Financial Statements'.

PricewaterhouseCoopers
78, Mill Street
Zone 5, Central Business District
Qormi CBD 5090
Malta

Christopher Cardona
Partner

11 March 2022

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Audited Dec 2021 EUR	Restated[1] Dec 2020 EUR
ASSETS		
Non-current assets	601 527 040	363 419 199
Investment property	581 927 000	248 467 000
Investments	15 555 040	28 734 532
Investment in equity-accounted associate	–	69 987 352
Financial assets	4 045 000	4 045 302
Other assets	–	104 808
Goodwill	–	12 080 205
Current assets	40 659 064	36 056 835
Trade and other receivables	24 858 604	2 002 742
Cash and cash equivalents	15 800 460	34 054 093
Total assets	642 186 104	399 476 034
EQUITY AND LIABILITIES		
Total equity attributable to equity holders	368 588 141	261 967 606
Share capital	16 248 733	346 556 171
Share premium	369 852 303	–
Treasury shares	(687 522)	–
Non-distributable reserve	(165 463 935)	(178 473 720)
Foreign currency translation reserve	(1 393 006)	(1 393 006)
Share-based payment reserve	194 302	–
Retained earnings	140 611 366	95 278 161
Equity attributable to owners	359 362 241	261 967 606
Non-controlling interest	9 225 900	–
Total liabilities	273 597 963	137 508 428
Non-current liabilities	244 600 329	132 368 945
Interest-bearing borrowings	210 432 490	104 408 981
Deferred tax liabilities	28 784 253	27 464 475
Financial liabilities	5 383 586	495 489
Current liabilities	28 997 634	5 139 483
Interest-bearing borrowings	2 680 512	1 034 972
Financial liabilities	–	54 464
Trade and other payables	25 994 360	3 923 137
Current tax liabilities	322 762	126 910
Total equity and liabilities	642 186 104	399 476 034
Total number of shares in issue	1 624 873 544	1 207 790 136
IFRS net asset value per share (EUR cents)	22,68	21,69

[1] *Refer to the full annual financial statements for details of the restatement.*

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Audited for the year ended Dec 2021 EUR	Audited for the 15 months ended Dec 2020 EUR
Property rental and related revenue	31 936 316	26 137 558
Investment revenue	3 629 962	3 880 956
Finance income	162 424	455 089
Total revenue	35 728 702	30 473 603
Fair value gain/(loss) on investment property, investments and derivatives	21 466 106	(202 837 237)
Fair value gain/(loss) on investment property	26 806 667	(16 381 385)
Fair value gain/(loss) on investments	3 664 439	(146 896 045)
Fair value gain/(loss) on currency, interest rate and other derivatives	3 076 368	(27 359 880)
Impairment loss	(12 081 368)	(12 199 927)
Property operating expenses	(11 482 988)	(11 296 156)
Administrative and other expenses	(4 651 821)	(5 060 336)
Foreign exchange gain/(loss)	1 274 848	(5 580 010)
Share of loss of equity-accounted associate	(70 905 185)	(75 544 971)
Operating loss	(28 570 338)	(269 845 107)
Finance costs	(4 346 138)	(4 563 219)
Other income	200 035	–
Loss before tax	(32 716 441)	(274 408 326)
Income tax	(2 512 227)	3 215 104
Loss for the year	(35 228 668)	(271 193 222)
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)	(3 471 048)
	(5 025 370)	(3 471 048)
Total comprehensive loss for the year	(40 254 038)	(274 664 270)
Loss for the year attributable to:		
Equity holders of the Company	(42 587 499)	(271 193 222)
Non-controlling interests	7 358 831	–
	(35 228 668)	(271 193 222)
Total comprehensive loss for the year attributable to:		
Equity holders of the Company	(47 612 869)	(274 664 270)
Non-controlling interests	7 358 831	–
	(40 254 038)	(274 664 270)
Basic and diluted loss per share (EUR cents)	(3,11)	(34,56)

CONSOLIDATED 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 30 September 2019	145 801 666	–	–	32 211 782	(1 393 006)	–	70 655 649	247 276 091	–	247 276 091
Total comprehensive income:										
Loss for the period							(271 193 222)	(271 193 222)		(271 193 222)
Share of other comprehensive income of equity-accounted associate				(3 471 048)				(3 471 048)		(3 471 048)
Distribution paid – final 2019 – cash (paid 2 December 2019)				(6 866 852)				(6 866 852)		(6 866 852)
Distribution paid – interim 2020 – cash (paid 25 May 2020)				(9 572 695)				(9 572 695)		(9 572 695)
Rights offer shares issued – 20 December 2019 – 150 000 000 shares – net of costs	70 439 354							70 439 354		70 439 354
Bookbuild shares issued – 3 June 2020 – 122 785 101 shares – net of costs	58 154 909							58 154 909		58 154 909
Bookbuild shares issued –12 August 2020 – 477 214 899 shares – net of costs	177 201 069							177 201 069		177 201 069
Transfer of stated capital to non-distributable reserve	(105 040 827)			105 040 827				–		–
Transfer to non-distributable reserve[1]				(295 815 734)			295 815 734	–		–
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 year							(42 587 499)	(42 587 499)	7 358 831	(35 228 668)
Share of other comprehensive income of equity-accounted associate				(5 025 370)				(5 025 370)		(5 025 370)
Long-term incentive plan (“LTIP”) shares issued – 19 March 2021	687 522		(687 522)					–		–
Share-based employee remuneration						194 302		194 302		194 302
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)
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)
Transfer of stated capital to non-distributable reserve	(150 000 000)			150 000 000				–		–
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 as part of delisting from Stock Exchange of Mauritius – 22 October 2021 – 188 809 shares – net of costs	(91 773)							(91 773)		(91 773)
Transfer to non-distributable reserve[1]				(87 920 704)			87 920 704	–		–
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**

[1] *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.*

CONSOLIDATED STATEMENTS OF CASH FLOWS

for the year ended 31 December 2021

	Audited for the year ended Dec 2021 EUR	Audited for the 15 months ended Dec 2020 EUR
Operating activities		
Cash generated from operations	17 295 154	27 009 237
Finance income received	162 424	455 089
Finance costs paid	(3 882 331)	(3 483 274)
Income tax paid	(962 633)	(1 358 311)
Distributions paid	(2 311 490)	(16 439 547)
Cash inflow from operating activities	10 301 124	6 183 194
Investing activities		
Additions to investment property	(3 034 336)	(3 006 778)
Proceeds on disposal of investment property	–	39 360 000
Acquisition of listed security investments	(38 539 093)	(127 929 845)
Proceeds from disposal of listed security investments	56 190 509	273 751 162
Acquisition of French subsidiaries, net of cash acquired	(295 098 877)	–
Acquisition of interest in equity-accounted associate	(5 943 203)	(235 302 473)
Derivative cash receipts	809 605	1 867 068
Cash outflow from investing activities	(285 615 395)	(51 260 866)
Financing activities		
Proceeds from issue of shares	149 550 367	83 546 059
Repayment of interest-bearing borrowings	(7 862 246)	(20 947 509)
Increase in interest-bearing borrowings	113 384 416	–
Repurchase of shares	(91 773)	–
Cash inflow from financing activities	254 980 764	62 598 550
(Decrease)/increase in cash and cash equivalents	(20 333 507)	17 520 878
Effect of exchange rate changes on cash held	467 363	(450 283)
Cash and cash equivalents at the beginning of the year	34 054 093	16 983 498
Cash and cash equivalents at the end of the year	14 187 949	34 054 093

NOTES

1. PREPARATION, ACCOUNTING POLICIES AND AUDIT OPINION

The abridged consolidated financial statements are prepared in accordance with the requirements of the JSE Limited Listings Requirements for abridged reports. The 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 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 consolidated financial statements from which the abridged consolidated financial statements were derived are in terms of IFRS and are consistent with those accounting policies applied in the preparation of the previous consolidated annual financial statements.

This report was compiled under the supervision of Kobus van Biljon CA(SA), the chief financial officer.

These financial statements were approved by the board of Lighthouse on 11 March 2022.

The directors take full responsibility for the preparation of the abridged report and for ensuring that the financial information has been correctly extracted from the audited financial statements.

These abridged consolidated financial statements for the year ended 31 December 2021 have been audited by PricewaterhouseCoopers, who expressed an unmodified opinion thereon. The auditor also expressed an unmodified opinion on the annual financial statements from which these abridged consolidated financial statements were derived.

A copy of the auditor's report on the abridged consolidated financial statements and of the auditor's report on the annual consolidated financial statements are available for inspection at the company's registered office, together with the financial statements identified in the respective auditor's reports.

The auditor's report does not necessarily report on all of the information contained in this announcement/ financial results. Shareholders are therefore advised that in order to obtain a full understanding of the nature of the auditor's engagement they should obtain a copy of the auditor's report together with the accompanying financial information from the issuer's registered office.

Contact person: Eddie Mc Donald.

2. EVENTS AFTER THE REPORTING PERIOD

- On 11 March 2022, the directors declared a distribution of EUR 0,0161 per share related to the last six months of the 2021 reporting period.
- On 7 March 2022, Retail Property Investments and subsidiaries drew down on a EUR 135 million facility, secured by the French malls, from a syndication of French banks led by Natixis.
- The Group entered into an agreement to purchase the Torrecárdenas shopping centre in Almeria, Spain.

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.

NOTES continued

3. FAIR VALUE MEASUREMENT continued

There were no transfers between levels 1, 2 and 3 during the year. The valuation methods applied are consistent with those applied in preparing the previous audited consolidated 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
Dec 2021			
Assets			
Investment property	**–**	**–**	**581 927 000**
Financial investments at fair value through profit or loss	**15 555 040**	**–**	**–**
Financial assets	**–**	**936 182**	**–**
	15 555 040	**936 182**	**581 927 000**
Dec 2020			
Assets			
Investment property	–	–	248 467 000
Financial investments at fair value through profit or loss	28 734 532	–	–
Financial assets	–	193 715	–
	28 734 532	193 715	248 467 000

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 31 December 2021 are included in the following table:

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%	6,91%	(0,50%)	0,50%	29 565 000	(25 750 000)
Discount rate	7,60%	9,50%	8,62%	(0,50%)	0,50%	29 865 000	(26 550 000)
Rental escalation	1,25%	1,60%	1,5%	2,00%	(2,00%)	19 920 000	(20 176 000)
Vacancy period	3 months	15 months	8 months	3 months	–	1 052 000	(1 988 760)

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.

	Dec 2021 EUR	Dec 2020 EUR
Investment property comprises:		
Investment property	**581 539 479**	248 408 446
Straight-lining of rental revenue adjustment	**387 521**	58 554
Total investment property	**581 927 000**	248 467 000
Details of the investment property are as follows:		
At cost	**574 375 277**	268 050 911
Fair value adjustments	**7 164 202**	(19 642 465)
Straight-lining of rental revenue adjustment	**387 521**	58 554
Investment property at fair value	**581 927 000**	248 467 000
Movement in investment property is as follows:		
Carrying amount at the beginning of the year	**248 467 000**	301 201 607
Additions from French acquisition	**303 290 030**	–
Disposals	**–**	(39 320 000)
Subsequent expenditure capitalised	**3 034 336**	2 880 615
Fair value gains/(losses)	**26 806 667**	(16 381 385)
Straight-lining of rental revenue adjustment	**328 967**	86 163
Carrying amount at the end of the year	**581 927 000**	248 467 000

4. GOING CONCERN

In its assessment of the going concern assumption, the Lighthouse board has taken cognisance of the impact of COVID-19 and determined that the going concern assumption for the Group and the Company remains valid and reasonable.

NOTES continued

5. HEADLINE EARNINGS

Reconciliation of loss for the year to headline earnings	Audited for the year ended Dec 2021 EUR	Audited for the 15 months ended Dec 2020 EUR
Basic earnings - loss for the year attributable to equity holders	**(42 587 499)**	(271 193 222)
Adjusted for:		
– Impairment loss	**12 081 368**	12 199 927
– Fair value (gain)/loss on investment property	**(20 321 866)**	16 381 385
– Fair value loss on investment property of associate	**23 524 680**	25 582 912
– Income tax effect	**238 304**	(3 573 968)
Headline loss	**(27 065 013)**	(220 602 966)
Weighted average shares in issue	**1 369 808 195**	784 744 191
Headline loss and diluted headline loss per share (EUR cents)	**(1,98)**	(28,11)

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

6. 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 ("UK") 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 both cash investments and equity swap derivatives.
Listed real estate	Investments in liquid listed real estate securities on recognised exchanges, utilising both cash investments and equity swap derivatives.
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 consolidated financial statements for the year ended 31 December 2021 and the 15 months ended 31 December 2020 is included in the segmental analyses, and primarily relates to the matters below, i.e. management accounts' adjustments:

Torre de Farol

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 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 goodwill has been offset against the deferred tax liability.

Financial liability derivatives from bookbuilds

The impact of the financial liability derivatives, which relate to the Company's 2021 and 2020 bookbuilds, has been removed for purposes of the segmental analyses.

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.

Listed equities and derivative margin

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

COVID-19 discounts

Forgiveness of payments contractually due for past rentals is included as a reduction in property rental instead of an increase in property operating expenses.

Finance income

Finance income is included as part of net finance costs instead of revenue.

NOTES continued

6. SEGMENTAL ANALYSIS continued

Consolidated statement of financial position – sectoral

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS				GROUP
	Direct property Dec 2021 EUR	Listed real estate Dec 2021 EUR	Listed infrastructure Dec 2021 EUR	Corporate Dec 2021 EUR	Dec 2021 EUR	Torre de Farol Dec 2021 EUR	Financial liability derivatives from bookbuilds Dec 2021 EUR	Retail Property Investments – pro rata exclusion of Resilient's 25% share Dec 2021 EUR	Listed equities and derivative margin Dec 2021 EUR	Audited Dec 2021 EUR
ASSETS										
Non-current assets	498 977 000	385 062 593	15 555 040	936 182	900 530 815	–	–	82 950 000	(381 953 775)	601 527 040
Investment property	498 977 000	–	–	–	498 977 000	–	–	82 950 000	–	581 927 000
Investments	–	385 062 593	15 555 040	–	400 617 633	–	–	–	(385 062 593)	15 555 040
Investment in equity-accounted associate	–	–	–	–	–	–	–	–	–	–
Financial assets	–	–	–	936 182	936 182	–	–	–	3 108 818	4 045 000
Current assets	30 969 296	–	724 438	5 023 272	36 717 006	–	–	7 050 876	(3 108 818)	40 659 064
Trade and other receivables	19 427 603	–	–	113 013	19 540 616	–	–	5 317 988	–	24 858 604
Cash and cash equivalents	11 541 693	–	724 438	4 910 259	17 176 390	–	–	1 732 888	(3 108 818)	15 800 460
Total assets	529 946 296	385 062 593	16 279 478	5 959 454	937 247 821	–	–	90 000 876	(385 062 593)	642 186 104

NOTES continued

6. SEGMENTAL ANALYSIS continued

Consolidated statement of financial position – sectoral continued

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS				GROUP
	Direct property Dec 2021 EUR	Listed real estate Dec 2021 EUR	Listed infrastructure Dec 2021 EUR	Corporate Dec 2021 EUR	Dec 2021 EUR	Torre de Farol Dec 2021 EUR	Financial liability derivatives from bookbuilds Dec 2021 EUR	Retail Property Investments – pro rata exclusion of Resilient's 25% share Dec 2021 EUR	Listed equities and derivative margin Dec 2021 EUR	Audited Dec 2021 EUR
EQUITY AND LIABILITIES										
Total equity attributable to equity holders	–	–	–	756 505 039	756 505 039	(12 080 205)	–	9 225 900	(385 062 593)	368 588 141
Share capital				18 582 634	18 582 634		(2 333 901)			16 248 733
Share premium				369 852 303	369 852 303					369 852 303
Treasury shares				(687 522)	(687 522)					(687 522)
Non-distributable reserve				229 344 962	229 344 962	(12 080 205)	2 333 901		(385 062 593)	(165 463 935)
Foreign currency translation reserve				(1 393 006)	(1 393 006)					(1 393 006)
Share-based payment reserve				194 302	194 302					194 302
Retained earnings				140 611 366	140 611 366					140 611 366
Non-controlling interest								9 225 900		9 225 900
Total liabilities	138 297 198	39 655 811	–	2 789 773	180 742 782	12 080 205	–	80 774 976	–	273 597 963
Non-current liabilities	117 771 166	39 655 811	–	–	157 426 977	12 080 205	–	75 093 147	–	244 600 329
Interest-bearing borrowings	96 912 633	39 655 811	–	–	136 568 444	–	–	73 864 046	–	210 432 490
Deferred tax liabilities	16 704 048	–	–	–	16 704 048	12 080 205	–	–	–	28 784 253
Financial liabilities	4 154 485	–	–	–	4 154 485	–	–	1 229 101	–	5 383 586
Current liabilities	20 526 032	–	–	2 789 773	23 315 805	–	–	5 681 829	–	28 997 634
Interest-bearing borrowings	1 068 000	–	–	1 612 512	2 680 512	–	–	–	–	2 680 512
Trade and other payables	19 180 880	–	–	1 131 651	20 312 531	–	–	5 681 829	–	25 994 360
Current tax liabilities	277 152	–	–	45 610	322 762	–	–	–	–	322 762
Total equity and liabilities	138 297 198	39 655 811	–	759 294 812	937 247 821	–	–	90 000 876	(385 062 593)	642 186 104

NOTES continued

6. SEGMENTAL ANALYSIS continued

Consolidated statement of financial position – sectoral continued

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS			GROUP
	Direct property Dec 2020 EUR	Listed real estate Dec 2020 EUR	Listed infrastructure Dec 2020 EUR	Corporate Dec 2020 EUR	Dec 2020 EUR	Torre de Farol Dec 2020 EUR	Financial liability derivatives from bookbuilds Dec 2020 EUR	Listed equities and derivative margin Dec 2020 EUR	Audited Dec 2020 EUR
ASSETS									
Non-current assets	248 467 000	244 146 319	28 734 532	298 523	521 646 374	12 080 205	–	(170 307 380)	363 419 199
Investment property	248 467 000	–	–	–	248 467 000	–	–	–	248 467 000
Investments	–	244 146 319	28 734 532	–	272 880 851	–	–	(244 146 319)	28 734 532
Investment in equity-accounted associate	–	–	–	–	–	–	–	69 987 352	69 987 352
Financial assets	–	–	–	193 715	193 715	–	–	3 851 587	4 045 302
Other assets	–	–	–	104 808	104 808	–	–	–	104 808
Goodwill	–	–	–	–	–	12 080 205	–	–	12 080 205
Current assets	1 938 910	28 903 615	2 321 020	6 744 877	39 908 422	–	–	(3 851 587)	36 056 835
Trade and other receivables	1 938 910	–	42 988	20 844	2 002 742	–	–	–	2 002 742
Cash and cash equivalents	–	28 903 615	2 278 032	6 724 033	37 905 680	–	–	(3 851 587)	34 054 093
Total assets	250 405 910	273 049 934	31 055 552	7 043 400	561 554 796	12 080 205	–	(174 158 967)	399 476 034

NOTES continued

6. SEGMENTAL ANALYSIS continued

Consolidated statement of financial position – sectoral continued

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS			GROUP
	Direct property Dec 2020 EUR	Listed real estate Dec 2020 EUR	Listed infrastructure Dec 2020 EUR	Corporate Dec 2020 EUR	Dec 2020 EUR	Torre de Farol Dec 2020 EUR	Financial liability derivatives from bookbuilds Dec 2020 EUR	Listed equities and derivative margin Dec 2020 EUR	Audited Dec 2020 EUR
EQUITY AND LIABILITIES									
Total equity attributable to equity holders	–	–	–	436 126 573	436 126 573	–	–	(174 158 967)	261 967 606
Share capital				318 223 693	318 223 693		28 332 478		346 556 171
Non-distributable reserve				24 017 725	24 017 725		(28 332 478)	(174 158 967)	(178 473 720)
Foreign currency translation reserve				(1 393 006)	(1 393 006)				(1 393 006)
Retained earnings				95 278 161	95 278 161				95 278 161
Total liabilities	124 564 679	–	–	863 544	125 428 223	12 080 205	–	–	137 508 428
Non-current liabilities	120 251 607	–	–	37 133	120 288 740	12 080 205	–	–	132 368 945
Interest-bearing borrowings	104 408 981	–	–	–	104 408 981	–	–	–	104 408 981
Deferred tax liabilities	15 384 270	–	–	–	15 384 270	12 080 205	–	–	27 464 475
Financial liabilities	458 356	–	–	37 133	495 489	–	–	–	495 489
Current liabilities	4 313 072	–	–	826 411	5 139 483	–	–	–	5 139 483
Interest-bearing borrowings	1 034 972	–	–	–	1 034 972	–	–	–	1 034 972
Financial liabilities	–	–	–	54 464	54 464	–	–	–	54 464
Trade and other payables	3 251 287	–	–	671 850	3 923 137	–	–	–	3 923 137
Current tax liabilities	26 813	–	–	100 097	126 910	–	–	–	126 910
Total equity and liabilities	124 564 679	–	–	436 990 117	561 554 796	12 080 205	–	(174 158 967)	399 476 034

NOTES continued

6. SEGMENTAL ANALYSIS continued

Consolidated statement of profit or loss – sectoral

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS					GROUP
	Direct property for the year ended Dec 2021 EUR	Listed real estate for the year ended Dec 2021 EUR	Listed infrastructure for the year ended Dec 2021 EUR	Corporate for the year ended Dec 2021 EUR	For the year ended Dec 2021 EUR	Finance income for the year ended Dec 2021 EUR	Retail Property Investments – pro rata exclusion of Resilient's 25% share for the year ended Dec 2021 EUR	Torre de Farol for the 12 months ended Dec 2021 EUR	Financial liability derivatives from bookbuilds for the year ended Dec 2021 EUR	Listed equities for the year ended Dec 2021 EUR	Audited for the year ended Dec 2021 EUR
Property rental and related revenue	29 038 996	–	–	–	29 038 996	–	2 897 320	–	–	–	31 936 316
Investment revenue	–	39 678 484	3 333 540	–	43 012 024	–	–	–	–	(39 382 062)	3 629 962
Finance income	–	–	–	–	–	162 424	–	–	–	–	162 424
Total revenue	29 038 996	39 678 484	3 333 540	–	72 051 020	162 424	2 897 320	–	–	(39 382 062)	35 728 702
Fair value gain on investment property, investments and derivatives	20 321 866	93 842 598	3 566 175	741 304	118 471 943	–	6 484 801	(12 080 205)	2 333 901	(93 744 334)	21 466 106
Fair value gain on investment property	20 321 866	–	–	–	20 321 866	–	6 484 801	–	–	–	26 806 667
Fair value gain on investments	–	93 842 598	3 566 175	–	97 408 773	–	–	–	–	(93 744 334)	3 664 439
Fair value gain on currency, interest rate and other derivatives	–	–	–	742 467	742 467	–	–	–	2 333 901	–	3 076 368
Impairment loss	–	–	–	(1 163)	(1 163)	–	–	(12 080 205)	–	–	(12 081 368)
Property operating expenses	(10 180 147)	–	–	–	(10 180 147)	–	(1 302 841)	–	–	–	(11 482 988)
Administrative and other expenses	126 832	–	–	(4 513 648)	(4 386 816)	–	(128 897)	–	–	(136 108)	(4 651 821)
Foreign exchange gain	–	–	–	1 274 848	1 274 848	–	–	–	–	–	1 274 848
Share of loss of equity-accounted associate	–	–	–	–	–	–	–	–	–	(70 905 185)	(70 905 185)
Operating profit/(loss)	39 307 547	133 521 082	6 899 715	(2 497 496)	177 230 848	162 424	7 950 383	(12 080 205)	2 333 901	(204 167 689)	(28 570 338)
Finance income	29	–	–	162 395	162 424	(162 424)	–	–	–	–	–
Finance costs	(3 575 413)	–	–	(179 173)	(3 754 586)	–	(591 552)	–	–	–	(4 346 138)
Other income	–	–	–	200 035	200 035	–	–	–	–	–	200 035
Profit/(loss) before income tax	35 732 163	133 521 082	6 899 715	(2 314 239)	173 838 721	–	7 358 831	(12 080 205)	2 333 901	(204 167 689)	(32 716 441)
Income tax	(2 389 644)	–	–	(122 583)	(2 512 227)	–	–	–	–	–	(2 512 227)
Profit/(loss) for the year	33 342 519	133 521 082	6 899 715	(2 436 822)	171 326 494	–	7 358 831	(12 080 205)	2 333 901	(204 167 689)	(35 228 668)

NOTES continued

6. SEGMENTAL ANALYSIS continued

Consolidated statement of profit or loss – sectoral continued

	BUSINESS SEGMENTS				GROUP – MANAGEMENT ACCOUNTS	MANAGEMENT ACCOUNTS' ADJUSTMENTS				GROUP
	Direct property for the 15 months ended Dec 2020 EUR	Listed real estate for the 15 months ended Dec 2020 EUR	Listed infrastructure for the 15 months ended Dec 2020 EUR	Corporate for the 15 months ended Dec 2020 EUR	For the 15 months ended Dec 2020 EUR	Finance income for the 15 months ended Dec 2020 EUR	COVID-19 discounts for the 15 months ended Dec 2020 EUR	Financial liability derivatives from bookbuilds for the 15 months ended Dec 2020 EUR	Listed equities for the 15 months ended Dec 2020 EUR	Audited for the 15 months ended Dec 2020 EUR
Property rental and related revenue	23 286 921	–	–	–	23 286 921	–	2 850 637	–	–	26 137 558
Investment revenue	–	19 129 048	1 739 329	–	20 868 377	–	–	–	(16 987 421)	3 880 956
Finance income	–	–	–	–	–	455 089	–	–	–	455 089
Total revenue	23 286 921	19 129 048	1 739 329	–	44 155 298	455 089	2 850 637	–	(16 987 421)	30 473 603
Fair value (loss)/gain on investment property, investments and derivatives	(28 581 312)	(48 469 298)	(20 787 121)	972 598	(96 865 133)	–	–	(28 332 478)	(77 639 626)	(202 837 237)
Fair value loss on investment property	(16 381 385)	–	–	–	(16 381 385)	–	–	–	–	(16 381 385)
Fair value loss on investments	–	(48 469 298)	(20 787 121)	–	(69 256 419)	–	–	–	(77 639 626)	(146 896 045)
Fair value gain/(loss) on currency, interest rate and other derivatives	–	–	–	972 598	972 598	–	–	(28 332 478)	–	(27 359 880)
Impairment loss	(12 199 927)	–	–	–	(12 199 927)	–	–	–	–	(12 199 927)
Property operating expenses	(8 445 519)	–	–	–	(8 445 519)	–	(2 850 637)	–	–	(11 296 156)
Administrative and other expenses	(360 728)	–	–	(4 151 341)	(4 512 069)	–	–	–	(548 267)	(5 060 336)
Foreign exchange loss	–	–	–	(5 580 010)	(5 580 010)	–	–	–	–	(5 580 010)
Share of loss of equity-accounted associate	–	–	–	–	–	–	–	–	(75 544 971)	(75 544 971)
Operating loss	(14 100 638)	(29 340 250)	(19 047 792)	(8 758 753)	(71 247 433)	455 089	–	(28 332 478)	(170 720 285)	(269 845 107)
Finance income	178	–	–	454 911	455 089	(455 089)	–	–	–	–
Finance costs	(4 423 763)	(24 457)	(7 909)	(139 456)	(4 595 585)	–	–	–	32 366	(4 563 219)
Loss before income tax	(18 524 223)	(29 364 707)	(19 055 701)	(8 443 298)	(75 387 929)	–	–	(28 332 478)	(170 687 919)	(274 408 326)
Income tax	3 419 519	–	–	(204 415)	3 215 104	–	–	–	–	3 215 104
Loss for the year	(15 104 704)	(29 364 707)	(19 055 701)	(8 647 713)	(72 172 825)	–	–	(28 332 478)	(170 687 919)	(271 193 222)

CORPORATE INFORMATION

COMPANY DETAILS AND REGISTERED OFFICE

Lighthouse Properties p.l.c.
(formerly Lighthouse Capital Limited)
Registration number: C 100848
Redomiciled to Malta on 29 December 2021
ISIN: MU0461N00015
JSE share code: LTE
LEI: 549300UG27SWRF0X2U62
4th Floor, Office 41, Block A, IL-Piazzetta
Tower Road, Sliema, SLM 1605, Malta
info@lighthousecapital.mt
Tel: +356 2134 45601

BOARD OF DIRECTORS

Mark Olivier[1] *(chairperson)*
Justin Muller[3] *(chief executive officer)* – appointed 13 July 2021
Kobus van Biljon[3] *(chief financial officer)*
Edward Mc Donald[3] *(chief operating officer)* – appointed 18 October 2021
Stuart Bird[1]
Karen Bodenstein[1]
Desmond de Beer[2]
Anthony Doublet[1] – appointed 5 August 2021
Stephen Paris[1] – appointed 5 August 2021
Barry Stuhler[1]

Stephen Delport[3] – resigned on 12 July 2021
Nina Kretzman[3] – appointed on 5 February 2021 and resigned on 18 October 2021
Jan Wandrag[3] – resigned on 5 February 2021
David Axten – resigned 5 August 2021
Paul Edwards – resigned 5 August 2021

[1] *Independent non-executive director*
[2] *Non-independent non-executive director*
[3] *Executive director*

NETHERLANDS OFFICE

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Strawinsky Laan 703, 1077XX Amsterdam
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SOUTH AFRICAN TRANSFER SECRETARY

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JSE SPONSOR

Java Capital
6th Floor, 1 Park Lane, Wierda Valley, Sandton, 2196
(PO Box 522606, Saxonwold, 2132) South Africa

MALTESE MANAGEMENT COMPANY AND COMPANY SECRETARY

Maitland Malta Limited
4th floor, Avantech Building
St Julian's Road
San Gwann, SGN 2805
Malta

MALTESE REGISTRAR AND TRANSFER AGENT

Maitland Malta Limited
4th floor, Avantech Building
St Julian's Road
San Gwann, SGN 2805
Malta

AUDITOR

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Malta

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Ebene, 72201, Mauritius

Afrasia Bank Ltd
3rd Floor, NexTeracom Tower 3
Ebene, 72201, Mauritius

LIGHTHOUSE PROPERTIES p.l.c.

www.lighthousepropertiesplc.mt