



# greenaways

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# Daejan Holdings PLC

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*Interim Statement 2005*



## Chairman's Statement

The Board is pleased to present the Interim Statement for the half year ended 30 September 2005.

- These are the first Financial Statements prepared using International Financial Reporting Standards (IFRS). The comparative figures for September 2004 and March 2005 have been restated in accordance with IFRS.
- IFRS affects accounting only and there is no impact on the Group's underlying business or cash flows. An interim dividend of 25p per share will be paid on 10 March 2006 to shareholders on the register on 10 February 2006. IFRS requires that we only recognise dividends once they are approved either at the AGM for the final dividend or by the board for the interim dividend. Therefore dividends are no longer shown as an appropriation in the Income Statement to which they relate or as a liability in the Group Balance Sheet until approved.
- Properties are not revalued at the half year, a full valuation of all the Group's properties will be carried out by professional valuers at March 2006.

B S E Freshwater  
Chairman  
23 January 2006

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*Consolidated Interim Income Statement*

*for the half year ended 30 September 2005*

	<i>Unaudited</i> 6 Months <i>ended</i> 30 September 2005 £000	<i>Unaudited</i> 6 Months <i>ended</i> 30 September 2004 £000	<i>Unaudited</i> Year <i>ended</i> 31 March 2005 £000
Gross Rental Income	49,265	42,433	83,427
Property Operating Expenses	(24,456)	(23,678)	(46,760)
Net Rental & Related Income	24,809	18,755	36,667
Profit on Disposal of Investment Properties	2,976	5,473	7,959
Net Valuation Gains on Investment Properties	0	0	64,379
Administrative Expenses	(4,969)	(3,218)	(7,669)
Operating Profit before Net Financing Costs	22,816	21,010	101,336
Fair Value (Losses)/Gains on Financial Instruments	(2,682)	2,386	2,919
Financial Income	1,322	1,226	2,151
Financial Expenses	(5,483)	(5,122)	(9,986)
Net Financing Costs	(6,843)	(1,510)	(4,916)
Profit Before Taxation	15,973	19,500	96,420
Income Tax Expense	(4,352)	(5,652)	(28,911)
Profit for the Period	11,621	13,848	67,509
Attributable to:			
Equity holders of the parent	11,116	13,823	67,413
Minority Interest	505	25	96
Profit for the Period	11,621	13,848	67,509
Basic and Diluted Earnings per Share	68.2p	84.8p	413.7p

*Consolidated Interim Statement of Recognised Income and Expenses*  
*for the half year ended 30 September 2005*

	<i>Unaudited 6 Months ended 30 September 2005 £000</i>	<i>Unaudited 6 Months ended 30 September 2004 £000</i>	<i>Unaudited Year ended 31 March 2005 £000</i>
Foreign Exchange Gains	6,987	3,413	1,870
Income and Expense Recognised Directly in Equity	6,987	3,413	1,870
Profit for the Period	11,621	13,848	67,509
Total Recognised Income and Expense for the Period	18,608	17,261	69,379
Attributable to:			
Equity Holders of the Parent	18,103	17,236	69,283
Minority Interest	505	25	96
Total Recognised Income and Expense for the Period	18,608	17,261	69,379

*Consolidated Interim Balance Sheet*

as at 30 September 2005

	<i>Unaudited</i> 30 September 2005 £000	<i>Unaudited</i> 30 September 2004 £000	<i>Unaudited</i> 31 March 2005 £000
<i>Assets</i>			
Investment Properties	968,160	865,111	955,157
Investment in Associate	0	0	0
Other Investments	617	617	617
Deferred Tax Assets	3,789	3,144	2,984
<b>Total Non-Current Assets</b>	<b>972,566</b>	<b>868,872</b>	<b>958,758</b>
Trade and Other Receivables	32,029	30,994	26,309
Investments	148	138	149
Cash at Bank	38,291	53,912	44,825
<b>Total Current Assets</b>	<b>70,468</b>	<b>85,044</b>	<b>71,283</b>
<b>Total Assets</b>	<b>1,043,034</b>	<b>953,916</b>	<b>1,030,041</b>
<i>Equity</i>			
Issued Capital	4,074	4,074	4,074
Share Premium	555	555	555
Reserves	492,254	494,812	494,098
Retained Earnings	149,815	100,564	129,868
<b>Total Equity Attributable to Equity Holders of the Parent</b>	<b>646,698</b>	<b>600,005</b>	<b>628,595</b>
Minority Interest	189	143	206
<b>Total Equity</b>	<b>646,887</b>	<b>600,148</b>	<b>628,801</b>
<i>Liabilities</i>			
Interest Bearing Loans and Borrowings	141,425	141,854	154,174
Deferred Tax Liabilities	180,371	153,692	180,899
<b>Total Non-Current Liabilities</b>	<b>321,796</b>	<b>295,546</b>	<b>335,073</b>
Bank Overdrafts	7	912	0
Interest Bearing Loans and Borrowings	12,273	10,385	9,161
Trade and Other Payables	62,071	46,925	57,006
<b>Total Current Liabilities</b>	<b>74,351</b>	<b>58,222</b>	<b>66,167</b>
<b>Total Liabilities</b>	<b>396,147</b>	<b>353,768</b>	<b>401,240</b>
<b>Total Equity and Liabilities</b>	<b>1,043,034</b>	<b>953,916</b>	<b>1,030,041</b>

*Consolidated Interim Statement of Cash Flows*  
for the half year ended 30 September 2005

	<i>Unaudited</i> 6 Months ended 30 September 2005		<i>Unaudited</i> 6 Months ended 30 September 2004		<i>Unaudited</i> Year ended 31 March 2005	
	£000	£000	£000	£000	£000	£000
<i>Cash Flows From Operating Activities</i>						
Cash Receipts - Rents and Charges	44,041		38,058		81,254	
Cash Paid to Suppliers and Employees	(31,415)		(30,743)		(55,216)	
Cash Generated from Operations	12,626		7,315		26,038	
Interest Received	1,322		1,226		2,151	
Interest Paid	(5,594)		(5,364)		(10,223)	
Minority Interests	(506)		8		23	
U.K. Corporation Tax Paid	(1,996)		(5,714)		(9,152)	
Overseas Tax Paid	(140)		(75)		(171)	
Net Cash from Operating Activities		5,712		(2,604)		8,666
<i>Cash Flows from Investing Activities</i>						
Acquisition of Investment Properties	(1,316)		(126)		(29,469)	
Proceeds from Sale of Investment Properties	3,352		18,043		24,453	
Net cash from Investing Activities		2,036		17,917		(5,016)
<i>Cash Flows from Financing Activities</i>						
Repayment of Secured Loans	(14,782)		(11,350)		(13,306)	
Repayment of Mortgage Advances	(631)		(915)		(967)	
New Mortgage Advances	0		5,954		21,311	
Dividends Paid	0		0		(9,940)	
Net Cash from Financing Activities		(15,413)		(6,311)		(2,902)
Net (Decrease)/Increase in Cash & Cash Equivalents		(7,665)		9,002		748
Cash and Cash Equivalents Brought forward		44,825		43,812		43,812
Effect of Exchange Rate Fluctuations on Cash Held		1,124		186		265
Cash and Cash Equivalents		38,284		53,000		44,825

## *Notes to the Consolidated Interim Financial Statements*

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### **1 Significant accounting policies**

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Daejan Holdings PLC is a company domiciled in the United Kingdom. The consolidated interim financial statements of the Company for the six months ended 30 September 2005 comprise the Company and its subsidiaries (together referred to as the "Group") and the Group's interest in associates.

The consolidated interim financial statements were authorised for issuance on 23 January 2006.

#### *(a) Statement of compliance*

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The consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs). These are the Group's first IFRS consolidated interim financial statements for part of the period covered by the first IFRS annual financial statements and IFRS 1 *First-time Adoption of International Financial Reporting Standards* has been applied. The consolidated interim financial statements do not include all of the information required for full annual financial statements.

An explanation of how the transition to IFRS has affected the reported financial position, financial performance and cash flows of the Group is provided in note 7. This note includes reconciliations of equity and profit or loss for comparative periods reported under United Kingdom GAAP (previous GAAP) to those reported for those periods under IFRSs.

#### *(b) Basis of preparation*

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The financial statements are presented in sterling, rounded to the nearest thousand. They are prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value: derivative financial instruments and investment properties.

The preparation of interim financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

These consolidated interim financial statements have been prepared on the basis of IFRSs in issue that are effective or available for early adoption at the Group's first IFRS annual reporting date, 31 March 2006. Based on these IFRSs, the Board of Directors have made assumptions about the accounting policies expected to be adopted (accounting policies) when the first IFRS annual financial statements are prepared for the year ended 31 March 2006.

The IFRSs that will be effective or available for voluntary early adoption in the annual financial statements for the period ended 31 March 2006 are still subject to change and to the issue of additional interpretation(s) and therefore cannot be determined with certainty. Accordingly, the accounting policies for that annual period that are relevant to this interim financial information will be determined only when the first IFRS financial statements are prepared at 31 March 2006.

The preparation of the consolidated interim financial statements in accordance with IFRS resulted in changes to the accounting policies as compared with most recent annual financial statements prepared under previous GAAP. The accounting policies set out below have been applied consistently to all periods presented in these consolidated interim financial statements. They also have been applied in preparing an opening IFRS balance sheet at 1 April 2004 for the purposes of the transition to IFRSs, as required by IFRS 1. The impact of the transition from previous GAAP to IFRSs is explained in note 7.

The accounting policies have been applied consistently throughout the Group for purposes of these consolidated interim financial statements.

*(c) Subsidiaries*

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Subsidiaries are those entities controlled by the Company. Control exists when the Company has the power, directly or indirectly, to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account. The financial statements of certain subsidiaries have not been consolidated.

*(d) Associates*

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Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies. The consolidated financial statements includes the Group's share of the total recognised gains and losses of associates on an equity accounted basis, from the date that significant influence commences until the date that significant influence ceases.

*Notes to the Consolidated Interim Financial Statements (continued)*

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*(e) Transactions eliminated on consolidation*

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Intra-group balances and any unrealised gains and losses arising from intra-group transactions are eliminated in preparing the consolidated financial statements.

*(f) Income available for distribution*

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Under the Articles of Association of certain Group investment undertakings, realised capital surpluses are not available for distribution as dividends and these surpluses are transferred from the Consolidated Income Statement to Other Non-Distributable Reserves.

*(g) Foreign currency translation*

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The assets and liabilities of foreign operations are translated to sterling at the foreign exchange rate ruling at the balance sheet date. The revenues and expenses of foreign operations are translated to sterling at rates approximating to the foreign exchange rates ruling at the dates of the transactions. Foreign exchange difference arising on retranslation are recognised directly in a separate component of equity.

*(h) Derivative financial instruments*

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The Group uses derivative financial instruments to hedge its exposure to interest rate risk arising from operational and financing activities. As the derivatives do not qualify for hedge accounting, they are accounted for as trading instruments. Derivative financial instruments are recognised initially at cost. Subsequent to initial recognition, derivative financial instruments are stated at fair value. The fair value of interest rate swaps is the estimated amount that the Group would recover or pay to terminate the swap at the balance sheet date, taking into account current interest rates and the credit worthiness of the swap counterparties. The gain or loss on re-measurement to fair value is recognised immediately in the Income Statement.

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(i) *Investment property*

IFRS defines Investment properties as those which are held either to earn rental income or for capital appreciation or both. Investment properties are stated at fair value. External, independent valuation firms having appropriate recognised professional qualifications and recent experience in the location and category of property being valued, value the portfolio annually at the Company's year end. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

As part of the transition to IFRS the Directors have valued the properties which under UK GAAP are characterised as trading properties at both the opening and preliminary Balance Sheet dates (see note 6).

The valuations are prepared by considering the aggregate of the net annual rent receivable from the properties. A yield which reflects the risks inherent in the net cash flows is then applied to the net annual rents to arrive at the property valuation. Any gains or losses arising from a change in fair value are recognised in the Income Statement.

When the Group begins to redevelop an existing investment property for continued future use as an investment property, the property remains an investment property, which is measured based on the fair value model.

A property interest under an operating lease is classified and accounted for as an investment property on a property-by-property basis when the Group holds it to earn rentals or for capital appreciation or both. Any such property interest under an operating lease classified as an investment property is carried at fair value.

When the Group uses only part of a property it owns and retains the remainder to generate rental income or capital appreciation the extent of the Group's utilisation is considered to determine the classification of the property. If the Group's utilisation is less than five per cent., this is regarded as immaterial such that the whole property is classified as an investment property and stated at fair value.

Acquisition and disposals are accounted for at the date of completion. It is Group policy to sell, as individual units, flats in residential blocks which have been held as investment but which are now considered uneconomic to retain. Occasionally there are sales of residential and commercial investment blocks. The resulting surplus based on the excess sale proceeds over valuation is included in the Income Statement and taxation applicable thereto is shown as part of the taxation charge.

*Notes to the Consolidated Interim Financial Statements (continued)*

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*(j) Investment in equity securities*

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Investments held for trading are classified as current assets and are stated at fair value, with any resultant gain or loss recognised in the Income Statement.

*(k) Other receivables*

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Trade and other receivables are stated at their cost less impairment losses.

*(l) Cash and cash equivalents*

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Cash and cash equivalents comprise cash balances and call deposits. Cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts are repayable on demand.

*(m) Dividends*

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Dividends are recognised as a liability in the period in which they are declared.

*(n) Trade and other payables*

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Trade and other payables are stated at their cost.

*(o) Net rental income*

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Net rental income comprises rent and service charges receivable less applicable provisions and costs associated with the properties. Rental income from investment property leased out under operating leases is recognised in the Income Statement on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income. Net rental income is stated net of VAT.

The cost of repairs is written off to the Income Statement in the year in which the expenditure occurred. Lease payments under operating leases are recognised in the Income Statement on a straight-line basis over the term of the lease.

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*(p) Dividend income*

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Dividend income is recognised in the Income Statement on the date the entity's right to receive payments is established which in the case of quoted securities is the ex-dividend date.

*(q) Taxation*

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Corporation tax on the profit or loss for the year comprises current and deferred tax. Corporation tax is recognised in the Income Statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the balance sheet liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantially enacted at the balance sheet date. The deferred tax liability relates to potential capital gains on the sale of investment properties.

The Group has no intention of making material disposals of its property assets in the foreseeable future and as such no allowance has been made for the effect of indexation.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised.

*(r) Segment reporting*

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A segment is a distinguishable component of the Group that is engaged in providing products or services within a particular geographic location, which is subject to risks and rewards that are different from those of other segments.

*Notes to the Consolidated Interim Financial Statements (continued)*

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(s) *Impairment*

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The carrying amounts of the Group's assets, other than investment property (see accounting policy (i)) and deferred tax assets (see accounting policy (q)), are reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists the asset's recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

Impairment losses recognised in respect of cash generating units are allocated to first reduce the carrying amount of any goodwill allocated to cash generating units (group of units) and then to reduce the carrying amount of the other assets in the unit (group of units) on a *pro rata* basis.

When a decline in the fair value of an available-for-sale financial asset has been recognised directly in equity and there is objective evidence that the asset is impaired, the cumulative loss that had been recognised directly in equity is recognised in profit or loss even though the financial asset has not been derecognised. The amount of the cumulative loss that is recognised in profit or loss is the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss.

(i) *Calculation of recoverable amount*

The recoverable amount of the Group's investments in held-to-maturity securities and receivables is calculated as the present value of expected future cash flows, discounted at the original effective interest rate (i.e., the effective interest rate computed at initial recognition of these financial assets). Receivables with a short duration are not discounted.

The recoverable amount of other assets is the greater of their net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

(ii) *Reversal of impairment*

An impairment loss in respect of a held-to-maturity security or receivable is reversed if the subsequent increase in recoverable amount can be related objectively to an event occurring after the impairment loss was recognised.

An impairment loss in respect of goodwill is not reversed unless the loss was caused by a specific external event of an exceptional nature that is not expected to recur, and the increase in recoverable amount relates clearly to the reversal of the effect of that specific event.

In respect of other assets, an impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

*(f) Provisions*

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

*Notes to the Consolidated Interim Financial Statements (continued)***2 Net Cash from Operating Activities**

	<i>Unaudited</i> <i>6 Months</i> <i>ended</i> <i>30 September</i> <i>2005</i> <i>£000</i>	<i>Unaudited</i> <i>6 Months</i> <i>ended</i> <i>30 September</i> <i>2004</i> <i>£000</i>	<i>Unaudited</i> <i>Year</i> <i>ended</i> <i>31 March</i> <i>2005</i> <i>£000</i>
Profit for the Period	11,621	13,848	67,509
Adjustments for:			
Valuation Gains on			
Investment Properties	0	0	(64,379)
Fair Value Losses/(Gains)	2,682	(2,386)	(2,919)
Gain on Sale of Investment			
Properties	(2,976)	(5,473)	(7,959)
Interest Income	(1,322)	(1,226)	(2,151)
Interest Expense	5,483	5,122	9,986
Income Tax Expense	4,352	5,652	28,911
Operating Profit Before Changes in			
Working Capital and Provisions	19,840	15,537	28,998
Increase in Debtors	(5,223)	(4,395)	(2,182)
Decrease in Creditors	(1,990)	(3,847)	(787)
(Increase)/Decrease in			
Investments held as			
Current Assets	(1)	20	9
Cash Generated from Operations	12,626	7,315	26,038
Interest Received	1,322	1,226	2,151
Interest Paid	(5,594)	(5,364)	(10,223)
Minority Interests	(506)	8	23
U.K. Corporation Tax Paid	(1,996)	(5,714)	(9,152)
Overseas Tax Paid	(140)	(75)	(171)
Net Cash from Operating Activities	5,712	(2,604)	8,666

**3 Post Balance Sheet Event**

During the period 15th to 25th October 2005 Hurricane Wilma caused significant damage to one of the Group's properties located at 4200 Inverrary Boulevard, Lauderhill, Florida USA. Management currently estimate the total repair costs to the Group to be in the region of \$4m (£2.28m at the September 2005 exchange rate).

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#### **4 Interim Financial Statements**

The interim financial statements included in this document do not comprise statutory accounts within the meaning of Section 240 of the Companies Act 1985. The comparative figures for the financial year ended 31 March 2005 are not the company's statutory accounts for the financial year. Those accounts, which were prepared under UK Generally Accepted Accounting Practices, have been reported on by the company's auditors and delivered to the Registrar of Companies. The report of the auditors was unqualified and did not contain statements under Section 237(2) or (3) of the Companies Act 1985.

Prior year comparatives have been restated for IFRS conversion adjustments and remain unaudited. The unaudited financial information contained in these interim financial statements has been prepared on the basis of the accounting policies as set out in note 1.

#### **5 Dividends**

	<i>£000</i>
Final dividend for the year to 31 March 2004	
Paid 1 November 2004 @ 36p per share	5,866
Interim dividend for the year to 31 March 2005	
Paid 11 March 2005 @ 25p per share	4,974
Final dividend for the year to 31 March 2005	
Paid 1 November 2005 @ 36p per share	5,866

#### **6 Investment Property**

As set out in Note 1(i) Investment Properties in the UK are professionally valued annually. For the year to March 2005 properties totalling £593m were valued by Cardales, Chartered Surveyors. Three firms of U.S. General Certified Appraisers valued a further £67m of the Group's U.S. property portfolio. The remaining £295m of the Group's properties were valued by the Directors after consulting with and taking the advice of qualified independent valuers.

*Notes to the Consolidated Interim Financial Statements (continued)***7 Explanation of Transition to IFRS (Unaudited)**

		<i>UK GAAP</i>	
		<i>6 Months</i>	<i>Year</i>
		<i>to</i>	<i>to</i>
		<i>30 September</i>	<i>31 March</i>
	<i>Notes</i>	<i>2005</i>	<i>2005</i>
		<i>£000</i>	<i>£000</i>
Gross Rental Income	i	49,029	83,271
Property Operating Expenses		(24,456)	(46,760)
Net Rental & Related Income		24,573	36,511
Surplus on Sale of Trading			
Properties	a	4,208	5,210
Other Income	i	236	156
Profit on Disposal of Investment			
Properties	a,b	718	4,896
Net Valuation Gains on Investment			
Properties	g	0	0
Administrative Expenses		(4,969)	(7,669)
Operating Profit before Net			
Financing Costs		24,766	39,104
Fair Value (Losses)/Gains on			
Financial Instruments	d	0	0
Financial Income		1,322	2,151
Financial Expenses		(5,483)	(9,986)
Net Financing Costs		(4,161)	(7,835)
Profit Before Taxation		20,605	31,269
Income Tax Expense	b,d,f,g	(5,774)	(9,365)
Profit for the Period		14,831	21,904
Attributable to:			
Equity holders of the parent		14,326	21,808
Minority Interest		505	96
Profit for the Period		14,831	21,904
Basic & Diluted Earnings per Share		87.9p	133.8p

	<i>Adjustments</i>			<i>IFRS</i>		
	<i>6 Months to 30 September 2005</i>	<i>6 Months to 30 September 2004</i>	<i>Year to 31 March 2005</i>	<i>6 Months to 30 September 2005</i>	<i>6 Months to 30 September 2004</i>	<i>Year to 31 March 2005</i>
	<i>£000</i>	<i>£000</i>	<i>£000</i>	<i>£000</i>	<i>£000</i>	<i>£000</i>
	236	62	156	49,265	42,433	83,427
	0	0	0	(24,456)	(23,678)	(46,760)
	236	62	156	24,809	18,755	36,667
	(4,208)	(1,887)	(5,210)	0	0	0
	(236)	(62)	(156)	0	0	0
	2,258	1,265	3,063	2,976	5,473	7,959
	0	0	64,379	0	0	64,379
	0	0	0	(4,969)	(3,218)	(7,669)
	(1,950)	(622)	62,232	22,816	21,010	101,336
	(2,682)	2,386	2,919	(2,682)	2,386	2,919
	0	0	0	1,322	1,226	2,151
	0	0	0	(5,483)	(5,122)	(9,986)
	(2,682)	2,386	2,919	(6,843)	(1,510)	(4,916)
	(4,632)	1,764	65,151	15,973	19,500	96,420
	1,422	(529)	(19,546)	(4,352)	(5,652)	(28,911)
	(3,210)	1,235	45,605	11,621	13,848	67,509
	(3,210)	1,235	45,605	11,116	13,823	67,413
	0	0	0	505	25	96
	(3,210)	1,235	45,605	11,621	13,848	67,509
	(19.7)p	7.6p	279.9p	68.2p	84.8p	413.7p

*Notes to the Consolidated Interim Financial Statements (continued)*

			<i>UK GAAP</i>	
	<i>Notes</i>	<i>30 September</i>	<i>30 September</i>	<i>31 March</i>
		<i>2005</i>	<i>2004</i>	<i>2005</i>
		<i>£000</i>	<i>£000</i>	<i>£000</i>
<b>Assets</b>				
Investment Properties	a	666,200	561,015	660,512
Investment in Associate		0	0	0
Other Investments		617	617	617
Deferred Tax Assets	d	0	0	0
<b>Total Non-Current Assets</b>		<b>666,817</b>	<b>561,632</b>	<b>661,129</b>
Properties held for Trading	a	62,273	73,292	57,147
Trade & Other Receivables		32,029	30,994	26,309
Investments		148	138	149
Cash at Bank		38,291	53,912	44,825
<b>Total Current Assets</b>		<b>132,741</b>	<b>158,336</b>	<b>128,430</b>
<b>Total Assets</b>		<b>799,558</b>	<b>719,968</b>	<b>789,559</b>
<b>Equity</b>				
Issued Capital		4,074	4,074	4,074
Share Premium		555	555	555
Revaluation Reserve	a,c,g,h	317,294	258,186	315,594
Other Reserves	h	6,784	6,784	6,784
Reserves	h	0	0	0
Retained Earnings	a,b,c,d,e,f,g	260,712	243,107	245,206
<b>Total Equity Attributable to Equity</b>				
Holders of the Parent		589,419	512,706	572,213
Minority Interest		189	143	206
<b>Total Equity</b>		<b>589,608</b>	<b>512,849</b>	<b>572,419</b>

Daejan Holdings PLC interim statement 2005

30 September 2005 £000	Adjustments		31 March 2005 £000	30 September 2005 £000	IFRS	
	30 September 2004 £000				30 September 2004 £000	31 March 2005 £000
301,960	304,096		294,645	968,160	865,111	955,157
0	0		0	0	0	0
0	0		0	617	617	617
3,789	3,144		2,984	3,789	3,144	2,984
305,749	307,240		297,629	972,566	868,872	958,758
(62,273)	(73,292)		(57,147)	0	0	0
0	0		0	32,029	30,994	26,309
0	0		0	148	138	149
0	0		0	38,291	53,912	44,825
(62,273)	(73,292)		(57,147)	70,468	85,044	71,283
243,476	233,948		240,482	1,043,034	953,916	1,030,041
0	0		0	4,074	4,074	4,074
0	0		0	555	555	555
(317,294)	(258,186)		(315,594)	0	0	0
(6,784)	(6,784)		(6,784)	0	0	0
492,254	494,812		494,290	492,254	494,812	494,098
(110,897)	(142,543)		(115,530)	149,815	100,564	129,868
57,279	87,299		56,382	646,698	600,005	628,595
0	0		0	189	143	206
57,279	87,299		56,382	646,887	600,148	628,801

*Notes to the Consolidated Interim Financial Statements (continued)*

		<i>UK GAAP</i>	
	<i>30 September</i>	<i>30 September</i>	<i>31 March</i>
<i>Notes</i>	<i>2005</i>	<i>2004</i>	<i>2005</i>
	<i>£000</i>	<i>£000</i>	<i>£000</i>
<b>Liabilities</b>			
Interest Bearing Loans & Borrowings	141,425	141,854	154,174
Deferred Tax Liabilities	f,g 6,804	7,584	6,747
<b>Total Non-Current Liabilities</b>	<b>148,229</b>	<b>149,438</b>	<b>160,921</b>
Bank Overdrafts	7	912	0
Interest Bearing Loans & Borrowings	12,273	10,385	9,161
Trade & Other Payables	d,e 49,441	46,384	47,058
<b>Total Current Liabilities</b>	<b>61,721</b>	<b>57,681</b>	<b>56,219</b>
<b>Total Liabilities</b>	<b>209,950</b>	<b>207,119</b>	<b>217,140</b>
<b>Total Equity &amp; Liabilities</b>	<b>799,558</b>	<b>719,968</b>	<b>789,559</b>

- a. Properties previously classed as held for trading have been reclassified as Investment Properties to comply with IFRS and are held at valuation. All profits on disposals are now shown as Profit on Disposal of Investment Properties
- b. On the sale of investment properties previously held as trading assets only the surplus over valuation is treated as Profit on Disposal. Any revaluation surplus is realised in retained earnings. Taxation arising is shown on the Income Statement and is offset by the release of the deferred taxation liability previously booked on the revaluation.
- c. All foreign exchange movements are now transferred to Retained Earnings.
- d. All movements on the marking to fair value of financial instruments are now shown on the face of the Consolidated Interim Income Statement.

Daejan Holdings PLC interim statement 2005

30 September 2005 £000	Adjustments		31 March 2005 £000	30 September 2005 £000	IFRS	
	30 September 2004 £000				30 September 2004 £000	31 March 2005 £000
0	0		0	141,425	141,854	154,174
173,567	146,108		174,152	180,371	153,692	180,899
173,567	146,108		174,152	321,796	295,546	335,073
0	0		0	7	912	0
0	0		0	12,273	10,385	9,161
12,630	541		9,948	62,071	46,925	57,006
12,630	541		9,948	74,351	58,222	66,167
186,197	146,649		184,100	396,147	353,768	401,240
243,476	233,948		240,482	1,043,034	953,916	1,030,041

- e. Dividends payable are disclosed in the period in which they are declared rather than on an accruals basis.
- f. Full provision is made for deferred tax on the revaluation surplus of Investment Properties.
- g. Surpluses & deficits arising on the revaluation of Investment Properties are shown on the face of the Consolidated Interim Income Statement.
- h. Revaluation Reserves and Other Reserves have been reclassified as "Reserves".
- i. Other Income is now shown with Net Rental & Related Income.

*Directors & Advisers*

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**Directors**

B S E Freshwater  
(Chairman and Managing Director)  
D Davis (non executive)  
S I Freshwater

**Secretary**

M R M Jenner FCIS

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The Royal Bank of Scotland Group

**Stockbrokers**

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