



Directors' traditional income statement and balance sheet

for the year ended 30 June 2007

Due to the number of accounting adjustments that have resulted from changes to accounting standards in the past, the directors of Oryx Properties Limited ("Oryx") have pleasure in presenting a traditional income statement and balance sheet. This is for the benefit of users who wish to analyse the Oryx financials in a more user friendly format.

The following balance sheet and income statement are therefore unaudited and are provided as additional information, in a format better suited to user analysis. They are identical to the audited financials with the following exceptions:

1) Removal of the effects of straight lining of rentals

IFRS requires rentals to be recognised on a straight line basis over the period of the lease. This means that all escalations are taken into account upfront and smoothed over the period of the lease. In the audited financials this results in an increase to rentals in the first half of the lease and a decrease in the second half. The increase is recognised in the income statement as rental and in the balance sheet as a non-current receivable. There is a corresponding decrease in the revaluation of the investment properties. In the IFRS financials, the effects of straight lining of rentals are then moved to non-distributable reserves.

All straight lining adjustments have been removed in the traditional balance sheet and income statement as presented herein.

2) Removal of the provision for deferred taxation on revaluations

IFRS requires deferred taxation to be raised on the revaluation of land on the basis of the tax consequences that would follow from recovery of the carrying amount of that asset through sale and on buildings at the corporate tax rate. However, there is no capital gains tax in Namibia, and the deferred taxation on revaluations of both land and buildings has therefore been removed in the financials below.

The IFRS financial statements contain a prior year adjustment in respect of the change in rate used for the calculation of deferred tax on land revaluations. This has no effect on the traditional income statement or balance sheet.

3) Removal of the derivative

The derivative relates to a put and call option which Bank Windhoek has on the building it leases from Oryx. IFRS requires that this option is revalued each year and the gain or loss is taken to the income statement. In the IFRS financial statements this is then moved to non-distributable reserves. The derivative has been removed from the traditional financials as it does not affect distributions and the exercising of the put/ call option will depend on the market conditions on the date of Bank Windhoek's lease renewal.

4) Removal of the effects of reclassifying and amortising debenture premium

IFRS requires that amounts that were classified as share premium are now allocated to debenture premium and reflected as a long-term liability. This amount is required to be amortised over the minimum contractual period of the debentures, being the remaining period of 25 years from December 2002. As the amount is not a liability, and is legally classified as share premium, the traditional financials have classified these amounts back to share premium and have removed the amortisation thereof.

A reconciliation back to the audited IFRS financials is presented below both the income statement and balance sheet.



Directors' traditional group balance sheet

as at 30 June 2007

	Notes*	2007 N\$'000	Group 2006 N\$'000
ASSETS			
Non-current assets			
Investment properties	5	699 281	560 630
Property and equipment	6	95	-
Deferred expenses	8	2 430	2 903
		<u>701 806</u>	<u>563 533</u>
Current assets			
Investment property held for sale	5	27 535	1 100
Trade and other receivables	9.1	5 726	7 647
Taxation receivable		109	109
Cash and cash equivalents	9.2	22	3 639
		<u>33 392</u>	<u>12 495</u>
TOTAL ASSETS		<u>735 198</u>	<u>576 028</u>
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	10	550	476
Share premium		60 803	32 780
Non-distributable reserves		237 841	164 792
Per IFRS	11	180 236	124 456
Deferred taxation on revaluations	13	60 473	38 775#
Derivative revaluation	27	1 271	3 449
Accumulated amortisation on debenture premium		(4 139)	(1 888)
Distributable reserves		783	678
		<u>299 977</u>	<u>198 726</u>
Non-current liabilities			
Debentures	12.1	247 137	213 805
Long-term borrowings	12.2	150 732	119 967
Deferred taxation	13	9 009	8 851
		<u>406 878</u>	<u>342 623</u>
Current liabilities			
Preference share capital	12.3	-	12 000
Trade and other payables		3 334	3 745
Deferred income	14	1 332	-
Linked unitholders for distribution		23 677	18 934
		<u>28 343</u>	<u>34 679</u>
TOTAL EQUITY AND LIABILITIES		<u>735 198</u>	<u>576 028</u>
Reconciliation of equity			
Equity per traditional balance sheet above		299 977	198 726
Less:			
Deferred tax on revaluations		(60 473)	(38 775)#
Reclassification of share premium to debenture premium		(60 803)	(32 780)
Revaluation of put option		(1 271)	(3 449)
Add back:			
Amortisation of debenture premium		4 139	1 888
EQUITY PER AUDITED IFRS BALANCE SHEET		<u>181 569</u>	<u>125 610</u>

Restated

Directors' traditional group income statement

for the year ended 30 June 2007

	Notes*	Group	
		2007 N\$'000	2006 N\$'000
REVENUE			
Rental		76 379	45 814
Rental expense		(12 924)	(7 475)
NET RENTAL INCOME		63 455	38 339
Investment income	15	1 657	8 330
Other expenses	16	(4 230)	(3 100)
OPERATING PROFIT BEFORE FINANCE COSTS		60 882	43 569
Less: Finance costs	17	(15 104)	(7 147)
OPERATING PROFIT BEFORE TAXATION		45 778	36 422
Deferred taxation on preference dividends		(158)	(1 777)
SA normal taxation		(18)	-
DISTRIBUTABLE EARNINGS		45 602	34 645
Debenture interest		(45 496)	(34 645)
UNDISTRIBUTED INCOME		106	-
Capital profits		73 048	64 327
Profit on sale of investment properties		-	435
Changes in fair value of investment properties		73 048	63 892
NET PROFIT FOR THE YEAR		73 154	64 327
WEIGHTED EARNINGS PER LINKED UNIT (CENTS)		227,64	238,69
Reconciliation to IFRS income statement:			
Net profit per traditional income statement above		73 154	64 327
Add back:			
Rental straight lining		4 848	4 158
Amortisation of debenture premium		2 251	583
Less:			
Revaluation straight lining adjustment		(4 848)	(4 158)
Fair value adjustment on derivative		2 178	(1 201)
Deferred taxation on revaluations		(21 698)	(18 845)#
NET PROFIT PER AUDITED IFRS INCOME STATEMENT		55 885	44 864#

Notes*: Users are referred to the notes as included in the 2007 Annual Report

Restated



Managed by Oryx Management Services
a subsidiary of



61 Independence Avenue, Windhoek
Tel: +264 61 278 100 Fax: +264 61 278 120
www.oryx.com.na email:oryx@oryx.com.na