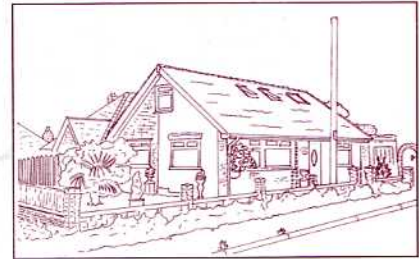

MOUNTVIEW ESTATES P.L.C.

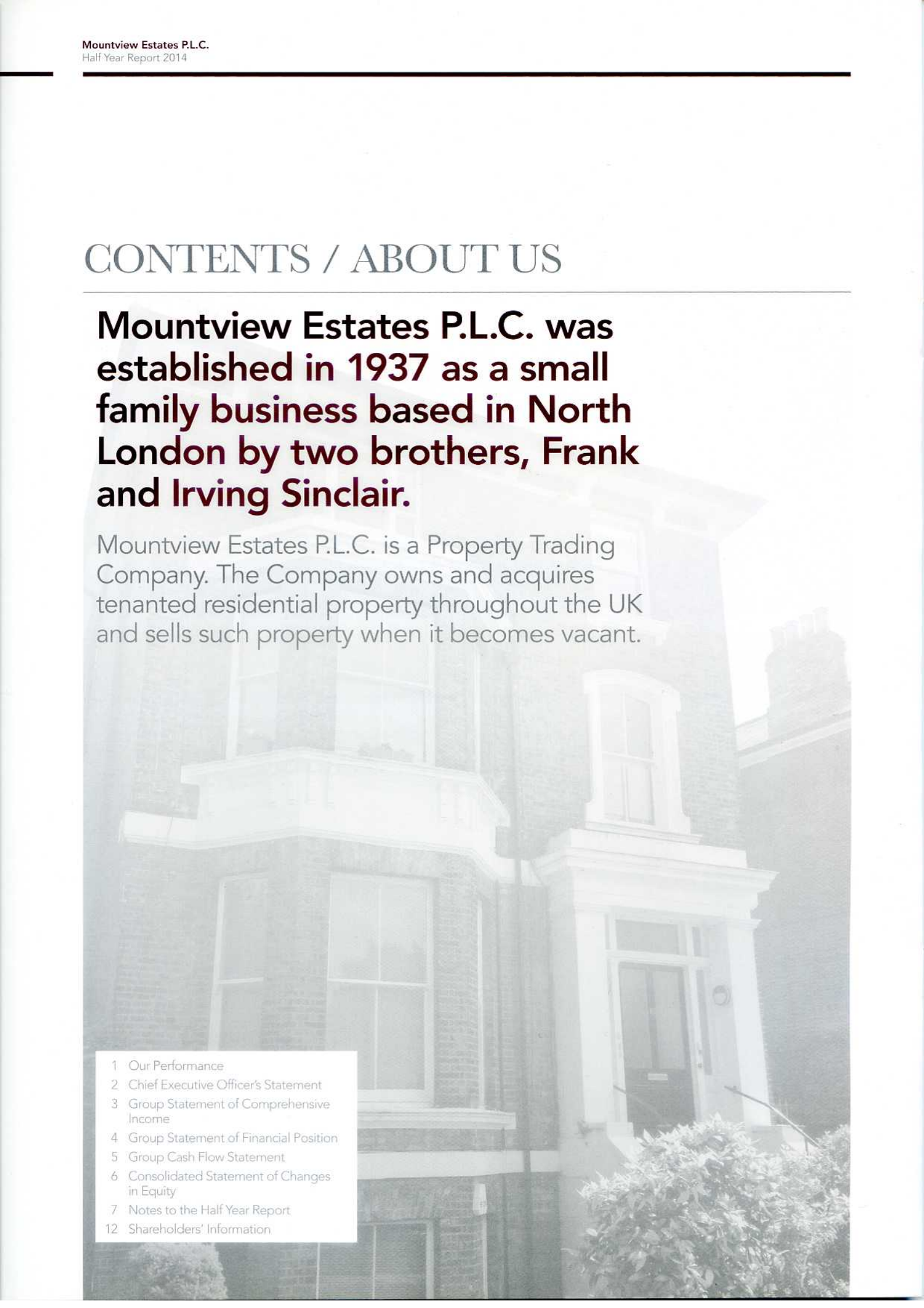
Half Year Report 2014



CONTENTS / ABOUT US

Mountview Estates P.L.C. was established in 1937 as a small family business based in North London by two brothers, Frank and Irving Sinclair.

Mountview Estates P.L.C. is a Property Trading Company. The Company owns and acquires tenanted residential property throughout the UK and sells such property when it becomes vacant.

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OUR PERFORMANCE

£36.9m

Turnover

+28.1%

(Half year ended 30.09.2013 – £28.8m)

428.0p

Earnings per share

+55.4%

(Half year ended 30.09.2013 – 275.5p)

£24.1m

Gross profit

+51.6%

(Half year ended 30.09.2013 – £15.9m)

£71.0

Net assets per share

+10.8%

(Half year ended 30.09.2013 – £64.10)

£20.8m

Profit before tax

+57.6%

(Half year ended 30.09.2013 – £13.2m)

Mountview Estates P.L.C. advises its Shareholders that, following the issue of the interim results, the relevant dates in respect of the interim dividend payment of 100p per share are as follows:

Ex-dividend date	19 February 2015
Record date	20 February 2015
Payment date	30 March 2015

CHIEF EXECUTIVE OFFICER'S STATEMENT

D.M. Sinclair FCA

We are delighted to report an excellent start to the year, with turnover, profit before taxation and net asset value all ahead of the same period last year.

TRADING STOCK VALUATION

As we announced in the Chairman's Statement, which accompanied our Report and Accounts for the year ended 31 March 2014, the Company commissioned a full independent valuation of its trading stock by Allsop. This valuation has been completed and, as at 30 September 2014, the trading stock has been valued at nearly £666 million. This is more than double the current book value of £318 million which, in accordance with our Accounting Policies, is stated at the lower of cost and net realisable value. This is a testimony to the sound policies which have seen the Company grow steadily over an extended period of years. The Accounting Policy of the Company will not change, but details of the valuation will be included as a note to the Report and Accounts.

INTERIM DIVIDEND

As a result of the Company's continuing strong trading performance, the Board has decided to pay an increased interim dividend. This interim dividend of 100p per share, compared to 50p last year, is payable in respect of the year ending 31 March 2015 on 30 March 2015, to shareholders on the Register of Members as at 20 February 2015.

CURRENT TRADING

The Company continues to make good purchases when the opportunities occur and the Board is confident of further augmenting the portfolio in the coming months. The Company remains financially stable and maintains gearing at a modest level and trading remains in line with the Board's expectations.

OUTLOOK

The outlook for the Company is good, but there are general economic reservations which must be expressed, which are beyond our control. The Board believes that the Company's low gearing puts it in good position to weather any economic consequences that may arise. Indeed, historically, the Company has done well in difficult times.



D.M. Sinclair
Chief Executive Officer

27 November 2014

GROUP STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

for the half year ended 30 September 2014

	Notes	Half year ended 30 September 2014 £000	Half year ended 30 September 2013 £000	Year ended 31 March 2014 £000
Revenue	2	36,900	28,825	66,150
Cost of sales	2	(12,794)	(12,931)	(27,555)
Gross profit		24,106	15,894	38,595
Administrative expenses		(2,361)	(1,721)	(4,256)
Gain on sale of investment properties		–	264	214
Operating profit before changes in fair value of investment properties		21,745	14,437	34,553
Increase in fair value of investment properties		–	–	3,185
Profit from operations		21,745	14,437	37,738
Net finance costs		(959)	(1,191)	(2,344)
Profit before taxation		20,786	13,246	35,394
Taxation – current		(4,364)	(3,312)	(7,724)
Taxation – deferred		266	807	772
Taxation	3	(4,098)	(2,505)	(6,952)
Profit attributable to equity Shareholders		16,688	10,741	28,442
Basic and diluted earnings per share (pence)	4	428.0p	275.5p	729.5p

GROUP STATEMENT OF FINANCIAL POSITION (UNAUDITED)

for the half year ended 30 September 2014

	Notes	As at 30 September 2014 £000	As at 30 September 2013 £000	As at 31 March 2014 £000
Assets				
Non-current assets				
Property, plant and equipment	6	2,058	2,238	2,116
Investment properties	7	29,342	26,373	29,396
		31,400	28,611	31,512
Current assets				
Inventories of trading properties	8	317,651	328,034	321,323
Trade and other receivables		1,580	1,080	1,578
Cash and cash equivalents		467	1,147	1,217
		319,698	330,261	324,118
Total assets		351,098	358,872	355,630
Equity and liabilities				
Capital and reserves attributable to equity holders of the Company				
Share capital		195	195	195
Capital redemption reserve		55	55	55
Capital reserve		25	25	25
Other reserves		56	56	56
Retained earnings		276,100	249,509	265,260
		276,431	249,840	265,591
Non-current liabilities				
Long-term borrowings		62,000	92,250	69,800
Deferred tax		5,255	5,487	5,522
		67,255	97,737	75,322
Current liabilities				
Bank overdrafts and loans		1,744	7,074	8,168
Trade and other payables		1,342	948	2,004
Current tax payable		4,326	3,273	4,545
		7,412	11,295	14,717
Total liabilities		74,667	109,032	90,039
Total equity and liabilities		351,098	358,872	355,630

GROUP CASH FLOW STATEMENT (UNAUDITED)

for the half year ended 30 September 2014

	Half year ended 30 September 2014 £000	Half year ended 30 September 2013 £000	Year ended 31 March 2014 £000
Cash flows from operating activities			
Profit from operations	21,745	14,437	37,738
Adjustment for:			
Depreciation	66	52	138
Loss on disposal of property, plant and equipment	–	16	42
(Gain) on disposal of investment properties	–	(264)	(214)
(Increase) in fair value of investment properties	–	–	(3,185)
Operating cash flows before movement in working capital	21,811	14,241	34,519
Decrease/(Increase) in inventories	3,672	(11,408)	(4,697)
(Increase)/Decrease in receivables	(2)	118	(380)
(Decrease)/Increase in payables	(662)	(683)	373
Cash generated from operations	24,819	2,268	29,815
Interest paid	(959)	(1,191)	(2,344)
Income taxes paid	(4,584)	(3,665)	(6,908)
Net cash inflow/(outflow) from operating activities	19,276	(2,588)	20,563
Investing activities			
Proceeds from disposal of investment properties	54	2,018	2,373
Capital expenditure on investment properties	–	(275)	(518)
Purchase of property, plant and equipment	(8)	–	(19)
Proceeds from disposal of property, plant and equipment	–	18	150
Net cash inflow from investing activities	46	1,761	1,986
Cash flows from financing activities			
Increase in borrowings	–	7,300	–
Repayment of borrowings	(7,764)	(587)	(15,305)
Equity dividend paid	(5,848)	(4,873)	(6,823)
Net cash (outflow)/inflow from financing activities	(13,612)	1,840	(22,128)
Net increase in cash and cash equivalents	5,710	1,013	421
Opening cash and cash equivalents	(6,144)	(6,565)	(6,565)
Cash and cash equivalents at end of period	(434)	(5,552)	(6,144)

