

Investore Property Limited (NS)

Unaudited results for announcement to the market

Reporting Period	Six months to 30 September 2017
Previous Reporting Period	Six months to 30 September 2016

	Amount (NZ\$000s)	Percentage change
Revenue from ordinary activities	\$22,153	66.4%
Profit (loss) from ordinary activities after tax attributable to security holders	\$11,620	397.6%
Net profit (loss) attributable to security holders	\$11,620	397.6%

Interim Dividend	Amount per security (NZ\$)	Imputed amount per security (NZ\$)
	\$0.0186	\$0.0052

Record Date	6 December 2017
Dividend Payment Date	19 December 2017

Other Financial Information	30 September 2017 (NZ\$)	30 September 2016 (NZ\$)
Net tangible assets per share	1.55	1.47
Adjusted net tangible assets per share ¹	1.54	1.47
Basic earnings/(loss) per share	0.0444	0.0179
Diluted earnings/(loss) per share	0.0444	0.0179
Basic distributable profit ² after tax per share	0.0397	0.0566
Diluted distributable profit ² after tax per share	0.0397	0.0566

Comments:

Investore has been designated as a "Non-Standard" (NS) issuer listed on the NZX Main Board. A copy of the waivers granted by NZX in respect of Investore can be found at www.nzx.com/companies/IPL.

The financial information for this announcement has been extracted from the unaudited interim financial statements of Investore Property Limited and further commentary is set out in the accompanying announcement.

¹ Excludes the after tax fair value of interest rate derivatives.

² Distributable profit is a non-GAAP financial measure adopted to assist Investore and its investors in assessing Investore's profit available for distribution. It is defined as profit/(loss) before income tax adjusted for non-recurring and/or non-cash items (including non-recurring adjustments for incentives payable to anchor tenants for lease extensions) and current tax. Further information, including the calculation of distributable profit and the adjustments to profit after income tax, is set out in note 5 to the interim financial statements for the six months ended 30 September 2017.