



Quarterly Report For Hyde Park House



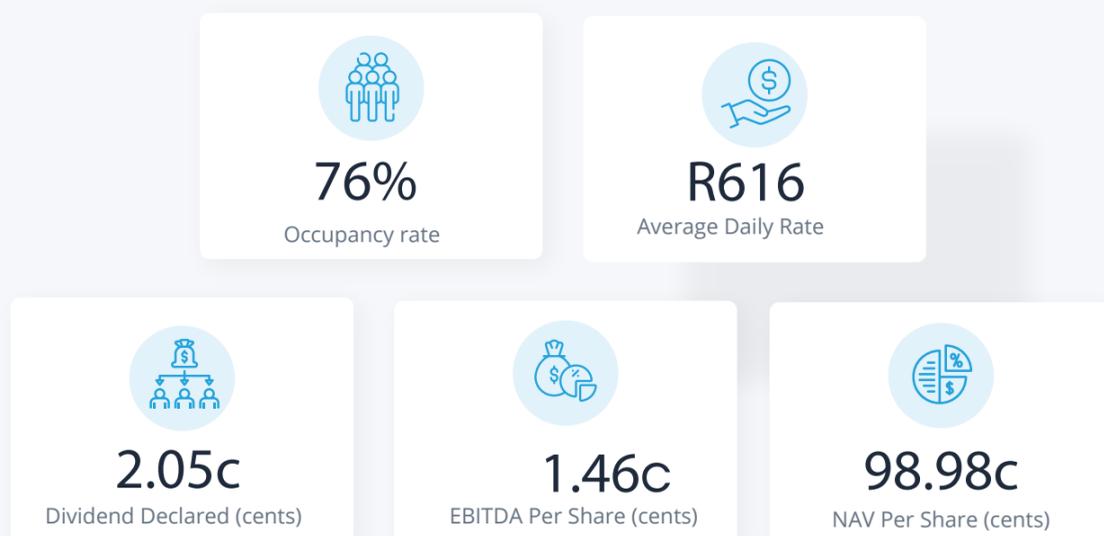
FOR PERIOD ENDING
JANUARY 2024

Property Report

The performance of the Hyde Park House units has improved from the last quarter. The daily average rate has increased which has led to an increase in the income collected. Although an increase was recorded in the quarter, the units are still being moved from the short term accommodation market to the long term accommodation market. We are actively advertising and have started signing long term leases.

A fair value adjustment was recognised in the quarter.

Highlights



Financial Performance

	Q3 - Oct 2024	Q4 - Jan 2024
Income Statement		
Rental Income ¹	236 164	256 470
Other Income ²	1 514	1 187
Net Operating Costs ³	(195 975)	(186 500)
EBITDA⁴	41 703	71 157
Depreciation ⁵	(21 000)	(21 000)
Fair value adjustment ⁶	-	79 860
Finance Charges ⁷	(93 431)	(93 466)
Profit / (Loss) Before Tax	(72 728)	36 511
Taxation	19 636	(9 869)
Net Profit/ (Loss) After Tax	(53 092)	26 682
EBITDA Per Share (Cents)⁸	0.85c	1.46c
Net Asset Value Per Share⁹	98.44c	98.98c
Dividend Info		
Quarterly Dividends Declared		100 000
Dividends Per Share (Cents)		2.05c
Cumulative Dividends Declared to Date		100 000
Cumulative Dividends Per Share (Cents)		2.05c

Notes

¹ Income from rent collected for the various units.

² Interest earned on bank balance.

³ All costs incurred in running the properties.

⁴ Earnings before interest, taxes, depreciation and amortization. (Income based on operations)

⁵ Furniture depreciation if applicable.

⁶ Increase in value of the properties based on independent valuations.

⁷ Mainly interest paid on the bonds over the properties.

⁸ EBITDA divided by the number of shares that were issued.

⁹ Assets less liabilities divided by the number of shares issued.

