



## COMPANY ANNOUNCEMENT

Plaza Centres plc (THE "COMPANY")

**Approval of the Preliminary Statement of annual results as at 31 December 2008**

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Date of Announcement	10 March 2009
Reference	PZC57/2009
Listing Rules	LR 8.7.4, 8.7.21 and 9.35

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This is a company announcement being made by the Company pursuant to the Malta Financial Services Authority Listing rules:

### QUOTE

The Company's board of directors has approved the attached, audited Preliminary Statement of annual results for the financial year ended 31 December 2008.

The board of directors further resolved to recommend that the company's Annual General Meeting being held on the 22 April 2009 approves a final net dividend of €0.0791 per share. This will be paid to shareholders who are on the company's share register at close of business on 1 April 2009.

### UNQUOTE

Signed:

**Lionel A. Lapira**  
Company Secretary

# PLAZA CENTRES p.l.c.

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## Preliminary Statement of Annual Results for the year ended 31 December 2008

The Preliminary Statement of Annual Results is published pursuant to Listing Rules 8.7.4, 8.7.21 and 9.35.2 of the Malta Financial Services Listing Rules and Article 4 (2) (b) of the Prevention of Financial Markets Abuse (Disclosure and Notification) Regulations, 2005. The financial information has been extracted from the company's audited financial statements for the year ended 31 December 2008, as approved by the Board of Directors on 10 March 2009.

### Review of performance

The Directors have the pleasure of reporting the company's financial results for the year ended 31 December 2008.

Revenue for the period was €1,837,848 (2007: €1,611,700) whilst profit before tax amounted to €1,230,451 (2007: €1,166,487) representing an increase of 5.5% when compared to 2007. Profit after tax increased by 7.2% to €783,566 (2007: €730,778). In 2008, occupancy levels for the year remained high at 96.8% (2007: 98.26%).

During the year being reported, the company's revenue increased mainly as a result of the lease of the new extension on Tower Road which came on stream in April 2008. The company's costs were maintained at satisfactory levels and the 2008 cost to income ratio decreased marginally to 30.28% (2007: 30.93%). The company's land and buildings were revalued by the directors as at 31 December 2008. This valuation has been made on the basis of independent professional advice which has considered, inter alia, the projected future earnings from the Plaza Shopping and Commercial Centre, in the main based on current rental contracts projected over the longer term, its ongoing maintenance needs, and other relevant market factors. Additional property was also purchased in Bisazza Lane and the company is waiting for the Malta Environment and Planning Authority to issue a building permit in this area, adjacent to the existing Plaza Commercial Centre. In line with its growth plans, the company will continue to look at new opportunities for expansion on the local market.

The Board of Directors is recommending the payment of a final net dividend of €744,647 or €0.0791 per share (2007: €688,341, €0.0731 per share) at the forthcoming Annual General Meeting to be held on 22 April 2009. The final net dividend will be paid to all shareholders on the company's share register at close of trading on the Malta Stock Exchange on 1 April 2009.

### Condensed income statement for the year ended 31 December 2008

	Year ended 31 December	
	2008	2007
	€	€
<b>Revenue</b>	<b>1,837,848</b>	1,611,700
Marketing, maintenance and administrative costs	(251,706)	(222,873)
<b>Operating profit before depreciation</b>	<b>1,586,142</b>	1,388,827
Depreciation	(304,804)	(275,706)
<b>Operating profit</b>	<b>1,281,338</b>	1,113,121
Net finance (costs) / income	(50,887)	53,366
<b>Profit before tax</b>	<b>1,230,451</b>	1,166,487
Tax expense	(446,885)	(435,709)
<b>Profit for the year</b>	<b>783,566</b>	730,778
<b>Earnings per share (cents)</b>	<b>8c32</b>	7c76

### Condensed statement of financial position as at 31 December 2008

	As at 31 December	
	2008	2007
	€	€
<b>ASSETS</b>		
Non-current assets	25,490,075	23,180,057
Current assets	241,692	1,178,824
<b>Total assets</b>	<b>25,731,767</b>	24,358,881
<b>EQUITY AND LIABILITIES</b>		
Capital and reserves	20,102,061	18,999,458
Non-current liabilities	4,526,180	4,250,421
Current liabilities	1,103,526	1,109,002
Total liabilities	5,629,706	5,359,423
<b>Total equity and liabilities</b>	<b>25,731,767</b>	24,358,881

### Condensed statement of changes in equity

	Share capital	Share premium account	Revaluation reserve	Retained earnings	Total
	€	€	€	€	€
Balance at 1 January 2007	4,385,738	3,094,868	9,530,231	1,926,136	18,936,973
Net (expense) / income recognised directly in equity	0	0	(8,519)	8,519	0
Profit for the year	0	0	0	730,778	730,778
Total recognised (expense) / income for 2007	0	0	(8,519)	739,297	730,778
Dividends	0	0	0	(668,293)	(668,293)
<b>Balance at 31 December 2007</b>	<b>4,385,738</b>	<b>3,094,868</b>	<b>9,521,712</b>	<b>1,997,140</b>	<b>18,999,458</b>
Balance at 1 January 2008	4,385,738	3,094,868	9,521,712	1,997,140	18,999,458
Net income recognised directly in equity	0	0	998,859	8,519	1,007,378
Profit for the year	0	0	0	783,566	783,566
Total income recognised for 2008	0	0	998,859	792,085	1,790,944
Dividends	0	0	0	(688,341)	(688,341)
<b>Balance at 31 December 2008</b>	<b>4,385,738</b>	<b>3,094,868</b>	<b>10,520,571</b>	<b>2,100,884</b>	<b>20,102,061</b>

### Condensed statement of cash flows

	Year ended 31 December	
	2008	2007
	€	€
Net cash from operating activities	1,246,406	1,106,028
Net cash used in investing activities	(1,252,731)	(736,513)
Net cash (used in) / from financing activities	(847,180)	135,012
<b>Net movement in cash and cash equivalents</b>	<b>(853,505)</b>	504,527
Cash and cash equivalents at beginning of year	600,068	95,541
<b>Cash and cash equivalents at end of year</b>	<b>(253,437)</b>	600,068