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Plaza Centres p.l.c.

Preliminary Statement of Annual Results 2010

Date of announcement	03 March 2011
Reference	PZC75/2011

The following is a company announcement issued by Plaza Centres plc pursuant to the Malta Financial Services Authority Listing Rules 5.16.4, 5.16.20 and 5.54:

QUOTE

The Board of Directors of Plaza Centres p.l.c. approved the attached Audited Preliminary Statement of Annual Results for the financial year ended 31 December 2010. The said audited financial statements are available for viewing on the Company's website www.plaza-shopping.com.

The Board of directors resolved to recommend that the Annual General meeting being held on 29 April 2011 approves the Company's Audited Financial Statements for the year ended 31st December 2010 and the payment of a final net dividend of €707,795 or €0.075 per share (2009: €790,776, €0.084 per share). The final net dividend will be paid on 6 May 2011 to all shareholders who are on the company's share register as at 31 March 2011.

UNQUOTE

A handwritten signature in blue ink, appearing to read 'L. Lapira', is written over a light blue circular stamp.

Lionel A. Lapira
Company Secretary

Preliminary Statement of Annual Results for the year ended 31 December 2010

The Company's Preliminary Statement of Annual Results and the decision by the Board of Directors to declare a dividend are being published pursuant to Listing Rules 5.16.20, 5.54 and 5.16.4 of the Listing Rules issued by the Listing Authority. The financial information has been extracted from the company's audited financial statements for the year ended 31 December 2010, as approved by the Board of Directors on 3 March 2011, which financial statements have been prepared and presented in accordance with International Accounting Standards as adopted by the European Union.

Review of performance

Directors have the pleasure of reporting the company's financial results for the year ended 31 December 2010.

Revenue for the year was €2,061,794 (2009: €1,999,827), whilst profit before tax amounted to €1,309,815 (2009: €1,315,411). Profit after tax amounted to €832,700 (2009: €836,783). In 2010, occupancy levels for the year remained high at 96.1% (2009: 94.2%), and similar occupancy levels are anticipated during 2011 despite the increase in rentable area.

During the year, the company's revenue increased by 3.1%. The company's costs were maintained at satisfactory levels and the 2010 cost to income ratio increased to 32.8% (2009: 30.8%). During the year the company achieved satisfactory progress on phase three of its expansion project, the completion date of which is March 2011. This project was partially financed by operational cash flows and short-term financing. In line with its growth plans, the company will continue to look at new opportunities for expansion.

The economic environment in 2010 proved to be very challenging both for the company as well as its tenants. The results proved to be satisfactory, and in line with directors' expectations. Market indications for 2011 appear to be equally challenging in view of the changing dynamics of the local market. The company continues to assume a cautious outlook during 2011.

The Board of Directors recommends the payment of a final net dividend of €707,795 or €0.075 net per share (2009: €790,776, €0.084 net per share) at the forthcoming Annual General Meeting being held on 29 April 2011. The final net dividend will be paid on 6 May 2011 to all shareholders on the company's share register at close of trading on the Malta Stock Exchange on 31 March 2011.

Condensed statement of financial position as at 31 December 2010

	As at 31 December	
	2010	2009
	€	€
ASSETS		
Non-current assets	28,022,993	26,847,076
Current assets	356,069	338,666
Total assets	28,379,062	27,185,742
EQUITY AND LIABILITIES		
Capital and reserves attributable to the owners of the company	20,236,121	20,194,197
Non-current liabilities	6,079,438	5,160,726
Current liabilities	2,063,503	1,830,819
Total liabilities	8,142,941	6,991,545
Total equity and liabilities	28,379,062	27,185,742

Condensed statement of comprehensive income for the year ended 31 December 2010

	Year ended 31 December	
	2010	2009
	€	€
Revenue	2,061,794	1,999,827
Marketing, maintenance and administrative costs	(343,169)	(290,686)
Operating profit before depreciation	1,718,625	1,709,141
Depreciation	(333,925)	(325,332)
Operating profit	1,384,700	1,383,809
Net finance costs	(74,885)	(68,398)
Profit before tax	1,309,815	1,315,411
Tax expense	(477,115)	(478,628)
Profit for the year	832,700	836,783
Earnings per share (cents)	8c85	8c89

Condensed statement of changes in equity

	Share capital	Share premium	Revaluation reserve	Retained earnings	Total
	€	€	€	€	€
Balance at 1 January 2009	4,385,738	3,094,868	10,520,571	2,100,884	20,102,061
Comprehensive income					
Profit for the year	-	-	-	836,783	836,783
Other comprehensive income:					
Depreciation transfer through asset use, net of deferred tax	-	-	(11,248)	11,248	-
Total comprehensive income	-	-	(11,248)	848,031	836,783
Transactions with owners					
Dividends relating to 2008	-	-	-	(744,647)	(744,647)
Balance at 1 January 2010	4,385,738	3,094,868	10,509,323	2,204,268	20,194,197
Comprehensive income					
Profit for the year	-	-	-	832,700	832,700
Other comprehensive income:					
Depreciation transfer through asset use, net of deferred tax	-	-	(11,248)	11,248	-
Total comprehensive income	-	-	(11,248)	843,948	832,700
Transactions with owners					
Dividends relating to 2009	-	-	-	(790,776)	(790,776)
Balance at 31 December 2010	4,385,738	3,094,868	10,498,075	2,257,440	20,236,121

Condensed statement of cash flows

	Year ended 31 December	
	2010	2009
	€	€
Net cash from operating activities	808,425	952,819
Net cash used in investing activities	(1,217,042)	(1,571,636)
Net cash from/(used in) financing activities	252,939	(52,224)
Net movement in cash and cash equivalents	(155,678)	(671,041)
Cash and cash equivalents at beginning of year	(924,478)	(253,437)
Cash and cash equivalents at end of year	(1,080,156)	(924,478)