



DALE CAPITAL GROUP LIMITED AND ITS SUBSIDIARIES
INTERIM UNAUDITED CONDENSED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 AUGUST 2012

	UNAUDITED CONDENSED STATEMENTS OF FINANCIAL POSITION					
	THE GROUP			THE COMPANY		
	Aug-12 USD	Audited 2012 USD	Feb	Aug-12 USD	Audited 2012 USD	Feb
ASSETS						
Non-current assets						
Property, plant and equipment	18,056,191	20,168,631	-	-	-	-
Investment Property	1,091,033	1,062,400	-	-	-	-
Investments in subsidiary	-	-	9,015,605	9,321,929	-	-
Investment in financial assets	2,661,636	4,713,877	25,001	231,257	-	-
	21,808,860	25,944,908	9,040,606	9,553,186	-	-
Current assets						
	2,017,037	2,159,783	1,217,777	2,624,931	-	-
	23,825,897	28,104,691	10,258,383	12,178,117	-	-
EQUITY AND LIABILITIES						
Stated capital	21,818,315	21,818,315	21,818,315	21,818,315	-	-
Reserves	(13,094,217)	(10,425,832)	(14,468,571)	(12,638,705)	-	-
Shareholders' interest	8,724,098	11,392,483	7,349,744	9,179,610	-	-
Non-controlling interest	4,125,408	5,204,546	-	-	-	-
Total equity	12,849,506	16,597,029	7,349,744	9,179,610	-	-
Non-current liabilities	7,861,962	8,363,952	2,127,940	2,132,661	-	-
Current liabilities	3,114,429	3,143,710	780,699	865,845	-	-
	23,825,897	28,104,691	10,258,383	12,178,116	-	-
Net Asset Value per share :	0.37	0.49	0.31	0.39	-	-
Number of shares in issue	23,416,696	23,416,696	23,416,696	23,416,696	-	-

UNAUDITED CONDENSED STATEMENTS OF CASH FLOWS

	THE GROUP		THE COMPANY	
	PERIOD ENDED 31 AUG 2012	PERIOD ENDED 31 AUG 2011	PERIOD ENDED 31 AUG 2012	PERIOD ENDED 31 AUG 2011
	USD	USD	USD	USD
Net cash flow used in operating activities	(67,860)	(1,195,253)	(18,455)	(379,309)
Net cash flow from/(used in) investing activities	65,512	1,939,246	18,040	(893,720)
Net cash flow (used in)/from financing activities	(25,884)	(1,495,861)	-	275,328
Net decrease	(28,232)	(751,868)	(415)	(997,701)
Cash and cash equivalents at beginning	53,882	1,099,096	4,488	1,038,303
Cash and cash equivalents at end	25,650	347,228	4,073	40,602

NOTES TO THE ACCOUNTS

*The number of shares in issue excludes 2,360,376 ordinary shares of no par value held in Treasury.

The Condensed Financial Statements have been prepared in accordance with International Financial Reporting Standards and accounting policies used in the preparation of the financial statements for the year ended 28 February 2012.

The Condensed Financial Statements are unaudited and have been prepared in accordance with IAS 34- Interim Financial Reporting Standards.

The Statement of direct and Indirect interests pursuant to rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 is available free of charge at the registered office of the Company.

The Interim Financial Statements are issued pursuant to Listing rules 15.41 and Securities Act 2005

Copy of the Interim report are available free of charge at the registered office of the Company at the 3rd Floor, 1CyberCity, Ebene.

The Board of Dale Capital Group Limited accepts full responsibility for the accuracy of the information contained in the interim report.

Dale International Trust Company Limited- Corporate Secretary

12 October 2012

	UNAUDITED CONDENSED COMPREHENSIVE INCOME							
	THE GROUP				THE COMPANY			
	HALF YEAR TO 31 AUG 2012 USD	HALF YEAR TO 31 AUG 2011 USD	THREE MONTHS TO 31 AUG 2012 USD	THREE MONTHS TO 31 AUG 2011 USD	HALF YEAR TO 31 AUG 2012 USD	HALF YEAR TO 31 AUG 2011 USD	THREE MONTHS TO 31 AUG 2012 USD	THREE MONTHS TO 31 AUG 2011 USD
INCOME STATEMENT								
REVENUE								
Investment Income	26,291	24,064	14,070	11,898	-	-	-	-
Turnover from Operations	1,344,950	1,404,374	862,765	834,930	-	251,041	-	251,041
	1,371,241	1,428,438	876,835	846,828	-	251,041	-	251,041
Administrative expenses	(92,304)	(513,130)	(40,743)	(270,624)	(57,690)	(383,569)	(36,608)	(321,270)
Operating expenses	(1,380,943)	(2,150,504)	(718,687)	(1,370,880)	-	-	-	-
Loss from operations	(102,006)	(1,235,196)	(117,405)	(794,676)	(57,690)	(132,528)	(36,608)	(70,229)
Finance costs	(417,427)	(548,648)	(197,138)	(280,079)	(103,183)	(148,858)	(50,455)	(65,384)
Net (Loss) /gain on investments	(592,861)	1,073,783	(1,007,252)	976,734	(1,904,995)	21,102	(1,889,899)	21,102
Income tax income	(1,686)	(3,403)	(1,686)	(2,386)	-	-	-	-
Loss for the period	(1,113,980)	(713,464)	(1,088,671)	(100,407)	(2,065,868)	(260,284)	(1,976,962)	(114,511)
Other comprehensive loss	(814,000)	(814,786)	(1,069,769)	(949,327)	236,000	-	-	-
Total comprehensive loss for the period	(1,927,980)	(1,528,250)	(2,158,440)	(1,049,734)	(1,829,868)	(260,284)	(1,976,962)	(114,511)
Loss attributable to:								
Shareholders of the parent	(983,514)	(176,904)	(947,128)	219,808	(2,065,868)	(260,284)	(1,976,962)	(114,511)
Non-controlling interest	(1,344,466)	(536,560)	(1,415,433)	(320,215)	-	-	-	-
Total comprehensive loss attributable to:								
Shareholders of the parent	(1,797,514)	(991,690)	(2,016,897)	(729,519)	(1,829,868)	(260,284)	(1,976,962)	(114,511)
Non-controlling interest	(130,466)	(536,560)	(141,543)	(320,215)	-	-	-	-
Loss per share	(0.04)	(0.01)	(0.04)	0.01	(0.09)	(0.01)	(0.08)	(0.005)
Dividends per share	-	-	-	-	-	-	-	-

UNAUDITED CONDENSED STATEMENTS OF STATEMENTS OF CHANGES IN EQUITY

	THE GROUP				THE COMPANY		
	Share Capital USD	Reserves USD	Non-Controlling interest USD	Total USD	Share Capital USD	Reserves USD	Total USD
	Balance at 1st March 2011	21,818,315	(5,850,364)	6,250,008	22,217,959	21,818,315	(3,323,878)
Movement during the period	-	(122,832)	(55,423)	(178,255)	-	-	-
Total Comprehensive loss for the period	-	(991,690)	(536,560)	(1,528,250)	-	(260,284)	(260,284)
Net movement in Treasury shares	-	395,000	-	395,000	-	395,000	395,000
Balance at 31 August 2011	21,818,315	(6,569,886)	5,658,025	20,906,454	21,818,315	(3,189,162)	18,629,153
Balance at 1st March 2012	21,818,315	(10,425,832)	5,204,546	16,597,029	21,818,315	(12,638,705)	9,179,610
Movement during the period	-	(870,871)	(948,672)	(1,819,543)	-	-	-
Total Comprehensive loss for the period	-	(1,797,514)	(130,466)	(1,927,980)	-	(1,829,868)	(1,829,868)
Net movement in Treasury shares	-	-	-	-	-	-	-
Balance at 31 August 2012	21,818,315	(13,094,217)	4,125,408	12,849,506	21,818,315	(14,468,573)	7,349,742

COMMENTS

Financial Results -

The interim results ended 31st August 2012 for the Company reflect a loss of approx \$2.2 m for the Company. These losses were mainly due to impairment provisions on the loan receivables with the leisure investments. The operating loss of the Group is significantly less than the same trading period in 2011 primarily due to improved performance of the Shelley Point Resort. The high level of debt, however, together with the resultant financial cost continues to present significant challenges to the resort and the Group as a whole. Reduction in operational costs continues as evidenced by the comparative results and the Resorts Brand is beginning to be well known.

Update- Following the Annual General Meeting, Major shareholders have shown a reluctance to fund operational cash and further debt reduction. As a result the directors, with the support of the majority of shareholders have proceeded with plans to sell the groups major Leisure Property assets. Funds will be utilized towards further debt reduction. Directors have already managed to secure a buyer for the sale of the Les Ecuries Beach Club and expect to acquire short term cash flow when sale proceeds materialize, which will occur after regulatory clearance of the sale,

Shelley Point Hotel;

The long term nature of the Project has discouraged the required commitment from Key Shareholders for the satisfaction of Bondholders. Based on the last Valuation, a quick sale under the circumstances would realize up to a maximum of \$10.8 Million, leading to significant reduction in shareholder value. At the annual General Meeting the Board received 82% of votes in favor of the exit of Shelley Point Hotel and the potential reversal of Financial Services Companies to allow sufficient assets for the continued listing of the Company. Should this not be achieved by year end, the directors will investigate the delisting of the Group and thereafter further sale of assets.

Reversal of Financial services companies and the Amara Group of Companies,

Against the background of the above directors will conclude the reversal / acquisition of financial services related investments which are conditional upon the simultaneous sale and exit of the leisure investment.