



DALE CAPITAL GROUP

DALE CAPITAL GROUP LIMITED AND ITS SUBSIDIARIES
UNAUDITED ABRIDGED FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 MAY 2010 ISSUED PURSUANT TO LISTING RULE 15.41 AND SECURITIES ACT 2005

STATEMENT OF FINANCIAL POSITION

	THE GROUP		THE COMPANY	
	May-10 USD	May-09 USD	May-10 USD	May-09 USD
ASSETS				
Non-current assets				
Property, plant and equipment	20,005,773	84,360	1,040	1,865
Intangible assets	744,217	7,810,779	-	-
Investments in subsidiary	-	-	2,878,321	2,596,418
Investments in associates	34	10,748	-	-
Investment in financial assets	9,232,112	10,945,360	1,015	4,632,192
Loans receivable	-	933,264	-	11,533,216
Deferred taxation	1,783,807	1,427,420	-	-
	31,765,943	21,211,931	2,880,376	18,763,691
Current assets				
	5,758,815	1,089,701	15,985,091	162,223
	37,524,758	22,301,632	18,865,467	18,925,914
EQUITY AND LIABILITIES				
Stated capital	15,888,073	21,138,074	15,888,073	21,138,074
Reserves	(808,217)	(6,273,561)	(225,091)	(6,221,821)
Shareholders' interest	15,079,856	14,864,513	15,662,982	14,916,253
Non-controlling interest	4,523,122	-	-	-
Total equity	19,602,978	14,864,513	15,662,982	14,916,253
Non-current liabilities	13,197,494	1,445,144	316,943	-
Current liabilities	4,724,286	6,000,975	2,885,542	4,009,661
	37,524,758	22,310,632	18,865,467	18,925,914
Net Asset Value per share :				
NAV on shares pre-split	2.85	3.29	2.96	3.30
NAV on shares post split	0.95	1.10	0.99	1.10
Number of shares in issue*	15,873,198	4,515,808	15,873,198	4,515,808

STATEMENT OF COMPREHENSIVE INCOME

	THE GROUP		THE COMPANY	
	May-10 USD	May-09 USD	May-10 USD	May-09 USD
CONTINUING ACTIVITIES				
REVENUE				
Investment income	13,515	2,095	6,382	1,161
Rendering of services	471,251	125,579	-	-
	484,766	127,674	6,382	1,161
Administrative expenses	(140,746)	(47,712)	(56,755)	(13,097)
Operating expenses	(670,935)	(233,342)	(7,316)	(57,614)
(Loss)/profit from operations	(326,915)	(153,380)	(57,689)	(69,550)
Finance costs	(110,439)	(64,321)	(36,117)	(24,508)
Net (loss)/gain on investments	10,302	(444,496)	10,302	(533,584)
Loss for the year from continued operations	(427,052)	(662,197)	(83,504)	(627,642)
Income tax income	-	-	-	-
(Loss)/profit for the period	(427,052)	(662,197)	(83,504)	(627,642)
Other comprehensive income/(loss)	1,581,846	(927,782)	-	(752,615)
Total comprehensive income/(loss) for the period	1,154,794	(1,589,979)	(83,504)	(1,380,257)
Loss attributable to:				
Shareholders of the parent	(321,774)	(662,197)	(83,504)	(627,642)
Non-controlling interest	(105,278)	-	-	-
Total comprehensive (loss) / income attributable to:				
Shareholders of the parent	1,260,072	(1,589,979)	(83,504)	(1,380,257)
Non-controlling interest	(105,278)	-	-	-
Loss per share	(0.02)	(0.15)	(0.01)	(0.14)

NOTES TO THE ACCOUNTS

*The number of shares in issue excludes 86,802 ordinary shares of no par value held in Treasury. Condensed Financial Statements have been prepared in accordance with International Financial Reporting Standards in accordance with the accounting policies used in the preparation of the financial statements for the year ended 28 February 2010. 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 C/o H.S Corporate Services Ltd, 3rd Floor, C.A Building ,19 Poudriere,Port-Louis.The interim Financial Statements are issued pursuant to Listing rules 15.41 and Securities Act 2005. Copies of the Abridged report are available free of charge at the administrative office of the Company at 3rd Floor, Tower A, 1 CyberCity, Ebene, Mauritius & at 3rd Floor, C.A Building ,19 Poudriere,Port-Louis.

The Board of Dale Capital Group Limited accepts full responsibility for the accuracy of the information.

Dale International Trust Company Limited- Corporate Secretary

09 July 2010

STATEMENT OF CASH FLOWS

	THE GROUP		THE COMPANY	
	May-10 USD	May-09 USD	May-10 USD	May-09 USD
Net cash flow from operating activities	(1,502,742)	(257,433)	(118,618)	(81,154)
Net cash flow from investing activities	(2,939,246)	527,869	(879,004)	175,931
Net cash flow from financing activities	3,611,650	(88,094)	-	(81,555)
Net decrease	(830,338)	182,342	(997,622)	13,222
Cash and cash equivalents at beginning	(1,072,586)	(1,632,518)	(997,032)	(990,020)
Cash and cash equivalents at end	(1,902,924)	(1,450,176)	(1,994,654)	(976,798)

STATEMENT OF CHANGES IN EQUITY

	THE GROUP			THE COMPANY			
	Stated USD	Capital Reserves USD	Non-Controlling Interest USD	Total USD	Stated USD	Capital Reserves USD	Total USD
Balance at 1st March 2010	15,888,073	(2,068,289)	4,628,400	18,448,184	15,888,073	(141,587)	15,746,486
Stated Capital Movements	-	-	-	-	-	-	-
Movement during the period	-	-	-	-	-	-	-
Total Comprehensive loss for the period	-	1,260,072	(105,278)	1,154,794	-	(83,504)	(83,504)
Net movement in Treasury shares	-	-	-	-	-	-	-
Balance at 31 May 2010	15,888,073	(808,217)	4,523,122	19,602,978	15,888,073	(225,091)	15,662,982
Balance at 1st March 2009	21,138,073	(4,701,581)	142,223	16,578,715	21,138,073	(4,859,563)	16,278,510
Movement during the period	-	-	(142,223)	(142,223)	-	-	-
Stated Capital Movements	-	-	-	-	-	-	-
Total Comprehensive loss/income for the year	-	(1,589,979)	-	(1,589,979)	-	(1,380,257)	(1,380,257)
Net movement in Treasury shares	-	18,000	-	18,000	-	18,000	18,000
Dividends	-	-	-	-	-	-	-
Balance at 31 May 2009	21,138,073	(6,273,560)	-	14,864,513	21,138,073	(6,221,820)	14,916,253

COMMENTS:

Summary – The first quarter of the new financial year has, in line with our strategy, seen a continuance of executives focus on completing the current investments and projects, including conclusion of the expansion phase at the Shelley Point Hotel & Spa, in South Africa, now valued at approximately USD20m. The directors are also proud to confirm the completion and opening of the USD 5m Bella Amigo Green Leisure Park, Factory, Shop and Restaurant in Mauritius. The directors are excited about both projects as they are already generating cash flow and prospects for growth over the next 2 years are achievable. The Group's pipeline of investment opportunities is attractive and given the anticipated success in terms of capital raising the benefits of concluding a few of these prospects may well be seen during the current financial year.

Global markets in the quarter and in particular May 2010 experienced the most difficult period since late 2008 as the European debt crisis escalated, paving the way for a global rush to reduce exposure over most asset classes.

Financial Results - Revenue has increased 280% when compared to the same quarter of the last financial year, mainly from hotel operations in South Africa and annuity income from investments in the financial services sector. Investment income has risen slightly as the life cycle of certain investments reach the revenue generating stage. Administrative and operating expenses have also risen as Shelly Point Hotel and Spa enters full operation and occupancy. Finance costs continue to be high as most of the new investments are geared, mainly via loans from strategic partners.

Whilst the long term debt to equity ratio in the quarter increased by 12% this was as a result of the need to borrow funds to complete the Shelley Point project and USD1m of the increase has already been repaid in June. Debts and the costs related thereto will reduce significantly in the next quarter due to imminent corporate restructuring involving shareholders. With the restructuring almost complete, the Board is fully engaged in raising capital to replace borrowings in order to allow the returns to accrue to shareholders rather than lenders.

In addition to the above, longer term borrowings from strategic partners has increased by 30%. The directors are however confident that these strategic borrowings have been invested in its operations and investments as part of the stated strategy. At the end of the quarter the NAV of the Group was up from US\$ 13,819,784(Q409) to US\$15,079,856.

Appreciation - We extend our appreciation to our management and staff for their hard work and commitment which have contributed to the group's performance in a difficult time. We also thank our business associates, customers and shareholders for their ongoing support.