CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the three and nine months ended 30 June 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>For the three months</th>
<th>For the nine months</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net rental and related revenue</td>
<td>2,584,278</td>
<td>2,584,278</td>
<td>0</td>
</tr>
<tr>
<td>Receivables and contract rental revenue</td>
<td>4,600,726</td>
<td>4,600,726</td>
<td>0</td>
</tr>
<tr>
<td>Straight-line rental revenue adjustment</td>
<td>(68)</td>
<td>1,182</td>
<td>1,250</td>
</tr>
<tr>
<td>Property operating expenses</td>
<td>1,457,717</td>
<td>1,457,717</td>
<td>0</td>
</tr>
<tr>
<td>Finance income from investments</td>
<td>375,181</td>
<td>1,015,817</td>
<td>640,636</td>
</tr>
<tr>
<td>Total revenue</td>
<td>6,765,815</td>
<td>7,028,320</td>
<td>262,505</td>
</tr>
<tr>
<td><em>Profit (loss) before tax</em></td>
<td>1,339,766</td>
<td>1,339,766</td>
<td>0</td>
</tr>
<tr>
<td>Equity contributions</td>
<td>5,675,326</td>
<td>5,675,326</td>
<td>0</td>
</tr>
<tr>
<td>Other movements in compreh. income</td>
<td>(981,011)</td>
<td>(981,011)</td>
<td>0</td>
</tr>
<tr>
<td>Net movement in compreh. income attributable to equity holders</td>
<td>6,425,071</td>
<td>6,425,071</td>
<td>0</td>
</tr>
<tr>
<td><em>Net income</em> attributable to equity holders</td>
<td>6,425,071</td>
<td>6,425,071</td>
<td>0</td>
</tr>
</tbody>
</table>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Unaudited</th>
<th>Audited</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total assets</td>
<td>8,378,647</td>
<td>8,378,647</td>
<td>0</td>
</tr>
<tr>
<td><em>Equity attributable to equity holders</em></td>
<td>6,425,071</td>
<td>6,425,071</td>
<td>0</td>
</tr>
<tr>
<td>Net assets</td>
<td>1,953,576</td>
<td>1,953,576</td>
<td>0</td>
</tr>
</tbody>
</table>

NOTES

1. PREPARATION AND ACCOUNTING POLICIES

The consolidated unaudited interim financial statements for the three and nine months ended 30 June 2018 ("interim financial statements") have been prepared in accordance with the requirements of IAS 31 Interim Financial Reporting and IFRS 10 Consolidated Financial Statements and IFRS 12 Disclosure of Related Party Transactions. They are prepared on the historical cost convention and form part of the annual consolidated financial statements which will be prepared in due course.

All forthcoming interim financial statements are in accordance with the applicable IFRS. All numbers are in EUR unless otherwise specified.

2. RESTATEMENTS

No restatement is required for the interim financial statements.

3. LOCATION OF THE GROUP

The company has its principal place of business in Mauritius. It is publicly traded on the Stock Exchange of Mauritius Ltd ("SEM") and, externally, by an independent valuer for year-end reporting. In terms of IFRS 13, investments are measured at fair value, based on directly observable inputs from market data.

4. FOREIGN CURRENCIES

The functional currency is EUR. In terms of IAS 40, investment property is measured at the cost or fair value, whichever is higher, and reclassified to profit or loss.

5. BUSINESS COMBINATIONS

The company has no significant business combinations.

6. SEGMENTS

The company has one reportable segment, which is its property rental business.

7. INCOME TAX

Income tax is accounted for using the liability method. Deferred tax assets and liabilities are recognised for the tax consequences of differences between the book and tax bases of assets and liabilities at the estimated future tax rates expected to be applicable at the dates on which the differences are expected to reverse. Deferred tax assets and liabilities are not discounted.

8. TRANSACTIONS IN FOREIGN CURRENCIES

Transactions in foreign currencies are translated at the exchange rates prevailing at the date of the transaction. Intra-group balances are not translated.

9. INCOME FROM OPERATIONS

Income from operations represents rental income from investment property.

10. FINANCE COSTS

Financial costs represent interest paid on bank loans and overdrafts.

11. ASSETS HELD FOR SALE

The company has no significant assets held for sale.

12. LINES OF CREDIT

The company has no significant lines of credit.

13. DISCLOSURE OF INTERESTING PARTY TRANSACTIONS

The company has no significant disclosures of interesting party transactions.

14. SUBSEQUENT EVENT

There are no subsequent events that the directors are aware of.

15. SIGNIFICANT PERSONS

The company has no significant persons.

16. PREFERENCE SHARES

The company has no preference shares.

17. REGULATORY DISCLOSURES

The company is subject to the disclosure requirements of the SEM and the Mauritius Capital Market Authority ("MCMA").

The company is subject to the disclosure requirements of the JSE Limited ("JSE").

The company is subject to the disclosure requirements of the Irish Stock Exchange ("ISE").

The company is subject to the disclosure requirements of the London Stock Exchange ("LSE").

The company is subject to the disclosure requirements of the Singapore Exchange ("SGX").

18. RESTATEMENTS

No restatement is required for the interim financial statements.

19. NOTES TO THE CONSOLIDATED STATEMENTS

The consolidated unaudited interim financial statements for the three and nine months ended 30 June 2018 have been approved by the board of directors on 7 August 2018.
CONSOLIDATED UNAUDITED INTERIM FINANCIAL STATEMENTS
for the three and nine months ended 30 June 2018

NOTES continued

Copies of the interim financial statements and the statement of direct and indirect interests of each officer of the company, pursuant to rule 43(3) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007, are available free of charge, upon request at Greenbay’s registered office address.

Contact person: Jie Weidong.

2. SUBSEQUENT EVENTS AND OTHER DISCLOSURES

On 7 August 2018, the company announced that it had
• the acquisition from Resident RST Limited of the 50% of the shares and claims in Local-Vesonder, which is a retailer of branded goods, S.A. that it did not hold, for EUR 32.9 million, Officers and reviewers are disclosed at their carryout values, as available and as far as possible on entity-specific estimates. There are transfers between levels 1, 2 and 3 during the period. The valuation methods applied are consistent with those applied in preparing the previous consolidated financial statements. Quarterly disclosures of valuation processes and results are only disclosed for management when any changes in level 1 and 2 values are material for period and reporting-2018 respectively.

3. FAIR VALUE MEASUREMENT

The fair value of the level 1 instruments, being financial instruments and the currency rate and interest rate derivatives, is determined using valuation techniques that measure the current realised market value of the instrument observable sold at the reporting date. Fair value measurements, as available and as far as possible on entity-specific estimates.

There were transfers into level 3(188 000) for the nine months ended 30 June 2018, offset by the subsequent release of realised equity margin cash and the disposal of the level 3 asset.

The changes in Foreign exchange gain/(loss), partially offset by the Fair value loss on currency derivatives, in addition to bad debt, resulted primarily from the impact of foreign currency fluctuations that took place in the interim financial exchange gains.

The group’s weighted average income tax rate is not expected to change significantly to that which was disclosed at 30 September 2017.

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