

Trust Property Management Group Plc

HALF YEAR RESULTS

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2009

Trust Property Management Group plc (“TPMG” or “the Group”)

Half Yearly Report to 30 September 2009

Trust Property Management Group plc, the property management and services group, today announces its interim results for the six months ended 30 September 2009.

Highlights:

- Turnover for the period £1.7 million
- Operating profit before amortisation of intangible assets and share based payment charges was £256,000

Commenting on the results, David Glass, Chairman of Trust Property Management Group plc, said: “The last six months have seen a return of the Company to profitable business. We have reduced our operating costs by 18% and this has been reflected in the bottom line. I look forward to the next six months continuing this trend .”

For further information visit www.tpmgroupplc.co.uk or contact:

Julian Finegold, Group Managing Director
Trust Property Management Group Plc

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Chairman's Statement

The first six months of the year have seen Trust return to profitable business in all its segments. The effects of delisting from AIM and a redundancy programme and pay freeze has trimmed the operating costs of the Group by almost twenty per cent. Turnover in Property management and Surveying services has been stable although revenue is down in professional services in the commercial property segment due to the effects of the recession. We have seen a growth in revenue from sales packs and notices in the residential property management segment which mirrors the return of positive sentiment in that area and increasing sales transaction levels.

Comparing this first half with last year, our revenue was down by eleven percent but our operating profit was up by four per cent. Revenue in the residential property management segment was flat and down by sixteen per cent in surveying services. However, I am pleased to report that all the business segments in which we operate were profitable in the period.

Financial Results

TPMG achieved an operating profit before amortisation of intangible assets and share based payment charges of £256,000 (£219,000 2008/9) during the period. Turnover for the period was £1,678,000 (£1.9m 2008/9).

Outlook

We are now in the process of growing the property management portfolio by organic growth which will add to the bottom line in the second half. We expect the commercial property management sector to be broadly flat in the second half. We will continue to tightly control our costs and I look forward to reporting a profitable full year result in due course.

David Glass
Chairman

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 30 SEPTEMBER 2009

Notes	As at 30 September 2009 Unaudited £'000	As at 30 September 2008 Unaudited £'000	As at 31 March 2009 Audited £'000
Fixed Assets			
Intangible assets	3,704	4,361	3,764
Tangible assets	232	323	274
	<u>3,936</u>	<u>4,684</u>	<u>4,038</u>
Current assets			
Debtors due within one year	1,107	1,292	1,080
Cash at bank and in hand	252	236	73
	<u>1,269</u>	<u>1,528</u>	<u>1,153</u>
Current liabilities			
Creditors: Amounts falling due within one year	(955)	(1,342)	(975)
Net current assets	314	186	178
Total assets less current liabilities	4,250	4,870	4,216
Creditors: Amounts falling due after more than one year	(700)	(972)	(833)
Provisions for Liabilities	(7)	(292)	(16)
NET ASSETS	<u>3,543</u>	<u>3,606</u>	<u>3,367</u>
Capital and reserves			
Called up share capital	377	377	377
Share premium	2,822	2,822	2,822
Shares option reserve	195	129	173
Profit and loss account	149	278	(5)
Shareholders' funds	<u>3,543</u>	<u>3,606</u>	<u>3,367</u>

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED PROFIT AND LOSS ACCOUNT
FOR THE PERIOD ENDED 30 SEPTEMBER 2009

	Notes	6 months ended 30 September 2009 Unaudited	6 months ended 30 September 2008 Unaudited	Year Ended 31 March 2009 Audited
		£'000	£'000	£'000
Turnover		1,678	1,940	3,647
Operating expenses		(1,503)	(1,772)	(3,737)
Operating profit/(loss)		175	168	(90)
Interest receivable and similar income		-	6	10
Interest payable and similar charges		(22)	(58)	(101)
Profit/(loss) on ordinary activities before taxation		153	116	(181)
Taxation	2	(32)	(30)	(7)
Profit/(loss) for the period		121	86	(188)
Profit per share Basic and diluted		0.32p	0.22p	-

RECONCILIATION OF PROFIT BEFORE AMORTISATION OF INTANGIBLE ASSETS AND SHARE BASED PAYMENTS

	6 months ended 30 September 2009 Unaudited	6 months ended 30 September 2008 Unaudited	Year Ended 31 March 2009 Audited
	£'000	£'000	£'000
Operating profit/(loss) per profit and loss account	175	168	(90)
Add back:			
Amortisation of Intangible Assets	59	7	314
Share based payment charges	22	44	87
Operating profit/(loss) before amortisation of Intangible Assets and share based payments	256	219	311

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2009

	Attributable to equity holders of the Company				
	Share capital £'000	Share premium £'000	Share options reserve £'000	Profit and loss account £'000	Total equity £'000
Balance at 1 April 2008 (restated)	366	2,733	86	183	3,368
Share issued in period	11	89	-	-	100
Cost of issue of shares	-	-	-	-	-
Employee share based payments	-	-	43	-	43
Profit for the period	-	-	-	95	95
Unaudited balance at 30 September 2008	377	2,822	129	278	3,606
Balance at 1 April 2008 (restated)	366	2,733	86	183	3,368
Share issued in period	11	89	-	-	100
Cost of issue of shares	-	-	-	-	-
Employee share based payments	-	-	87	-	87
Profit for the period	-	-	-	(188)	(188)
Audited balance at 31 March 2009	377	2,822	173	(5)	3,367
Shares issued in period	-	-	-	-	-
Cost of issue of shares	-	-	-	-	-
Employee share based payments	-	-	22	-	22
Profit for the period	-	-	-	154	154
Unaudited balance at 30 September 2009	377	2,822	195	149	3,543

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2009

	Notes	6 months ended 30 September 2009 Unaudited £'000	6 months ended 30 September 2008 Unaudited £'000	Year Ended 31 March 2009 Audited £'000
NET CASHFLOW FROM OPERATING ACTIVITIES	3	412	178	442
Interest receivable		-	6	10
Interest payable		(22)	(58)	(101)
TAXATION PAID		-	(40)	(106)
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT				
Purchase of intangible assets		-	(96)	(96)
Purchase of tangible assets		(9)	(206)	(196)
ACQUISITIONS AND DISPOSALS		-	-	(90)
FINANCING				
Net proceeds from issuance of ordinary shares		-	100	100
Increase in bank borrowings		59	245	259
Repayment of borrowings		(252)	(246)	(501)
Repayment of obligations under finance leases		(9)	(8)	(17)
INCREASE/ (DECREASE) IN CASH IN THE YEAR		<u>179</u>	<u>(125)</u>	<u>(296)</u>
RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT				
Increase/(decrease) in cash in the year		179	(125)	(296)
Cash outflow/(inflow) from decrease/(increase) in debt and finance leasing		210	260	260
Movement in net debt in year	4	<u>389</u>	<u>135</u>	<u>(36)</u>
Net (debt)/funds at start of period		(1,223)	(1,187)	(1,187)
Net (debt)/funds at end of period		<u>(834)</u>	<u>(1,052)</u>	<u>(1,223)</u>

TRUST PROPERTY MANAGEMENT GROUP PLC
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2008

1 BASIS OF PREPARATION

This interim report does not constitute statutory accounts of the group within the meaning of section 240 of the Companies Act 1985.

The financial information in this half-year interim report consolidates the company and its subsidiaries. The Interim report is un-audited and has not been reviewed by the auditors.

The accounting policies applied in these un-audited interim financial statements are those applied by the Group in the audited financial statements for the period ended 31 March 2009. These financial statements have been prepared in accordance with UK GAAP.

2 TAXATION

The tax charge for the period is based on an estimated full year effective tax rate of 21%.

3 RECONCILIATION OF OPERATING PROFIT TO NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES	6 months ended 30 September 2009	6 months ended 30 September 2008	Year Ended 31 March 2009
	Unaudited	Unaudited	Audited
	£'000	£'000	£'000
Operating profit/(loss)	175	168	(90)
Depreciation	52	55	124
Amortisation and impairment	59	7	314
Share based payment charges	22	44	87
Decrease/(increase) in debtors	20	(127)	84
(Decrease)/increase in payables	84	31	(77)
Net cash inflow/(outflow) from operating activities	412	178	442

TRUST PROPERTY MANAGEMENT GROUP PLC
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2009

4 ANALYSIS OF CHANGES IN NET DEBT	At 1 April 2009 £	Cashflow £	At 30 Sep 2009 £
Cash at bank and in hand	72,815	179,092	251,907
Bank overdrafts	(8,332)	8,332	-
	<u>64,483</u>	<u>187,424</u>	<u>251,907</u>
Debt due within one year	(361,697)	75,830	(285,867)
Debt due after one year	(759,301)	62,500	(696,801)
Finance leases	(25,557)	(21,173)	(46,730)
Loan notes	(141,755)	84,255	(57,500)
	<u>(1,288,310)</u>	<u>201,412</u>	<u>(1,086,898)</u>
	<u>(1,223,827)</u>	<u>388,836</u>	<u>(834,991)</u>

5 SEGMENTAL REPORTING

	6 months ended 30 September 2009 Unaudited £'000	6 months ended 30 September 2008 Unaudited £'000	Year Ended 31 March 2009 Audited £'000
TURNOVER			
Professional services	295	541	774
Property management	1,378	1,388	2,846
Corporate and other	5	11	27
Total revenue	<u>1,678</u>	<u>1,940</u>	<u>3,647</u>
OPERATING PROFIT/(LOSS)			
Professional services	102	249	225
Property management	438	378	640
Corporate and other	(365)	(459)	(955)
Total operating profit	<u>175</u>	<u>168</u>	<u>(90)</u>
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION			
Professional services	102	249	226
Property management	438	382	648
Corporate and other	(387)	(516)	(1,055)
Total profit on ordinary activities before taxation	<u>153</u>	<u>115</u>	<u>(181)</u>