

Trust Property Management Group Plc

HALF YEAR RESULTS

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2007

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

Half Yearly Report to 30 September 2007

Trust Property Management Group plc (AIM: TPM), the property management and services group, today announces its maiden interim results for the six months ended 30 September 2007.

Highlights:

- Turnover for the period £1.05 million
- Operating profit before amortisation of intangible assets and share based payment charges was £180,000
- Two acquisitions (one of which occurred on 1 October) have provided further geographical reach and new client bases
- The AIM Admission on 14 March 2007, and subsequent placing, have created a strong financial platform for future growth.

Commenting on the results, Benjamin Mire, Chief Executive of Trust Property Management Group plc, said: “We are delighted with the progress we have made since the Company’s admission to AIM in March 2007. This is demonstrated by our earnings, the acquisitions we have made, the cross selling of professional services and the building of the infrastructure required for further expansion of the Group”

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Chairman's Statement

The first six months of the year have been an exciting time for TPMG, during which time we have continued to develop and expand the Group. TPMG's admission to AIM, on 14 March 2007, provided the Group with the means to establish itself as a national brand in the property services market, allowing it to pursue its strategy of organic and acquisitive growth. Since then TPMG has raised additional funds by way of a placing, leaving it well positioned to fund further acquisitions and working capital resources.

We have made significant progress in building the platform from which TPMG can achieve its strategic goals. In addition, our plans to develop excellent customer service through the development of our employees and our systems are well underway. Having managed 10,000 residential units prior to admission to AIM, TPMG now manages in excess of 13,000 units, as well as in excess of £0.5bn of commercial property.

Since admission to AIM, TPMG has made two acquisitions. In June 2007 TPMG acquired the trade of Nightingale Chancellors, a partnership based in Richmond. This provides us with a valuable foothold in the south west London property market. In October 2007, we expanded further through the acquisition of Dexter Brown Limited, a commercial property management practice based in Milton Keynes. This strengthens our strategy of developing TPMG as a property-based services company, specialising in both commercial and residential property management, as well as providing a wide spectrum of chartered surveying services. Both acquisitions enhance our services coverage and provide us with a wider client base and opportunities to cross sell our services.

Financial results

TPMG achieved an operating profit before amortisation of intangible assets and share based payment charges of £180,000 during the period. Turnover for the period was £1.05 million. Basic and diluted earnings per share were 0.3pence per share.

Outlook

We remain focused on developing the three strands of our business – surveying services, commercial property management and residential block management. As TPMG grows, our goal is to continue to provide a personalised, quality service with strong margins, achieved by improved economies of scale.

We have identified a number of potential acquisitions on which we hope to be able to report in the near future. We are delighted with the progress the Group has made in the first six months of the year and our confidence in continuing to grow the Group, both through acquisitions and the winning of new business, remains high.

David Glass
Chairman

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 30 SEPTEMBER 2007

	Notes	As at 30 September 2007 unaudited £'000	As at 31 March 2007 audited £'000
ASSETS			
Non-current assets			
Property, plant and equipment		171	139
Goodwill		1,433	1,081
Intangible assets		932	562
		<u>2,536</u>	<u>1,782</u>
Current assets			
Trade and other receivables		829	392
Cash and cash equivalents		746	598
		<u>1,575</u>	<u>990</u>
TOTAL ASSETS		<u>4,111</u>	<u>2,772</u>
LIABILITIES			
Current liabilities			
Trade and other payables		611	266
Borrowings		274	32
Tax liabilities		37	35
Obligations under finance lease		15	-
		<u>937</u>	<u>333</u>
Non-current liabilities			
Borrowings		523	315
Deferred tax liabilities		67	60
Obligations under finance lease		35	-
		<u>625</u>	<u>375</u>
TOTAL LIABILITIES		<u>1,562</u>	<u>708</u>
NET ASSETS		<u>2,549</u>	<u>2,064</u>
EQUITY			
Share capital	5	329	294
Share premium		2,120	1,809
Shares based payment reserve		46	6
Retained earnings		54	(45)
TOTAL EQUITY		<u>2,549</u>	<u>2,064</u>

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2007

	Notes	6 months ended 30 September 2007 unaudited	4 months ended 31 March 2007 audited
		£'000	£'000
Continuing operations			
Revenue	3	1,052	97
Operating expenses		(922)	(137)
Operating profit/(loss)	3	<u>130</u>	<u>(40)</u>
Finance income		16	1
Finance costs		(28)	(4)
Profit/(loss) before tax		<u>118</u>	<u>(43)</u>
Income tax expense	2	(19)	(2)
Profit/(loss) for the period attributable to equity holders of the company		<u>99</u>	<u>(45)</u>
Profit/(loss) per share Basic and diluted	4	<u>0.3p</u>	<u>(0.8p)</u>

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

	6 months ended 30 September 2007 unaudited	4 months ended 31 March 2007 audited
	£'000	£'000
Operating profit/(loss) per income statement	130	(40)
Add back:		
Amortisation of intangible assets	10	1
Share based payment charges	40	6
Operating profit/(loss) before amortisation of intangible assets and share based payments	<u>180</u>	<u>(33)</u>

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2007

Attributable to equity holders of the Company

	Share capital	Share premium	Share based payment reserve	Retained earnings	Total equity
	£'000	£'000	£'000	£'000	£'000
Balance at 29 November 2006	-	-	-	-	-
Shares issued in period	294	2,128	-	-	2,422
Cost of issue of shares	-	(319)	-	-	(319)
Employee share based payments	-	-	6	-	6
Loss for the period	-	-	-	(45)	(45)
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Audited balance at 31 March 2007	294	1,809	6	(45)	2,064
Shares issued in period	35	315	-	-	350
Cost of issue of shares	-	(4)	-	-	(4)
Employee share based payments	-	-	40	-	40
Profit for the period	-	-	-	99	99
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Unaudited balance at 30 September 2007	329	2,120	46	54	2,549
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TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2007

	Notes	6 months ended 30 September 2007 unaudited £'000	4 months ended 31 March 2007 audited £'000
OPERATING ACTIVITIES			
Cash flow from operations	6	62	(49)
Income taxes paid		(9)	(7)
Interest paid		(6)	(1)
Interest received		16	-
NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES		63	(57)
INVESTING ACTIVITIES			
Purchases of property, plant and equipment		(11)	(10)
Acquisition of subsidiary		(30)	37
Purchase of business	7	(699)	-
NET CASH FROM INVESTING ACTIVITIES		(740)	27
FINANCING ACTIVITIES			
Proceeds from issuance of ordinary shares		346	628
New bank loans		500	-
Bank loan repayments		(21)	-
NET CASH FROM FINANCING ACTIVITIES		825	628
NET INCREASE IN CASH AND CASH EQUIVALENTS		148	598
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD		598	-
CASH AND CASH EQUIVALENTS AT END OF PERIOD		746	598
Bank balances and cash			

This format represents the indirect method of determining operating cash flow.

TRUST PROPERTY MANAGEMENT GROUP PLC
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2007

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 unaudited and has not been reviewed by the auditors.

The accounting policies applied in these unaudited interim financial statements are those applied by the Group in the audited financial statements for the period ended 31 March 2007.

The prior period accounts were unqualified and did not contain a statement under Section 237 (2) or 237 (3) of The Companies Act 1985, and were prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union, and those parts of the Companies Act 1985 that remain applicable to companies reporting under IFRS.

The interim consolidated financial statements are presented in pounds sterling because that is the currency of the primary economic environment in which the Group operates. All values are rounded to the nearest thousand pounds (£'000) except where otherwise indicated.

2 TAXATION

The tax charge for the period is based on an estimated full year effective tax rate of 24%.

3 BUSINESS AND GEOGRAPHICAL SEGMENTS

Business segments

For management purposes, the Group is currently organised into two operating divisions – professional services and property management. These divisions are the basis on which the Group reports its primary segment information. All of the Group's operations are carried out within the United Kingdom.

Principal activities are as follows:

Professional services: wide range of chartered surveying services

Property management: residential and commercial property management

TRUST PROPERTY MANAGEMENT GROUP PLC
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2007

	6 months ended 30 September 2007 unaudited	4 months ended 31 March 2007 audited
	£'000	£'000
Continuing Activities		
REVENUE		
Professional services	358	53
Property management	691	44
Unallocated revenue	3	-
Total revenue	<u>1,052</u>	<u>97</u>
OPERATING PROFIT/(LOSS)		
Professional services	127	10
Property management	120	(9)
Unallocated costs	(117)	(41)
Total operating profit / (loss)	<u>130</u>	<u>(40)</u>
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		
Professional services	127	9
Property management	123	(10)
Unallocated costs	(132)	(42)
Total profit / (loss) on ordinary activities before taxation	<u>118</u>	<u>(43)</u>

TRUST PROPERTY MANAGEMENT GROUP PLC
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2007

4 EARNINGS PER SHARE

<i>Earnings</i>	6 months ended 30 September 2007 unaudited	4 months ended 31 March 2007 audited
	£'000	£'000
Earnings for the purposes of basic and diluted earnings per share (profit/(loss) for the period attributable to equity holders of the parent)	99	(45)
	<u> </u>	<u> </u>
<i>Number of shares</i>	6 months ended 30 September 2007 unaudited	4 months ended 31 March 2007 audited
Basic and diluted weighted average number of ordinary shares for the purposes of basic and diluted earnings per share	32,668,918	5,919,824
	<u> </u>	<u> </u>

5 SHARE CAPITAL

On 12 April 2007, 3,500,000 ordinary shares of 1p each were issued for a total consideration of £350,000.

6 RECONCILIATION OF PROFIT/(LOSS) FROM OPERATIONS TO NET CASH FROM/(USED IN) OPERATING ACTIVITIES	6 months ended 30 September 2007 unaudited	4 months ended 31 March 2007 audited
	£'000	£'000
Profit/(loss) before tax	118	(43)
Adjustments for:		
Depreciation of property, plant & equipment	30	4
Amortisation of intangible assets	10	1
Finance costs	13	4
Share based payment charges	40	6
Operating cash flows before movements in working capital	<u>211</u>	<u>(28)</u>
Increase in receivables	(437)	(24)
Increase in payables	288	3
Cash generated from operations	<u>62</u>	<u>(49)</u>
	<u> </u>	<u> </u>

TRUST PROPERTY MANAGEMENT GROUP PLC
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2007

7 ACQUISITIONS DURING THE PERIOD

On 12 June 2007, the Group acquired the trade of Nightingale Chancellors, a property management and chartered surveying business, for a total consideration of £735,323 settled in cash.

8 SUBSEQUENT EVENTS

On 1 October 2007 the Group acquired Dexter Brown Limited for a net consideration of £1,500,000 satisfied by the issue of 3,684,211 new ordinary shares in the company and a cash consideration of £800,000. Dexter Brown provides similar services to the Group including commercial property management and chartered surveying services.