

Trust Property Management Group Plc

HALF YEAR RESULTS

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2008

16th December 2008

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

Half Yearly Report to 30 September 2008

Trust Property Management Group plc (AIM: TPM), the property management and services group, today announces its interim results for the six months ended 30 September 2008.

Highlights:

- Turnover for the period £1.9 million
- Operating profit before amortisation of intangible assets and share based payment charges was £219,000
- EGM approved delisting from AIM

Commenting on the results, David Glass, Chairman of Trust Property Management Group plc, said: “The last six months have been a challenging period for the Group as the implications of the changing economic environment have become clearer. The Group is taking appropriate measures including delisting from AIM and cost savings which will leave the Group in a stronger position once all the actions have been implemented.”

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

Julian Finegold, Director
Trust Property Management Group Plc

Tel: 0845 260 1515

Liam Murray, Nominated Adviser
City Financial Associates Limited

Tel: 020 7492 4777

Chairman's Statement

The first six months of the year have been a difficult time for all companies in the UK. Trust has had to make significant economies to bring costs in line with revenues and this has on occasion been painful. Delisting from AIM is the cornerstone of the changes we have made which will yield in total well over £200,000 of cost savings annually.

To that end we have made some Board changes to facilitate this. Larry Lipman has resigned as a non-exec Director and Julian Finegold has been appointed Group Managing Director. Benjamin Mire continues as Trust Property Management Managing Director and Operational lead for Surveying and Property Management. The aim of these changes is to provide the Company with a clearly focused Board whose sole aim is to effectively grow the bottom line and return some value for shareholders over the coming years.

Much progress has, however been made. 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. Our business remains the management of property and although the current state of the property market has meant that some revenues we receive from the buying and selling of property as well as some of the professional valuation fees, have diminished, nevertheless, our base business continues to generate cash and remains strong.

Financial results

TPMG achieved an operating profit before amortisation of intangible assets and share based payment charges of £219,000 during the period. Turnover for the period was £1.9 million. Earnings per share was £0.22 pence per share.

Outlook

We continue to focus on developing the three strands of our business – surveying services, commercial property management and residential block management. We believe that as non listed Plc and with the Board changes we have made the Company will be able to generate more significant profits in the future.

David Glass
Chairman

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2008

	Notes	As at 30 September 2008 Unaudited £'000	As at 30 September 2007 Unaudited £'000	As at 31 March 2008 Audited £'000
ASSETS				
Non-current assets				
Property, plant and equipment		323	171	202
Goodwill		2,388	1,433	2,388
Intangible assets		1,973	932	1,885
		4,684	2,536	4,475
Current assets				
Trade and other receivables		1,292	829	1,165
Cash and cash equivalents		236	746	361
		1,528	1,575	1,526
TOTAL ASSETS		6,212	4,111	6,001
LIABILITIES				
Current liabilities				
Trade and other payables		643	611	648
Borrowings		574	289	299
Tax liabilities		125	37	135
		1,342	937	1,082
Non-current liabilities				
Borrowings		972	558	1,249
Deferred tax liabilities		292	67	293
		1,264	625	1,542
TOTAL LIABILITIES		2,606	1,562	2,624
NET ASSETS		3,606	2,549	3,377
EQUITY				
Share capital	5	377	329	366
Share premium		2,822	2,120	2,733
Shares to be issued		129	46	86
Retained earnings		278	54	192
TOTAL EQUITY		3,606	2,549	3,377

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2008

	Notes	6 months ended 30 September 2008 Unaudited	6 months ended 30 September 2007 Unaudited	Year Ended 31 March 2008 Audited
		£'000		£'000
Continuing operations				
Revenue	3	1,940	1,052	3,068
Operating expenses		(1,772)	(922)	(2,674)
Operating profit/(loss)	3	168	130	394
Finance income		6	16	23
Finance costs		(58)	(28)	(95)
Profit/(loss) before tax		116	118	322
Income tax expense	2	(30)	(19)	(85)
Profit/(loss) for the period		86	99	237
Profit/(loss) per share Basic and diluted	4	0.22p	0.3p	0.68p

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

	6 months ended 30 September 2008 Unaudited	6 months ended 30 September 2007 Unaudited	Year Ended 31 March 2008 Audited
	£'000	£'000	£'000
Operating profit/(loss) per income statement	168	130	394
Add back:			
Amortisation of Intangible Assets	7	10	43
Share based payment charges	44	40	80
Operating profit/(loss) before amortisation of Intangible Assets and share based payments	219	180	517

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2008

	Attributable to equity holders of the Company				
	Share capital £'000	Share premium £'000	Share options reserve £'000	Retained Earnings £'000	Total equity £'000
Balance at 1 April 2007	294	1,809	6	(45)	2,064
Share 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
Balance at 1 April 2007	294	1,809	6	(45)	2,064
Share issued in period	72	978	-	-	1,050
Cost of issue of shares	-	(54)	-	-	(54)
Employee share based payments	-	-	80	-	80
Profit for the period	-	-	-	237	237
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Audited balance at 31 March 2008	366	2,733	86	192	2,549
Shares issued in period	11	89	-	-	100
Cost of issue of shares	-	-	-	-	-
Employee share based payments	-	-	43	-	43
Profit for the period	-	-	-	86	86
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Unaudited balance at 30 September 2008	377	2,822	129	278	3,606
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

TRUST PROPERTY MANAGEMENT GROUP PLC
CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE PERIOD ENDED 30 SEPTEMBER 2008

	Notes	6 months ended 30 September 2008 Unaudited £'000	6 months ended 30 September 2007 Unaudited £'000	Year Ended 31 March 2008 Audited £'000
OPERATING ACTIVITIES				
Cash flow from operations	6	178	62	47
Income taxes paid		(40)	(9)	(34)
Interest paid		(58)	(6)	(58)
Interest received		6	16	-
NET CASH				
INFLOW/(OUTFLOW) FROM		86	63	(45)
OPERATING ACTIVITIES				
INVESTING ACTIVITIES				
Purchase of intangible assets		(96)	(11)	(748)
Payment of deferred consideration		(30)	-	(14)
Purchases of property, plant and equipment		(176)	-	(58)
Acquisition of subsidiary		-	(30)	(818)
Purchase of business		-	(699)	-
NET CASH FROM INVESTING		(302)	(740)	(1,638)
ACTIVITIES				
FINANCING ACTIVITIES				
Proceeds from issuance of ordinary shares		100	346	296
New bank loans		245	500	1,300
Bank loan repayments		(246)	(21)	(142)
Repayment of obligations under finance leases		(8)	-	(8)
NET CASH FROM FINANCING		91	825	1,446
ACTIVITIES				
NET INCREASE IN CASH AND		(125)	148	(237)
CASH EQUIVALENTS				
CASH AND CASH		361	598	598
EQUIVALENTS AT				
BEGINNING OF PERIOD				
CASH AND CASH				
EQUIVALENTS AT END OF		236	746	361
PERIOD				
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 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 first statutory accounts to be produced following the incorporation of the company will be in respect of the year ended 31 March 2008.

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 2007. These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS), and those parts of the Companies Act 1985 that remain applicable to companies reporting under IFRS.

2 TAXATION

The tax charge for the period is based on an estimated full year effective tax rate of 26%.

3 SEGMENTAL REPORTING

	6 months ended 30 September 2008 Unaudited £'000	6 months ended 30 September 2007 Unaudited £'000	Year Ended 31 March 2008 Audited £'000
REVENUE			
Professional services	541	358	847
Property management	1,388	691	2,210
Corporate and other	11	3	11
Total revenue	<u>1,940</u>	<u>1,052</u>	<u>3,068</u>
OPERATING PROFIT/(LOSS)			
Professional services	249	127	384
Property management	378	120	434
Corporate and other	(459)	(117)	(423)
Total operating profit	<u>168</u>	<u>130</u>	<u>395</u>
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION			
Professional services	249	127	384
Property management	382	123	433
Corporate and other	(516)	(132)	(495)
Total profit on ordinary activities before taxation	<u>115</u>	<u>118</u>	<u>322</u>

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

4 EARNINGS PER SHARE

<i>Earnings</i>	6 months ended 30 September 2008 Unaudited	6 months ended 30 September 2008 Unaudited	Year Ended 31 March 2008 Audited
	£'000	£'000	£'000
Earnings for the purposes of basic earnings per share (profit/(loss) for the period attributable to equity holders of the parent)	86	99	237
	=====	=====	=====
<i>Number of shares</i>	6 months ended 30 September 2008 Unaudited	6 months ended 30 September 2008 Unaudited	Year Ended 31 March 2008 Audited
Weighted average number of ordinary shares for the purposes of basic earnings per share	37,693,748	32,668,918	34,639,594
	=====	=====	=====

5 SHARE CAPITAL

During the six months ending 30 September 2008, 1,111,111 ordinary shares of 1p each were issued for a total consideration of £100,000.

6 RECONCILIATION OF PROFIT FROM OPERATIONS TO NET CASH FROM / (USED IN) OPERATING ACTIVITIES	6 months ended 30 September 2008 Unaudited	6 months ended 30 September 2007 Unaudited	Year Ended 31 March 2008 Audited
	£'000	£'000	£'000
Profit/(loss) before tax	116	118	322
Adjustments for:			
Depreciation of property, plant & equipment	55	30	83
Amortisation of intangible assets	7	10	43
Finance costs	52	13	72
Share based payment charges	44	40	80
Operating cash flows before movements in working capital	274	211	600
Decrease/(increase) in receivables	(127)	(437)	(688)
Increase in payables	31	288	135
Cash generated from operations	178	62	47
	=====	=====	=====

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

7 SUBSEQUENT EVENTS

On the 15th December 2008 General Meeting was held to consider a special resolution to cancel the Company's AIM admission. The resolution was passed and the cancellation of dealings will take effect on 16 January 2009.