

EREDENE CAPITAL PLC INVESTING IN INDIA'S INFRASTRUCTURE



INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2012

INTERIM RESULTS 2012



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HIGHLIGHTS

- Loss for the period of £10.6m (30 September 2011: £1.5m) of which £4.0m relates to continuing operations and £6.6m relates to write-down of investment in Matheran and Gopi following decision to sell
- Net Asset Value of 16.7 pence per share as at 30 September 2012 (30 September 2011: 20.7 pence, 31 March 2012: 19.6 pence). Reduction of 2.9 pence per share, of which 1.8 pence relates to the Matheran and Gopi write-down
- Adverse movement in Indian Rupee/Pound Sterling exchange rate of 4.6% in period which negatively affected the value of all investments
- Eredene and consortium partners have withdrawn from concession to build and operate Ennore Container Terminal
- New slimmed-down management team in place in India to concentrate on maximising value of investments
- Independent detailed financial review of investment portfolio completed with broadly satisfactory results. Legal review not yet completed
- Prospective purchaser has signed indicative term sheet to purchase Eredene's stakes in Matheran and Gopi, a low-cost housing development near Mumbai
- Initial return of £15.3m (equivalent to 3.4 pence per share) of capital to shareholders achieved in August 2012 via tender offer
- Eredene plans in the course of 2013 to return more capital to shareholders once it has completed its next significant disposal

SUMMARY

Eredene is focused on maximising the value of its investments in India, and the Company intends over time to return more capital to shareholders. Eredene has put in place a smaller, less costly team in India to concentrate on managing the existing portfolio and on realising its full market potential. An independent detailed financial review of the Eredene Group's key investments in India has been carried out with broadly satisfactory results. A separate legal review is ongoing.

There were two major developments in the six months to 30 September 2012 – a joint decision by all of the consortium partners not to proceed with building and operating a container terminal at Ennore in southern India and an initial return of capital by Eredene of £15.3m (equivalent to 3.4 pence per share) to shareholders via a tender offer.

FINANCIAL RESULTS

The Group reported a loss for the period of £10.6m (30 September 2011: loss £1.5m) of which £6.6m related to the write-down in value of the investments in Matheran and Gopi following the decision to sell those holdings and £2.8m related to the unrealised movement in the fair value of investments.

Eredene's Net Asset Value per share fell to 16.7p per share (30 September 2011: 20.7p, 31 March 2012: 19.6p) with 1.8p of the 2.9p fall being due to the Matheran and Gopi write-down. A further 0.8p was due to the decline in fair value of the Group's other investments, however almost half of that reduction was a result of the 4.6% adverse movement in the Indian Rupee/Sterling exchange rate.

OPERATING REVIEW

Following the return of £15.3m to shareholders in August 2012, which was part of the £29.5m that the Company raised in May 2011 to meet its commitments for the Ennore container terminal ("Ennore Project"), Eredene and its consortium partners announced in September

2012 that it was withdrawing altogether from the Ennore Project. The legal process has begun to wind up Bay of Bengal Gateway Terminal Private Limited, the special purpose vehicle set up to build and operate the terminal.

With the decision to make no further investments in new projects in India, the Company determined that it no longer required a large scale advisory and investment management service in India, and accordingly the Company accepted the resignation of Eredene Infrastructure Private Limited ("EIPL"). The Eredene investment portfolio in India is now being managed by a smaller and less costly team, headed by Ranveer Sharma, who has been with the Company since 2005.

The team's primary objective is to maximise the value of the existing portfolio. Its first task was to oversee an independent detailed financial and legal review of the Eredene Group's principal investments in India. The financial review was carried out by the accountancy firm Baker Tilly, and the results were broadly satisfactory. The separate legal review is intended to confirm the marketable title of the Group's investee companies' land assets and is expected to be completed early in 2013.

The team will now undertake a thorough and careful programme to ensure that the Group's investments are realised at best value. The Company, meanwhile, intends to maintain sufficient cash reserves to continue pro-actively managing its investments, including making follow-on investments where appropriate to ensure that value is not destroyed through the investment holdings being excessively diluted.

Eredene's majority shareholdings in Matheran and Gopi, two companies developing a low-cost housing project near Mumbai, are expected to be one of the first investments to be sold. As announced on 4 December 2012, an indicative term sheet has been signed for the outright sale of the Group's stakes in the

two companies for a single up-front payment of INR 62.5m (£7.2m). The offer remains subject to due diligence and the purchaser obtaining satisfactory financing. The Group's stakes in those companies have been classified as an asset held for sale and have been written down to the likely realisation value.

The Company remains committed to returning further capital to shareholders as soon as a significant realisation has been completed.

INVESTEES COMPANIES

- MJ Logistic Services (MJL), a Third Party Logistics (3PL) and warehousing business in North India, continued to grow at a steady pace. Eredene made an additional investment in July 2012 of £1.6m towards doubling the cold storage capacity at MJL's modern high-tech hub at Palwal, on the Delhi-Agra Highway. Customers at the 200,000 square feet ambient and cold storage facility include Tata Motors, Bharti Walmart and leading consumer goods manufacturer Dabur India. MJL also operates some 500,000 square feet of leased warehousing at different locations in North India.
- Sattva Vichoor Container Freight Station (CFS), a co-investment with the Sattva Business Group, reported a slowing of business during the period due to congestion at Chennai Port and a more general slowdown in the economies of India and China. The CFS increased its capacity for handling laden containers by adding six acres of bonded space, taking the total bonded area at the 26 acre facility to 15 acres. The business has been dividend paying for four consecutive years.
- Sattva Conware CFS, a second co-investment with the Sattva Business Group, is now operational, with an initial 30,000 square feet bonded warehouse and a 100,000 square feet container yard. It also has a leased warehouse of 40,000 square feet, largely catering to Ford India. The CFS has a total of 60 acres, and it is strategically positioned to serve both Chennai Port and the new container terminal at nearby Kattupalli Port.
- Contrans Logistics' CFS at Pipavav Port in Gujarat, one of its two projects in Northwest India, reported a slowdown in business due to a fall in port export volumes. The CFS is currently using 23 acres of its 79-acre site near the gates of the Maersk-operated port, and has plans to sell some of its surplus land holdings to retire debt.
- Contrans Logistics' second project in Gujarat, a greenfield site at Baroda with planning permission to develop a road and rail Inland Container Depot (ICD), remains on hold. Work on the facility will not commence until an anchor customer has been contracted.
- Eredene has invested in two logistic parks in Eastern India with Apeejay Surrendra Group, the Kolkata-based tea and shipping conglomerate. The two facilities – at Haldia and Kalinganagar – are operated in a 50/50 joint venture and, after the period end, both partners agreed to invest an additional £1.2m each on a tranching basis. Phase one of Apeejay Infra-Logistics' 90-acre site in Haldia, West Bengal, is now completed, and the facility is open for business with a bonded warehouse, three domestic warehouses and a large area for both laden and empty container storage. Target customers include local manufacturing and petrochemical industries and the shipping lines using nearby Haldia Port at the mouth of the Hooghly River. The development of a second dock complex at Haldia Port was recently approved by the Indian Government.
- Apeejay Infra-Logistics' second logistics park on a 30-acre site in Kalinganagar, Orissa State, is close to opening with a bonded warehouse for export-import cargo and a domestic trade warehouse. Potential customers include local steelmaker Jindal Steel, energy engineering manufacturer Thermax, and TKM, a Tata owned supply chain and logistics provider.

- Ocean Sparkle Ltd, India's leading port operations and marine services company in which Eredene has a 7.69% stake, continued to perform in line with management expectations. The company is looking to continue to diversify operations in India and abroad in related areas such as dredging and port management.

INDIAN ECONOMY

Growth in India's GDP is likely to be around 5% in 2012, the lowest in 10 years, according to forecasts by the International Monetary Fund. The rate of growth in Asia's third largest economy has been on a steady decline since 2011, and although the forecast growth is still impressive compared with many developed economies, it is well below the target of 9% which India has set itself in order to become a middle-income society. Inflation remains stubbornly above 7% and the Reserve Bank of India's main base rate is currently set at 8%.

The government of Prime Minister Manmohan Singh, meanwhile, took urgent action in September 2012 to halt the slowdown and avert a credit-rating downgrade – curbing expenditure on subsidies, containing the fiscal deficit and allowing more investment from abroad.

BOARD CHANGES

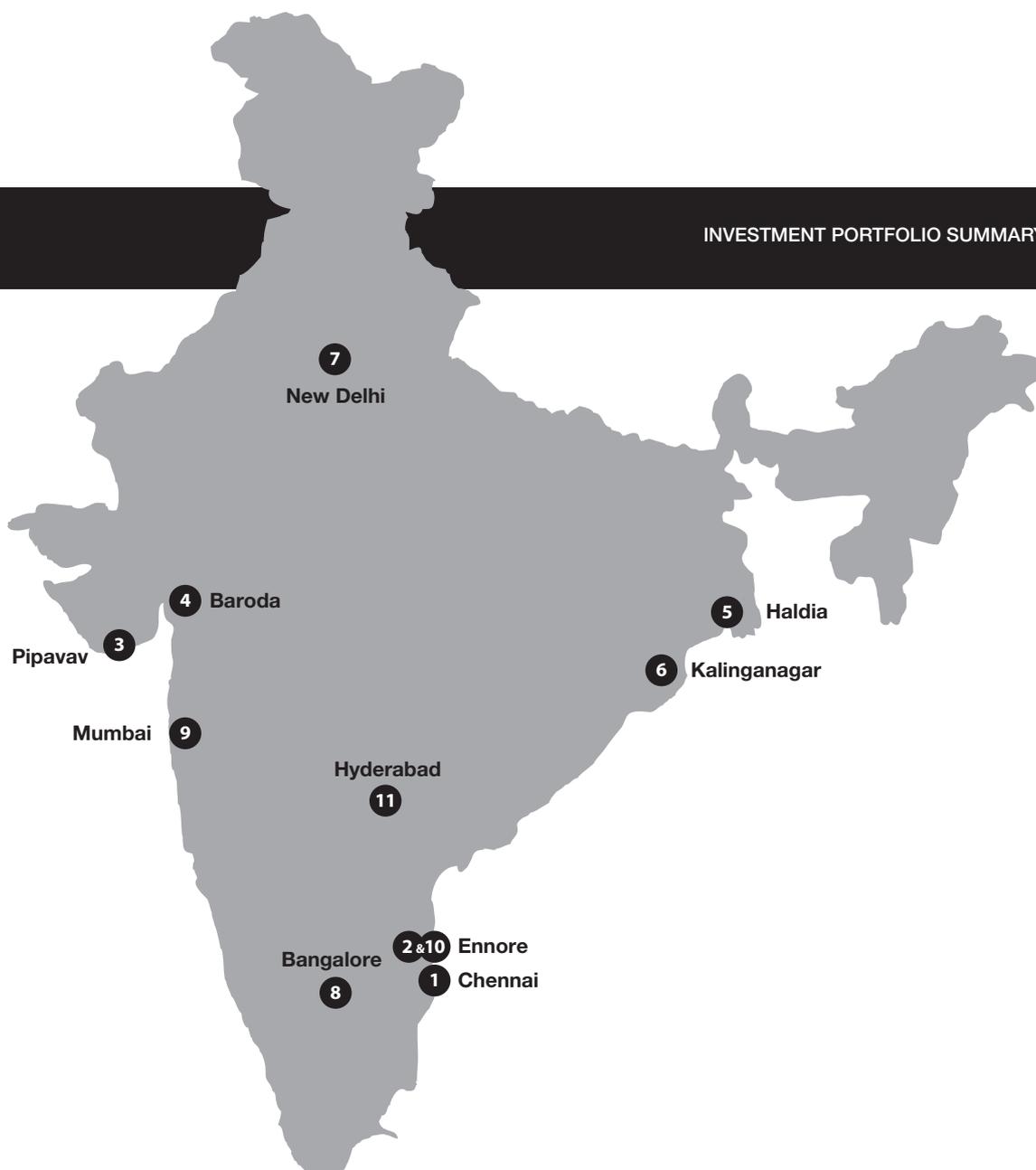
As the Company announced in September 2012, Nikhil Naik, Chairman of EIPL, has resigned as a non-executive director, and I would like to thank him for his work and for the services EIPL provided for the Company.

Eredene had announced in its Annual Report that the Company's Finance Director, Gary Varley, would be stepping down from the board on 30 September 2012. The Company subsequently announced in its AGM Result that Mr Varley had agreed to remain with the Company as Finance Director on a consultancy basis until at least 31 July 2013.

OUTLOOK

The Company has an experienced team in place in India focused on maximising the value of its investment portfolio, and we are confident that in the course of 2013 Eredene will be in a position to make further returns of capital to shareholders.

STRUAN ROBERTSON
NON-EXECUTIVE CHAIRMAN
13 DECEMBER 2012



Investment	Amount invested at 30/9/12	Fair Value at 30/9/12	Sector	Location	Progress
1 Sattva CFS & Logistics – Vichoor CFS	£0.7m	£3.9m	Container Logistics	Chennai, Tamil Nadu	Revenue generating & dividend paying
2 Sattva Conware CFS	£3.7m	N/A as subsidiary	Container Logistics	Ennore, Tamil Nadu	Operational & revenue generating
Contrans Logistic:	£5.6m	£6.7m			
3 Project One: Pipavav CFS			Container Logistics	Pipavav, Gujarat	Operational & revenue generating
4 Project Two: Baroda ICD			Container Logistics	Baroda, Gujarat	Pre-construction phase
Apeejay Infra-Logistics	£2.4m	£4.0m			
5 Project One: Haldia Logistics Park			Logistics Park	Haldia, West Bengal	Operational & revenue generating
6 Project Two: Kalinganagar Logistics Park			Logistics Park	Kalinganagar, Orissa	Operational & revenue generating
7 MJ Logistic Services	£10.9m	N/A as subsidiary	Warehousing & Third Party Logistics	Northern India	Operational & revenue generating
8 Sribha Infrastructure Solutions	£2.1m	-	Office Infrastructure	Bangalore, Karnataka	Project on hold Written down to nil
9 Matheran Realty & Gopi Resorts	£15.3m	£7.2m Net of NCI Asset held for sale	Urban Development	Mumbai region	Construction & taking sales deposits
10 Bay of Bengal Gateway Terminal	£0.9m	-	Container Terminal	Ennore, Tamil Nadu	Consortium withdrew from project Written down to nil
11 Ocean Sparkle	£7.3m	£7.6m	Marine operations & maintenance	Pan-India	Revenue generating & dividend paying

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

for the six months ended 30 September 2012

Note	Unaudited Six months ended 30 Sep 2012 £000	Unaudited Six months ended 30 Sep 2011 £000	Audited Year ended 31 Mar 2012 £000
Portfolio return and revenue			
Realised profits over fair value on disposal of investments	-	-	134
Unrealised adjustments on the revaluation of investments	(2,811)	(108)	(2,882)
Other portfolio income	15	50	93
	(2,796)	(58)	(2,655)
Revenue from services	2,111	1,824	3,957
Cost of sales for services	(1,609)	(1,438)	(3,005)
Gross profit	502	386	952
Gross profit and net portfolio return	(2,294)	328	(1,703)
Administrative expenses	(1,602)	(1,682)	(4,014)
Finance income	130	196	404
Finance costs	(284)	(367)	(709)
Loss before taxation	(4,050)	(1,525)	(6,022)
Taxation credit	-	-	29
Loss for the period from continuing operations	(4,050)	(1,525)	(5,993)
Loss for the period from discontinued operations	(6,553)	-	-
Loss for the period	(10,603)	(1,525)	(5,993)
Other comprehensive income			
Foreign currency translation	(546)	(1,001)	(1,778)
Total comprehensive loss for the period	(11,149)	(2,526)	(7,771)
Loss attributable to:			
Owners of the parent company	(10,599)	(1,496)	(5,954)
Non-controlling interests (NCI)	(4)	(29)	(39)
	(10,603)	(1,525)	(5,993)
Total comprehensive loss attributable to:			
Owners of the parent company	(11,271)	(2,366)	(7,501)
Non-controlling interests	122	(160)	(270)
	(11,149)	(2,526)	(7,771)
Loss per share Basic and diluted			
From continuing operations	(0.95)p	(0.37)p	(1.39)p
From discontinued operations	(1.54)p	-	-
	3	(2.49)p	(0.37)p
		(0.37)p	(1.39)p

CONSOLIDATED BALANCE SHEET

As at 30 September 2012

	Unaudited 30 September 2012 £'000	Unaudited 30 September 2011 £'000	Audited 31 March 2012 £'000
Non-current assets			
Property, plant and equipment	15,259	16,242	15,913
Investments held at fair value through profit or loss	22,186	39,604	36,129
Intangible assets	902	1,016	953
Deferred income tax asset	6	35	6
Other receivables	103	32	109
	38,456	56,929	53,110
Current assets			
Trade and other receivables	1,187	1,040	961
Cash and cash equivalents	21,502	42,604	41,839
	22,689	43,644	42,800
Assets of disposal group classified as held for sale	16,134	-	-
Total assets	77,279	100,573	95,910
Current liabilities			
Trade and other payables	(566)	(419)	(442)
Current income tax liabilities	(6)	(6)	(6)
Borrowings	(862)	(484)	(798)
Provisions	-	-	(362)
Non-current liabilities			
Borrowings	(4,586)	(5,410)	(5,294)
Provisions	-	(7)	-
Liabilities of disposal group classified as held for sale	(8,216)	-	-
Total liabilities	(14,236)	(6,326)	(6,902)
Total net assets	63,043	94,247	89,008
Equity			
Share capital	36,199	44,691	44,691
Share premium	16,268	16,268	16,268
Special reserve	17,311	32,826	32,826
Capital redemption reserve	8,492	-	-
Foreign exchange reserve	(928)	366	(256)
Retained deficit	(16,892)	(1,615)	(6,121)
Capital and reserves attributable to equity shareholders of the company	60,450	92,536	87,408
Non controlling interests (NCI)	2,593	1,711	1,600
Total Equity	63,043	94,247	89,008

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the six months ended 30 September 2012

	Share capital £'000	Share premium £'000	Special reserve £'000	Capital re- demption reserve £'000	Foreign exchange reserve £'000	Retained deficit £'000	Share- holders equity £'000	NCI £'000	Total equity £'000
Six months ended 30/9/12									
– unaudited									
As at 1 April 2012	44,691	16,268	32,826	-	(256)	(6,121)	87,408	1,600	89,008
Loss for the period	-	-	-	-	-	(10,599)	(10,599)	(4)	(10,603)
Other comprehensive income for the period	-	-	-	-	(672)	-	(672)	126	(546)
Total comprehensive income for the period	-	-	-	-	(672)	(10,599)	(11,271)	122	(11,149)
Share based payment	-	-	-	-	-	2	2	-	2
Purchase and cancellation of treasury shares	(8,492)	-	(15,515)	8,492	-	-	(15,515)	-	(15,515)
NCI on dilution of shareholding	-	-	-	-	-	(174)	(174)	174	-
NCI on acquisition of discontinued operations	-	-	-	-	-	-	-	697	697
As at 30 September 2012	36,199	16,268	17,311	8,492	(928)	(16,892)	60,450	2,593	63,043
Six months ended 30/9/11									
– unaudited									
As at 1 April 2011	28,024	3,441	32,826	-	1,291	(185)	65,397	1,870	67,267
Loss for the period	-	-	-	-	-	(1,496)	(1,496)	(29)	(1,525)
Other comprehensive income for the period	-	-	-	-	(925)	54	(871)	(130)	(1,001)
Total comprehensive income for the period	-	-	-	-	(925)	(1,442)	(2,367)	(159)	(2,526)
Share based payment	-	-	-	-	-	12	12	-	12
Shares issued net of costs	16,667	12,827	-	-	-	-	29,494	-	29,494
As at 30 September 2011	44,691	16,268	32,826	-	366	(1,615)	92,536	1,711	94,247
Year ended 31/3/12									
– audited									
As at 1 April 2011	28,024	3,441	32,826	-	1,291	(185)	65,397	1,870	67,267
Loss for the period	-	-	-	-	-	(5,954)	(5,954)	(39)	(5,993)
Other comprehensive income for the period	-	-	-	-	(1,547)	-	(1,547)	(231)	(1,778)
Total comprehensive income for the period	-	-	-	-	(1,547)	(5,954)	(7,501)	(270)	(7,771)
Share based payment	-	-	-	-	-	18	18	-	18
Shares issued net of costs	16,667	12,827	-	-	-	-	29,494	-	29,494
As at 31 March 2012	44,691	16,268	32,826	-	(256)	(6,121)	87,408	1,600	89,008

CONSOLIDATED CASH FLOW STATEMENT

for the six months ended 30 September 2012

	Unaudited Six months ended 30 September 2012 £000	Unaudited Six months ended 30 September 2011 £000	Audited Year ended 31 March 2012 £000
Cash flows from operating activities			
Loss before taxation	(10,603)	(1,525)	(6,022)
Adjustments for:			
Finance income	(130)	(196)	(405)
Dividend income	(15)	(50)	(93)
Realised profits over fair value on disposal of investments	-	-	(134)
Unrealised loss on investments held at fair value	2,811	108	2,883
Loss from discontinued activities	6,553	-	-
Share based payment charge	2	12	18
Foreign exchange differences	59	(171)	(5)
Depreciation	129	145	284
Amortisation	12	12	25
Increase in trade and other receivables	(235)	(48)	(82)
Increase/(decrease) in trade and other payables	125	(211)	(187)
(Decrease)/increase in provisions	(362)	(5)	350
Taxation paid	-	-	(1)
Net cash used in operating activities	(1,654)	(1,929)	(3,369)
Cash flows from investing activities			
Purchase of property, plant and equipment	(216)	(929)	(1,658)
Disposal of property, plant and equipment	-	-	18
Purchase of investments	-	-	(246)
Disposal of investments	-	-	1,080
Purchase of disposal group held for sale	(2,642)	-	-
Interest received	146	172	389
Dividends received	15	78	93
Net cash used in investing activities	(2,697)	(679)	(324)
Cash flows from financing activities			
Proceeds from issue of ordinary shares	-	29,493	29,493
Purchase of treasury shares	(15,514)	-	-
(Repayment of)/proceeds from borrowings	(361)	249	778
Net cash (used in)/generated from financing activities	(15,875)	29,742	30,271
Net (decrease)/increase in cash and cash equivalents	(20,226)	27,134	26,578
Cash and cash equivalents at the beginning of the period	41,839	15,558	15,558
Exchange losses	(111)	(88)	(297)
Cash and cash equivalents at the end of the period	21,502	42,604	41,839

NOTES TO THE INTERIM STATEMENT

for the six months ended 30 September 2012

1. BASIS OF PREPARATION

The interim financial information for the periods ended 30 September 2012 and 30 September 2011 has neither been audited nor reviewed pursuant to guidance issued by the Auditing Practices Board and does not constitute statutory accounts within the meaning of the Companies Act 2006. The statutory accounts for the period ended 31 March 2012, which were prepared in accordance with International Financial Reporting Standards as endorsed by the European Union ("IFRS") and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS, have been delivered to the Registrar of Companies. The auditors' opinion on those accounts was unqualified, did not include any references to any matters to which the auditors drew attention without qualifying their report, and did not contain a statement made under Section 498(2) or Section 498(3) of the Companies Act 2006.

The financial information in this report comprises the Group balance sheets as at 30 September 2012, 31 March 2012 and 30 September 2011 and related statements of comprehensive income, cash flow, changes in equity and related notes for the period then ended ("financial information"). The financial information has been prepared in accordance with the Group's principal accounting policies as set out in the Annual Report for the period ended 31 March 2012. There have been no changes in the existing policies. It has been prepared on the historical cost basis, except for the revaluation of certain investments.

As permitted, the Group has not applied IAS 34 "Interim Reporting" in preparing this interim report.

2. CRITICAL ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's financial statements requires the directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities. Estimates and judgements are continually evaluated and are based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

The directors consider that the following estimates and judgements are likely to have the most significant effect on the amounts recognised in the financial statements.

Accounting for investments

Investments in which the Group has a long-term interest and over whose operating and financial policies it exerts significant influence, but which are held as part of an investment portfolio, the value of which is through their marketable value as part of a basket of investments, are not regarded as joint ventures or associated undertakings. The treatment adopted is in accordance with IAS 39 "Financial Instruments: Recognition and Measurement" and the exemptions applying to venture capital organisations in IAS 28 "Investments in Associates" and IAS 31 "Interests in Joint Ventures".

Value of investments

The Group's investments held at fair value through profit or loss are valued based on the International Private Equity and Venture Capital Guidelines. The valuations are made based on market conditions and information about the investment. These estimates are subjective in nature and involve uncertainties and matters of significant judgement (e.g. interest rates, volatility and estimated cash flows).

Non-current assets held for sale and disposal groups

Non-current assets and disposal groups are classified as held for sale when:

- they are available for immediate sale;
- management is committed to a plan to sell;
- it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn;
- an active programme to locate a buyer has been initiated;
- the asset or disposal group is being marketed at a reasonable price in relation to its fair value; and
- a sale is expected to complete within 12 months from the date of classification.

Non-current assets and disposal groups classified as held for sale are measured at the lower of:

- their carrying amount immediately prior to being classified as held for sale in accordance with the group's accounting policy; and
- fair value less costs to sell.

The determination of fair value for an unlisted investment requires the use of estimates and assumptions.

3. EARNINGS PER SHARE AND NET ASSET VALUE PER SHARE

The calculation of the basic earnings per share is based on the loss for the period attributable to equity shareholders of £10.6m (2011: £1.5m) and the weighted average number of shares in issue during the period of 425,862,314 (2011: 408,655,332). The shares under option were non-dilutive due to the loss for the period. The calculation of net asset value per share is based on the net assets attributable to equity shareholders of £60.5m (30/9/11: £92.5m; 31/3/12: £87.4m) and the number of shares in issue at the period end of 361,994,426 (30/9/11 and 31/3/12: 446,906,698).

4. FORWARD-LOOKING STATEMENTS

This document may contain forward-looking statements with respect to certain of the plans and current goals and expectations relating to the future financial condition, business performance and results of Eredene Capital PLC. By their nature, all forward-looking statements involve risk and uncertainty because they relate to future events and circumstances that are beyond the control of Eredene Capital PLC including, amongst other things, UK, Indian and global economic and business conditions, market related risks such as fluctuations in interest rates, foreign exchange rates, inflation, the impact of competition, delays in implementing proposals, the timing, impact and other uncertainties of future investments, the impact of tax or other legislation and other regulations in the jurisdictions in which Eredene Capital PLC and its affiliates operate. As a result, Eredene Capital PLC's actual future condition, business performance and results may differ materially from the plans, goals and expectations expressed or implied in these forward-looking statements.

COMPANY INFORMATION



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