



Praetorian Property Mutual Fund

Consolidated Statement of Net Assets

	30-Sep-23 Unaudited \$	30-Sep-22 Unaudited \$
Assets		
Investment properties	5,527,046	5,725,038
Rental income receivable	73,785	748,125
Other receivables	296,216	9,458,033
Mutual funds	10,749	11,840
Cash	9,117,193	294,662
Total Assets	15,024,989	16,237,698
Liabilities		
Other payables	865,019	1,675,406
Units - Class B	200	200
Total Liabilities	865,219	1,675,606
Total Net Assets	14,159,770	14,562,092
Fund Value		
Capital	58,000,000	58,000,000
Accumulated deficit	(43,840,230)	(43,437,908)
Fund at end	14,159,770	14,562,092
Net Asset Value Per Unit	0.354	0.364



Praetorian Property Mutual Fund

Consolidated Statement of Changes in Net Assets

<u>Unaudited</u>				
	Capital	Proposed Distribution	Accumulated Surplus	Total
30-Sep-23				
Balance b/f	58,000,000	-	(43,437,908)	14,562,092
Net Investment Loss			(402,322)	(402,322)
Capital repayments	-			-
Balance c/f	58,000,000	-	(43,840,230)	14,159,770
30-Sep-22				
Balance b/f	66,000,000	-	(42,554,964)	23,445,036
Net Investment Loss			(882,944)	(882,944)
Capital repayments	(8,000,000)			(8,000,000)
Balance c/f	58,000,000	-	(43,437,908)	14,562,092



Praetorian Property Mutual Fund

Consolidated Statement of Net Investment Income

	30-Sep-23 Unaudited \$
Income	
Interest Income	178
Rental Income	285,827
Net realised and unrealised exchange gains	(134,944)
Realised Gains from sale of investment properties	-
Market value depreciation/appreciation in financials assets	(1)
Market value depreciation in investment properties	(204,600)
Total Income	(53,540)
Expenses	
Fees, commission and service charges	121,963
Service Charges & Facility Management Fees	187,876
Other administrative expenses	24,272
Total Expenses	334,111
Net Investment Loss Before Taxation	(387,651)
Taxation	(14,671)
Net Investment Loss After Taxation	(402,322)

Praetorian Property Mutual Fund

Consolidated Statement of Cash Flows

	Unaudited 30-Sep-23 \$	Unaudited 30-Sep-22 \$
Operating Activities		
Net Investment Loss before Taxation	(387,651)	(878,618)
Adjustments:		
Interest Income	(178)	(17,473)
Realised Gain from sale of investment properties	-	(674,880)
Unrealised (Gain) / Loss on Exchange on Investments Prop	(6,608)	3,597
Exchange adjustments	165,511	(320,381)
Revaluation gains on financial assets	1	5,168
Unrealised market value depreciation	204,600	-
Cash Flow from Operating Activities Before Working Capital Changes	(24,325)	(1,882,587)
Decrease in receivables	9,836,157	(3,836,875)
Decrease in payables	(810,087)	(4,989,569)
	9,001,745	(10,709,031)
Taxation paid	(14,970)	-
Net Cash Flow From Operating Activities	8,986,775	(10,709,032)
Investing Activities		
Purchase of Investment Securities	(167)	-
Disposal of investment securities	2,837	2,936,942
Sale of investment properties	-	10,123,130
Interest received	178	17,473
Net Cash Flow Used in Investing Activities	2,848	13,077,545
Financing Activities		
Distribution paid	-	(8,000,000)
Net Cash Flow Used in Financing Activities	-	(8,000,000)
Net Increase/ (Decrease) in Cash and Cash Equivalents	8,989,623	(5,631,487)
Cash and Cash Equivalents at Beginning of Year	294,662	5,605,768
Exchange adjustments	(167,092)	320,380
Cash and Cash Equivalents at End of Year	9,117,193	294,662
Represented By:		
Cash at Bank	9,117,193	294,662
	9,117,193	294,662