



Praetorian Property Mutual Fund

Consolidated Statement of Net Assets

	30-Jun-23 Unaudited \$	30-Sep-22 Unaudited \$
Assets		
Investment properties	5,739,798	5,725,038
Rental income receivable	812,315	748,125
Other receivables	296,216	9,458,033
Mutual funds	9,134	11,840
Cash	8,910,890	294,662
Total Assets	15,768,353	16,237,698
Liabilities		
Other payables	1,577,973	1,675,406
Units - Class B	200	200
Total Liabilities	1,578,173	1,675,606
Total Net Assets	14,190,180	14,562,092
Fund Value		
Capital	58,000,000	58,000,000
Accumulated surplus	(43,809,820)	(43,437,908)
Fund at end	14,190,180	14,562,092
Net Asset Value Per Unit	0.355	0.364



Praetorian Property Mutual Fund

Consolidated Statement of Net Investment Income

	30-Jun-23 Unaudited \$	30-Sep-22 Audited \$
Income		
Interest Income	132	17,473
Rental Income	64,191	749,505
Net realised and unrealised exchange gains	(142,576)	(632,374)
Realised Gains from sale of investment properties	-	674,880
Market value (depreciation)/appreciation in financials assets	14,789	(5,168)
Total Income	(63,464)	804,316
Expenses		
Fees, commission and service charges	103,522	765,115
Service Charges & Facility Management Fees	167,242	500,626
Other administrative expenses	23,013	417,193
Total Expenses	293,777	1,682,934
Net Investment Income Before Taxation	(357,241)	(878,618)
Taxation	(14,671)	(4,326)
Net Investment Income After Taxation	(371,912)	(882,944)



Praetorian Property Mutual Fund

Consolidated Statement of Changes in Net Assets

Unaudited

	Capital	Proposed Distribution	Accumulated Surplus	Total
30-Jun-23				
Balance b/f	58,000,000	-	(43,437,908)	14,562,092
Net Investment Income			(371,912)	(371,912)
Capital repayments	-			-
Balance c/f	58,000,000	-	(43,809,820)	14,190,180

Unaudited

	Capital	Proposed Distribution	Accumulated Surplus	Total
30-Sep-22				
Balance b/f	66,000,000	-	(42,554,964)	23,445,036
Net Investment Income			(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 Cash Flows

	Unaudited 30-Jun-23 \$	Unaudited 30-Sep-22 \$
Operating Activities		
Net Investment Income before Taxation	(357,241)	(878,618)
Adjustments:		
Interest Income	(132)	(17,473)
Realised Gain from sale of investment properties	-	(674,880)
Unrealised (Gain) / Loss on exchange on investments properties	(14,760)	3,597
Exchange adjustments	-	(320,381)
Revaluation gains on financial assets	(14,789)	5,168
Cash Flow from Operating Activities Before Working Capital Changes	(386,922)	(1,882,587)
Decrease in Receivables	9,097,627	(3,836,875)
Decrease in Payables	(97,134)	(4,989,569)
	8,613,571	(10,709,031)
Taxation paid	(14,970)	-
Net Cash Flow From Operating Activities	8,598,601	(10,709,032)
Investing Activities		
Purchase of Investment Securities	(132)	-
Disposal of investment securities	17,627	2,936,942
Sale of investment properties	-	10,123,130
Interest received	132	17,473
Net Cash Flow Used in Investing Activities	17,627	13,077,545
Financing Activities		
Capital repayments	-	(8,000,000)
Net Cash Flow Used in Financing Activities	-	(8,000,000)
Net Increase/ (Decrease) in Cash and Cash Equivalents	8,616,228	(5,631,487)
Cash and Cash Equivalents at Beginning of Year	294,662	5,605,768
Exchange adjustments	-	320,380
Cash and Cash Equivalents at End of Year	8,910,890	294,662
Represented By:		
Cash at Bank	8,910,890	294,662
	8,910,890	294,662