

27 March 2014

Tejoori Limited
(“Tejoori” or the “Company”)

Interim results for the six months ended 31 December 2013

Chairman’s Statement

Welcome to the results of Tejoori Limited (“Tejoori” or the “Company”), the Dubai-based Shari’a compliant investment company, for the six month period ending 31 December 2013.

Financial Performance during the Period

As at 31 December 2013, the Company had cash available for investment of USD 4,058,090 (31 December 2012: USD 5,066,829). As at 31 December 2013, USD 4,047,684 of the cash available for investment was placed on short term wakala deposits which carry a profit rate of 5 per cent per annum. During the period under review Tejoori generated income of USD 219,746 from these wakala deposits (six months ended 31 December 2012: USD 55,394) and a net profit of USD 89,175 (six months ended 31 December 2012: net profit of USD 10,164).

Successful Reduction in Company’s Liabilities

As announced on 17 December 2012, Tejoori had successfully entered into settlement agreements to cancel the sale and purchase agreements with regards to its investment in the Lagoons Plots Development in Dubai. At the same time Tejoori also entered into an agreement to acquire 3 replacement plots of land in Dubai Land, namely the Arjan Plots. Under these arrangements, the final consideration payable by the Company was USD 1.92 million over a period of 18 months. The final payment of approximately USD 320,000 was paid by Tejoori in February 2014 and the Group does not hold any further liability towards the acquisition of the Arjan Plots. The title deed for the third Arjan Plot is expected to be granted in the Company’s name shortly.

Future Strategy & Investments

No new investments were made in the period by Tejoori. With regards to the Arjan Plots, the Board is considering various strategic options for the investment which could include the development of the plots with real estate developers in the UAE or selling them undeveloped to a third party. The options are still under review by the Board and we will share the outcome with our shareholders shortly. The Company also retains a 10.1 per cent. equity interest in the BEKON Group, a business focused on the development, construction, marketing and operation of biogas, energy and waste treatment plants.

Outlook

With the reduced cost base, the settlement of the liabilities in relation to the Lagoons Plots and the fully acquired properties in Arjan, the Board remains confident on the prospects for the company moving forward.

Khalid Al Nasser
Chairman of Board

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**Consolidated Statement of Financial Position
as at December 31, 2013**

	Notes	Dec 2013 USD	Restated Dec 2012 USD
Assets			
Cash and bank balances	1	10,405	142,698
Due from related parties		-	48,059
Wakala deposits	2	4,047,684	4,924,131
Trade and other receivables	3	3,741,500	3,335,668
Other assets	4	27,668	-
Available-for-Sale Investment	5	4,840,000	4,040,000
Other investments		-	1,916,478
Advance towards acquisition of investment property	6	-	9,130,353
Investment in properties	7	15,071,760	-
Total assets		27,739,017	23,537,387
LIABILITIES AND EQUITY			
Liabilities			
Due to a shareholder	9	877,200	877,200
Trade and other payables	10	802,524	1,650,444
Due to related parties		-	-
Total Liabilities		1,679,724	2,527,644
Equity			
Share Capital	11	277,089	277,089
Share premium	11.1	41,286,207	41,286,207
Fair value reserve	5	800,000	-
Accumulated losses		(16,304,003)	(20,553,553)
Total equity		26,059,293	21,009,743
Total equity and liabilities		27,739,017	23,537,387

These financial statements were approved for issue by the Board of Directors of the company on 26 March 2014 and signed on its behalf by:

Director

Director

**Consolidated Statement of comprehensive income
as at December 31, 2013**

	Notes	December 2013 USD	December 2012 USD
Return On Wakala deposits	12	219,746	55,394
Total Income		219,746	55,394
Administrative and other operating expenses	13	(130,571)	(45,230)
Profit for the year		89,175	10,164
Total comprehensive income for the year		89,175	10,164
Earning per share-basic		0.0032	0.0004
Earning per share-diluted		0.0032	0.0004

Statement of changes in shareholders' equity

	Share capital	Share premium	Fair Value Reserve	Accumulated losses	Total
	USD	USD	USD	USD	USD
Balances as at July 1, 2012 (restated)	277,089	41,286,207	-	(20,553,554)	21,009,742
Profit for the Period	-	-	-	-	-
Balance as at Dec 31, 2012	<u><u>277,089</u></u>	<u><u>41,286,207</u></u>	<u><u>-</u></u>	<u><u>(20,553,554)</u></u>	<u><u>21,009,742</u></u>
Total Comprehensive Income for the year					
Profit for the Year	-	-	-	4,160,376	4,160,376
Change in fair value of available for sale financial assets	-	-	800,000	-	800,000
Total Comprehensive Income for the year	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>800,000</u></u>	<u><u>4,160,376</u></u>	<u><u>4,960,376</u></u>
Balance as at Jun 30, 2013	<u><u>277,089</u></u>	<u><u>41,286,207</u></u>	<u><u>800,000</u></u>	<u><u>(16,393,178)</u></u>	<u><u>25,970,118</u></u>
Profit for the Year	-	-	-	89,175	89,175
Transfer to Proprietor's current account	-	-	-	-	-
Balance as at Dec 31, 2013	<u><u>277,089</u></u>	<u><u>41,286,207</u></u>	<u><u>800,000</u></u>	<u><u>(16,304,003)</u></u>	<u><u>26,059,293</u></u>

Statement of cash flows

	<u>2013</u>	<u>2012</u>
	USD	USD
Cash flows from operating activities		
Net profit for the year	89,175	10,164
Operating cash flows before changes in assets and liabilities and payment of employees' end of service benefits	89,175	10,164
Investment in Wakala Deposits	(876,447)	(2,373,621)
Trade and other receivables	(442,948)	3,334,988
Trade and other payables	(171,008)	-
Due to related parties	392,489	-
Advance towards acquisition of investment property	-	-
Investment in properties	-	-
<i>Cash generated from operations</i>		971,531
Employees' end-of-services benefits paid	-	-
<i>Net cash from operating activities</i>	<u>(1,008,739)</u>	<u>971,531</u>
<i>Net increase / (decrease) in cash and cash equivalents</i>	(1,008,739)	971,531
Cash and cash equivalents, beginning of the year	<u>5,066,829</u>	<u>4,095,298</u>
Cash and cash equivalents, end of the year	<u>4,058,090</u>	<u>5,066,829</u>
Represented by:		
Cash at bank	10,405	142,698
Investment in Wakala Deposits	4,047,684	4,924,131
Wakala Deposits Invested for more than three months	-	-
	<u>4,058,089</u>	<u>5,066,829</u>

Notes to the Financial Statements for the Six Months ended 31 December 2013

1 Cash and bank balances

2013 Dec

2012 Dec

	USD	USD
Cash at bank	10,405	142,698
Cash in hand	0	0
	<u>10,405</u>	<u>142,698</u>

2 Wakala Deposits

	2013 Dec USD	2012 Dec USD
Corporate Deposit	2,017,343	
Wakala Deposit	2,030,341	4,924,131
	<u>4,047,684</u>	<u>4,924,131</u>

Cash at bank and investment in Wakala deposits are placed with reputable corporates based in the United Arab Emirates. The Wakala deposits carried a profit rate of 5%.

3 Trade and other receivables

	2013 Dec USD	2012 Dec USD
Advances and deposits	0	680
Advance to Martin Hage	0	1,685,592
Other receivables	3,741,500	3,334,988
	<u>3,741,500</u>	<u>5,021,260</u>
Impairment of advance to Martin Hage	0	(1,685,592)
	<u>3,741,500</u>	<u>3,335,668</u>

The Group had invested a total of Euro 1.5 million (USD 1.7 million) in a joint venture with Martin Hage for the development of an innovative Safety system for motor vehicles designed to

significantly improve vehicular safety standards. The advance is considered to be irrecoverable and had been written off.

4 Other Assets

	2013 Dec USD	2012 Dec USD
Prepayment	27,668	0
	<u>27,668</u>	<u>0</u>
	<u><u>27,668</u></u>	<u><u>0</u></u>

5 Available-for-sale investment

	2013 Dec USD	Restated 2012 Dec USD
Opening balance	4,040,000	8,019,715
Impairment Charges	-	(3,979,715)
Fair value gain during the year	800,000	-
Balance as on 31 Dec	<u><u>4,840,000</u></u>	<u><u>4,040,000</u></u>

The available-for-sale investment represents 10.1% (31 December 2012 : 12.67%) investment in Bekon Holding AG.

6 Advance towards acquisition of investment property

	2013 Dec USD	2012 Dec USD
Advances against plots of lands	9,130,353	22,763,295
Additional Cost	1,409,925	0
Provision for Impairment	0	(13,632,942)
Transfer to investment properties	(10,540,278)	0

	<u>0</u>	<u>9,130,353</u>
	2013 Dec USD	2012 Dec USD
As 1 st July 2013	13,632,942	13,632,942
Release of Impairment provision	(13,632,942)	0
During the year		
At 31 st Dec 2013	<u>0</u>	<u>13,632,942</u>

During the year ended 30 June 2007, the Group made advance payments towards acquisition of three plots of land in the Lagoon project in Dubai, United Arab Emirates. On 26 October 2008, the Group entered into a contract to sell its interest in one of its plots, Lagoons plot 3, for USD 12.6 million.

A settlement agreement, effective 9 December 2012, was signed between Lagoons LLC and the Group. The original plot sale and purchase agreement was terminated and, in exchange, the amount paid by the Group for the plots of land in Lagoons was applied against the purchase of new plots in the Arjan project in Dubai, United Arab Emirates.

As at 31 December 2013 the Group has a payable of USD 0.7 million against one plot in the Arjan project, which is held for the beneficial interest of a third party as security against a receivable of USD 3.7 million.

The Group has made full payment and holds title deeds for two plots in the Arjan project. In accordance with the Group's accounting policies the advance payments towards acquisition of investment property has been reclassified as investment property.

7 Investment in property

During the year ended 30 June 2013 an amount of USD 10.5 million was transferred from 'Advances towards acquisition of investment property' to 'Investment property'. The investment property pertains to two plots of land in the Arjan project, Dubai, United Arab Emirates.

The fair value of the investment property is USD 15.1 million.

	2013 Dec USD	2012 Dec USD
Balance at 1 st July 2013	-	-

Transfer from advance towards acquisition of investment property	10,540,278	-
Fair value gain	4,531,482	-
	<u>15,071,670</u>	<u>-</u>

8 Property and equipment

	Furniture and fixtures	Office equipment	Computers	Total
	USD	USD	USD	USD
Cost				
As at 30 Jun 2012 and 30 Jun 2013	10,788	17,008	25,864	53,660
As at Jun 30 2013	10,788	17,008	25,864	53,660
Depreciation				
At 1 Jul 2011	10,107	17,008	25,864	52,979
Charge for the year	681	-	-	681
As at Jun 30, 2013	10,788	17,008	25,864	53,660
Charge for the year	-	-	-	-
As at Dec 31, 2013	10,788	17,008	25,864	53,660
Carrying value as at Dec 31, 2013	-	-	-	-
Carrying value as at Dec 31, 2012	-	-	-	-

9 Due to a shareholder

	2013 Dec USD	2012 Dec USD
Opening balance	877,200	877,200
Repayments during the year	-	-
	<u>877,200</u>	<u>877,200</u>

In accordance with the company's placement document, the shareholding of individual investors cannot exceed eight percent of the issued and fully paid share capital. This balance represents funds received from a shareholder in excess of the eight percent limit and is refundable to the investors unless the company is able to secure additional capital from the other shareholders.

10 Trade and other payables

2013 Dec USD	2012 Dec USD
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Trade payables	32,654	30,396
Audit fee payable	17,000	-
Other payables	752,870	1,609,884
	<u>802,524</u>	<u>1,640,280</u>

11 Share capital

The authorised share capital of the Company comprises 1 billion shares of USD 0.01 each (2012: 1 billion shares of USD 0.01 each).

The issued and fully paid share capital of the Company comprises 27,708,864 shares of USD 0.01 each (2012: 27,708,864 shares of USD 0.01 each).

11.1 Share premium

Share premium represents amounts received from shareholders in excess of the nominal value of the shares allotted to them.

12 Revenue

	2013 Dec USD	2012 Dec USD
Return on Islamic Investments	219,746	55,394
	<u>291,746</u>	<u>55,394</u>

13 Administrative and other operating expenses

	2013 Dec USD	2012 Dec USD
Legal and professional fees	46,099	19,659
Administration fees	18,488	15,097
Directors' remuneration and fees (Note 15)	57,143	10,000
Others	8,841	474
	<u>130,571</u>	<u>45,230</u>

14 Earnings per share

The basic earnings per share is calculated by dividing the net profit/loss attributable to shareholders by the weighted average number of ordinary shares in issue during the year.

	Six Months ended 31 Dec 2013	Six Months ended 31 Dec 2012
Basic		
Profit for the year in USD	89,175	10,164
Weighted average number of shares in issue	27,708,864	27,708,864
Basic earnings per share in USD	<u>0.0032</u>	<u>0.0004</u>

15 Related party transactions and balances

Related parties comprise key management, businesses controlled by shareholders and directors as well as businesses over which they exercise significant influence. During the year, the company entered into significant transactions with related parties in the ordinary course of business. In addition to the disclosure in note 1, following are the other transactions and balances arising from these transactions:

	2013 Dec USD	2012 Dec USD
Transactions		
Key management remuneration	0	0
Directors' fees and other remuneration (Note 13)	57,143	10,000
Balances		
Due from related parties		
Due from Injaz Capital Investments LLC	-	48,058
	<u>-</u>	<u>48,058</u>
Due to related parties		
Due to a shareholder (Note 9)	877,200	877,200
Key management remuneration	372,505	0
Due to Injaz Capital Investments LLC	48,280	0
Directors' fees and other remuneration	0	0
	<u>877,200</u>	<u>877,200</u>

Related party balances are profit fee and payable/receivable on demand.

16 Legal status and principal activities

Tejoori Limited (“the Company”) and its subsidiaries (together, “the Group”) are self-managed investment companies.

The Company is incorporated and domiciled in the British Virgin Islands and its registered address is PO Box 173, Kingston Chambers, Road Town, Tortola, British Virgin Islands. The Company’s operations are managed from the United Arab Emirates (UAE).

The principal activity of the Group is investment in Shari’a compliant ventures worldwide.

The Company has the following subsidiaries and special purpose vehicles.

Entity	Ownership %		Country of incorporation
	2013	2012	
Tejoori Emirates LLC	100	100	United Arab Emirates
Tejoori Environnemental M.E Limited	100	100	British Virgin Islands
Lagoons Plot 1 Limited	100	100	British Virgin Islands
Lagoons Plot 2 Limited	100	100	British Virgin Islands
Lagoons Plot 3 Limited	100	100	British Virgin Islands

Tejoori Emirates LLC is a Limited Liability Company incorporated in the Emirate of Dubai, United Arab Emirates (“UAE”) on 15 August 2006 under Federal Law No 8 of 1984 (as amended) applicable to commercial companies. Its registered address is P.O Box 75008, Dubai, United Arab Emirates. Tejoori Emirates LLC has been nominated to hold title over investment property.

Lagoons Plot 1 Limited, Lagoons Plot 2 Limited and Lagoons Plot 3 Limited are companies registered in British Virgin Islands, incorporated on 6 June 2006. These special purpose vehicles were established for the purpose of acquiring plots of land in the Lagoon project in Dubai, UAE. During the year ended 30 June 2013, the purchase agreement for the Lagoon plots was cancelled and the advanced payments against these plots transferred against the purchase price of three plots of land in the Arjan project in Dubai, United Arab Emirates

Tejoori Environmental M.E. Limited, Lagoons Plot 1 Limited, Lagoons Plot 2 Limited and Lagoons Plot 3 Limited are under dissolution.