

Blackrock International Land plc interim results - markets remain difficult

Blackrock International Land plc has released its interim results for the six months to 30 June 2009.

Key Points:

- As a result of the economic downturn, the property markets in which Blackrock International Land plc (“Blackrock”) operates remain difficult and have not functioned actively or normally during the first six months of 2009. The few transactions that have taken place have been at prices that do not appear to reflect fair value. In the absence of reliable market evidence, the board has not commissioned independent valuations of the group’s portfolio for the interim financial statements.
- The company has no plans to realise any assets in the current market conditions.
- In such circumstances, the board is unable to arrive at a better estimate of the fair value of the group’s property assets at the interim stage than that which was reported at 31 December 2008, adjusted only for known and measurable changes, including movements in exchange rates.
- Summary of movements in net assets:

	6 months to 30 June 2009 €m	6 months to 30 June 2008 €m
Net rental income	6.9	7.0
Finance costs	(4.0)	(5.3)
Administration costs	(2.1)	(2.6)
Fair value adjustments:		
Wholly/majority owned property	-	0.4
Equity accounted investees	(2.6)	(6.3)
Translation effect of foreign exchange (net)	(1.8)	(3.6)
Income tax	<u>(0.1)</u>	<u>(1.4)</u>
Movement in net assets	<u>(3.7)</u>	<u>(11.8)</u>

- Net assets per share at 30 June 2009 were €0.2507 compared to €0.2571 at 31 December 2008.
- By way of information, based on movements in the Investment Property Data (IPD) indices during the period, net assets per share would be of the order of €0.186. However, the directors believe that, in the absence of a market that is functioning actively or normally, these indices are not helpful in determining the fair value of the group’s portfolio at 30 June 2009.
- The company is continuing to discuss its loan facilities with its lenders with a view to securing satisfactory arrangements for the future.

Commenting on the results, Blackrock International Land plc chairman, Carl McCann, said:

While international credit markets are showing many signs of improvement, the Irish economy awaits the impact of the significant amount of new capital that will flow from the ECB following the implementation of the proposed Nama structure. This new capital should positively affect the direction of the economy, increase employment and lift demand for property. The economic stimulus measures that have been introduced in Europe and the US should also have a positive impact on the commercial property sector in due course. In the meantime, the group's priorities continue to be to maximise income and reduce costs in anticipation of the opportunities that will arise when conditions improve."

**Blackrock International Land plc
3 September 2009**

**For further information, please contact:
Debbie O'Brien, WHPR, Tel: +353 1 669 0030**

Blackrock International Land plc

Interim results to 30 June 2009

Developments during the first six months of 2009

As stated at the Annual General Meeting in June, the general economic downturn, particularly the resultant restriction on the availability of capital for investment in property, is severely impacting on the markets in which Blackrock operates and this has constrained the scope and timing of the group's plans to develop its business over the medium term. Very limited investment activity has been undertaken and management has concentrated on maintaining and increasing rental income, reducing costs and adding value wherever possible:

- Overall, the group continues to benefit from a robust rental income stream. 76% of the group's property portfolio is income producing. No defaults have arisen among lessees during the year to date and there are no significant lease expiries until 2011.
- The group's joint venture with Lagan Developments Limited has completed the first phase of development of Navan Retail Park. The anchor tenant is currently carrying out its store fit-out and will open for trading in late autumn. A number of other tenants are already trading in the park or will commence before the year end.
- Earlier this year, the group's 105 acre land holding at Broxburn, west of Edinburgh, was rezoned as part of the local core development area for mixed use, primarily residential. A planning application for a first phase of development will be submitted before the year-end.
- A planning application will also be presented to Bexley Council later this year for a phased residential re-development of the group's 15 acre land holding at Erith in Thames Gateway, London. In the meantime, part of this property continues to be let to a major UK retailer.
- In the Netherlands, following successful new lettings at Amersfoort, the Dutch portfolio is performing well, with an 8% increase in income having been achieved on an annualised basis.
- In Belgium, there has also been good progress on lettings and our warehouse / office portfolio at Zaventem, beside Brussels airport, is now more than 90% let, up from 84% at the start of the year.
- In relation to the group's 255 acre land holding in north Dublin, owned partly in a joint venture with Total Produce plc, proposals have recently been submitted to Fingal Council seeking its re-designation. The submission is currently being considered by the relevant authorities.

- In Dublin, consequent on the present downturn in the commercial property sector, Dublin City Council and the Markets Regeneration Consortium, in which Blackrock has a 50% stake, have ended formal discussions on the proposed redevelopment of the markets area in central Dublin. Regeneration of this strategically important part of the city, in which Blackrock already directly holds other assets key to its successful development, remains an attractive longer-term prospect and the Consortium will continue to maintain dialogue with the Council on the matter.
- In Scotland, again as a result of the economic downturn, the demand for residential property has declined significantly. Following the receivership of Applecross Properties Limited, the companies that were planning the development of Queen Margaret Drive in Glasgow and Jewel and Esk College near Edinburgh, projects promoted and managed by Applecross, have been placed in administration. Full provision was made against Blackrock's investments in these ventures at 31 December 2008 and no further financial consequences have arisen as a result.
- Group administration costs in the first half of the year have been reduced by €0.5m compared to the same period in 2008 and further savings are targeted for the second half of the year.

Property valuation

In accordance with IAS 40 *Investment Property*, Blackrock has adopted the fair value basis of accounting for its investment property. IAS 40 encourages, but does not require, that fair value be determined on the basis of a valuation by an independent valuer. However, it is ultimately for the board to determine the fair value of investment property at any reporting date.

IAS 40 defines 'fair value' as the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction, and states that the best evidence of fair value is provided by current prices in an active market for property similar to the property being valued. As a consequence of the current economic downturn and, in particular, the resultant unavailability of credit for property transactions, the markets in the locations and sectors in which the company operates are functioning neither actively nor normally at the present time. No significant volume of property transactions is taking place and those that have occurred recently in the segments of the market that might be considered relevant to the group have reflected values at which Blackrock would not consider selling.

The group's properties were acquired and are being held for their medium to long term investment or development returns. The board does not envisage undertaking any significant transactions in the current economic environment and, in particular, has no intention of realising any of its assets in the market conditions that prevail at present. In these circumstances, the board has not commissioned independent valuations of its investment property assets for the purposes of the interim financial statements. In the absence of reliable and relevant market evidence, the board is unable to arrive at a better estimate of the fair value of the group's property assets at the interim stage than that which was reported at last year end and, accordingly, has determined to carry those properties in the interim financial statements at the same values as they were recorded at 31 December 2008, adjusted only for known and measurable changes in circumstances, including movements in exchange rates.

Analysis of movement in total property assets

Below is a geographical analysis of the movement in total property assets, including equity accounted investees, during the first half of 2009:

	Ireland	UK	Continental Europe	Total
	€m	€m	€m	€m
Value at 1 January 2009	177.4	75.9	87.0	340.3
Investments	0.8	0.5	0.3	1.6
Fair value adjustments	(0.8)	(0.5)	(1.3)	(2.6)
Translation of sterling denominated properties	<u>-</u>	<u>9.0</u>	<u>-</u>	<u>9.0</u>
Value at June 2009	<u>177.4</u>	<u>84.9</u>	<u>86.0</u>	<u>348.3</u>

Investments during the period relate to capital expenditures undertaken on individual properties and the group's share of interest payments made on behalf of equity accounted investees. Fair value adjustments during the period relate to other known and measurable changes in circumstances other than exchange rate movements.

Impact of foreign exchange on movement in net assets

The increase in value of the group's UK property assets arising from the translation impact of foreign exchange was €9.0m. This was offset by a net €10.6m loss on translation of sterling loans, cash and other balances. The net impact of foreign exchange on the group's net assets for the period was a loss of €1.8m, analysed as follows:

Increase in value of investment properties	€ m 9.0
Net loss on translation of bank loans and finance assets	(10.6)
Movement in other assets/liabilities and trading translation (net)	<u>(0.2)</u>
Net impact on net assets	<u>(1.8)</u>

Finance

Based on its current cash position and projected cash flows, the group anticipates that it will have sufficient funds to meet its ongoing commitments. At the same time, cognisant of the prevailing economic conditions and uncertainties, the company is continuing its discussions with its lenders with a view to consolidating and strengthening its financial position to meet its future requirements.

Financial Performance

Net rental income

Gross rental income was €8.6m (2008: €9.2m) and property outgoings were €1.7m (2008: €2.2m), resulting in a net rental income for the period of €6.9m (2008: €7.0m).

Net property valuation

The basis of accounting for the group's net property in the interim financial statements is discussed above.

The net property valuation gain of €9.0m (2008: loss of (€7.9m)) comprised valuation gains of nil (2008: €0.4m) plus exchange gain of €9.0m (2008: (€8.3m)) on sterling assets.

Administration expenses

Administration expenses for the period were €2.1m (2008: €2.6m). The group is targeting further savings in the second half of the year.

Share of result of equity accounted investees

The group's share of losses in its equity accounted investees in the period was €2.6m (2008: €6.3m).

Net finance income/(expense)

Net finance income/(expense) for the period was (€14.7m) (2008: gain €1.8m) comprising a loss on sterling denominated borrowings of (€10.6m) (2008: gain €7.1m), interest on borrowings in the period of (€4.2m) (2008: €6.0m) and interest earned on cash balances during the period €0.1m (2008: €0.6m).

Taxation

The tax charge for the half year of €0.1m (2008: €1.4m) comprised deferred tax of nil (2008: €1.2m) relating to revaluation uplifts during the period and income tax of €0.1m (2008: €0.2m).

Earnings per share

Basic and diluted loss per share for the period was €0.64 cent (2008: €1.60 cent).

Shareholders' funds and net asset value per share

Shareholders' funds at 30 June 2009 amounted to €146.2m resulting in basic and diluted net asset values per share of €25.07 cent (June 2008: €37.46 cent).

Net bank borrowings

Bank borrowings, net of cash and cash equivalents, amounted to €185.2m at 30 June 2009, compared to €190.5m at 30 June 2008.

Conclusion

The property sector continues to be constrained by the effects of the general economic conditions. The supply of credit remains tight and market confidence has yet to re-emerge. In these circumstances, management focus remains directed toward maintaining and enhancing rental income and reducing the cost base in anticipation of the opportunities that will arise when market conditions improve.

3 September 2009

For further information, please contact:

Debbie O'Brien, Wilson Hartnell PR - Tel: +353 1 669 0030

Blackrock International Land plc

Consolidated interim income statement for the period ended 30 June 2009

		6 months to 30 June 2009 (Unaudited)	6 months to 30 June 2008 (Unaudited)	12 months to 31 Dec 2008 (Audited)
	Notes	€'000	€'000	€'000
Gross rental and related income		8,600	9,198	17,867
Property outgoings		<u>(1,689)</u>	<u>(2,192)</u>	<u>(4,121)</u>
Net rental and related income		6,911	7,006	13,746
Net property valuation movement		<u>8,950</u>	<u>(7,932)</u>	<u>(64,665)</u>
Net property and related income/ (expense)		15,861	(926)	(50,919)
Administrative expenses		<u>(2,132)</u>	<u>(2,583)</u>	<u>(5,000)</u>
Result from operating activities		13,729	(3,509)	(55,919)
Share of result of equity accounted investees		(2,628)	(6,264)	(37,724)
Net finance income/(expense)	3	<u>(14,668)</u>	<u>1,810</u>	<u>14,787</u>
Result before tax		(3,567)	(7,963)	(78,856)
Income tax expense	4	<u>(50)</u>	<u>(1,352)</u>	<u>4,085</u>
Result for the period		<u>(3,617)</u>	<u>(9,315)</u>	<u>(74,771)</u>
Attributable to:				
Shareholders of the company		(3,734)	(9,355)	(74,856)
Minority interest		<u>117</u>	<u>40</u>	<u>85</u>
Result for the period		<u>(3,617)</u>	<u>(9,315)</u>	<u>(74,771)</u>
Basic result per share (euro cent)		<u>(0.64)</u>	<u>(1.60)</u>	<u>(12.83)</u>
Diluted result per share (euro cent)		<u>(0.64)</u>	<u>(1.60)</u>	<u>(12.83)</u>

Blackrock International Land plc

Consolidated interim statement of comprehensive income for the period ended 30 June 2009

	6 months to 30 June 2009 (Unaudited)	6 months to 30 June 2008 (Unaudited)	12 months to 31 Dec 2008 (Audited)
<i>Notes</i>	€'000	€'000	€'000
Result for the period	(3,617)	(9,315)	(74,771)
Other comprehensive income			
Foreign currency translation on foreign operations	<u>6</u>	<u>(2,421)</u>	<u>(5,496)</u>
Total comprehensive income for the period	<u>(3,611)</u>	<u>(11,736)</u>	<u>(80,267)</u>
Attributable to:			
Shareholders of the company	(3,728)	(11,776)	(80,352)
Minority interest	<u>117</u>	<u>40</u>	<u>85</u>
Total comprehensive income for the period	<u>(3,611)</u>	<u>(11,736)</u>	<u>(80,267)</u>

Blackrock International Land plc

Consolidated interim statement of changes in equity for the period ended 30 June 2009

30 June 2009

Attributable to equity holders of the parent

	Share capital	Share premium	Retained earnings	Currency Translation Reserve	Total	Minority Interest	Total equity
	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Balance as at 1 January 2009	5,833	201,085	(49,590)	(7,386)	149,942	226	150,168
Total comprehensive income for the period	-	-	(3,734)	6	(3,728)	117	(3,611)
Balance at 30 June 2009	<u>5,833</u>	<u>201,085</u>	<u>(53,324)</u>	<u>(7,380)</u>	<u>146,214</u>	<u>343</u>	<u>146,557</u>

30 June 2008

Attributable to equity holders of the parent

	Share capital	Share premium	Retained earnings	Currency Translation Reserve	Total	Minority Interest	Total equity
	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Balance as at 1 January 2008	5,833	201,085	25,266	(1,890)	230,294	141	230,435
Total comprehensive income for the period	-	-	(9,355)	(2,421)	(11,776)	40	(11,736)
Balance at 30 June 2008	<u>5,833</u>	<u>201,085</u>	<u>15,911</u>	<u>(4,311)</u>	<u>218,518</u>	<u>181</u>	<u>218,699</u>

31 December 2008

Attributable to equity holders of the parent

	Share capital	Share premium	Retained earnings	Currency Translation Reserve	Total	Minority Interest	Total equity
	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Balance at 31 December 2007	5,833	201,085	25,266	(1,890)	230,294	141	230,435
Total comprehensive income for the year	-	-	(74,856)	(5,496)	(80,352)	85	(80,267)
Balance at 31 December 2008	<u>5,833</u>	<u>201,085</u>	<u>(49,590)</u>	<u>(7,386)</u>	<u>149,942</u>	<u>226</u>	<u>150,168</u>

Blackrock International Land plc

Consolidated interim balance sheet

at 30 June 2009

	<i>Notes</i>	30 June 2009 (Unaudited) €'000	30 June 2008 (Unaudited) €'000	31 Dec 2008 (Audited) €'000
Assets				
Non-current assets				
Property, plant and equipment		86	124	103
Investment property	5	324,578	372,406	315,336
Investments in equity accounted investees	6	23,675	57,833	24,939
Deferred tax assets		<u>3,856</u>	<u>3,468</u>	<u>3,856</u>
Total non-current assets		<u>352,195</u>	<u>433,831</u>	<u>344,234</u>
Current assets				
Trade and other receivables		4,328	7,582	5,030
Cash and cash equivalents		<u>5,450</u>	<u>8,350</u>	<u>6,986</u>
Total current assets		<u>9,778</u>	<u>15,932</u>	<u>12,016</u>
Total assets		<u>361,973</u>	<u>449,763</u>	<u>356,250</u>
Equity				
Issued share capital		5,833	5,833	5,833
Share premium		201,085	201,085	201,085
Other reserves		<u>(60,704)</u>	<u>11,600</u>	<u>(56,976)</u>
Total equity attributable to:				
Shareholders of the company		146,214	218,518	149,942
Minority interest		<u>343</u>	<u>181</u>	<u>226</u>
Total equity		<u>146,557</u>	<u>218,699</u>	<u>150,168</u>
Liabilities				
Non-current liabilities				
Deferred tax liabilities		17,379	22,369	17,379
Loans and borrowings	7	<u>188,955</u>	<u>197,318</u>	<u>179,354</u>
Total non-current liabilities		<u>206,334</u>	<u>219,687</u>	<u>196,733</u>
Current liabilities				
Trade and other payables		7,354	9,756	7,763
Employee benefits		38	126	91
Loans and borrowings	7	<u>1,690</u>	<u>1,495</u>	<u>1,495</u>
Total current liabilities		<u>9,082</u>	<u>11,377</u>	<u>9,349</u>
Total liabilities		<u>215,416</u>	<u>231,064</u>	<u>206,082</u>
Total liabilities and equity		<u>361,973</u>	<u>449,763</u>	<u>356,250</u>
Net asset value per share (euro cent):		<u>25.07</u>	<u>37.46</u>	<u>25.71</u>

Blackrock International Land plc
Consolidated interim statement of cash flows
for the period ended 30 June 2009

	6 months to 30 June 2009 (Unaudited) €'000	6 months to 30 June 2008 (Unaudited) €'000	12 months to 31 Dec 2008 (Audited) €'000
Result before tax	(3,567)	(7,963)	(78,856)
Adjustments for:			
Net property valuation movement	(8,950)	7,932	64,665
Depreciation	18	18	36
Finance income	(155)	(633)	(1,341)
Finance expense	4,195	5,956	11,763
Share of result of equity accounted investees	2,628	6,264	37,724
Exchange difference on non-property assets	<u>10,629</u>	<u>(7,133)</u>	<u>(25,209)</u>
Operating result before changes in working capital	4,798	4,441	8,782
(Increase)/decrease in trade and other receivables	702	(2,403)	(2,595)
Decrease in trade and other payables	<u>(631)</u>	<u>(966)</u>	<u>(50)</u>
Cash generated from operations	4,869	1,072	6,137
Interest paid	(4,195)	(5,991)	(12,145)
Income tax paid	<u>(53)</u>	<u>(863)</u>	<u>(831)</u>
Net cash inflow/(outflow) from operating activities	<u>621</u>	<u>(5,782)</u>	<u>(6,839)</u>
Cash flows from investing activities			
Loan to equity accounted investees	-	-	(877)
Proceeds from disposal of investment property	-	5,992	6,359
Improvements to investment property	(293)	-	-
Interest received	155	633	1,341
Net cash outflow on acquisition of equity accounted investees	-	(7,681)	(3,678)
Net cash outflow from additional investment in equity accounted investees	<u>(1,358)</u>	<u>-</u>	<u>(4,769)</u>
Net cash outflow from investing activities	<u>(1,496)</u>	<u>(1,056)</u>	<u>(1,624)</u>
Cash flows from financing activities			
Repayment of borrowings	(763)	(590)	(1,615)
Proceeds from the drawdown of borrowings	<u>15</u>	<u>6,313</u>	<u>7,124</u>
Net cash (outflow) / inflow from financing activities	<u>(748)</u>	<u>5,723</u>	<u>5,509</u>
Net (decrease) in cash and cash equivalents	(1,623)	(1,115)	(2,954)
Cash and cash equivalents at beginning of period	6,986	9,714	9,714
Foreign exchange loss on cash and cash equivalents	<u>87</u>	<u>(249)</u>	<u>226</u>
Cash and cash equivalents at 30 June 2009	<u>5,450</u>	<u>8,350</u>	<u>6,986</u>

Blackrock International Land plc

Notes to the condensed consolidated interim financial statements

1. General information and basis of preparation

General Information

The condensed consolidated interim financial statements of the company for the six month period ended 30 June 2009 are unaudited. The financial statements presented herein do not amount to statutory financial statements that are required by Section 7 of the Companies (Amendment) Act, 1986 to be annexed to the annual return of the company. The statutory financial statements for the financial year ended 31 December 2008 were annexed to the annual return and filed with the Registrar of Companies. The audit report on those statutory financial statements was unqualified. It did, however, contain an emphasis of matter made in relation to the basis of preparation of the financial statements.

Basis of preparation

The condensed consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standards, as adopted by the EU (EU IFRSs).

The financial information contained in the condensed consolidated interim financial statements has been prepared in accordance with the accounting policies set out in the last annual report with the exception of the policies pertaining to IAS 1 (*Presentation of Financial Statements*) and IFRS 8 (*Operating Segments*).

Presentation of financial statements

The group has applied revised IAS 1 *Presentation of Financial Statements (2007)*, which became effective as of 1 January 2009. As a result, the group has presented a consolidated income statement and a statement of comprehensive income as two separate statements and has also presented a statement of changes in equity. This presentation has been applied in these condensed interim financial statements as of and for the six months period ended on 30 June 2009.

Comparative information has been re-presented so that it also is in conformity with the revised standard. The adoption of this revised standard impacts presentation aspects but there is no impact on earnings per share.

IFRS8 Operating Segments

This new standard was applicable to the group from 1 January 2009. It requires segmented information to be presented based on the data that the chief operating decision maker receives and uses to make key decisions. As the group monitors its financial information based principally on geographic metrics, which meets the definition of segments within IFRS 8, no significant adjustment to the group's segmental reporting has been required. The group has also chosen to present certain operating segment results as supplementary information as these are also reviewed by the chief operating decision maker. Comparative information has accordingly not been re-presented as there was no impact on reported results or earnings per share.

New Accounting Standards

The following are new accounting standards that will be effective for the financial year ending 31 December 2009 - these have had no impact on the financial position of the group or earnings per share.

Blackrock International Land plc

Notes to the condensed consolidated interim financial statements (*continued*)

1. General information and basis of preparation (*continued*)

- Revised IAS 23 *Borrowing Costs* – The group is already applying the provisions of IAS23(e).
- IFRS 3 (Revised) *Business Combinations* – None in the period.

There were a number of other standards and interpretations issued in the period. However, none are expected to have an impact on the group in the near term.

The financial information is presented in euro, rounded to the nearest thousand.

The condensed consolidated interim financial statements were authorised for issue on 2 September 2009.

Blackrock International Land plc

Notes to the condensed consolidated interim financial statements *(continued)*

2. Segment reporting

	Ireland	UK	Continental Europe	Unallocated	Consolidated
	€'000	€'000	€'000	€'000	€'000
For the period ended 30 June 2009					
Gross rental and related income	2,764	2,293	3,543	-	8,600
Results from operating activities	2,807	10,615	2,439	(2,132)	13,729
Share of result of equity accounted investees	(795)	(532)	(1,301)	-	(2,628)
Investment property	156,648	84,908	83,022	-	324,578
Investment in equity accounted investees	20,767	(129)	3,037	-	23,675
For the period ended 30 June 2008					
Gross rental and related income	3,013	2,814	3,371	-	9,198
Results from operating activities	5,269	(8,192)	1,997	(2,583)	(3,509)
Share of result on equity accounted investees	3,193	(9,183)	(274)	-	(6,264)
Investment property	185,250	101,471	85,685	-	372,406
Investment in equity accounted investees	31,936	20,486	5,411	-	57,833
For the year ended 31 December 2008					
Gross rental and related income	5,953	5,281	6,633	-	17,867
Results from operating activities	(21,092)	(31,300)	1,473	(5,000)	(55,919)
Share of result of equity accounted investees	(10,030)	(26,357)	(1,337)	-	(37,724)
Investment property	156,630	75,958	82,748	-	315,336
Investment in equity accounted investees	20,718	(117)	4,338	-	24,939

Analysis of property assets

The group manages its business principally on the basis of geographical segments. Supplementary information based on the following categorisations has also been provided as this is also used by the chief operating decision maker:

- Investment properties are properties which are held either to earn rental income or for capital appreciation or for both.
- Development properties are properties which do not generate a current investment return but are held with a view to re-designation and/or development for an alternative use.

Blackrock International Land plc

Notes to the condensed consolidated interim financial statements *(continued)*

2. Segment reporting *(continued)*

Analysis of property assets (continued)

	Investment properties €'000	Development properties €'000	Consolidated €'000
At 30 June 2009			
Investment property	262,618	61,960	324,578
Investment in equity accounted investees	3,037	20,638	23,675
At 30 June 2008			
Investment property	302,172	70,234	372,406
Investment in equity accounted investees	5,411	52,422	57,883
At 31 December 2008			
Investment property	257,253	58,083	315,336
Investment in equity accounted investees	<u>4,338</u>	<u>20,601</u>	<u>24,939</u>

3. Net finance income/(expense)

	Period to 30 June 2009 €'000	Period to 30 June 2008 €'000	Year ended 31 Dec 2008 €'000
Interest payable on borrowings	(4,195)	(5,956)	(11,763)
Interest receivable on bank deposits	35	243	443
Interest receivable on loans to equity accounted investees	120	390	898
Foreign currency translation movement on borrowings	(10,715)	7,382	24,983
Foreign currency translation movement on cash and cash equivalents	<u>87</u>	<u>(249)</u>	<u>226</u>
Net finance income / (expense)	<u>(14,668)</u>	<u>1,810</u>	<u>14,787</u>

Blackrock International Land plc

Notes to the condensed consolidated interim financial statements *(continued)*

4. Tax

Current tax

Current tax expense for the interim period is the expected tax payable on the taxable income for the period, calculated at the estimated average annual effective income tax rate applied to the pre-tax income of the interim period.

	Period to 30 June 2009 €'000	Period to 30 June 2008 €'000	Year to 31 December 2008 €'000
Current tax	50	160	100
Deferred tax	<u>-</u>	<u>1,192</u>	<u>(4,185)</u>
Total tax	<u>50</u>	<u>1,352</u>	<u>(4,085)</u>

5. Investment property

	Period to 30 June 2009 €'000	Period to 30 June 2008 €'000	Year to 31 December 2008 €'000
Balance at the beginning of the period	315,336	380,740	380,740
Additions in the period	292	-	-
Disposal of property in the period	-	(402)	(739)
Fair value movement	-	407	(39,316)
Foreign currency movement	<u>8,950</u>	<u>(8,339)</u>	<u>(25,349)</u>
Balance at end of period	<u>324,578</u>	<u>372,406</u>	<u>315,336</u>

6. Investment in equity accounted investees

The following is a summary of the group's share of the assets and liabilities of its equity accounted investees:

	Period to 30 June 2009 €'000	Period to 30 June 2008 €'000	Year to 31 December 2008 €'000
<i>Share of equity accounted investees</i>			
Share of gross assets	111,355	154,569	108,199
Share of gross liabilities	<u>(87,680)</u>	<u>(96,736)</u>	<u>(83,260)</u>
Net investment	<u>23,675</u>	<u>57,833</u>	<u>24,939</u>

Blackrock International Land plc

Notes to the condensed consolidated interim financial statements (*continued*)

7. Loans and borrowings

	Period to 30 June 2009 €'000	Period to 30 June 2008 €'000	Year to 31 December 2008 €'000
Non-current liabilities			
Bank loans – euro	88,532	99,101	89,474
Bank loans – GBP	100,028	97,822	89,485
Other payables	395	395	395
	<u>188,955</u>	<u>197,318</u>	<u>179,354</u>
Current liabilities			
Bank overdraft	165	-	150
Bank loans	1,525	1,495	1,345
	<u>1,690</u>	<u>1,495</u>	<u>1,495</u>

Principal movements in loans and borrowings are dealt with in the cash flow statement.

Terms and debt repayment schedule

- (a) Bank loans of €130,763,000 are guaranteed by certain nominated subsidiaries and subject to covenants relating to asset cover.

These loans, denominated in both pounds sterling and euro, are repayable in full five years from the date of drawdown. The loans outstanding at 30 June 2009 are due to mature at various dates from 5 June 2011 to 12 June 2013. Interest is payable at the relevant interbank market rate plus a margin.

- (b) A secured bank loan drawn down by a subsidiary of €11,340,000 is secured by certain investment properties in Belgium. The loan is denominated in euro, and is repayable in quarterly capital repayments over the next three years. Interest is payable at a 3 months Euribor rate plus margin.
- (c) Secured bank loans drawn down by a subsidiary of €47,983,000 are secured by certain investment properties in the Netherlands and by a guarantee from the company.

The loans are denominated in euro and repayable in quarterly capital repayments over the next three years. The remaining capital is due in January 2011. Interest is payable at fixed interest rates between 5.4% and 5.5%.

Blackrock International Land plc

Notes to the condensed consolidated interim financial statements (*continued*)

8. Earnings per share

Basic result per share

The calculation of basic result per share for the period ended 30 June 2009 was based on the result attributable to ordinary shareholders in the period and the weighted average number of equity shares outstanding during the period.

	Period to 30 June 2009 €'000	Period to 30 June 2008 €'000	Year to 31 December 2008 €'000
Result attributable to equity shareholders	(3,734)	(9,355)	(74,856)
	2009 <i>In thousands of shares</i>	2008 <i>In thousands of shares</i>	2008 <i>In thousands of shares</i>
Weighted average number of ordinary shares outstanding during the period	583,265	583,265	583,265
Basic result earnings per share (euro cent)	<u>(0.64)</u>	<u>(1.60)</u>	<u>(12.83)</u>

Diluted earnings per share

The calculation of diluted earnings per share for the period ended 30 June 2009 was based on the result attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding during the period ended 30 June 2009 as calculated for basic earnings per share above as there were no potentially dilutive instruments in issue.

9. Net asset value per share

The calculation of net asset value per share for the period ended 30 June 2009 was based upon the total equity attributable to the shareholders of the company at 30 June 2009 and the number of ordinary shares outstanding at 30 June 2009 as follows:

	Period to 30 June 2009 €'000	Period to 30 June 2008 €'000	Year to 31 December 2008 €'000
Total equity attributable to shareholders of the company	<u>146,214</u>	<u>218,518</u>	<u>149,942</u>
	2009 <i>In thousands of shares</i>	2008 <i>In thousands of shares</i>	2008 <i>In thousands of shares</i>
Total number of ordinary shares outstanding at period end	583,265	583,265	583,265
Net asset value per share (euro cent)	<u>25.07</u>	<u>37.46</u>	<u>25.71</u>

Blackrock International Land plc

Notes to the condensed consolidated interim financial statements (*continued*)

10. Related Party transactions

There have been no new material related party transactions during the period.

11. Contingencies and guarantees

- (a) The company has provided a guarantee of €4.4m in respect of the bank borrowings of the joint venture companies involved in developing property in Navan, Ireland. In the context of securing additional facilities to complete this project, the company has provided an additional €1m guarantee since the period end.
- (b) The company has provided a guarantee of €0.9m in respect of interest arising on the €13.5m bank borrowings of Tilder Holdings Limited, the joint venture company which owns lands in north county Dublin.
- (c) The company has provided a guarantee of €1.5 million in respect of the bank borrowings of Blackrock International Land Vida BV in relation to the financing of a building in Amsterdam.
- (d) South East Edinburgh Development Company, a 50:50 joint venture, acquired approximately 300 acres of agricultural land south of Edinburgh during 2007. The company has guaranteed its 50% share of any additional consideration payable to the vendor, calculated as 50% of the open market value net of all costs of the land, when planning consents have been received. The company has provided a joint and several guarantee for bank borrowings of SEEDCo.
- (e) The company has provided a guarantee of €0.1m in respect of interest arising on the borrowings of Silverfields LLP.