

INTERIM REPORT

1ST JUNE 2014—30TH SEPTEMBER 2014

The Esplanade

Western Esplanade, Southend On Sea, Essex, SSI IEE



The Esplanade

The Beach

The Sea

London, 31st October 2014

MANAGING DIRECTOR'S STATEMENT

Since 1st June 2014 we have agreed to sell the Freehold in Kilburn to the Residents Association who stepped in after we accepted an offer from an external company to purchase the Freehold for £600,000.



CG Pettersson

The restaurant at 663 Commercial Road has been sold to the same investor that bought the Freehold.

A few years ago we sold the long lease at 657, 659, 661 let to Tesco. In total, we have received from the sales £7,097,500, which can be compared to the forecasted £6.6M Spring 2007 prior to purchase.

All bank loans and specific private loans used for the development at Commercial Road have been repaid.

We have purchased a freehold in Southend on Sea, where our planning application will be a mix of commercial and residential. We believe that towns with direct access to London will increase in price more than London itself.

House prices will rise by 30% in five years, Rightmove says

UK's biggest property website believes market is not slowing down but predicts largest growth will be outside of London

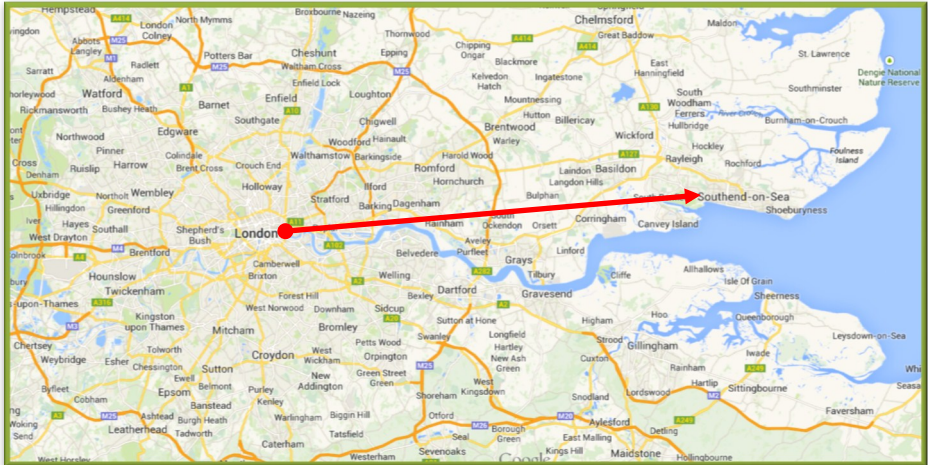
Patrick Collinson
The Guardian, Friday 10 October 2014

Due to increased postage costs we have made the format of this report smaller than usual which we hope you all like. The report in the standard A4 size is available to download from www.redabproperties.com We would appreciate your feedback on the new format.

53 Shareholders have asked to be sent their report by email.

NEW PURCHASES

16th September 2014 Redab Commercial Ltd purchased The Esplanade at Southend on Sea. The property is let until Autumn 2015, which will create an income of £20,000 per annum.



Southend on Sea is approximately 42 miles (67KM) from London. With direct trains into London Fenchurch Street Station every 10-15 minutes, this journey takes around 50 minutes. Southend on Sea has a population of 176,000.

Redab have appointed architect Ben Stagg of Stagg Architects Ltd to assist with the planning application and Structural Engineer Mike Furness of Furness Partnership Ltd for the structural design. The basement is difficult with a risk of flooding (from the sea) and also as there is clay on the rocks in the slope between the higher level and the sea.

The first sketches were discussed the week commencing 6th October 2014.

Our target is to issue the planning application before the end of December 2014.

MARKET INFORMATION

WANTED: 30 MORE SHARDS

BOOMING London needs extra office space equivalent to more than 30 Shards to keep pace with the needs of its fast-growing tech, finance and professional services industries, a new report claims today.

A chronic shortage of modern offices in and around the City means that within five years London will have less vacant space than any other major business centre in the world apart from Tokyo, with just 4.4%.

The warning from agent Knight Frank comes despite the construction of a number of eye-catching new blocks including the Walkie Talkie, the Cheesegrater and the Shard itself.

Knight Frank's Global Cities report says 28 million sq ft more office space will be needed by 2020 as the capital's population grows to a forecast 10 million. However, in the past decade only 15 million sq ft has been built.

Much of the new demand is coming from London's exploding tech sector clustering on the northern and eastern fringes of the Square Mile – known as its "creative halo".

James Roberts, head of commercial research at Knight Frank, said: "In 2008, just 15 companies made up London's cluster of tech companies but this numbers around 1300 firms now. This is just one example of London as a constantly evolving and expanding city."

Jonathan Prynn

28m sq ft

Extra office space needed by 2020

15m sq ft

Office space built in past decade

16%

Predicted rent rise over next five years

4.4%

Predicted vacancy rate in five years

Source: Knight Frank

Evening Standard, 24th September 2014

MARKET INFORMATION

Stamp duty rockets by £1.5bn in a year

By Louise Eccles
Business Correspondent

STAMP duty receipts have rocketed £1.5 billion in just one year as the Treasury cashed in on soaring house prices.

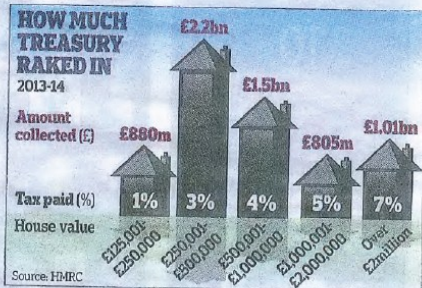
Homebuyers paid £6.4 billion in the levy in the last tax year, up almost a third from £4.9 billion in 2012-13.

Critics have accused the Government of being 'addicted' to revenue from stamp duty, which is paid on house purchases over £125,000.

Ministers have failed to update bands for the fee, which range from 1 per cent for homes costing up to £250,000 to 7 per cent for those of £2 million-plus.

This means thousands more first-time buyers have been dragged into the net as house prices have risen by double figures across many regions.

Official figures show an extra £700 million was raked in for 2013-14 compared with the previous year from buyers of homes under £500,000. The amount paid



in stamp duty is now almost at the level last seen at the height of the property boom in 2007.

Paula Higgins, chief executive of the HomeOwners' Alliance, said: "It is an astonishing rise which will anger homeowners."

"Stamp duty used to be a tax on wealthier homeowners but it is now trapping first-time buyers."

She said the 'sneaky tax' was one of the biggest barriers to getting on the property ladder.

Lucian Cook, a director at Savills estate agents, said falling to update the bands for stamp duty raises barriers to home ownership in London and the South East as well as making it more difficult to move up the

ladder across wider swathes of the country in the longer term.

He added higher rates for costlier homes give the Treasury a windfall of receipts that further blurs the lines between stamp duty being a tool to control the housing market and being a revenue raiser.

The Office for National Statistics puts the average UK house price at £272,000 after taking figures from all lenders. This puts swathes of middle-class families in the 3 per cent bracket, facing stamp duty of at least £7,500.

The average London home now costs £514,000, meaning a stamp duty levy of 4 per cent and a bill of at least £20,000.

More than £1 billion was collected from sales on homes worth more than £2 million in 2013-14, up 26 per cent on the previous year.

Mr Cook said this vast sum cast doubt over the need for Labour's proposed mansion tax. A Treasury spokesman said all taxes were kept under review but the priority was still ousting the deficit.

"Stamp duty raises several billion pounds each year, which helps pay for essential services," she added.

The Daily Mail, 1st October 2014

London office market builds towards a record

Russell Lynch

A NUMBER of mega-deals including Amazon's move to a vast new Shore-ditch headquarters has put London's office leasing market on course for its best year since the dawn of the millennium, research showed today.

The online giant's decision to take 430,000 square foot of space at developer Brookfield's Principal Place scheme is the biggest deal of 2014 - taking the space let so far this year to nine million square feet across the West End, the City and

the Docklands, according to agents Cushman & Wakefield.

With further major deals in the pipeline before the end of the year - including the Financial Conduct Authority's and Transport for London's move to Stratford, the capital is on course to exceed the 12.6 million square feet let in 2007, giving London its best year for commercial office leasing since the dotcom boom in 2000.

Amazon's deal takes the total space let in the latest quarter to 3.2 million square feet - the sixth successive quarter of above

The war for talent remains a key driver, particularly for media and technology'

average take-up. Andy Tyler, C&W's head of West End office agency, said: "It is clear... that activity is being driven not only by churn but by a significant number of companies expanding their London operations."

"The war for talent remains a key driver, particularly for the media and technology sector, and we will continue to see companies move into central London from further afield to address this issue."

The cost of renting - particularly in the City - is also expected to rise as the demand for space picks up.

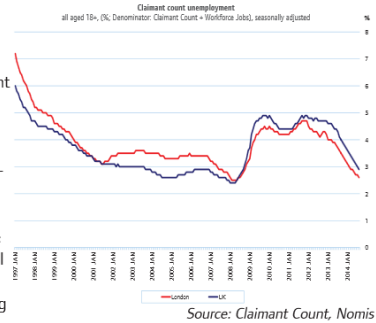
Evening Standard, 26th September 2014

MARKET INFORMATION

Claimant count unemployment

- The claimant count unemployment rate in London fell to 2.6% in August 2014 from 2.7% in July 2014.
- There were 141,900 seasonally adjusted unemployment claimants in London in August 2014, compared to an upwardly-revised 145,500 in July 2014. There were 966,500 seasonally adjusted unemployment claimants in the UK in August 2014, compared to a downwardly-revised 1,003,700 in July 2014.
- From July 2014, the denominator used for calculation of claimant count rates has been changed to be in line with those used within published regional and national labour market releases. The denominator previously used for this indicator was residence based, on working age mid-year population estimates.

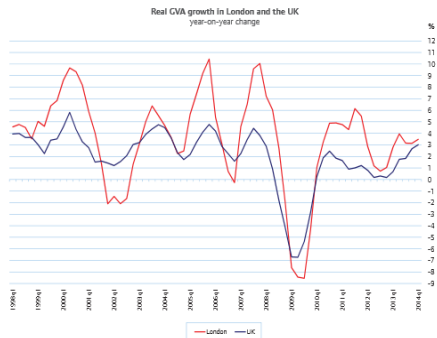
Latest release: September 2014
Next release: October 2014



Annual output growth increases in London in Q1 2014

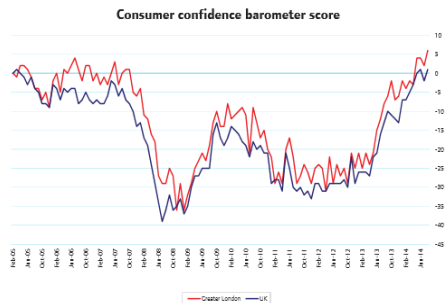
- London's annual growth in output increased to 3.5% in Q1 2014 from 3.1% in Q4 2013.
- Annual output growth in the UK increased to 3.0% in Q1 2014 from 2.7% in Q4 2013.
- In Q1 2014, London's annual output growth was higher than in the UK as a whole.

Latest release: September 2014
Next release: December 2014



Consumer confidence improves in London and the UK

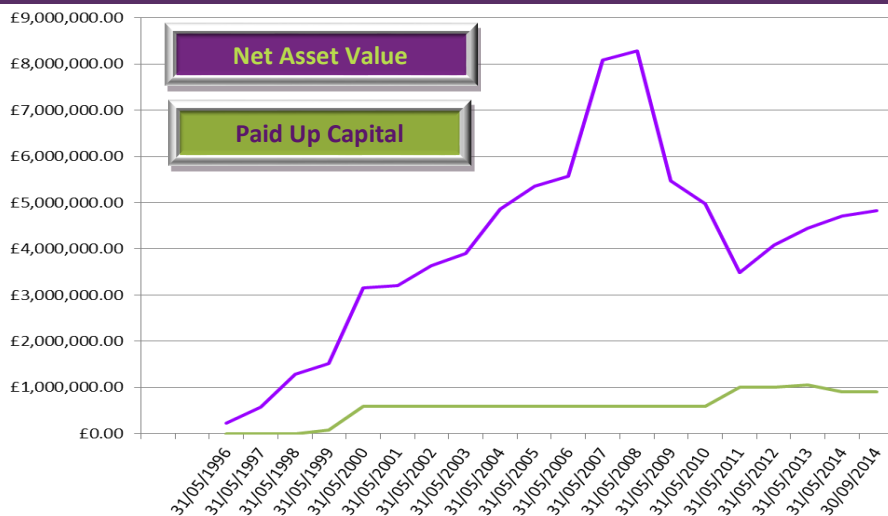
- The GfK index of consumer confidence reflects people's views on their financial position and the general economic situation over the past year and their expectations for the next 12 months (including whether now is a good time to make major purchases). A score below zero signifies negative views of the economy.
- For Greater London the consumer confidence score increased to 6 in August 2014, compared to 2 in July 2014.
- For the UK the consumer confidence score rose to 1 in August 2014 from -2 in July 2014.



GLA Economics September 2014

DEVELOPMENT OF NET ASSET VALUE PER SHARE

30TH SEPTEMBER 2014



Net Asset Value (NAV) 30th September 2014

Value per share	31st May 2012	31st May 2013	31st May 2014	30th Sept 2014
Net Asset Value	£4,087,926	£4,442,123	£4,715,853	£4,834,177
Per share: 9,018,201	45.30 pence			
Per share: 9,217,215		48.2 pence		
Per share: 8,830,743			53.4 pence	54.7 pence
Subject to all 153,514 @ 12.5p options are converted to shares (8,984,257) NAV		47.68 pence	52.7 pence	54 pence

SHARE TRADING

Trading of shares in Redab Properties Plc

You sell at 87.5% of NAV

Redab Properties Plc holds a stock of up to 100,000 shares

Buy

Buy

OPTION 1

UNITS (shares and loan)

Payment for One Unit = £1,450

2,000 shares at 87.5% of NAV (£953)

£497 loan with 6.5% interest,
due date 31 December 2017

OPTION 2

SHARES ONLY

92.5% of NAV

If you wish to buy or sell your shares please contact us directly.

Telephone: +44 (0)20 7730 0213

Email: info@redab.com

This offer is valid to 31st January 2015

THE DEVELOPMENT OF SHARE CAPITAL

30TH SEPTEMBER 2014 (POUND STERLING)

Year	Changes The Company is formed	Shares issued	Increase in Share Capital	Total No's of Shares	Total Issued Share Capital
1997	Bonus Issue 1:2	50,000	50,000	150,000	150,000
1998	Bonus Issue 3:2	225,000	225,000	375,000	375,000
1998	Bonus Issue 1:3	125,000	125,000	500,000	500,000
1998	Bonus Issue 1:2	250,000	250,000	750,000	750,000
1999	Bonus Issue – lieu of interest	6,674	6,674	756,674	756,674
1999	Bonus Issue 2:5	302,669	302,669	1,059,343	1,059,343
1999	Bonus Issue 1:3	353,114	353,114	1,412,457	1,412,457
1999	Bonus Issue – lieu of interest	15,251	15,251	1,427,708	2,011,435
1999	New Issue – loan conversion	72,205	72,205	1,499,913	1,499,913
2000	New Issue	511,522	511,522	2,011,435	1,622,564
2000	Bonus Issue 4:9	893,971	893,971	2,905,406	2,905,406
2000	Bonus Issue – lieu of interest	41,776	41,776	2,947,182	2,947,182
2001	Bonus Issue 1:3	982,394	982,394	3,929,576	3,929,576
2001	Bonus Issue – lieu of interest	63,296	63,296	3,992,872	3,992,872
2002	Repurchase shares	- 75,850	- 75,850	3,917,022	3,917,022
2002	Bonus Issue – lieu of interest	34,874	34,874	3,951,896	3,951,896
2002	New Issue	6,639	6,639	3,958,535	3,958,535
2004	Bonus Issue – lieu of interest	51,540	51,540	4,010,075	4,010,075
2004	Repurchase shares	- 322	- 322	4,009,753	4,009,753
2004	Bonus Issue 1:6	668,345	668,345	4,678,098	4,678,098
2005	Bonus Issue – lieu of interest	54,567	54,567	4,732,665	4,732,665
2005	New Issue – loan conversion	96,894	96,894	4,829,559	4,829,559
2006	Bonus Issue – lieu of interest	59,063	59,063	4,888,622	4,888,622
2007	Bonus Issue – lieu of interest	49,497	49,479	4,938,119	4,938,119
2007	Bonus Issue 1:4	2,777,591	2,777,591	7,715,710	7,715,710
2007	Repurchase shares	- 10,140	- 10,140	7,705,570	7,705,570
2008	Bonus Issue – lieu of interest	60,523	60,523	7,766,093	7,766,093
2008	Net repurchase shares	- 138,068	- 138,068	7,628,025	7,628,025
2011	Mark down in nominal value from £1 to 30 pence per share				2,288,407
2011	New Issue	1,381,268	414,381	9,009,293	2,702,788
2012	New Issue	177,874	53,361	9,187,167	2,756,150
2013	New Issue	30,048	9,015	9,217,215	2,765,165
2013	Repurchase	- 152,935	- 45,081	9,064,280	2,719,284
2014	Repurchase	- 233,537	- 70,061	8,830,743	2,649,223

PROFIT & LOSS ACCOUNT AND BALANCE SHEET

30TH SEPTEMBER 2014 (POUND STERLING)

CONSOLIDATED PROFIT AND LOSS	31/05 2012	31/05 2013	31/05 2014	30/09 2014
Costs	- 1,842,698	- 920,539	- 5,332,812	- 5,947,321
Income	2,239,707	793,828	6,333,016	6,017,479
P/(L) before finance	397,009	- 126,711	1,000,204	70,158
Finance	- 261,844	- 169,834	- 625,600	- 63,467
P/(L) before taxation	135,165	- 296,545	374,604	6,691
Tax	0	0	0	0
<i>P/(L) after taxation</i>	135,165	- 296,545	374,604	6,691
CONSOLIDATED BALANCE SHEET	31/05 2012	31/05 2013	31/05 2014	30/09 2014
Properties with Plant and Machinery	6,401,110	10,291,740	7,768,742	3,168,816
Debtors	263,993	302,839	1,683,701	701,281
Bank	1,113,843	207,875	76,397	2,628,522
<i>Total Assets</i>	7,778,946	10,802,454	9,528,840	6,498,619
Creditors	316,329	1,209,156	548,792	426,246
Taxation	0	0	0	0
Loan from Shareholders	1,728,753	1,746,205	1,814,539,	1,238,196
Loan from partners	373,119	373,119	0	0
Debentures – profit share loan	167,819	1,453,576	0	0
Private loan		330,000	150,000	0
Loan from banks	1,105,000	1,248,275	2,299,656	0
Share capital	2,705,460	2,765,165	2,649,223	2,649,223
Reserves	1,382,466	1,676,958	2,066,630	2,184,954
Potential tax on hidden Capital Gain	0	0	0	0
Minority Shareholders' interests in subsidiaries	0	0	0	0
<i>Total Liabilities, Capital and Reserves</i>	7,778,946	10,802,454	9,528,840	6,498,619

THIS IS REDAB PROPERTIES PLC

Track record

Redab Properties Plc was incorporated on the 27th October 1993, and began trading on the 14th February 1994.

Redab Properties Plc team have great experience in development and property management in London since 1983. The latest projects, completed in June 2013 is 657 Commercial Road and five 3 bedroom apartments in Kilburn early 2014.

Redab Properties Plc has purchased and developed with good profits, a number of properties in London. Our latest purchase is The Esplanade, Southend on Sea.

Redab Properties Plc has converted assets to cash to enable new purchases and developments.

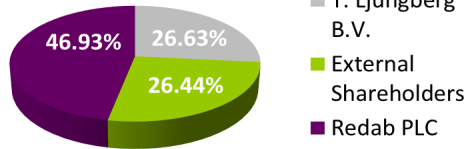
Redab Properties Plc needs funds to continue to selectively purchase properties for active management and development.

Redab Properties Plc are well placed to handle future profits because of losses in 2011 that are available to offset against capital gain tax.

Redab Properties Plc are offering a new investment possibility of a unit (shares and subordinated loan) where the loan is paid to 6.5%. Please take a look at our website www.redabproperties.com.

To become a shareholder in Redab Properties Plc please contact the Managing Director for further information.

Ownership 30th September 2014



Number of shareholders: **309**

Redab Properties Plc, 83 Lower Sloane Street, London SW1W 8DA, England

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