



Press Release

11 December 2014

Ace Liberty and Stone plc

("Ace " or "the Company")

Interim Results

Ace Liberty and Stone Plc (ISDX: ASLP), the specialist real estate company, capitalising on commercial property investment opportunities across the UK, today announces its interim results for the period ended 31 October 2014.

Highlights

- Profit before tax for the period up 148% to £281,791 (2013: £113,624)
- Total assets have increased to £15,674,719 (2013: £14,334,917)*
- Total equity attributable to owners of the parent now amounts to £9,814,175 (2013: £5,584,646)*
- Complete investment of funds raised in past two years
- Fawcett House in Sunderland purchased December 2014
- King House, Luton purchased November 2014
- Barnsley residential portfolio purchased October 2014
- Portfolio valued at £18.6m generating an annual rental income in excess of £1.6m

*The comparative figures at 31 October 2013 have been re-stated as a result of Ace's subsequent adoption of IFRS10 in the financial results for the year ended 30 April 2014.

– Ends –

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Notes to Editors

Ace Liberty & Stone Plc is a London-based property investment company with a diverse portfolio of properties located across the UK, currently including Sheffield, Leeds, Doncaster and Stoke. The Company locates commercial properties which have the potential for an increase in value through creative asset management activity, such as change of tenancy, change of use or new lease negotiation. Ace has maintained a track record of generating strong profits at disposal of properties and achieving better-than average returns on capital. With strong support from shareholders and mortgage lenders, the Company is currently seeking further investment opportunities in the UK to create value for existing and new investors.

The London property market has seen considerable recovery since the 2008 financial crisis. However, in some UK regions price increases have started with the smaller properties, and are spreading towards larger properties.

Ace is run by a board with extensive property experience, an excellent network of contacts and relevant professional qualifications. This sector expertise has allowed the Board to identify opportunities and act promptly to secure investments.

For more information on the Company please visit: <http://acelibertyandstone.com/>

Chairman's statement

I am pleased to present the company's interim results for the half year ended 31 October 2014. Turnover during the six month period amounted to £404,494 (2013: £524,334) and the profit before tax for the period was £281,791 (2013: £113,624). Total assets have increased to £15,674,719 and total equity attributable to owners of the parent now amounts to £9,814,175. The comparative figures at 31 October 2013 have been re-stated as a result of Ace's subsequent adoption of IFRS10 in the financial results for the year ended 30 April 2014, which resulted in the consolidation of Radcliff Property Limited, previously reported as an investment.

The recent acquisition of Fawcett House in Sunderland announced on 9 December represents a landmark for Ace, completing the investment of the funds raised in the past two years. During the 6 months to 31 October 2014, the Group completed the purchase of the Barnsley residential portfolio and on 7 November 2014 the purchase of King House in Luton.

Ace now has a portfolio valued at £18.6m generating an annual rental income in excess of £1.6m.

The Directors can also point to the successful raising of £6.8m of new equity finance since 30 April 2012, all of which is now invested. New funds have been the engine for the Group's growth and Ace owes much to the invaluable support of LiBank (Levant Investment Bank) s.a.l. over that period.

The Board believes that the UK property market continues to offer good opportunities for investors – in the UK and from overseas – to benefit from an organisation of Ace's calibre, which has strong commercial contacts and the ability to move quickly to take advantage of promising situations.

Ace expects to continue to attract new investment which will permit expansion of the portfolio in addition to the further developments planned for the properties already owned.

Ace's ability to raise funds is supported by its listing on the ISDX market which provides a cost-effective, transparent trading platform in which our investors have confidence.

Keith Pankhurst

Chairman

11 December 2014

**Unaudited group statement of comprehensive income
for the six months ended 31 October 2014**

	Six months ended 31 October 2014 (Unaudited)	Six months ended 31 October 2013(Unaudit ed) (re-stated)	Year ended 30 April 2014 (Audited)
	£	£	£
Turnover	404,494	524,334	1,097,052
Gain on disposal of investment property	-	-	72,793
Administrative expenses	(386,479)	(499,145)	(1,019,360)
Fair value adjustment	350,000	179,000	807,133
Finance costs	(111,943)	(99,900)	(200,065)
Other income	25,719	9,335	29,218
Credit to equity for share-based payments	-	-	(267,980)
Profit for the period	281,791	113,624	518,791
Taxation	(59,200)	(49,951)	(110,575)
Profit from continuing operations	222,591	63,673	408,216
Owners of parent	276,141	(287,868)	398,842
Non-controlling interest	(53,550)	224,195	9,374
Earnings per share			
Basic	0.06	(1.37)	0.12
Diluted	0.06	(1.37)	0.12

**Unaudited group statement of financial position
at 31 October 2014**

	At 31 October 2014 (Unaudited) £	At 31 October 2013 (Unaudited) (restated) £	At 30 April 2014 (Audited) £
Assets			
Non-current assets			
Investment properties	<u>11,883,742</u>	<u>10,900,000</u>	<u>10,032,267</u>
	11,883,742	10,900,000	10,032,267
Current assets			
Trade and other receivables	<u>666,365</u>	<u>1,485,995</u>	<u>440,257</u>
Cash and cash equivalents	<u>3,124,612</u>	<u>1,948,922</u>	<u>3,122,330</u>
	3,790,977	3,434,917	3,562,587
Total assets	<u>15,674,719</u>	<u>14,334,917</u>	<u>13,594,854</u>
Equity and liabilities			
Current Liabilities			
Trade and other payables	<u>527,492</u>	<u>915,092</u>	<u>724,758</u>
Borrowings	<u>275,468</u>	<u>80,340</u>	<u>174,943</u>
	802,960	995,432	899,701
Non-current liabilities			
Borrowings	<u>3,344,216</u>	<u>5,102,212</u>	<u>2,743,104</u>
Other payables	<u>918,491</u>	<u>1,666,667</u>	<u>918,717</u>
Deferred tax	<u>141,012</u>	<u>-</u>	<u>81,812</u>
	4,403,719	6,768,879	3,743,633
Equity			
Issued capital and reserves			
Share capital	<u>4,680,295</u>	<u>3,296,354</u>	<u>4,205,619</u>
Share premium reserve	<u>4,409,767</u>	<u>2,395,314</u>	<u>3,590,514</u>
Share option reserve	<u>267,980</u>	<u>-</u>	<u>267,980</u>
Treasury shares	<u>-</u>	<u>(480,000)</u>	<u>-</u>
Retained earnings	<u>456,133</u>	<u>372,978</u>	<u>179,992</u>
Total equity attributable to owners of the parent	9,814,175	5,584,646	8,244,105
Non-controlling interests	<u>653,865</u>	<u>985,960</u>	<u>707,415</u>
	10,468,040	6,570,606	8,951,520
Total equity and liabilities	<u>15,674,719</u>	<u>14,334,917</u>	<u>13,594,854</u>

**Unaudited Group cash flow statement
for the six months ended 31 October 2014**

	Six months ended 31 October 2014 (Unaudited) £	Six months ended 31 October 2013 (Unaudited) (re-stated) £	Year ended 30 April 2014 (Audited) £
Profit for the period	281,791	113,624	518,791
Cash flow from operating activities			
Adjustments for:			
Investment income	(25,719)	(9,335)	(29,218)
Gain on disposal of investment property	-	-	(72,793)
Credit to equity for share-based payments	-	-	267,980
Fair value adjustment	(350,000)	(179,000)	(807,133)
Increase in receivables	(226,108)	(754,138)	(291,600)
(Decrease)/increase in payables	(197,492)	(409,639)	(1,347,923)
Net cash (used)/generated by operating activities	(517,528)	(1,238,488)	(1,761,896)
Cash flows from investing activities			
Interest received	25,719	9,335	29,218
Purchase of investment properties	(1,501,475)	(1,026,443)	(3,961,267)
Part refund of investment property purchase	-	-	7,133
Sale of investment properties	-	-	4,072,793
Net cash generated by investing activities	(1,475,756)	(1,017,108)	147,877
Cash flows from financing activities			
Share issue, net of issue costs	1,293,929	1,367,228	3,471,692
Proceeds of sale of treasury shares	-	20,000	335,250
Net movement in short term loans	-	-	376,622
Net movement in long term loans	701,637	423,597	(1,840,908)
Net cash generated by financing activities	1,995,566	1,810,825	2,342,656
Net increase in cash and cash equivalents	2,282	(444,771)	728,637
Cash and cash equivalents at the beginning of the period	3,122,330	2,393,693	2,393,693
Cash and cash equivalents at the end of the period	3,124,612	1,948,922	3,122,330

The interim financial information set out herein does not constitute full financial statements within the meaning of Section 240 of the Companies Act 1985. The unaudited Group results have been prepared under the historical cost convention, in accordance with the Companies Act 1985 and applicable accounting standards in the United Kingdom.

The interim report has been prepared using accounting policies consistent with those set out in the Company's Annual Report and Accounts for the period to 30 April 2014. Those financial statements were

prepared on a going concern basis.

The interim report for the six months to 31 October 2014 was approved by the Board on 11 December 2014.

The Directors of Ace Liberty & Stone Plc accept responsibility for this announcement.