The effective interest rate on the portfolio is 3.53%, and the Company's LTV at half year was 48% with a strategy to gradually reduce this.

In line with our strategy, the Company reinvested the DFS Disposal proceeds into five diversified industrial assets at a total cost of GBP 318 million to 31 August 2019. The Company aims to maintain a maximum of 25% exposure to the UK retail sector whilst realising a positive internal rate of return of approximately 9% over the period of this investment.

The Company's valuation policy is to value assets annually at the year-end unless there are circumstances or factors that clearly indicate that an interim valuation should be carried out. The board of directors of Atlantic Leaf (the "Company") approved the valuation of the assets owned by the Company at 31 August 2019. The valuation of assets has been carried out using an internationally recognised methodology by an independent licensed valuer.

The industrial and logistics sectors of the UK property market have remained stable since our last external valuations as at 28 February 2019. Several rent reviews across the portfolio have recently been concluded or will soon be effective. Whilst these rent reviews will not have a significant impact on the results for the half year ended 31 August 2019, they will increase the level of rental income anticipated for the remainder of the calendar year 2019.

The debt against this asset is cross collateralised across several properties and is structured to withstand short-term valuation differences. The Company has a substantial track record of successful property management and is confident that the underlying business of this asset has a competitive and stable market position.

Cook had paid rent up to 28 September 2019 and will continue to pay rent while it remains in occupation during the liquidation process. The board of directors of the Company have approved a liquidation payment of GBP 2.4 million to fund the liquidation costs associated with this property. Subsequent Events is a description of major events affecting the results of operations and financial position after the financial year ended 31 August 2019.

The board of directors of the Company intend to provide a dividend of 4.5 pence per share, subject to approval by shareholders on 5 December 2019. The dividend will be paid on 28 December 2019, ex-dividend date 24 December 2019. The board of directors of the Company intends to maintain a dividend level of approximately 50% of the current year's earnings.

The board of directors of the Company has confidence that Atlantic Leaf, with its strategy and diversified asset base, is well placed to continue to deliver strong earnings growth, and the board of directors of the Company intends to maintain a dividend level of approximately 50% of the current year's earnings.

The board of directors of the Company is pleased to report the company's results for the half year ended 31 August 2019. The performance of the company has improved significantly from the prior period.

**Key Events**

- The board of directors of the Company is pleased to report the company's results for the half year ended 31 August 2019. The performance of the company has improved significantly from the prior period.

- The board of directors of the Company has confidence that Atlantic Leaf, with its strategy and diversified asset base, is well placed to continue to deliver strong earnings growth.

- The board of directors of the Company intends to maintain a dividend level of approximately 50% of the current year's earnings.

**Results highlights**

- Adjusted headline earnings per share were 4.5 pence, compared to 4.6 pence in the prior period.

- Total cash and cash equivalents of GBP 213.4 million were maintained.

- There was a GBP 0.1 million increase in the value of the investment properties held for sale.

- The board of directors of the Company intends to maintain a dividend level of approximately 50% of the current year's earnings.

- The board of directors of the Company has confidence that Atlantic Leaf, with its strategy and diversified asset base, is well placed to continue to deliver strong earnings growth.