


Camper & Nicholsons Marina Investments Limited

Unaudited Condensed Consolidated Interim Financial Statements

for the six months ended 30 June 2010

Half Year Report

2010

Index

CHAIRMAN'S STATEMENT

In spite of the difficult economic conditions, the first half of 2010 has seen the Group make significant progress towards the completion of the development phase of our three owned marinas, which, as expected, will see all three completed this year. Along with this, the third party marina service business is making good progress towards becoming an important part of the Group.

During the 6 months to 30 June 2010 the Group made a loss before tax of ú2.4 million (2009: loss before tax ú2.2 million) on sales of ú2.0 million (2009: ú1.3 million). Within these figures the charge for depreciation increased by ú0.6 million primarily due to the commencement of depreciation of assets that were under construction at Port Louis in 2009 and in use in 2010. As at 30 June 2010, the parent company had cash balances of ú4.3 million (December 2009: ú6.2 million).

Whilst the first 6 months of 2010 shows a similar loss before tax to the results in 2009, we are making good progress in developing the business.

The Board expects that we will see growth in revenue in the near term which along with the cost reductions we have made will improve our performance, all of which is fully covered in the Business Review.

<u>Our 3 owned marinas:</u>

<u>Port Louis (100% owned):</u>

- In the first half of 2010, we completed the sales of 3 long term berth licences generating revenues of ú0.4 million. Sale of an additional 60m berth licence was completed in September and therefore not included in these results, generating further revenues of ú0.8 million. Enquiry levels remain strong.
- EBITDA loss reduced to ú0.1 million (2009: loss of ú0.4 million).
- Contracted with TUI Marine for their charter operators, *The Moorings* and *Sunsail*, to base their southern Caribbean operations in Port Louis Marina from October 2010, with a positive impact expected in 2011
- Oyster Regatta 2011 to be hosted by Port Louis Marina.
- Weak US market continues to slow the recovery in Caribbean visitor numbers and tariffs.

<u>Cesme (45% owned):</u>

- Construction of marina and associated real estate completed, operations had a good start in June 2010
- Official opening of the marina on 30 July 2010 with the Turkish Minister of Transport, Mr. Binali Yildirim as guest of honour was very well supported.
- ú9.25 million 10 year loan agreed with Isbank and drawn down by 30 June 2010 to provide funding for 75% of construction cost. The shareholders are investing around ú4 million to fund the balance of the construction costs and the operating deficit as we move towards increased occupancy.
- With investment to promote and develop the marina, CNMIL's share of Cesme's EBITDA loss was ú0.2 million (2009: ú0.1 million).
- Total berths 373. Only two months after opening 130 berths already contractually committed.
- Real estate made a very successful start with 100% let.

GHM (79.2% owned):

- Bond issue in February 2010 raised ú12 million to develop business. Following repayment of HSBC loan the net Bond proceeds of ú7.8 million increased GHMõs total cash resources to ú9.7 million.
- Pontoons maintain full occupancy with prices increased in January 2010
- Before one off costs relating to a potential investment, GHM generated EBITDA of ú0.05 million (2009:ú0.05 million)
- ú0.75 million dividend payment approved at June AGM.
- Berth sales ï a number of enquiries continue in active discussion.

Third Party Marina Service Agreements

Since acquiring this business at the end of 2008 we have increased the number of 10 year contracts for marinas under management to 4 and are making good progress to develop this business to make an important contribution to the Group. Resolution of client funding issues at two significant third party marinas has triggered the commencement of work in the second half of 2010. The pipeline of opportunities for this business remains strong. Some of these are under active negotiations which we expect to conclude in the near term.

Further consultancy work was completed during the period at the Sanya marina in China which will be home to the Asia stopover for the 2012 Volvo Ocean Race. This work has also resulted in an introduction to other opportunities in China.

Outlook

The Board expects 2010 will see the completion of our three owned marinas which coupled with the growing importance of our Third Party Business should see a steady improvement in our results. Overall the Third Party business will become increasingly important and substantially increase the global reach of our world leading C&N marina brand name.

We will enter 2011 with high quality assets which the Board believes have substantially retained their value during this period of economic downturn. However to enable us to maximise value from these assets, the Board is actively seeking the necessary financial resources to see us through 2011 and meet the needs of our shareholders

Sir Christopher Lewinton

Chairman

21 September 2010

BUSINESS REVIEW

By Nick Maris, Chairman and CEO of Camper & Nicholsons Marinas International Limited

Highlights

Planned development of marinas in which we are invested was completed with the formal opening in July of Cesme Marina in Turkey. With three operational marinas and third party marinas beginning to contribute we look forward to materially rising revenues putting the Company on the road to profitability. The highlights are :

- Port Louis ï Grenada W.I ï Year to date berth sales reach ú1.2m of which ú0.4 m in H1 and ú0.8m in September. Berth rental revenues are up 35% against H1 2009 despite weak Caribbean yachting market. Worldôs largest yacht charter operator, TUI Marine, choose Port Louis as Southern Caribbean base. Oyster choose Port Louis for 2011 Oyster Owners Regatta
- Cesme ï Turkey ï Joint venture with IC Holdings, construction substantially completed by mid June - a 45 day delay. 130 annual berthing contracts agreed. Commercial areas fully pre-let. Visitor numbers exceeding expectations.
- Grand Harbour Marina ï Malta ï Revenues rise to ú1.1m (2009: ú0.9 million) through berth tariff increases. ú0.75m (CNMI proportion ú0.6m) dividend paid July. EBITDA profit without berth sales before one-off costs. Investment opportunities for bond proceeds continue to be investigated
- Limassol Marina Cyprus, C&N 10 year services agreement, breaks ground with Q4 2012 opening date. Istanbul Marina, C&N 10 year services agreement, breaks ground later this year. Serenity Marina, Sanya China, C&N consultancy agreement, design being completed. Further 3rd party multi-year services agreements in negotiation.

Financials

	January - June		
úm	2010	2009	2008
Berth Sales	0.4	-	0.5
Other revenues	1.6	1.3	0.7
Total revenues	2.0	1.3	1.2
Gross Profit	1.6	1.1	0.9
EBITDA	(0.9)	(1.4)	(1.7)
Depreciation	(1.0)	(0.4)	(0.2)
Operating Profit / (Loss)	(1.9)	(1.8)	(1.9)
Average Lettable Berth area (sq mtrs)	78,000	64,000	46,700
Period end Lettable Berth area (sq mtrs)	107,000	64,000	46,700
Investments made	3.8	1.9	21.1

Port Louis Marina, Grenada

With completion of the presently planned phases of construction, management focus has been on marketing the marina to improve occupancy levels. Berthing revenues in the period are 35% up on those for the same period in 2009, despite continued weak conditions in the Caribbean yachting market affecting tariffs and boat numbers.

At the end of July, CNMI announced that it had contracted with TUI Marine for the TUI-owned charter operators, *The Moorings* and *Sunsail*, to base their southern Caribbean operations in Port Louis Marina from October of this year. The agreement envisages that over 30 charter yachts will be based in Port Louis, together with offices, briefing rooms and other support facilities. With this number of yachts, annual revenues from *The Moorings* and *Sunsail* are expected to be around $0.2 million.

Knowledgeable owners are becoming aware of the many advantages that Grenada and Port Louis offer as a home port. The 3 berth sales referred to in our last review have all been concluded resulting in revenues of ú0.4m. In September an additional sale, for a 60m berth was concluded at a gross price of ú0.8m. Further berth enquiries are being received.

In June it was announced that the Oyster Regatta 2011 will be hosted by Port Louis Marina, when it is anticipated that upwards of 25 sailing yachts, ranging from 60ôto 80ôwill be present for the Regatta. Oyster Regattas are held in a few selected locations across the globe each year and it is testament to the high quality services and facilities associated with Grenada and Port Louis that the marina has been chosen for 2011. We look forward to welcoming Oyster owners.

We continue to work with Scotiabank who have supported the Port Louis Marina since its inception. Working with them we have put the loan on a footing commensurate with the present trading environment. A lower level of capital repayments has been set for the years 2010 to 2013 with final maturity now being through a bullet payment in 2015. We have fixed the sum of $7.5 million for a 5 year term to reduce the Companyõs exposure to short term interest rate movements. With the benefit of ú0.4 million of berth sales, the marina generated total revenues of ú0.8 million (2009: ú0.3 million) which, after operating and marketing costs gave an EBITDA loss of ú0.1m (2009 loss of ú0.4m). After a depreciation charge of ú0.7 million, but before exchange gains, the operating loss in the period is ú0.8 million (2009: ú0.6 million). An interest charge of ú0.2 million (2009: ú0.2 million) resulted in a pre and post tax loss of ú1.0 million (2009: ú0.8 million).

We are encouraged by the level of berth sales, the gradual increase in visiting boats during the off season and the likely positive impact of the agreement with TUI Marine and the continuing success in attracting events, including the Oyster Regatta.

CB Richard Ellis valued the Port Louis Marina and reclaimed land for development at US$28.6 million at 31 December 2009. With the improved trading performance during the period, CBRE has increased the valuation to US$29.0 million at 30 June 2010. After adjusting for other assets and liabilities, losses and exchange impacts there is a ú1.5 million negative NAV adjustment reported in the period in relation to the Port Louis Marina to give a cumulative negative NAV adjustment of ú12.7 million. The Board continues to believe, however, that the value decrease is not permanent and that Port Louis will provide an attractive investment for the Company.

Cesme Marina, Turkey

Construction works were substantially completed so as to allow a soft opening in mid June 2010, about 45 days later than planned despite encountering adverse ground conditions. The official opening took place on 30 July 2010, following the issue of an acceptance certificate by the Ministry of Transport, whose Minister, Mr. Binali Yildirim was guest of honour.

As at August over 130 yachts had contracted for annual berths, with various start dates during 2010. Tariffs are at the anticipated levels, averaging around ú70 per square metre. The marina opened with all retail space pre-let, and early results exceeded expectations with over 15,000 visitors per day on weekends. The marina successfully hosted the Navy Cup one of Turkeyõs premium sailing events, and an active program of landside and seaside events is planned to maintain footfall and interest.

As reported in the 2009 Annual Report, a ú9.25 million 10 year term loan was arranged with the leading Turkish bank Isbank AS, and this was drawn down during the period.

During the period, the JV partners invested ú0.6 million (2009: ú0.2 million) to promote the marina, manage the construction and commence operations. With just a few days trading in June, the loss before tax was also ú0.6million of which CNMIõs 45% share was ú0.3 million (2009: ú0.1 million).

CB Richard Ellis valued the Cesme Marina BOT Contract (based on a 100% interest) at ú2.9 million as at 31 December 2009. Following construction of the marina and associated retail space, this valuation has been increased to ú13.6 million at 30 June 2010. After adjusting for CNMIõs 45% shareholding, other assets and liabilities and losses there is no NAV adjustment in the period to leave the cumulative negative NAV adjustment at ú0.4 million.

Grand Harbour Marina, Malta

CNMI continues to hold 79.2% of the shares of Grand Harbour Marina plc (ĩGHMö), a Maltese listed marina company, with the balance of the shares traded on the Malta Stock Exchange. As at 20 September 2010 the market capitalization of GHM was ú19.6 million.

Full occupancy of the pontoon berths has been maintained during the period, which together with further tariff increases on both annual pontoon berths and visiting/seasonal yachts, resulted in marina operating revenues exceeding ú1 million even without any super yacht berth sales. Excluding one-off costs, GHM made a small profit at the EBITDA level without berth sales.

Berth sales enquiries have continued to be received although no transaction was concluded in the period.

As reported in the 2009 Annual Report, GHM, working with HSBC and Rizzo Farrugia, successfully issued ú12 million 10 year bonds, with the issue heavily oversubscribed. After payment of costs and repayment of ú3.8 million of existing bank debt, a balance of ú7.8 million is available for investment by GHM. A number of opportunities have been and continue to be investigated. During the period, GHM submitted a bid in a Government tender for the Mandraki Harbour, an existing marina, in Rhodes. The outcome of that tender is not yet known. GHM continues to pursue its planning application which, if approved, would in a first phase add approximately 1,100 square metres and in a second phase a further 2,500 square metres of superyacht berths to the existing stock.

GHM generated revenues of ú1.1 million (2009: ú0.9 million). After deducting direct cost of sales and normal operating costs, but before depreciation and one-off costs relating to a potential investment, GHM made an operating profit of ú0.05 million. After finance charges, including ú0.3 million relating to the 10 year bond, depreciation and tax, GHM made a loss of ú0.5 million (2009: ú0.3 million).

At the AGM on 30 June 2010, GHM shareholders approved the payment of a dividend of ú0.75 million. CNMI received its share of that dividend, ú0.6 million, during July.

CB Richard Ellis valued GHM (based on a 100% interest) at ú20.5 million as at 31 December 2009, which has been increased to ú20.8 million as at 30 June 2010. After adjusting for minority interests and prior period trading results that have been consolidated into CNMIõs results, the cumulative NAV uplift is ú0.7 million, an increase of ú0.3 million in the period.

Third Party Marina Service Agreements

Of the three long term service contracts which we signed in 2009 two have made progress despite a climate which has resulted in delays to funding and to construction commitments:

- *Limassol marina in Cyprus* ï 577 berth development marina ï 10 year full services agreement with branding. Ground breaking has taken place and the target opening date is planned for Q4 2012. This will be the premier marina in Cyprus in both size and quality, and C&N look forward to contributing to its success.
- *Hurghada* – 200 berth existing marina in Egypt -10 year full services agreement with branding. Works are being specified to bring the marina to a suitable standard for C&N branding and a marina manager is being recruited.
- *Cockleshell Bay Marina* ï 168 berth development Marina St Kitts Caribbean ï 10 year full services agreement with branding. This project is still in the process of completing its funding.
- *Istanbul Marina* ï 622 berth development Marina Istanbul Turkey ï 10 year full services agreement with branding. Equity funding is now completed and bank funding is being finalized with an estimated ground breaking date during Q4 of this year.

As reported previously, during the year, the Company has continued to work on its first assignment in China being consultancy and design work on the 285 berth Serenity Marina in Sanya on Hainan Island. Serenity Marina has contracted with the Volvo Ocean Race to be the sole port of call in China for the 2012 race.

With technical work almost complete on our 3 owned marinas, resources can now be focused on the Third Party Marinas, and a number of additional multi-year contracts are in negotiation.

During the period, the business of Camper & Nicholsons Marinas International, which provides services to marinas, generated total revenues of ú1.4 million including the provision of operating, management, sales & marketing and technical services to the Groupôs owned marinas, primarily Port Louis and GHM.

Sales & Marketing- Management team-cost reductions

The Group continues to invest in sales and marketing activities to promote our 3 owned marinas and to provide the agreed services to our third party marina clients. The Groupôs proprietary worldwide marina database, containing detailed information including berth mix and tariffs in over 1,200 marinas globally, is a key asset to support this work.

Other activities included the redesign of the website (www.cnmarinas.com) with improved facilities for customers to make berth bookings and enquiries. We exhibited at the Dusseldorf boat show and Cesme Marina at the Istanbul boat show. We will be exhibiting at the Monaco and Fort Lauderdale boat shows during the second half of 2010.

As reported in the 2009 Annual Report the management team was strengthened during the second half of 2009 with the appointment of James Beaver as Operations Director. Together with the extra resources invested in Business Development and certain one off costs incurred in the period this resulted in additional costs of ú0.2 million compared with the prior period. This was more than offset however by savings in management salary costs and Directors' fees, totalling ú0.2 million, and other overhead cost reductions of ú0.1 million to give a net saving of ú0.1 million.

Financial Overview

CNMIôs pre tax loss of ú2.4 million during the first half of 2010 (2009: ú2.2 million) reflected the losses at Port Louis and GHM, the fixed costs invested whilst developing Cesme and the running costs of the Company, including those required to develop and manage the third party marina services business. These management costs were reduced by ú0.2m through actions taken early in 2010, as identified in the 2009 Annual Report.

Sales of ú2.0 million (2009: ú1.3 million) during the period, reflected an increased level of marina operating activities at both GHM and Port Louis; ú0.4 million of super yacht berth licences at Port Louis and a small increase in revenues from the third party marina services and consultancy business. After direct cost of sales of ú0.4 million, operating expenses totalling ú3.4 million and net interest expenditure of ú0.5 million, this resulted in a loss before tax of ú2.4 million (2009: ú2.2 million) and an after tax figure of the same amount (2009: ú2.1 million). The loss per share to CNMI shareholders was 4.2c (2009: loss per share of 3.9c).

The change in revenues, operating expenses and cost of sales, depreciation and loss before tax from the period January 1 to June 30 2009 to the same period in 2010, is summarised in the table below:

úm	Sales	Operating Expenses & Cost of Sales		Other	Depôn	Loss Before Tax
		Marinas	Consultancy			
Marinas	1.2	(1.6)	-	-	(0.4)	(0.8)
Marina Consultancy	1.0	-	(1.4)	-	-	(0.4)
Parent Company	-	-	-	(0.7)	-	(0.7)
Interest	-	-	-	(0.3)	-	(0.3)
Adjustment re cost of sales	-	(0.3)	0.3	-	-	-
Group Total 2009 Interims	**2.2**	**(1.9)**	**(1.1)**	**(1.0)**	**(0.4)**	**(2.2)**
Marina changes	0.7	(0.4)	-	-	(0.6)	(0.3)
Marina consultancy changes	0.4	0.2	-	(0.6)	-	-
Reduced administration costs	-	-	-	0.1	-	0.1
Exchange	-	-	-	0.2	-	0.2
Change in interest	-	-	-	(0.2)	-	(0.2)
2010	**3.3**	**(2.1)**	**(1.1)**	**(1.5)**	**(1.0)**	**(2.4)**
Analysed as:						
Marinas	1.9	(2.1)	-	-	(1.0)	(1.2)
Marina Consultancy	1.4	-	(1.1)	-	-	0.3
Parent Company	-	-	-	(1.0)	-	(1.0)
Interest	-	-	-	(0.5)	-	(0.5)
Total above	**3.3**	**(2.1)**	**(1.1)**	**(1.5)**	**(1.0)**	**(2.4)**
Intra Group sales	(1.3)	0.3	-	1.0	-	-
Group total 2010 Interims	**2.0**	**(1.8)**	**(1.1)**	**(0.5)**	**(1.0)**	**(2.4)**

As the Marina Consultancy business is reported as a separate business segment as required by IFRS8 the revenues above for that business include both external and intra group revenues.

The consolidated Statement of Financial Position at 30 June 2010, comprised the assets and liabilities of the Company, Grand Harbour Marina plc, Camper & Nicholsons Caribbean Holdings Ltd and Camper & Nicholsons Marinas International Limited and, on a proportional basis, the Companyôs interest in Cesme. The non current assets of ú62.1 million (Dec 2009: ú52.1 million) comprised the tangible fixed assets employed in the marina businesses and the goodwill arising on the acquisitions. Current assets included the un-invested net proceeds of the AIM listing of around ú4.3 million, held mainly as fixed short term deposits, the un-invested net proceeds of the GHM bond issue of around ú7.8 million and the other cash balances and trade and other debtors of the marina businesses.

Current liabilities were mainly trade related, together with the current portion of long-term debt at Port Louis, Cesme and for the parent company. The non current liabilities comprised of the GHM unsecured bond and the balance of the long term debt at Port Louis, Cesme and the parent company.

At 30 June 2010, the Group's net assets on an IFRS basis, amounted to ú43.3 million (Dec 2009: ú42.0 million). Of this amount, ú1.0 million related to the minority shareholders in GHM with ú42.3 million (Dec 2009: ú40.9 million) attributable to the Company, which equated to 78.2c (Dec 2009: 75.6c) and 78.4c (Dec 2009: 75.8c) per share on a basic and diluted basis respectively. On a revaluation basis, the net assets per share were 55.2c and 55.6c on a basic and diluted basis respectively as shown below.

As at 30 June 2010, the Group had total cash balances of ú14.9 million. Of this, ú4.3 million was held by the parent company with ú9.7 million held by GHM of which ú7.8 million is the net remaining proceeds of the bond issue.

Net Asset Value and Property Valuation

The statutory NAV of the Group as at 30 June 2010 was 78.2c per share (Dec 2009: 75.6c per share), with a diluted NAV per share of 78.4c (Dec 2009: 75.8c per share). As indicated previously, this figure does not reflect any revaluation of the Company's investments in subsidiaries and joint ventures, since in accordance with our statutory accounting policies, which conform to the requirements of International Financial Reporting Standards (IFRS), such investments are consolidated in the balance sheet at the book value of the group's share of net assets.

However, in accordance with the Group's stated valuation policy, which was set out in the Admission Document, CB Richard Ellis Limited has updated its valuations of Cesme Marina, Turkey, Grand Harbour Marina, Malta and Port Louis Marina, Grenada. The basis on which these valuations were completed, is explained in the Note at the end of this report. CB Richard Ellis's valuations of Cesme, Grand Harbour Marina and Port Louis Marina, completed in accordance with RICS Appraisal and Valuation Standards, are ú13.6 million, ú20.8 million and US$29.0 million respectively. Adjusting for debt and other liabilities, and taking into account the Company's shareholdings in Cesme and Grand Harbour Marina of 45% and 79.2% respectively, this has resulted in an aggregate NAV decrease in the period of ú1.2 million which together with the impact of the trading loss is offset by the positive impact of exchange movements. On a cumulative basis there is an NAV decrease of ú12.4 million equating to an Adjusted NAV per share of 55.2c (diluted 55.6c).

The Company holds certain investments, which are accounted for and valued in currencies other than Euros. In keeping with its stated policies, it is not intended to hedge the exchange rate risk but, where possible, the Company's investments and related borrowings will be in matched currencies.

Camper & Nicholsons Marina Investments Ltd

The NAV, and reconciliation to Adjusted NAV, are summarized in the table below.

	Total (úm)	Per share (c)	Diluted per share# (c)
NAV (IFRS)	42.3	78.2	78.4
Cesme Marina, Turkey ï value decrease	(0.4)	(0.8)	(0.8)
Grand Harbour Marina ï value uplift	0.7	1.4	1.3
Port Louis Marina	(12.7)	(23.6)	(23.3)
NAV (Adjusted)	29.9	55.2	55.6

after adjusting for options granted but not yet exercised

Outlook

The Company now has 3 fully operational large well located and modern marinas. They are well diversified geographically and we are confident they will prove sound cash generative investments.

Our focus is now to grow revenues as rapidly as possible recognizing that the economic climate makes this more challenging than we foresaw in 2007 when CNMIL was listed.

With the development phase of our own marinas substantially complete, we are re-allocating resources to the growing number of projects where we are supporting our third party clients through service agreements.

The Company is now well placed with client marinas which have strong growth prospects, including in Turkey, and in China. Our clients who are developing these marinas are very happy with the C&N service being provided to them and whilst our own revenues from these businesses will begin to grow, it is when these marinas are complete and they reach stabilized occupancy, that our clients and we can expect to see the full benefits in profits and cash flow of these investments.

As reported in the Chairmanõs Statement, to enable us to maximise value from our assets, we are actively seeking the necessary financial resources to see us through 2011 and meet the needs of our shareholders.

Note Concerning Property Valuations

CB Richard Ellis Ltd is the Companyõs property valuer and has prepared valuations for Cesme Marina Turkey, Grand Harbour Marina, Malta and Port Louis Marina, Grenada. Further information is set out below.

Cesme Marina, Turkey

The property was initially valued as at 20 April 2007 in accordance with Royal Institution of Chartered Surveyors Appraisal and Valuation Standards, Fifth Edition (Red Book), in the sum of ú4.1 million. The property was valued as a fully operational business entity, with reference to trading potential. Following completion of construction of the marina and the associated retail space, the property was valued again at 30 June 2010, in accordance with Royal Institution of Chartered Surveyors Appraisal and Valuation Standards, Sixth Edition in the sum of ú13.6 million. The property is occupied by way of a Build Operate and Transfer agreement expiring after 25 years. On expiry, all interest in the marina, its fixtures and fittings will revert to the Turkish Government, free of consideration or compensation. We are in receipt of a valuation statement as at 30 June 2010.

Grand Harbour Marina, Malta

The property was initially valued as at 11 June 2007 in accordance with Royal Institution of Chartered Surveyors Appraisal and Valuation Standards Fifth Edition (Red Book), in the sum of ú23.2 million. The property was valued as a fully operational business entity, with reference to trading potential. The property is occupied by way of a sub-Emphyteusis agreement granted June 1999 expiring in 2098. The property was valued again in accordance with Royal Institution of Chartered Surveyors Appraisal and Valuation Standards, Sixth Edition at 30 June 2010 in the sum of ú20.8 million. We are in receipt of a valuation statement as at 30 June 2010.

Port Louis Marina, Grenada

The property was initially valued as at 6 December 2007 in accordance with Royal Institution of Chartered Surveyors Appraisal and Valuation Standards Fifth Edition (Red Book), in the sum of $27.3 million. The property and reclaimed land for development was valued in its then current state with reference to trading potential. The property is occupied by way of a 99 year lease from the Government of Grenada, which expires in 2105, but is renewable at that time for a further 99 years. The property was valued again at 30 June 2010 in accordance with Royal Institution of Chartered Surveyors Appraisal and Valuation Standards, Sixth Edition in the sum of $29.0 million. We are in receipt of a valuation statement as at 30 June 2010.

Camper & Nicholsons Marina Investments Limited

General Information

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Sir Christopher Lewinton (Chairman)
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Independent review report

Introduction

We have been engaged by the company to review the unaudited condensed set of consolidated financial statements in the half-yearly financial report for the six months ended 30 June 2010 which comprises the Unaudited Condensed Consolidated Statement of Comprehensive Income, Unaudited Condensed Consolidated Statement of Changes in Equity, Unaudited Condensed Consolidated Statement of Financial Position, Unaudited Condensed Consolidated Statement of Cash Flows and the related explanatory notes. We have read the other information contained in the half-yearly report and considered whether it contains any apparent misstatements or material inconsistencies with the information in the Unaudited Condensed set of Consolidated Financial Statements.

This report is made solely to the company in accordance with the terms of our engagement letter dated 20 July 2010. Our review has been undertaken so that we might state to the company those matters we are required to state to it in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company for our review work, for this report, or for the conclusions we have reached.

Directors' responsibilities

The half-yearly financial report is the responsibility of, and has been approved by, the directors. The directors are responsible for preparing the half-yearly report in accordance with the AIM Rules.

As disclosed in note 2, the annual consolidated financial statements of the group are prepared in accordance with IFRS. The Unaudited Condensed set of Consolidated Financial Statements included in this half-yearly report has been prepared in accordance with IAS 34 *Interim Financial Reporting.*

Our responsibility

Our responsibility is to express to the company a conclusion on the Unaudited Condensed set of Consolidated Financial Statements in the half-yearly report based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements (UK and Ireland) 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the Auditing Practices Board for use in the UK. A review of interim financial information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (UK and Ireland) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the Unaudited Condensed set of Consolidated Financial Statements in the half-yearly financial report for the six months ended 30 June 2010 is not prepared, in all material respects, in accordance with IAS 34 and the AIM Rules.

KPMG Channel Islands Limited
Guernsey
21 September 2010

Camper & Nicholsons Marina Investments Limited
Unaudited Condensed Consolidated Statement of Comprehensive Income
For the six months ended 30 June 2010

		30-Jun-2010	30-Jun-2009
		€	€
Marina operating activities		1,425,947	1,248,419
Licensing of super yacht berth		435,743	-
Marina consultancy fees		129,505	99,435
Revenue		1,991,195	1,347,854
Cost of sales		(422,967)	(296,282)
Gross Profit		1,568,228	1,051,572
Directors' fees		147,801	205,954
Wages, salaries and consultancy fees	6	1,017,177	789,081
Audit fees		39,262	47,891
Administration fees		36,896	57,896
Rent and rates		299,395	314,339
Other general administration expenses	7	722,205	637,491
Legal & professional fees		215,541	211,377
Promotion expenses		256,172	223,466
Depreciation		952,778	402,528
Foreign exchange (gains)/losses		(251,197)	6,121
Operating expenses		3,436,030	2,896,144
Operating loss		(1,867,802)	(1,844,572)
Finance income		65,799	170,277
Finance expense		(568,141)	(478,441)
		(502,342)	(308,164)
Loss before tax		(2,370,144)	(2,152,736)
Taxation	9	-	2,847
Loss for the period from continuing activities		(2,370,144)	(2,149,889)
Other comprehensive income			
Foreign exchange reserve		3,687,194	(129,734)
Other comprehensive income for the period		3,687,194	(129,734)
Total comprehensive income for the period		1,317,050	(2,279,623)
Loss attributable to:			
Equity shareholders		(2,273,668)	(2,096,591)
Non-controlling interest		(96,476)	(53,298)
Loss for the period		(2,370,144)	(2,149,889)
Total comprehensive income attributable to:			
Equity shareholders		1,413,526	(2,226,325)
Non-controlling interest		(96,476)	(53,298)
Total comprehensive income for the period		1,317,050	(2,279,623)
Loss per share			
basic, attributable to equity shareholders		(4.20c)	(3.87c)
diluted, attributable to equity shareholders		(4.16c)	(3.83c)

The accompanying notes on pages 17 to 25 form an integral part of these unaudited condensed interim financial statements.

Camper & Nicholsons Marina Investments Limited
Unaudited Condensed Consolidated Statement of Changes in Equity
For the six months ended 30 June 2010

	Issued Capital	Fair Value Share Option Reserve	Retained Earnings	Foreign Exchange Reserve	Total	Non-controlling Interest	Total Equity
	€	€	€	€	€	€	€
6 Months Ended 30 June 2009							
At 1 January 2009	48,653,795	78,957	(3,833,943)	420,436	45,319,245	895,881	46,215,126
Total comprehensive income for the period							
Loss for the period	-	-	(2,096,591)	-	(2,096,591)	(53,298)	(2,149,889)
Other comprehensive income							
Foreign currency translation differences	-	-	-	(129,734)	(129,734)	-	(129,734)
At 30 June 2009	48,653,795	78,957	(5,930,534)	290,702	43,092,920	842,583	43,935,503
6 Months Ended 30 June 2010							
At 1 January 2010	48,653,795	78,957	(8,533,082)	735,321	40,934,991	1,049,086	41,984,077
Total comprehensive income for the period							
Loss for the period	-	-	(2,273,668)	-	(2,273,668)	(96,476)	(2,370,144)
Other comprehensive income							
Foreign currency translation differences	-	-	-	3,687,194	3,687,194	-	3,687,194
At 30 June 2010	48,653,795	78,957	(10,806,750)	4,422,515	42,348,517	952,610	43,301,127

The accompanying notes on pages 17 to 25 form an integral part of these unaudited condensed interim financial statements.

Camper & Nicholsons Marina Investments Limited
Unaudited Condensed Consolidated Statement of Financial Position
As at 30 June 2010

	Notes	30-Jun-2010	31-Dec-2009
		€	€
Non current assets			
Property, plant & equipment	10	51,077,983	41,148,143
Goodwill		10,976,014	10,976,014
		62,053,997	52,124,157
Current assets			
Trade and other receivables		1,286,991	1,079,942
Cash and cash equivalents	8	14,861,294	10,314,872
		16,148,285	11,394,814
TOTAL ASSETS		78,202,282	63,518,971
Current Liabilities			
Trade and other payables		5,564,354	2,774,588
Taxation payable		6,894	112,907
Loans repayable within one year	12	2,318,340	2,976,657
		7,889,588	5,864,152
TOTAL ASSETS LESS CURRENT LIABILITIES		70,312,694	57,654,819
Non current liabilities			
Loans repayable after more than one year	12	15,440,581	14,551,098
Unsecured 7% Bond	11	11,570,986	-
Other payables		-	1,119,644
		27,011,567	15,670,742
NET ASSETS		43,301,127	41,984,077
Equity attributable to equity shareholders			
Issued capital		48,653,795	48,653,795
Retained loss		(10,806,750)	(8,533,082)
Fair value share option reserve		78,957	78,957
Foreign exchange reserve		4,422,515	735,321
		42,348,517	40,934,991
Non-controlling interest		952,610	1,049,086
Total equity		43,301,127	41,984,077
Net Assets per share:			
basic, attributable to ordinary equity shares		78.17c	75.56c
diluted, attributable to ordinary equity shares		78.37c	75.78c

The financial statements on pages 13 to 25 were approved by the Board of Directors on 21 September 2010

Sir C Lewinton, Chairman

T C Ash, Director

The accompanying notes on pages 17 to 25 form an integral part of these unaudited condensed interim financial statements.

Camper & Nicholsons Marina Investments Limited
Unaudited Condensed Consolidated Statement of Cash Flows
For the six months ended 30 June 2010

	30-Jun-2010 €	30-Jun-2009 €
Cash flows from operating activities		
Loss before taxation	(2,370,144)	(2,152,736)
Adjusted for:		
Finance income	(65,799)	(170,277)
Finance expense	568,141	478,441
Depreciation	952,778	402,528
Unrealised foreign exchange (gain)/loss	(325,000)	57,115
	(1,240,024)	(1,384,929)
(Increase)/Decrease in receivables	(144,590)	54,143
Increase / (Decrease) in payables	263,444	(531,533)
Decrease in stock	-	1,719
Income tax expense	(106,013)	(288)
Net cash flows from operating activities	(1,227,183)	(1,860,888)
Cash flow from investing activities		
Acquisition of property, plant & equipment	(3,966,019)	(1,880,351)
Disposals of property plant and equipment	144,272	-
Interest received	65,799	170,277
Net cash flows from investing activities	(3,755,948)	(1,710,074)
Cash flows from financing activities		
Proceeds of borrowings	2,371,865	2,222,237
Net proceeds of Bond issue	11,570,986	-
Repayment of borrowings	(4,170,157)	(230,701)
Interest paid	(568,141)	(478,441)
Net cash flows from financing activities	9,204,553	1,513,095
Net decrease in cash and cash equivalents	4,221,422	(2,057,867)
Opening cash and cash equivalents	10,314,872	20,583,862
Effect of exchange rate fluctuations on cash held	325,000	(58,106)
Closing cash and cash equivalents	14,861,294	18,467,889

The accompanying notes on pages 17 to 25 form an integral part of these unaudited condensed interim financial statements.

1. Corporate Information

The interim unaudited condensed consolidated financial statements of the group for the 6 months ended 30 June 2010 were authorised for issue in accordance with a resolution of the directors on 21 September 2010.

Camper & Nicholsons Marina Investments Limited (“the Company”) is a limited liability company, incorporated and domiciled in Guernsey, whose shares are publicly traded on the AIM Market.

The principal activity of the Parent Company and its subsidiaries and joint ventures (together “the Group”) is the acquisition, development, redevelopment and operation of an international portfolio of both new and existing marinas and related real estate primarily in the Mediterranean, the United States and the Caribbean. The Company continues to develop its third party marina management and consulting business.

2. Basis of preparation and accounting policies

The interim unaudited condensed consolidated financial statements of the Group for the 6 months ended 30 June 2010 have been prepared in accordance with IAS 34: *Interim Financial Reporting*. They do not include all of the information required for full financial statements and should be read in conjunction with the consolidated financial statements of the Group for the year ended 31 December 2009.

The accounting policies applied by the Group in the Unaudited Condensed Consolidated Interim Financial Statements are the same as those applied by the Group in its consolidated financial statements for the year ended 31 December 2009.

3. Estimates

The preparation of interim financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these Unaudited Condensed Consolidated Interim Financial Statements, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2009.

4. Seasonality of operations

Marinas derive their income from several sources some of which will produce greater revenues during the summer months and while these seasonally-affected sources are generally relatively small in relation to the overall level of sales they can make an important contribution to profitability. The timing of long term berth sales, which are neither seasonal by nature nor capable of accurate prediction, can have a more significant impact on the level of both sales and profits.

5. Segmental reporting

Under the ñmanagement approachò to segmental reporting, the Company believes there are two separately reportable segments to its business, Marina operations and Marina consultancy. These two operating segments are managed separately as they have different resource and capital requirements. A summary of the business operations in each of these two operating segments is given below:

Marina operations: ownership and operation of high quality marina facilities providing berthing and ancillary services for yachts and super yachts.

Marina consultancy: provision through multi year contracts of a range of services, including consultancy, to third party marinas.

The results for these two segments for the 6 months ended 30 June 2010 are set out below:

ú	Marina Operations	Marina Consultancy	Other	Totals
For the 6 months ended 30 June 2010				
Revenues from external customers	1,861,690	129,505	-	1,991,195
Intersegment revenues	-	1,319,563	-	1,319,563
Interest revenue	59,161	720	5,918	65,799
Interest expense	(541,932)	(30,730)	4,521	(568,141)
Depreciation & amortisation	914,347	38,431	-	952,778
Reportable segment profit/(loss)	(1,703,425)	278,220	(944,939)	(2,370,144)
Expenditures for reportable segment non current assets	5,029,300	21,835	-	5,051,135
For the 6 months ended 30 June 2009				
Revenues from external customers	1,248,419	99,435	-	1,347,854
Intersegment revenues	-	928,490		928,490
Interest revenue	13,740	577	155,960	170,277
Interest expense	(400,299)	(36,901)	(41,241)	(478,441)
Depreciation & amortisation	373,295	29,233	-	402,528
Reportable segment loss	(1,191,643)	(385,497)	(575,596)	(2,152,736)
Expenditures for reportable segment non current assets	592,048	107,215	-	699,263

Reconciliation of reportable segment revenues and profit and loss.

	30-Jun-2010	**30-Jun-2009**
Revenues		
Total revenues for reportable segments	3,310,758	2,276,344
Elimination of inter-segment revenues	(1,319,563)	(928,490)
Group revenues	1,991,195	1,347,854
Profit & loss		
Total profit and loss for reportable segments	(1,425,205)	(1,577,140)
Other profit or loss	(944,939)	(575,596)
Group loss	(2,370,144)	(2,152,736)

6. Wages, salaries and consultancy Fees

	30-Jun-2010	30-Jun-2009
	€	€
Marina Operations	407,798	378,332
Marina Consultancy	632,333	598,306
Own work capitalised	(22,954)	(187,557)
Total	1,017,177	789,081

7. Other General Administration expenses

	30-Jun-2010	30-Jun-2009
	€	€
Communications including travel	140,280	160,190
Repairs & maintenance	63,632	52,016
Security	45,973	47,871
Insurance	98,694	134,350
Electricity, water & gas	67,928	53,928
Printing stationery & postage	26,733	40,080
Bank charges	23,279	21,123
Bad debt provision/ (write back)	60,588	(43,317)
Other	195,098	171,250
Total	722,205	637,491

8. Cash & Cash Equivalents

	30-Jun-2010	31-Dec-2009
	€	€
Cash & Cash Equivalents comprise the following:-		
Cash at bank and in hand	2,623,552	3,489,292
Short term deposits	12,237,742	4,899,992
Scotia Bank collateral deposit	-	1,925,588
	14,861,294	10,314,872

9. Taxation

The parent company, Camper & Nicholsons Marina Investments Ltd is a Guernsey Exempt Company and is therefore not subject to taxation on its income, other than an annual exempt fee of £600, under the Income Tax (Exempt Bodies) (Guernsey) Ordinance, 1989.

The taxation charge shown in these accounts is the aggregate of taxation payable by subsidiaries and the Group's share of taxation of joint ventures

10. Property, plant and equipment

	Marina Develop.	Deferred super yacht berth costs	Office furniture & equipment	Motor vehicles	Leasehold Property	Total
	ú	ú	ú	ú	ú	ú
Cost:						
Period ended 30 June 2010						
At 1 January 2010	41,062,531	532,315	2,257,138	48,956	256,691	44,157,631
Additions	3,220,637	-	1,830,318	-	180	5,051,135
Transfers	-	-	3,670	(3,670)	-	-
Expensed	(143,885)	-	-	-	-	(143,885)
Disposals	-	-	(387)	-	-	(387)
Exchange adj to closing rate	5,832,798	-	396,035	5,805	-	6,234,638
As at 30 June 2010	49,972,081	532,315	4,486,774	51,091	256,871	55,299,132
Depreciation:						
Period ended 30 June 2010						
At 1 January 2010	2,248,905	3,613	715,800	27,801	13,369	3,009,488
Depreciation charge	527,332	-	418,756	-	6,690	952,778
Exchange adj to closing rate	158,159	-	98,760	1,964	-	258,883
As at 30 June 2010	2,934,396	3,613	1,233,316	29,765	20,059	4,221,149
Net Book Value						
As at 30 June 2010	47,037,685	528,702	3,253,458	21,326	236,812	51,077,983
As at 31 December 2009	38,813,626	528,702	1,541,338	21,155	243,322	41,148,143

11. Unsecured Bond Issue

During the period ended 30 June 2010, Grand Harbour Marina plc (ñGHMò) issued ú10,000,000 bonds, with an over-allotment option of ú2,000,000 bearing an interest rate of 7%, redeemable on 25 February 2020 and subject to an early redemption option that may be exercised by GHM between 2017 and 2020. GHM has used part of the funds to repay the loan facility of ú3,780,369.

As at 30 June 2010 the outstanding balance related to these bonds was ú11,570,986 which can be analysed as shown in the table below:

	30-Jun-2010
	ú
Proceeds from issue of unsecured bonds	12,000,000
Issue costs	(440,336)
Amortisation of transaction costs	11,322
Balance at 30 June 2010	11,570,986

12. Interest bearing loans and borrowings

	30-Jun-2010	31-Dec-2009
	€	€
Bank Loans	16,209,738	15,942,894
Bank Overdrafts	47,183	82,861
	16,256,921	16,025,755
Unsecured 7% Bond	11,570,986	-
Other Loan	1,502,000	1,502,000
	29,329,907	17,527,755
Repayable within one year	2,318,340	2,976,657
Repayable after more than one year	27,011,567	14,551,098
	29,329,907	17,527,755

	Interest Rate at 30 June 2010	Interest Rate at 31 December 2009	Due Within 12 months	Year of Maturity 2013	Year of Maturity 2015	Year of Maturity 2019	Year of Maturity 2020
	%	%	€	€	€	€	€
Scotia Bank Loan A	3.30%	3.30%	517,894	-	5,456,843	-	-
Scotia Bank Loan B	5.70%	3.30%	-	-	6,111,750	-	-
Isbank Loan	6.20%	6.20%	1,553,263	-	-	2,569,988	-
Bank overdraft	5.50%	5.00%	47,183	-	-	-	-
Unsecured 7% Bond	7.00%	n/a	-	-	-	-	11,570,986
Other Loan	6.14%	3.82%	200,000	1,302,000	-	-	-

Security and maturity:

The Scotia Bank loan in respect of Camper & Nicholsons Grenada Limited (ñCNGLò) is secured by:

- First ranking and continuing sum Demand Mortgage Debenture stamped for US$15,000,000 or equivalent charge over the fixed assets, goodwill, and uncalled capital of the borrower and a floating charge over all other assets.

The loan has been shown in two parts as Scotia Bank Loan A and Loan B to reflect the different repayment profiles. Scotia Bank Loan A, originally for US$7,500,000 is repayable in quarterly instalments that commenced at 30 June 2010 with the final payment due in June 2015. Scotia Bank Loan B for US$7,500,000, on which the interest rate has been fixed at 5.7% as shown above, is the bullet payment due in June 2015.

The Isbank loan is provided to IC Cesme in the form of a General Cash and Non-Cash Credit Agreement (the ñBridge Facilityò) in the amount of ú3,484,320 and a Term Facility Agreement (ñTerm Facilityò) in the amount of ú9,249,386. In accordance with normal Turkish loan structuring practice, the Bridge Facility is due for repayment in December 2010 with the repayment to be made from the final drawdown of the Term Facility. The Term Facility is repayable in semi annual instalments commencing in December 2011. The Groupôs unaudited condensed consolidated statement of financial position includes 45% of the value of the loan from Isbank reflecting its shareholding % in IC Cesme Marina. The Isbank loan is guaranteed by the shareholders as detailed in note 16.

12. Interest bearing loans and borrowings (continued)

The bank overdraft in respect of Grand Harbour Marina plc (ñGHMò) is secured by:

- a first general hypothec for ú1,747,030 on overdraft basis over all assets, present and future given by Grand Harbour Marina plc; and
- a first special hypothec for ú1,747,030 on overdraft basis over the temporary utile dominium for 99 years commencing from 2 June 1999 over the land measuring 1,410 square metres at Cottonera Waterfront Vittoriosa; and
- a pledge over cash balances held with HSBC Bank Malta plc for ú100,000.

Details of the Grand Harbour Marina 7% unsecured bond are given in Note 11.

The Other Loan is secured by a share charge in favour of the lender over the shares that the Parent Company or its subsidiary owns in Camper & Nicholsons Marinas International Limited. The terms of this loan have also been amended during the period such that the final repayment is now due in June 2013 instead of June 2012.

13. Share based payments

The company has granted an option to each of its placing agents, Arbuthnot Securities Limited and Cantor Fitzgerald Europe, in respect of the share issue at Listing in January 2007, to subscribe for up to 250,000 ordinary shares each at a price of ú1 each at any time between the first and fourth anniversaries of the admission for listing of the companyòs shares on the AIM market on 29th January 2007.

The share options have been valued at ú78,957 (31 December 2009: ú78,957) at the reporting date, using the Black and Scholes valuation method and have been recognised in the cost of equity. No options have been exercised during the balance period.

14. Subsidiaries and joint ventures

	Activity	**Country of Incorporation**	**% Equity Interest**
Subsidiaries			
Camper & Nicholsons Marinas (Malta) Ltd	Investment Holding	Malta	100.00
Camper & Nicholsons Caribbean Holdings Ltd	Investment Holding	Bahamas	100.00
Camper & Nicholsons Grenada Ltd	Property Holding	Grenada	100.00
Camper & Nicholsons Grenada Services Ltd	Marina Operator	Grenada	100.00
Grand Harbour Marina plc	Marina Operator	Malta	79.17
Camper & Nicholsons Marina Holdings Ltd*	Investment Holding	Malta	100.00
Camper & Nicholsons Marinas Investments Ltd*	Investment Holding	Malta	100.00
Camper & Nicholsons Marinas International Ltd	Investment Management	Malta	100.00
Camper & Nicholsons Marinas Ltd	Investment Management	UK	100.00
Joint Venture			
IC Cesme Marina Yatirim Turizm ve Isletmeleri Sirketi	Marina Operator	Turkey	45.00

*These companies, which were effectively dormant, were dissolved subsequent to the period end.

15. Non-controlling Interest

The non-controlling interest is all attributable to the 20.83% non-controlling shareholding in Grand Harbour Marina plc.

16. Commitments and contingencies

Operating lease commitments – Group as lessee

The Group has entered into the equivalents of commercial leases in respect of certain of the properties it occupies.

The lease of Grand Harbour Marina in Malta is held by Grand Harbour Marina plc, a 79% subsidiary. The lease is non-cancellable and expires in 2098, except that it has a break clause exercisable by the tenant only in 2029. The rent payable is based on turnover but the lease specifies a minimum and maximum level of rent payable in any year. The minimum future rental payments under the lease amount to approximately ú6 million and the maximum to approximately ú15 million. Further details on the terms of, and background to, the lease of Grand Harbour Marina were included in Note 23 of the Consolidated Financial Statements for the year ended 31 December 2009.

The lease of Cesme Marina in Turkey is held by IC Cesme Marina Yatrim Turizm ve Isletmeleri Sirketi, a company in which the Group has a 45% interest. The lease is non cancellable and expires in 2033. The initial annual rent payable is approximately ú1m which is index linked in future years in accordance with the Build Operate Transfer (BOT) contract.

The lease of the water area of Port Louis Marina in Grenada is held by Camper & Nicholsons Grenada Ltd, a 100% subsidiary. The lease is non-cancellable and expires in 2105 with an option to extend for a further 99 years subject to negotiation on expiry of the initial term. The rent payable is based on the total square footage brought into use. Not all the available area has yet been brought into use and may not be during 2010. The future rental payments under the terms of the lease, assuming that the whole area is brought into use are estimated at ú1.9 million.

Finance lease commitments – Group as lessor

The Group has granted a number of licences ranging in duration from 25 to 30 years in respect of berths at Grand Harbour Marina. The licence fees payable for the berth are accounted for in the year of sale and consequently there is no future licence fee income. Licensees are required to pay annual service charges to defray the costs of maintenance of the berths. Because all amounts receivable under long term licenses are collected at the outset of the contract, the Groupôs gross and net investment in finance leases is zero.

Finance lease and hire purchase commitments

At the reporting date the Group has no commitments as lessee under finance leases.

Trade Mark Licence

The Company has an exclusive, perpetual, global licence to use the Camper & Nicholsons brand and related trademarks in connection with marinas and marina related services and is liable to pay a royalty of, generally, 1.5% of the marina related turnover of entities licensed to use the brand and of 1.5% of fees earned from marina related consultancy services provided.

Capital commitments

At 30 June 2010, the group had contracted capital commitments of approximately ú0.4 million in respect of marina works at Port Louis Marina, Grenada and Cesme Marina, Turkey.

16. Commitments and contingencies (continued)

Contingent liabilities

Neither the Parent Company nor the Group had any contingent liabilities at 30 June 2010 except as disclosed below.

Litigation and claims

There were no changes in contingent liabilities as at 30 June 2010 when compared to those previously reported in the financial statements for the year ended 31 December 2009.

Guarantees

The Parent Company has provided an unlimited guarantee supported by a US$ Nil cash deposit (December 2009: US$2.8 million) in favour of the Bank of Nova Scotia in support of a loan facility provided to Camper & Nicholsons Grenada Limited.

The Parent Company has deposited ú100,000 with HSBC Bank plc in support of 2 bid bonds provided by the bank in connection with a tender for two marina concessions.

The Parent Company, through a Share Pledge and Shortfall Guarantee, acts as a guarantor of IC Cesme Marinaœs repayment obligations under the General Cash and Non ï Cash Credit Agreement (the ñBridge Facilityò) and the Term Facility Agreement (ñTerm Facilityò) to the extent of 45% of any non-payment (being reflective of its shareholding % in IC Cesme Marina). The Parent Companyœs potential liability at 30 June 2010 was ú4,123,251 (December 2009: ú1,579,875)

Grand Harbour Marina plc, a subsidiary, has provided guarantees in respect of 1 performance bond and 2 bid bonds amounting in total to ú139,941 (December 2009: ú34,941).

Camper & Nicholsons Grenada Services Limited, a subsidiary, has provided an unlimited guarantee in favour of The Bank of Nova Scotia in support of a loan facility provided to Camper & Nicholsons Grenada Limited.

17. Related party transactions

Loan from Maris Marine Limited

As at 30 June 2010, the Company had a loan of ú1,502,000 (2009: ú1,502,000) from Maris Marine Limited, a company of which Nicholas Maris is the controlling shareholder. The terms of the loan from Maris Marine Limited were altered during the period and the revised repayment dates and interest rate are shown in Note 12 to these financial statements.

Accounting services provided to Maris Marine Limited

During the period, Maris Marine Limited has been charged £6,900 (2009: £6,900) for accounting services provided by employees of Camper & Nicholsons Marinas Limited. At the end of the period, £1,351 (2009: £1,322) was due to Camper & Nicholsons Marinas Limited and is included in debtors.

Marina database

During the period, Camper & Nicholsons Marinas International Limited incurred costs of ú18,510 (2009: ú18,510) with Maris Technologies Limited, a subsidiary of Maris Marine Limited, for the development and use of a marina database. At the end of the period ú3,085 (2009: ú3,085) was owed to Maris Technologies Limited and included in creditors.

17. Related party transactions (continued)

Trade Mark licence

During the period, the company paid royalties of ú63,364 (2009: ú5,108) to Camper & Nicholsons (Designs) Limited under the terms of a Trade Mark licence, the terms of which remain exactly as detailed in the consolidated financial statements for the year ended 31 December 2009. Nicholas Maris is a director of Camper & Nicholsons (Designs) Limited and is a potential beneficiary of the trust which ultimately controls that company.

Administration and support services provided by CL Partners

During the period, CL Partners, of which Sir Christopher Lewinton is a partner, provided administration and support services to Camper & Nicholsons Marinas Limited for which it charged fees of £7,000 (2009: £14,000). At the end of the period £4,113 (2009: £8,050) was owed to CL Partners and is included within creditors.

18. Financial Risk Management

The Group's financial risk management objectives and policies remain unchanged from the prior period. Details of these objectives and policies were included in Note 25 of the Consolidated Financial Statements for the year ended 31 December 2009.

19. Post balance sheet events

There have been no significant post balance sheet events.