Camper & Nicholsons
YACHTING SINCE 1782
MARINAS

Camper & Nicholsons Marina Investments Ltd

Unaudited Interim Consolidated Financial Statements
for the period from 20 October 2006 to 30 June 2007

Includes the results of 5 months trading activity from the date of listing to 30 June 2007

Camper & Nicholsons Marina Investments Ltd
Unaudited interim consolidated financial statements
for the period from 20 October 2006 to 30 June 2007

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Camper & Nicholsons Marina Investments Ltd

CHAIRMAN'S STATEMENT

It gives me pleasure to announce the Camper & Nicholsons Marina Investments Limited first set of results which show solid performance. The accounts disclose the results of 5 months trading activity because the company did not commence operations until 29 January 2007 when its AIM Listing was obtained.

On admission to AIM, when we successfully raised a total of €47.6m net of expenses through the placing of 50m new €1 shares, CNMI became the UK's first listed specialist international marina investment company. Its listing attracted a number of leading blue chip institutional investors, including a number of specialist real estate funds.

We stated at the time of our listing that the Company would focus on the acquisition of both existing marinas and those with development potential. We have concentrated on the Mediterranean and North America, including the Caribbean. Through our Manager and Investment Advisor we have an extensive knowledge of the international marina industry, the world leading brand name, Camper & Nicholsons, as well as proven experience of successfully operating marinas. As expected, their contacts and track record have generated many investment prospects for the Company.

Since listing we have announced two acquisitions: in Turkey and in Malta. As a result of these acquisitions CNMI has made a total commitment (debt and equity) of €20.4m and, consistent with the investment objectives set out at Admission, the Company is on target to commit 50% of raised funds within the first nine months of listing. Further acquisitions are expected to be announced during the remainder of our financial year.

In April 2007 we announced the joint venture purchase of a 25 year "Build Operate and Transfer" (BOT) contract to develop and operate Cesme Marina in the Izmir region of Turkey. Under the terms of the acquisition the Company has a 45% interest in Cesme Marina but 50% of the board voting rights and the Investment Adviser, Camper & Nicholsons Marinas International, will have a service agreement for the operation of the marina.

We are investing a total of €3.8m to make Cesme a fully operational international marina and, on completion, Cesme will provide a total of 375 berths together with approximately 6,000 sq m of associated landside development space. More detail on Cesme's progress is covered in the Manager's report.

Also in April we announced our intention to purchase up to 70% of the issued share capital of Grand Harbour Marina plc ("GHM") in Malta whose principal asset is the recently built superyacht marina in Vittoriosa that was officially opened in November 2005.

The purchase of 70% of GHM's issued share capital for a total consideration of €9.6m, at Lm 0.56 per share, was completed in June 2007 and a cash offer for the remaining 30%, at Lm 0.745 per share, was then announced. As a result we have acquired a further 9.2% of the equity since the period end for an additional consideration of €1.6m, bringing CNMI's ownership to nearly 80% at a total cost of €11.2m. Including net debt of €5.4m acquired with the business, CNMI's total commitment on Grand Harbour is €16.6m. A full report on GHM appears in the Manager's report accompanying this statement.

Grand Harbour is one of the Mediterranean's key superyacht marinas. It is perfectly located so that all points of the Mediterranean, and its coastline, are accessible within about 2½ days sailing. It provides a total of 46,700 sq m of lettable berth area of which almost two-thirds is designated for yachts of over 25 metres. Importantly, Grand Harbour has berthing facilities for up to 33 superyachts, i.e boats of more than 25m in length.

Based on International Financial Reporting Standards the Net Asset Value ("NAV") per share at the 30 June was 95.4c. CB Richard Ellis has completed valuations, using the Market Value basis in accordance with RICS General Principles, of Grand Harbour & Cesme Marinas as at 30 June 2007. The resulting adjusted NAV per share is 101.2c.

Camper & Nicholsons Marina Investments Ltd

As expected the strong brand recognition of Camper & Nicholsons and active deal sourcing has led to a further growth in investment opportunities in the Mediterranean and the North American and Caribbean regions

The Board is pleased with the results for this first period under review and remains optimistic about the future. We anticipate that our year end results, which we expect to report around the end of Q1, 2008, will show continued steady progress. The stability of this business is attractive in today's uncertain markets and we are moving forward with confidence.

George Kershaw
Chairman
25 September 2007

Camper & Nicholsons Marina Investments Ltd

MANAGER'S REPORT (MMI)

We present our first manager's report since Camper & Nicholsons Marina Investments Ltd ("CNMI") listed on AIM on 29 January 2007, covering the five months through to end June 2007.

At the time of the successful listing we set out our investment strategy for the business, aiming to generate returns for our investors through the acquisition and development of an international Camper & Nicholsons branded portfolio of marinas and marina related real estate. At the time, we anticipated being able to substantially commit the net placing proceeds within 18 months of admission (50% within 9 months)

Investing the funds

We are pleased that the first two acquisitions are now completed, which together, represent an aggregate gross commitment by the Company of €18.8m, of which €15.4m had been disbursed as at 30th June 2007. Post balance sheet, these figures have risen to €20.4m and €17.1m respectively. Further, Heads of Terms have been signed on a significant investment opportunity in the Caribbean, on which due diligence is now underway and, if completed, would take total commitments to around €45m, representing about 45% of current total investment capacity.

Cesme Marina, Turkey

In April we announced our first acquisition, Cesme Marina in the Izmir region of Turkey, a pivotal location within one of Turkey's main cruising areas. CNMI owns the marina in a joint venture with IC Ictas InsaatA.S., a respected Turkish conglomerate, through a 25 year "Build, Operate and Transfer" contract. The marina infrastructure has been substantially completed by the Turkish government and CNMI's 45% interest requires a total commitment, to completion of the marina in 2009, of €3.8m. We have secured 50% of the board voting rights and the marina will be operated under a service agreement with Camper & Nicholsons Marinas International Limited, the Company's investment advisor.

We will be re-configuring and increasing the berth areas, which will give increased revenue potential, and the shoreside real estate will be developed to meet market demand.

Recent elections in Turkey delayed handover of the site to the joint venture, which means the estimated completion date is now expected to be Q1 2009. However, this is not expected to have a material effect on our financial projections for the marina which had originally been based on a Q4 2008 completion.

We are now moving forward quickly and have established an office in Cesme with our Marina Manager on site. We are pleased to report that there is already considerable interest from boat owners for berths at the marina. We are also heartened by the fact that a neighbouring marina, which is itself operating at full occupancy, is currently achieving berthing rates materially higher than we used in our business plan for Cesme. Some interesting opportunities to expand the marina, in respect of both land and water areas, have emerged adjacent to the site, and these are currently being explored.

Cesme will provide a total of 375 berths together with on-shore storage capacity for a further 100 boats. The lettable berth area is about 30,000 sq m. In addition, there is planning permission for approximately 6,000 sq m of associated development providing marina services and general commercial buildings including retail, restaurants and office space.

CB Richard Ellis has valued the Cesme Marina BOT contract at €4.1m as at 30 June 2007. After adjusting for CNMI's 45% shareholding and other assets and liabilities, CNMI's equity interest in Cesme is valued at €1.7m, against an investment to date of just €0.4m. The resulting €1.3m NAV uplift is a very encouraging start.

We feel very positive about Cesme: its central location could potentially prove to be key to the formation of a chain of marinas in Turkey, and, in this respect, a number of compatible investment opportunities are being evaluated. If successfully pursued these, together with the existing investment in Cesme, would give the Company an exciting and important strategic position in the country's marina sector.

Grand Harbour Marina, Malta

Our second acquisition was the purchase of the majority (initially 70% and subsequently raised to 79.2%) shareholding in Grand Harbour Marina plc ("GHM"), a Maltese-listed marina company, whose principal asset is an established marina of the same name. CNMI's aggregate equity investment in GHM, inclusive of transaction costs, is €11.2m, of which €9.6m had been invested by 30 June. In addition, debt finance of €5.4m has been assumed, raising our total gross commitment to €15.0m at 30 June 2007, subsequently increased to €16.6m This is a marina that we know well as Camper & Nicholsons Marinas Ltd originally promoted the development of GHM and has been involved with management of the marina since inception.

Since the balance sheet date the Company received approval to retain GHM's listing on the Malta stock exchange, even though the free float is now below the normal requirement of 25%. We consider this could prove to be beneficial in the forthcoming privatization of other existing marinas in Malta currently planned by the Malta Government. As at end June 2007, based on CBRE's valuation of the underlying marina at €23.2m, the Company's then 70% interest, after adjusting for debt and remaining capital expenditure commitments, was valued at €11.2m. This compares favourably to the acquisition price for the original 70% equity interest of €9.6m and results in an NAV uplift of €1.6m.

Grand Harbour is held by GHM on the balance of a 99 year lease granted in 1999 and currently provides a total berthing area of 46,700 sq m. Of its 230 berths, 197 are for yachts of up to 25 metres, whilst 33 are for superyachts of up to 100 metres.

GHM is a very exciting investment for CNMI. The marina's strategic location places it within a few days sailing of any point in the Mediterranean, an excellent feature for those wishing to use it as their home port. Its large superyacht capacity provides exposure to one of the fastest growing sectors of the yacht fleet through the sale of long term berth licenses.

Prior to CNMI's investment, seven superyacht berths had been sold. The 26 remaining superyacht berths, clearly provide significant potential future upside for CNMI. Negotiations for the sale of a number of these berths are in progress.

We are also working on improving the marina's other revenue streams, by improving the utilization of the water area to create more berths – our pontoon berths effectively being at full occupancy of 95% - and through growth in rental rates, where effective tariffs upon renewal have been increased by around 17%

Finally, we have identified a number of real estate opportunities within the marina's immediate hinterland, and we are presently evaluating these in conjunction with real estate advisors.

Pipeline

Since listing, the potential investment pipeline has continued to grow significantly. This has resulted from our active deal sourcing and from the strength and visibility of the C&N brand bringing investment opportunities to us.

Presently we are at various stages of evaluation, heads of terms or due diligence on projects in Greece, Turkey, Egypt, Italy and the Caribbean.

Camper & Nicholsons Marina Investments Ltd

Financial Overview

CNMI has achieved a solid financial performance during the period, reflecting the execution of its first two transactions.

The company's two marina acquisitions had little impact on the results disclosed in the Consolidated Income Statement because Cesme was not operational during the period and Grand Harbour was acquired immediately prior to the end of the accounting period. Consequently, in the period under review, the principal source of income was interest on cash deposits and this amounted to €697k. Operating expenses amounted to €655k and there was profit before tax of €42k. No taxation liability arises on the profit for the period and no dividends have been paid. The retained profit for the period was therefore €42k which equates to earnings per share of 0.08c on both a basic and diluted basis.

While the Consolidated Income Statement was largely unaffected by the two acquisitions, the Balance Sheet at 30 June 2007 consolidates the assets and liabilities of the company, Grand Harbour Marina plc and, on a proportional basis, the company's interest in Cesme and shows the deployment of the group's assets and liabilities at that date. The non-current assets comprised, mainly, the tangible fixed assets employed in the marina businesses and the goodwill arising on acquisitions. Current assets included the uninvested proceeds of the AIM listing of approximately €38m as well as the cash balances and trade and other debtors of the marina businesses, and the current liabilities were primarily either trade related or the current portion of long term debt assumed on the acquisition of Grand Harbour. The non current liabilities comprised the balance of the Grand Harbour long term debt.

The group's net assets at 30 June 2007, on an IFRS basis, amounted to approximately €48.4m of which €0.7m related to the minority shareholders in Grand Harbour Marina plc and €47.7m was attributable to the company. This equated to 95.4c per share. The net assets per share on a revaluation basis were 101.2c as shown below.

As regards cash flows during the period, the company raised net proceeds of approximately €47.7m from the AIM listing in January 2007 and has since made net investments of €8.3m in marina businesses and had an operational cash outflow of €0.3m. Cash balances at 30 June 2007 amounted to approximately €39m which were held mainly as fixed short term deposits.

Net Asset Value and property valuation

The statutory NAV of the Company as at 30 June 2007 was 95.4c per share. 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 Company's stated valuation policy, which was set out in the Admission Document, CB Richard Ellis Limited has carried out a valuation of both Cesme Marina, Turkey and Grand Harbour Marina, Malta. 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 and Grand Harbour Marina, completed in accordance with RICS Appraisal and Valuation Standards, are €4.1m and €23.2m respectively. Adjusting for debt and other liabilities, and taking into account the Company's shareholdings of 45% and 70% respectively in these two marinas, this has resulted in an aggregate NAV uplift of €2.9m, equating to an Adjusted NAV per share of 101.2c.

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

	Total (€m)	Per share (c)	Diluted per share# (c)
NAV (IFRS)	47.7	95.4	95.4
Cesme Marina, Turkey – value uplift	1.3	2.6	2.6
Grand Harbour Marina – value uplift	1.6	3.2	3.2
NAV (Adjusted)	50.6	101.2	101.2

after adjusting for options granted but not yet exercised

This 6% enhancement to adjusted shareholder funds represents a satisfactory increase given the short period of ownership of these two assets by the Company. Importantly, it also means that the costs of the AIM listing have been more than recovered..

Bank financing has been available on terms broadly as anticipated as evidenced by the facilities provided by HSBC in respect of GHM. We consider that the Company's proposed leverage ratio of 1:1, as set out at Admission, remains conservative and, we believe, still attainable in current uncertain conditions in debt markets. The Manager, acting on behalf of the Company, will continue to actively seek opportunities to prudently deploy the potential leverage it has at its disposal, with a view to enhancing shareholder returns and optimising capital structure.

Group Structure and Management

The group structure and management team, as outlined in the Admission Document, are operating well. Camper and Nicholsons Marinas International, Investment Advisor to CNMI, has established its headquarters in Malta. This is already proving to be an excellent location from which to serve the needs of the overall business, and it is operating successfully.

The initial management team for Cesme has been put in place, whilst the management team of Grand Harbour Marina has been strengthened post acquisition and is working effectively.

Overall, we are operating effectively, identifying and executing transactions and working successfully with the Investment Advisor – Camper and Nicholsons Marinas International.

The Market

One of the underlying premises of the investment in the marina sector was the supply/demand imbalance created by an expanding global yacht fleet, in terms of both number and size, against the difficulty of providing additional marina berthing capacity, particularly in the more mature markets.

The yachtbuilding industry has enjoyed a bumper year. The most visible growth has been witnessed in the superyacht sector (yachts of over 25metres in length) where the order book has risen by 15% over 2006/2007, and now stands at some 777 yachts with a combined length of over 28 kilometres. Simply put, this means that some 28 kilometres of berths will be required to house them.

Builders of smaller yachts have also continued to perform well, particularly European builders. For example Beneteau, which describes itself as the world's largest builder of sailing yachts, reported an increase of 20% in sales for the 12 month period to June 2007 whilst Sunseeker, one of the major powerboat builders, also reported a similar increase for its 2005/2006 sales.

We expect deliveries of yachts will continue at an elevated level for several years to come in the superyacht sector and for the forthcoming year or so at the smaller sized end of the market. Even were there to be a decline in boat order books due to a general economic slowdown, we consider that the existing supply demand imbalance, between the availability of berths and the supply of new boats, will persist and that berthing demand for well located and well run marinas will therefore continue to grow.

Outlook

We have made a successful start to our life as a listed marina investment company. We continue to explore future acquisition opportunities both within the Mediterranean and elsewhere. We have a number of negotiations underway and hope to be able to announce further acquisitions in due course. Meanwhile, the market for marinas continues to be strong both as an investment opportunity and in terms of boat owners looking for long term berthing facilities. We have every reason to view the future with continued confidence.

Note re Property Valuations

CB Richard Ellis Ltd is the Company's property valuer with the work being undertaken by their specialist leisure consultancy team. To date they have prepared valuations for Cesme Marina Turkey and Grand Harbour Marina Malta. Further information is set out below.

General

Marinas are often transacted other than by way of a freehold transfer. Our two acquisitions in Cesme and Malta are such transactions. In Malta we have acquired a majority interest by way of a share purchase and at Cesme we have acquired a part interest in a Build Operate and Transfer agreement again by way of a share purchase. Our property valuer, by definition, provides advice only in respect of the underlying asset and not the financial interest acquired by ourselves. In order to make an assessment of NAV we have apportioned the valuation provided by CB Richard Ellis Ltd according to our shareholding in the owning entity.

Cesme Marina, Turkey

The property was 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 €4.1m. The property was valued as a fully operational business entity with reference to trading potential. 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 detailed valuation report.

Grand Harbour Marina, Malta

The property was 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 €23.2m. 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. We are in receipt of a detailed valuation report.

Camper & Nicholsons Marina Investments Limited

General Information

Directors:	George Kershaw (Chairman) Trevor Ash John Hignett Roger Lewis Charles Mallory
Company Secretary:	Shaftesbury Limited
Registered office:	31-33 Le Pollet St Peter Port Guernsey GY1 3YR
Nominated Advisor:	Arbuthnot Securities Limited 20 Ropemaker Street London EC2Y 9AR
Legal advisors United Kingdom:	Stephenson Harwood, One, St Paul's Churchyard London EC4M 8SH
Legal advisors Guernsey:	Carey Olsen 7 New Street St. Peter Port Guernsey GY1 4BZ
Bankers:	Credit Suisse (Guernsey) Limited PO Box 368 Helvetia Court South Esplanade St. Peter Port Guernsey GY1 3YJ
	Barclays Private Clients International Le Marchant House Le Truchot St. Peter Port Guernsey GY1 3BE
Auditor:	Ernst & Young LLP PO Box 9 14 New Street St Peter Port Guernsey GY1 4AF

Camper & Nicholsons Marina Investments Ltd
Unaudited interim consolidated financial statements
for the period from 20 October 2006 to 30 June 2007

Independent review report

Introduction

We have been instructed by the company to review the financial information for the period 20 October 2006 to 30 June 2007 which comprises the Consolidated Income Statement, Consolidated Balance Sheet, Consolidated Statement of Changes in Equity, Consolidated Cash Flow Statement and the related notes 1 to 19. We have read the other information contained in the interim report and considered whether it contains any apparent misstatements or material inconsistencies with the financial information.

This report is made solely to the company having regard to guidance contained in Bulletin 1999/4 'Review of interim financial information' issued by the Auditing Practices Board. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the conclusions we have formed.

Directors' responsibilities

The interim report, including the financial information contained therein, is the responsibility of, and has been approved by, the directors. The directors are responsible for preparing the interim report in accordance with the Listing Rules of the Financial Services Authority.

The accounting policies are consistent with those that the directors intend to use in the next financial statements.

Review work performed

We conducted our review having regard to guidance contained in Bulletin 1999/4 'Review of interim financial information' issued by the Auditing Practices Board for use in the United Kingdom. A review consists principally of making enquiries of management and applying analytical procedures to the financial information and underlying financial data, and based thereon, assessing whether the accounting policies and presentation have been consistently applied, unless otherwise disclosed. A review excludes audit procedures such as tests of controls and verification of assets, liabilities and transactions. It is substantially less in scope that an audit performed in accordance with International Standards on Auditing (UK and Ireland) and therefore provides a lower level of assurance than an audit. Accordingly we do not express an audit opinion on the financial information.

Review conclusion

On the basis of our review we are not aware of any material modifications that should be made to the financial information as presented for the period 20 October 2006 to 30 June 2007.

Ernst & Young LLP
St Peter Port
Guernsey
Channel Islands
24 September 2007

Camper & Nicholsons Marina Investments Ltd
Interim consolidated income statement
for the period from 20 October 2006 to 30 June 2007

	Note	€
Income from Marina operating activities		-
Cost of sales		-
Gross Profit		-
Managers fees	5	370,362
Directors' fees		85,488
General administration		103,700
Legal & professional fees		67,832
Promotion		28,286
Operating expenses		655,668
Operating loss		(655,668)
Finance revenue		697,230
		697,230
Profit before tax		41,562
Taxation	7	-
Profit for the period from continuing activities		41,562
Attributable to:		
Equity holders of the parent		41,562
Minority interests		-
		41,562
Earnings per share		
Basic, for profit for the period attributable to ordinary equity holders of the parent		0.08c
Diluted, for profit for the period attributable to ordinary equity holders of the parent		0.08c

The accompanying notes on pages 15 to 26 form an integral part of these financial statements.

Camper & Nicholsons Marina Investments Ltd
Interim consolidated statement of changes in equity
for the period from 20 October 2006 to 30 June 2007

	Issued Capital	Fair Value Share Option Reserve	Retained Earnings	Total
	€	€	€	€
At 20 October 2006	-	-	-	-
Issue of share capital	50,000,000	-	-	50,000,000
Share issue costs	(2,418,199)	78,957	-	(2,339,242)
Profit for the period	-	-	41,562	41,562
At 30 June 2007	47,581,801	78,957	41,562	47,702,320

The accompanying notes on pages 15 to 26 form an integral part of these financial statements.

Camper & Nicholsons Marina Investments Ltd
Interim consolidated balance sheet
As at 30 June 2007

	Note	€
Non current assets		
Property, plant & equipment	9	8,931,938
Deferred tax	7	247,465
Goodwill	10	8,244,265
		17,423,668
Current assets		
Pre acquisition costs	11	20,868
Trade and other receivables		484,094
Prepayments and accrued income		297,394
Cash and cash equivalents	6	39,061,938
		39,864,294
TOTAL ASSETS		57,287,962
Current Liabilities		
Trade and other payables		410,750
Taxation payable		940,523
Provisions & accruals		756,503
Loans repayable within one year	12	1,647,515
Deferred revenue		270,450
		4,025,741
TOTAL ASSETS LESS CURRENT LIABILITIES		53,262,221
Non current liabilities		
Loans repayable after more than one year	12	4,837,579
		4,837,579
NET ASSETS		48,424,642
Equity attributable to equity holders of the parent		
Issued capital		47,581,801
Retained earnings		41,562
Fair value share option reserve		78,957
		47,702,320
Minority interests		722,322
Total equity		48,424,642

The accompanying notes on pages 15 to 26 form an integral part of these financial statements.

The financial statements on pages 11 to 26 were approved by the Board of Directors on 24 September 2007

T C Ash, Director

R St J H Lewis, Director

Camper & Nicholsons Marina Investments Ltd
Interim consolidated cash flow statement
for the period from 20 October 2006 to 30 June 2007

	Note	€
Cash flows from operating activities		
Profit before taxation		41,562
Adjusted for:		
Finance revenue		(697,230)
		(655,668)
Increase in Work in Progress		(20,868)
Increase in debtors		(140,521)
Increase in creditors		546,851
Net cash flows from operating activities		(270,206)
Cash flow from investing activities		
Acquisition of property, plant & equipment		(137,463)
Acquisition of subsidiaries, net of cash acquired		(8,515,131)
Investment in joint venture		(373,250)
Interest received		697,230
Net cash flows from investing activities		(8,328,614)
Cash flows from financing activities		
Issue of own shares		50,000,000
Share issue costs		(2,339,242)
Net cash flows from financing activities		47,660,758
Net increase in cash and cash equivalents	6	39,061,938

1. Corporate Information

The interim condensed consolidated financial statements of the group for the period from incorporation on 20 October 2006 to 30 June 2007 were authorised for issue in accordance with a resolution of the directors on 24 September 2007.

The Company was admitted for listing on the AIM Market on 29 January 2007.

Camper & Nicholsons Marina Investments Limited is a limited liability company, incorporated and domiciled in Guernsey, whose shares are publicly traded.

The principal activities of the company and its subsidiaries and joint ventures (The Group) are the acquisition, development, redevelopment and operation of an international portfolio of both new and existing marinas and related real estate in the Mediterranean and the United States.

2. Basis of preparation and accounting policies

Basis of preparation
The interim condensed consolidated financial statements of the Group for the period to 30 June 2007 have been prepared in accordance with IAS 34: *Interim Financial Reporting*.

The interim condensed consolidated financial statements do not include all the information and disclosures required for annual financial statements.

The accounting policies used for the preparation of the interim condensed financial statements of the Group for the period ended 30 June 2007 will be applied for the annual financial statements.

The interim condensed consolidated financial statements have been prepared on a historical cost basis.

Statement of compliance
The interim condensed consolidated financial statements of the Group have been prepared in accordance with IAS 34: Interim Financial Reporting.

Basis of consolidation
The interim condensed consolidated financial statements comprise the financial statements of The Group at 30 June each year. The financial statements of the subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies.

All intra-group balances, transactions, income and expenses and profits and losses resulting from intra-group transactions that are recognised in assets, are eliminated in full.

Subsidiaries are fully controlled from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

Minority interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the income statement and within equity in the consolidated balance sheet, separately from parent shareholders' equity. Acquisitions of minority interests are accounted for using the parent entity extension

2. Basis of preparation and accounting policies (continued)

Basis of preparation (continued)

method, whereby, the difference between the consideration and the book value of the share of the net assets acquired is recognised as goodwill.

Business combinations and goodwill
Business combinations are accounted for using the acquisition accounting method. This involves recognising identifiable assets (including previously unrecognised intangible assets) and liabilities (including contingent liabilities and excluding future restructuring) of the acquired business at fair value.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost of the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities.

The carrying amount of goodwill allocated to a cash-generating unit is taken into account when determining the gain or loss on disposal of the unit, or of an operation within it.

Minority interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the income statement and within equity in the consolidated balance sheet, separately from parent shareholders' equity. Acquisitions of minority interests are accounted for using the parent entity extension method, whereby, the difference between the consideration and the book value of the share of the net assets acquired is recognised as goodwill.

Pre acquisition costs
Pre acquisition costs consist of expenditures incurred in investigating possible future business combinations. Amounts are only included in pre acquisition costs to the extent that it is expected that there will be a flow of future economic benefit to the group from such expenditure. Otherwise the expenditure is included as expense in the income statement.

Revenue Recognition
Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates and sales taxes or duty. The following specific recognition criteria must be met before revenue is recognised:

Licensing of super yacht berths
Revenue from such licensing over long-term periods is recognised in full in the income statement on signing of the licensing contracts.

Rendering of marina services
Revenue from the rendering of marina services is recognised when the services have been delivered. When services are delivered evenly over a period of time the revenue is recognised pro rata to the time elapsed.

Rental income
Rental income is recognised on a straight line basis over the term of the rental.

2. Basis of preparation and accounting policies (continued)

Revenue recognition *(continued)*

Interest income
Interest income is recognised as interest accrues, using the effective interest method, that is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset.

Expenses
All expenses are accounted for on an accruals basis. Operating expenses are charged wholly to the Income Statement. Costs of issue of shares are charged to shareholders' equity and share capital is shown in the balance sheet net of such costs.

Taxation / Deferred taxation
The Holding 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. Subsidiaries and Joint Ventures are subject to overseas taxation on their income and capital gains; rates vary according to territories.

Deferred taxation is provided using the liability method on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax assets and liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of goodwill, and
- in respect of taxable temporary differences associated with investments in subsidiaries or joint ventures where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

The carrying amount of deferred tax assets and liabilities and liabilities is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax assets and liabilities are measured at the tax rates expected to apply to the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that had been enacted or substantially enacted at the balance sheet date.

Deferred tax assets and liabilities are offset, if a legally enforceable right exists to set off current tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

2. Basis of preparation and accounting policies (continued)

Property, plant and equipment: recognition and measurement

Plant and equipment is stated at cost, excluding the cost of day to day servicing, less accumulated depreciation and accumulated impairment in value. Such costs include the cost of replacing part of the plant and equipment when that cost is incurred, if the recognition criteria are met.

Interest incurred during the construction phase is capitalised as part of the cost of Marina facilities.

The cost of super-yacht berths that have been completed but not licensed and other items of plant and equipment are stated at cost less accumulated depreciation and any impairment losses. Super-yacht berths under construction and new works under construction are not depreciated.

Where parts of an item of plant and equipment have different useful lives they are accounted for as separate items of plant and equipment. The group recognises, in the carrying amount of an item of plant and equipment, the cost of replacing part of such an item when that cost is incurred and it is probable that the resulting future economic benefits will flow to the group and the cost of the item can be measured reliably. All other costs are recognised in the income statement as an expense when incurred.

As part of its operating activities the group licenses out super-yacht berths over longer periods, typically 25 years. The cost of such berths is apportioned between that part attributable to the initial licensing period, which is recognised immediately in the income statement and that part (residual amount) attributable to the time period which extends beyond the initial licensing period. The method of cost apportionment used represents a fair reflection of the pattern of future economic benefits estimated to accrue from the licensing of such berths. The residual amount is classified in the balance sheet as non current assets.

Valuations of Marina assets are performed every six months.

See policy on business combinations for accounting treatment on initial recognition of property plant and equipment of businesses acquired.

The carrying values of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable, and are written down immediately to their recoverable amount. Useful lives and residual values are reviewed annually and were adjustments are required these are made prospectively.

2. Basis of preparation and accounting policies (continued)

Property, plant and equipment: depreciation
Depreciation is recognised in the income statement on a straight line basis over the estimated useful life of each part of an item of plant and equipment. The estimated useful lives are as follows:

super-yacht berths	50 years
pontoons	25 years
motor vehicles	5 years
other equipment	5 years

In relation to the super-yacht berths, depreciation is provided up to the point when a long-term licensing contract is signed, at which time the carrying amount of such berths is apportioned and accounted for as explained above.

Cash and cash eqivalents
Cash and short term deposits in the balance sheet comprise cash at banks and at hand and short term deposits with an original maturity of three months or less.

For the purposes of the consolidated cash flow statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts.

Trade and other receivables
Trade receivables are recognised and carried at the lower of their original invoiced value and recoverable amount. Where the time value of money is material, receivables are carried at amortised cost. Provision is made where there is objective evidence that the group will not be able to recover balances in full. Balances are written off when the probability of recovery is assessed as being remote.

Trade and other payables
Trade payables are included at the lower of their original invoiced value and the amount payable.

Interest bearing loans and borrowings
Obligations for loans and borrowings are recognised when the group becomes party to the related contracts and are measured initially at fair value less directly attributable transaction costs.

After initial recognition interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method.

Gains and losses arising on the repurchase, settlement or otherwise cancellation of liabilities are realised respectively in finance revenue and finance cost.

Foreign currency translation
The consolidated financial statements are prepared in Euros, which is the Company's functional and presentational currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. Transactions in foreign currency are initially recorded at the functional currency rate ruling at the date of the transaction.

2. Basis of preparation and accounting policies (continued)

Foreign currency translation *(continued)*
Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange ruling at the balance sheet date. All differences are taken to the income statement.

Non monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate as at the date of the initial transaction.

Non monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amounts of assets and liabilities arising on the acquisition are treated as assets and liabilities of the foreign operation and translated at the closing rate.

Interests in Joint Ventures
The Group has an interest in a joint venture, which is a jointly controlled entity. A joint venture is a contractual arrangement whereby two or more parties undertake an economic activity that is subject to joint control and a jointly controlled entity is a joint venture that involves the establishment of a separate entity in which each venturer has an interest. The Group recognises its interest in the joint venture using proportional consolidation. The Group combines its share of each of the assets, liabilities, income and expenses of the joint venture with the similar items, line by line, in its consolidated financial statements. the financial statements for the joint venture are prepared for the same reporting year as the parent company using consistent accounting policies.

When the Group contributes or sells assets to the joint venture, any portion of gain or loss from the transaction is recognised based on the substance of the transaction.

The joint venture is proportionately consolidated until the date when the group ceases to have joint control over the joint venture.

Impairment of assets
The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment losses on continuing operations are recognised in the income statement in those expense categories consistent with the function of the impaired asset.

2. Basis of preparation and accounting policies (continued)

Impairment of assets *(continued)*
An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in profit or loss unless the asset is carried at revalued amount, in which case the reversal is treated as a revaluation increase. After such a reversal the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a system.

Provisions
A provision is recognised when the Group has a legal or constructive obligation as a result of a past event and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect is material, expected future cash flows are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability.

Where the Group expects some or all of a provision to be reimbursed, for example under an insurance policy, the reimbursement is recognised as a separate asset but only when recovery is virtually certain. The expense relating to any provision is presented in the income statement net of any reimbursement. Where discounting is used, the increase in the provision due to unwinding the discount is recognised as a finance cost.

3 Seasonality of operations
Marinas may derive a significant percentage of berthing income from annual contracts. In the peak summer months visitor berthing and related income may be higher than during the rest of the year. The length of season will vary depending on location. The incidence of long a term berth sale may disproportionately affect the reported results in any accounting period. Long-term berth sales are not seasonal by nature. No long-term berth sales are reported in the current accounting period.

4 Segmental reporting
The Company currently has only one class of business and derives its income from marina operating activities in the Mediterranean basin.

5 Manager's fees
Under the terms of the management agreement between the Company and the Manager, Marina Management International Limited, the Manager is entitled to a basic fee of 1.85% per annum of group net assets and a performance fee of 20% of the growth in the value of the Company's Net Assets that is in excess of a compound growth of 12% per annum. Group net assets are calculated monthly and are based on balance sheet values, adjusted to take account of the surpluses or deficits arising on the biannual professional valuations of the group's fixed assets. The charge for the period comprises the basic fee because the hurdle rate for the performance fee was not achieved.

6 Cash & Cash Equivalents

	€
Cash & Cash Equivalents comprise the following:-	
Cash at bank and in hand	1,461,472
Short term deposits	32,375,466
Surety deposit at HSBC, Malta	5,225,000
	39,061,938

At the balance sheet date €5,225,000 was deposited with HSBC Malta as surety for the proposed purchase of the minority shareholding in Grand Harbour Marina plc. The offer closed on 8 August and on 10 August HSBC paid out €1,596,544 for the purchase of a further 917,209 shares.

7 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

No deferred tax has been provided in the income statement because there has been no income recognised where there is a likelyhood of future tax charges or no losses which are likely to lead to a tax credit in the foreseeable future.

The deferred tax asset shown in the balance sheet represents the tax benefit recognised in relation to trading losses of Grand Harbour Marina plc from the period prior to acquisition which are available for set off against future taxable profits.

8 Business Combination

On 22 June 2007 the group acquired 70% of the issued share capital of Grand Harbour Marina plc (GHM), a company operating a Marina in Malta and listed on the Maltese Stock Exchange. The acquisition has been accounted for using the purchase method of accounting. The interim condensed consolidated financial statements includes the assets of GHM at the balance sheet date. For the purposes of consolidation the acquisition has been treated as if it occurred on 30 June 2007 as there were no significant movements between 22 June and 30 June.

The fair value of the identifiable assets and liabilities of GHM at the date of acquisition were:-

	Grand Harbour Marina plc	
	Fair value recognised on acquisition	**Previous book value**
	€	€
Property, plant and equipment	8,409,219	8,759,219
Deferred super-yacht berth costs	385,256	385,256
Deferred tax asset	247,465	247,465
Receivables and prepayments	640,967	640,967
Cash and cash equivalents	1,041,303	1,041,303
Current payables and accruals	(620,402)	(620,402)
Taxation	(940,523)	(940,523)
Deferred revenues	(270,450)	(270,450)
Loans repayable within one year	(1,647,515)	(1,647,515)
Loans repayable after more than one year	(4,837,579)	(4,837,579)
	2,407,741	2,757,741

Group Share of Fair value recognised on acquisition	1,685,419
Excess of acquisition cost over fair value treated as goodwill	7,871,015
Total acquisition cost	9,556,434

Total Acquisition cost of €9,556,434 comprised a payment of €9,131,434 to acquire the shares and €425,000 of directly attributed costs.

Cash outflow on acquisition:	
Net cash acquired with the subsidiary	1,041,303
Cash paid	(9,556,434)
Net cash outflow	(8,515,131)

As indicated above the acquisition of the 70% interest in GHM occurred in June 2007 and the interest in the Cesme BOT contract in April 2007. Had these investments been made at the time of CNMI's listing on AIM the consolidated turnover for the period would have increased by €406k and the profit before tax would have decreased by €600k.

9 Property, plant and equipment

Acquisitions and disposals
The group acquired assets worth €8,409,219 through the business combination described at note 8.
Additionally a joint venture in which the group has a 45% holding acquired property plant and equipment with a value of €137,463, of which the Group's share is €61,858.

The make up of assets acquired during the period at directors assessment of fair value and / or cost is:

Marina Development	8,481,195
Deferred super yacht berth costs	385,256
Office furniture & equipment	63,912
Motor vehicles	1,575
	8,931,938

10 Goodwill

	Acquisition Cost	Group share of fair value of assets / (liabilities) acquired	Goodwill
Goodwill arises from acquisitions as follows:			
Grand Harbour Marina plc	9,556,434	1,685,419	7,871,015
IC Cesme Marina Yatirim Turizm ve Isletmeleri Sirketi	446,779	73,529	373,250
			8,244,265

The company commissions bi-annual professional valuations of the businesses in which it has financial interests and reviews the carrying value of goodwill for impairment by reference to those valuations. No adjustment is considered necessary at 30 June 2007.

The business acquired with Grand Harbour Marina plc was valued by the directors initially on the basis of anticipated cash flows and the required internal rate of return as determined by its standard business model. The difference between the total cost of acquisition and the company's proportionate share of the fair value of the underlying net assets, together with other appropriate adjustments, resulted in a goodwill value of €7,871,015. A similar exercise in respect of the company's acquisition of its interest in IC Cesme Marina Yatirim Turizm ve Isletmerleri Sirketi resulted in a goodwill value of €373,250. Professional valuations have confirmed that there has been no impairment to the carrying value of goodwill.

11 Pre acquisition costs

Pre acquisition costs represent amounts expended to date on due diligence and professional fees on potential investments, on projects where a transaction proposal has been approved by the board, and where the directors are of the opinion that these investments will proceed.

12 Interest bearing loans and borrowings

Subsidiaries

	At 30 June 2007
Bank Loans	5,117,347
Bank Overdrafts	1,134,747
	6,252,094
Other Loans	233,000
	6,485,094
Repayable within one year	1,647,515
Repayable after more than one year	4,837,579

	Interest Rate at 30 June 2007	**Year of Maturity 2008**	**Year of Maturity 2009**	**Year of Maturity 2012**
Bank Loans	6.85%	-	368,257	4,749,090
Other Loans	7.75%	233,000		

Bank loans, overdraft and other loans are secured by charges over the subsidiaries assets

13 Share Capital

During the period the Company issued 50,000,000 shares of no par value at a price of €1 each. The share capital is shown in the balance sheet net of issue costs of €2,418,199. Included in share issue costs is €78,957, being the fair value at the balance sheet date of options in respect of 1,000, 000 ordinary shares granted to the Placing Agents for the ordinary shares issued. (See note 14 below)

14 Share Options

The company has granted option to each of its placing agents, Arbuthnot Securities Ltd and Cantor Fitzgerald Europe, in respect of the share issue during the period to subscribe for up to 250,000 ordinary shares each at a price of €1 each at any time between the first and fourth anniversaries of the admission for listing on the AIM Market of the company's shares on the AIM exchange on 29th January 2007.

The share options have been valued at €78,957 at the balance sheet date, using the Black and Scholes valuation method.

15 Subsidiaries and joint ventures

		Cost of Investment	**% Held**
Camper & Nicholsons Marinas (Malta) Ltd	Malta	1,159	100
Grand Harbour Marinas plc	Malta	9,556,434	70
IC Cesme Marina Yatirim Turizm ve Isletmeleri Sirketi	Turkey	446,779	45
		10,004,372	

15 Subsidiaries and joint ventures (continued)

Under Maltese law the Group was obliged to make an offer to buy out the remaining shareholders of Grand Harbour Marina plc once it had acquired its 70% shareholding. Such offer was duly made and closed on 8th August 2007. Acceptances of a further 9.17% of the shareholders were received and the Group duly acquired these further shares of Grand Harbour Marina plc at a cost of €1,596,544. The Directors consider there to have been no material change in net asset value of Grand Harbour Marina plc between 30 June and the date of acquisition and therefore the above consideration acquired €220,840 of fair value net assets on acquisition and €1,375,704 of goodwill.

16 Minority Interests

The minority interest is all attributable to the 30% minority shareholding in Grand Harbour Marina plc.

17 Commitments and contingencies

Details of the acquisition of further shares in Grand Harbour Marina plc are given in note 15 above.

A subsidiary had committed and contracted for capital expenditure of €442,152 at 30 June 2007.

As part of the tender process the Group has committed approximately €3.3m in respect of its share of the projected development costs of a marina in the process of development.

18 Related party transactions

Nicholas Maris, Chairman and CEO of both Camper & Nicholsons Marinas International ('C&N') (the Investment Adviser to CNMI) and Marina Management International Limited ('MMI') (the Manager to CNMI), was also Chairman of, and a 21.39 per cent shareholder in, Grand Harbour Marina plc as well as approximately a 2 per cent shareholder in CNMI (through controlled companies). A subsidiary of C&N is currently the manager of the Grand Harbour Marina under a marina contract entered into on 1 April 2004 and due for renewal on 31 December 2007.

The agreement entered into between CNMI and Nicholas Maris constituted a transaction with a Related Party under AIM Rules. The Directors of CNMI considered, having consulted with the Company's Nominated Adviser, Arbuthnot Securities Limited, that the terms of this agreement were fair and reasonable so far as CNMI's shareholders are concerned. Prior to completion the Directors again reviewed with the Company's Nominated Adviser the fairness of this agreement.

19 Post balance sheet events

Details of the acquisition of further shares in Grand Harbour Marina plc are given in note 15 above.