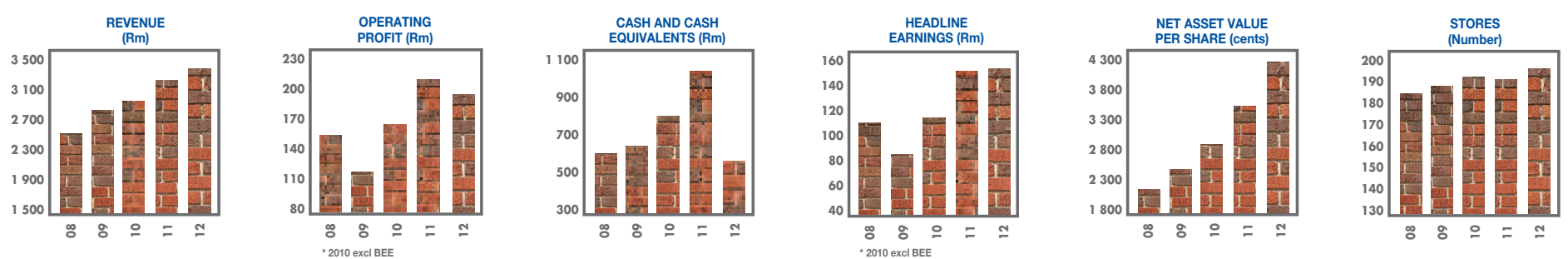


AUDITED INTERIM RESULTS AND DIVIDEND DECLARATION - DECEMBER 2012

- Revenue ↑ 2%
- Operating profit ↓ 6%
- Headline earnings ↑ 1%
- Net asset value per share ↑ 20%



CONDENSED CONSOLIDATED INCOME STATEMENT - AUDITED				
	Six months ended 31 December 2012 (26 weeks)	Six months ended 31 December 2011 (26 weeks)	% change	Year ended 30 June 2012 (53 weeks)
R'000				
Revenue	3 317 770	3 252 822	2	6 310 052
Cost of sales	(2 556 647)	(2 511 908)	2	(4 837 024)
Gross profit	761 123	740 914	3	1 473 028
Selling and marketing expenses	(486 825)	(451 951)	8	(894 960)
Administrative expenses	(76 286)	(78 041)	(2)	(177 745)
Other operating expenses	(2 251)	(2 761)	(18)	(4 491)
Other income	349	992	(65)	4 643
Operating profit	196 110	209 153	(6)	400 475
Finance cost	(441)	(117)	277	(706)
Finance income	18 695	14 298	31	33 561
Profit before income tax	214 364	223 334	(4)	433 330
Income tax expense	(63 007)	(70 660)	(11)	(140 297)
Profit for the period	151 357	152 674	(1)	293 033
Attributable to:				
Owners of the company	149 750	149 080	-	286 832
Non-controlling interests	1 607	3 594	(55)	6 201
	151 357	152 674	(1)	293 033
Earnings per share (cents)	649.1	656.5	(1)	1 261.3
Diluted earnings per share (cents)	641.6	651.2	(1)	1 257.5

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION - AUDITED			
	31 December 2012	31 December 2011	30 June 2012
R'000			
ASSETS			
Non-current assets	669 799	554 410	583 333
Property, plant and equipment	598 735	510 901	517 006
Intangible assets	47 225	34 005	41 687
Rent prepayments	17 027	-	13 483
Deferred income tax assets	6 812	9 504	11 157
Current assets	1 623 440	1 975 804	1 342 735
Assets held for sale	17 656	13 577	18 225
Inventories	950 212	861 834	744 606
Trade and other receivables	138 583	74 081	91 958
Cash and cash equivalents	516 989	1 026 312	487 946
Total assets	2 293 239	2 530 214	1 926 068
EQUITY AND LIABILITIES			
Shareholders' equity	1 078 000	904 397	988 082
Share capital and reserves	1 066 376	892 299	976 674
Non-controlling interests	11 624	12 098	11 408
Non-current liabilities	92 186	85 184	89 241
Deferred operating lease liability	87 865	81 152	85 122
Deferred profit	1 621	1 673	1 647
Borrowings (non interest-bearing)	2 700	2 359	2 472
Current liabilities	1 123 053	1 540 633	848 745
Trade and other liabilities	1 080 182	1 495 329	837 661
Current income tax liabilities	40 378	43 095	8 768
Employee benefits	2 493	2 209	2 316
Total equity and liabilities	2 293 239	2 530 214	1 926 068

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME - AUDITED				
	Six months ended 31 December 2012 (26 weeks)	Six months ended 31 December 2011 (26 weeks)		Year ended 30 June 2012 (53 weeks)
R'000				
Profit for the period	151 357	152 674		293 033
Other comprehensive income:				
Foreign currency translation adjustments	(1 677)	3 823		(2 753)
Other comprehensive income for the period, net of tax	(1 677)	3 823		(2 753)
Total comprehensive income for the period	149 680	156 497		290 280
Total comprehensive income attributable to:				
Owners of the company	149 221	152 488		286 392
Non-controlling interests	459	4 009		3 888
	149 680	156 497		290 280

ADDITIONAL INFORMATION - AUDITED				
	Six months ended 31 December 2012	Six months ended 31 December 2011		Year ended 30 June 2012
R'000				
Net asset value per share (cents)	4 233	3 542		3 877
Ordinary shares ('000):				
- In issue	25 190	25 190		25 190
- Weighted-average	23 071	22 707		22 742
- Diluted weighted-average	23 339	22 893		22 809
Capital expenditure	127 892	46 448		110 909
Depreciation of property, plant and equipment	34 815	29 576		62 921
Amortisation of intangible assets	3 080	462		1 876
Capital commitments	184 810	168 603		197 281
Property operating lease commitments	860 587	851 773		930 855
Contingent liabilities	1 831	34 557		14 337

CONDENSED CONSOLIDATED CASH FLOW STATEMENT - AUDITED			
	Six months ended 31 December 2012	Six months ended 31 December 2011	Year ended 30 June 2012
R'000			
Cash flows from operating activities			
Cash generated from operations	226 130	491 911	151 553
Interest paid	(441)	(117)	(706)
Taxation paid	(27 051)	(62 944)	(168 561)
Net cash generated from operating activities	198 638	428 850	171 211
Cash flows from investing activities			
Net investment in assets	(124 737)	(46 005)	(97 577)
Interest received	18 695	14 298	33 561
Net cash used in investing activities	(106 042)	(31 707)	(64 016)
Cash flows from financing activities			
Decrease/(increase) in borrowings	228	(298)	(185)
Shares sold by The Cashbuild Share Incentive Trust	1 841	-	13 632
Shares purchased by The Cashbuild Operations Management Trust	(1 349)	-	-
Dividends paid			
- own equity	(62 955)	(31 563)	(98 817)
- non-controlling interests	(680)	-	(569)
Increase in shareholding of subsidiary	(60)	(62 211)	(62 211)
Net cash used in financing activities	(62 975)	(94 072)	(148 150)
Net increase in cash and cash equivalents	29 621	303 071	(229 880)
Effect of exchange rate movements on cash and cash equivalents	(578)	2 681	(2 734)
Cash and cash equivalents at beginning of period	487 946	720 560	720 560
Cash and cash equivalents at end of period	516 989	1 026 312	487 946

CONDENSED CONSOLIDATED SEGMENTAL ANALYSIS - AUDITED										
R'000	South Africa			Other members of common monetary area*			Botswana and Malawi		Group	
	Six months ended 31 December 2012	Year ended 30 June 2011	Year ended 30 June 2012	Six months ended 31 December 2012	Year ended 30 June 2011	Year ended 30 June 2012	Six months ended 31 December 2011	Year ended 30 June 2012	Six months ended 31 December 2011	Year ended 30 June 2012
	2012	2011	2012	2012	2011	2012	2011	2012	2012	2011
Income statement										
Revenue	2 917 466	2 834 633	5 505 910	257 682	277 589	523 871	142 622	140 600	3 317 770	3 252 822
Operating profit	173 248	177 831	343 452	12 618	18 482	32 844	10 244	12 840	196 110	209 153
Statement of financial position										
Segment assets	1 849 484	2 052 645	1 519 637	301 144	325 496	279 636	142 611	152 073	2 293 239	2 530 214
Segment liabilities	1 025 756	1 373 690	768 834	137 674	180 334	124 740	51 809	71 793	1 215 239	1 625 817
Other segment items										
Depreciation	31 020	26 962	56 356	2 338	1 529	3 847	1 456	1 085	34 814	29 576
Amortisation	3 080	462	1 869	-	-	-	-	-	3 080	462
Capital expenditure	108 391	39 596	98 466	16 226	6 562	5 144	3 275	290	127 892	46 448

\* Includes Namibia, Swaziland and Lesotho

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY - AUDITED									
R'000	Attributable to owners of the company								
	Share capital	Treasury share capital	Share premium	Treasury share premium	Share based payments reserve	Cum. translation adjustment	Retained earnings	Non-controlling interests	Total equity
Balance at 1 July 2011	252	(23)	65 823	(33 692)	4 969	(14 402)	760 328	54 863	838 118
Total comprehensive income for the period	-	-	-	-	-	3 408	149 080	4 009	156 497
Buy-out of minority in subsidiary	-	-	-	-	-	-	(15 437)	(46 774)	(62 211)
Dividend paid	-	-	-	-	-	-	(31 563)	-	(31 563)
Recognition of share based payments	-	-	-	-	3 556	-	-	-	3 556
Balance at 31 December 2011	252	(23)	65 823	(33 692)	8 525	(10 994)	862 408	12 098	904 397
Total comprehensive income for the period	-	-	-	-	-	(3 848)	137 753	(121)	133 784
Dividend paid	-	-	-	-	-	-	(67 255)	(569)	(67 824)
Recognition of share based payments	-	-	-	-	4 093	-	-	-	4 093
Shares sold by The Cashbuild Share Incentive Trust	-	3	-	-	5 360	-	8 269	-	13 632
Balance at 30 June 2012	252	(20)	65 823	(28 332)	12 618	(14 842)	941 175	11 408	988 082
Total comprehensive income for the period	-	-	-	-	-	(529)	149 750	459	149 680
Increase in shareholding of subsidiary	-	-	-	-	-	-	(497)	-	(497)
Dividend paid	-	-	-	-	-	-	(62 955)	(680)	(63 635)
Recognition of share based payments	-	-	-	-	3 441	-	-	-	3 441
Shares sold by The Cashbuild Share Incentive Trust	-	-	-	-	766	-	1 075	-	1 841
Shares purchased by The Cashbuild Operations Management Trust	-	-	-	(1 349)	-	-	-	-	(1 349)
Balance at 31 December 2012	252	(20)	65 823	(28 915)	16 059	(15 371)	1 028 548	11 624	1 078 000

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

- Basis of preparation.** The condensed consolidated interim financial information ("financial information") announcement is based on the audited interim financial statements of the group for the period ended 31 December 2012 which have been prepared in accordance with International Financial Reporting Standards ("IFRS") and the presentation and disclosure requirements of IAS 34 - Interim Financial Reporting, the Listings Requirement of the JSE and The Companies Act of South Africa (2008) and consistently applied to the prior period. The financial statements have been prepared by the financial director, Mr. AE Prowse CA (SA), and were approved by the board on 11 March 2013.
- Independent audit by the auditors.** These condensed consolidated interim results have been audited by our auditors PricewaterhouseCoopers Inc., who have performed their audit in accordance with the International Standards on Auditing. A copy of their unqualified audit report is available for inspection at the registered office of the company.
- Reporting period.** The group adopts the retail accounting calendar, which comprises the reporting period ending on the last Saturday of the month (2012: 29 December (26 weeks); 2011: 24 December (26 weeks); June 2012: 30 June (53 weeks)).
- Earnings per share.** Earnings per share is calculated by dividing the earnings attributable to owners of the company for the period by the weighted average number of 23 071 449 ordinary shares in issue during the period. (December 2011: 22 706 987 shares; June 2012: 22 742 446 shares).
- Headline earnings per ordinary share.** The calculations of headline earnings and diluted headline earnings per ordinary share are based on headline earnings of R150.1 million (December 2011: R149.3 million; June 2012: R285.6 million) and a weighted average of 23 071 449 (December 2011: 22 706 987; June 2012: 22 742 446) and fully diluted of 23 339 190 (December 2011: 22 892 962; June 2012: 22 809 260) ordinary shares in issue.

Reconciliation between net profit attributable to the owners of the company and headline earnings:

R'000	Dec-12	Dec-11	% change	Jun-12
Net profit attributable to owners of the company	149 750	149 080	-	286 832
Loss/(profit) on sale of assets after taxation	398	208	(1 264)	
Headline earnings	150 148	149 288	1	285 568
Headline earnings per share (cents)	650.8	657.5	(1)	1 255.7
Diluted headline earnings per share (cents)	643.3	652.1	(1)	1 252.0

Net local dividend amount is 251.60 cents per share for shareholders liable to pay Dividends Tax and 296 cents per share for shareholders exempt from paying Dividends Tax. Local dividend tax is 15% and there are no STC credits available for use.

Cashbuild Limited's tax reference number is 9575168712.

Date dividend declared: Monday, 11 March 2013  
Last day to trade "CUM" the dividend: Friday, 05 April 2013  
Date commence trading "EX" the dividend: Monday, 08 April 2013  
Record date: Friday, 12 April 2013  
Date of payment: Monday, 15 April 2013  
Share certificates may not be dematerialised or rematerialised between Monday, 8 April 2013 and Friday, 12 April 2013, both dates inclusive.

On behalf of the board  
DONALD MASSON  
Chairman  
Johannesburg  
11 March 2013  
WERNER DE JAGER  
Chief executive

COMMENTARY

**NATURE OF BUSINESS**  
Cashbuild is southern Africa's largest retailer of quality building materials and associated products, selling direct to a cash-paying customer-base through our constantly expanding chain of stores (194 at the end of this reporting period). Cashbuild carries an in-depth quality product range tailored to the specific needs of the communities we serve. Our customers are typically home-builders and improvers, contractors, farmers, traders, large construction companies and government-related infrastructure developers, as well as all other customers requiring quality building materials at lowest prices.

Cashbuild has built its credibility and reputation by consistently offering its customers quality building materials at the lowest prices and through a purchasing and inventory policy that ensures customers' requirements are always met.

**INTERNATIONAL FINANCIAL REPORTING STANDARDS**  
The group is reporting its audited interim results in accordance with International Financial Reporting Standards ("IFRS").

**FINANCIAL HIGHLIGHTS**  
Revenue for the half year increased by 2% and gross profit increased by 3%. Although the increase in operating expenses was curtailed to 6%, this resulted in operating profit decreasing by 6%. Basic earnings per share decreased by 1% and headline earnings per share decreased by 1%. Net asset value per share has shown a 20% increase, at 3 542 cents (December 2011) to 4 233 cents.

Cash and cash equivalents at R517 million are as a result of payments to suppliers being affected before the half year-end close.

Revenue from stores in existence since the beginning of July 2011 (pre-existing stores - 187 stores) were at similar levels to the prior period while the 2% increase in revenue was due to the seven new stores the group has opened since July 2011. Revenue for the half year has been achieved in tough trading conditions with selling price inflation of 2%. The lack of growth in customer transactions (2% growth was from the new stores with a decline of 2% from existing stores) remains an area of focus for management.

Despite the competitive environment, gross profit percentage margin increased to 22.9% during this half year and is lower in percentage terms than the 23.3% achieved for the previous full financial year.

Operational expenses for the half year remained well controlled with existing stores accounting for 4% of the increase and new stores 2%. The total increase for the half year amounted to 6%. The main contributor to the increase on existing stores is the people cost component, in order to maintain and improve customer service standards.

The effective tax rate for the half year of 29% is 3% lower than that of the previous half year, mainly due to the change from STC to a dividend withholding tax.

Cashbuild's statement of financial position remains solid. Stock levels have increased by 10% (3% from new stores), resulting in stock-holding at 70 days (December 2011: 60 days) due to planned stocking to cater for supplier closure period in December and early January. Trade and other receivables, although increased, remain well under control.

During the period, Cashbuild opened three new stores. 12 stores were refurbished and four stores relocated. Cashbuild will continue its store expansion, relocation and refurbishment strategy in a controlled manner, applying the same rigorous process as in the past.

The interim dividend declared of 296 cents per share (2011: 296 cents) is at similar levels to that of the prior comparative period.

**PROSPECTS**  
Management expects trading conditions to remain depressed during the next quarter and will continue to drive the business model as well as take advantage of business opportunities. The first eight weeks trading since period-end have reported a decrease in revenue of 1% on that of the comparable eight weeks.

**Directors:** D Masson\* (Chairman), WF de Jager (Chief executive), IS Fourie\*, HH Hickey\*, AGW Knock\*, Dr DSS Lushaba\*, AE Prowse\*, NV Simamane\*, SA Thoreson, A van Onselen, (\*non-executive)  
**Company secretary:** Corporate Governance Leaders CC  
**Registered office:** 101 Northern Parkway, Ormonde, Johannesburg, 2091  
**PO Box 90115, Bertsiam 2013 • Transfer secretaries:** Computershare Investor Services (Pty) Limited, 70 Marshall Street, Johannesburg 2001 • PO Box 61051, Marshalltown 2107  
**Auditors:** PricewaterhouseCoopers Inc. • **Sponsor:** Nedbank Capital  
Cashbuild Limited (Registration number: 1986/001503/06) • (Incorporated in the Republic of South Africa)  
**JSE code:** CSB • **ISIN:** ZAE000028320