THE ESTABLISHMENT INVESTMENT TRUST PLC

Half-year report for the six months ended 30 September 2014



Directors

Sir David Cooksey GBE (Chairman)
Gregory Shenkman
Henry Thornton (retired 8 July 2014)
Susan Thornton (appointed 8 July 2014)
Tom Waring
Harry Wells

Investment Manager

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Corporate Secretary and Registered Office

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Registered Auditor

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Registered in England No. 4355437

Contents

Objective of the Company, Investment Policy and Financial Highlights	2
Chairman's Statement	4
Investment Manager's Report	4
Income Statement	6
Reconciliation of Movements in Shareholders' Funds	8
Balance Sheet	9
Cash Flow Statement	10
Notes to the Financial Statements	11
Directors' Responsibility Statement	14
Portfolio Holdings	15
Analysis of Investment Portfolio	16

Objective of the Company

The investment objective of the Company is to achieve long-term capital growth from a managed international portfolio of securities. The preservation of capital is of primary importance to the investment objective.

The Company aims to achieve absolute returns and is not managed by reference to any equity or bond index or benchmark.

Investment Policy

- To invest primarily in equities issued by companies listed on regulated markets. With the prior approval of the Board, the Company may invest in unlisted securities.
- Up to 30% of net assets may be invested in investment products managed by the Company's Investment Manager. The Company may also hold positions in investment products managed by third parties.
- Up to a maximum of 15% of net assets (at cost at the date of investment) may be invested in any one security.
- The Company may borrow up to a maximum of 50% of net assets.

Financial Highlights

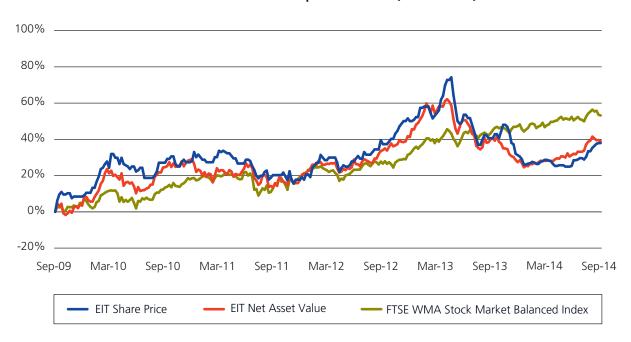
Performance comparisons 31 March 2014 – 30 September 2014

	31 March	31 March 30 September	
	2014	2014	Change
Share price	171.0p	182.5p	+6.7%
Net asset value	206.4p	220.6p	+6.9%
FTSE WMA Stock Market Balanced Index *			+3.7%
MSCI UK Equity *			+2.5%
MSCI AC World Equity *			+5.5%
MSCI Japan Equity *			+7.2%
MSCI Asia ex Japan Equity *			+8.5%

^{*} Total return in Sterling

Financial Highlights continued

Share Price performance relative to the Net Asset Value and FTSE WMA Stock Market Balanced Index from 1 October 2009 to 30 September 2014 (total return)



Data in Sterling, FTSE Index, Net Dividends Share price and net asset value total returns above include dividends paid

Chairman's Statement

I am pleased to report better results for the first six months of the current financial year. The share price and net asset value ("NAV") total returns for the six months ended 30 September 2014 were 8.2% and 8.5% respectively. At the end of the period and over ensuing weeks there has been substantial volatility in markets brought about by a number of geopolitical factors and slowing growth in many economies.

As previously indicated in the last Annual Report, Blackfriars Asset Management Limited ("Blackfriars") has been appointed as investment manager to the Company. The appointment of Blackfriars took effect on 15 July 2014 and the appointment of BDT Invest LLP was terminated at that time. Mr Henry Thornton has transferred to Blackfriars and continues to have primary responsibility as the Company's portfolio manager. No fees were payable to BDT Invest LLP beyond those due up to the effective date of the appointment of Blackfriars. The fees payable to Blackfriars are calculated on the same basis as under the agreement with BDT Invest LLP save that the performance fee provisions have been removed. I am pleased to report that the transition to Blackfriars has gone smoothly and the Board is confident that the new arrangements should serve shareholders well.

The change of investment manager necessitated some non-material changes to the Company's investment policy. Details of the changes to the investment policy can be found in the Company's Annual Report for the year ended 31 March 2014.

There have been some changes to the Board during the period under review. As a consequence of the appointment of Blackfriars, Tom Waring is no longer considered to be an independent director. Henry Thornton retired as a director of the Company at the Annual General Meeting, and this leaves Tom as the representative of the investment manager on the Board. I am pleased to report that following the last Annual General Meeting, the Board appointed Susan Thornton as a director of the Company. Susan is not considered to be independent under the Listing Rules.

The total return per Ordinary Share for the six months ended 30 September 2014 was 16.96p of which the revenue return per Ordinary Share was 1.24p. Your Board has declared an unchanged interim dividend of 1.9p per Ordinary Share.

Sir David Cooksey Chairman

19 November 2014

Investment Manager's Report

During the first half of the Company's financial year the share price rose by 6.7% while the net asset value advanced by 6.9%. A final dividend of 2.8p was paid to shareholders during the period. In total return terms, the share price and the net asset value gained 8.5% and 8.2% respectively. For comparative purposes, the FTSE WMA Stock Market Balanced Index rose 3.7%, the MSCI AC World Index gained 5.5%, the MSCI Japan Index rose 7.2%, while the MSCI AC Asia ex Japan Index advanced 8.5%. The share price discount to net asset value stood at 17.3% at the end of the first half.

Investment Manager's Report continued

Global Economy

The powerful deflationary forces sweeping the global economy remain at the forefront of your investment managers thinking. The economic troubles across Europe continue as the straightjacket of the euro forces the peripheral, smaller economies to deflate faster than Germany to seek to regain competitiveness. Growth remains elusive. Elevated debt levels across the OECD at every level – government, corporate and household – are restraining investment, the only true source of growth. Excess capacity across a swathe of industries in China continues to force product prices lower. The Chinese producer price index has not registered a year on year percentage increase since February 2012 as the investment and credit excesses of the past five years come home to roost. The slowdown in the Chinese economy, especially in the property market, has impacted commodity markets with coal and iron ore the most obvious casualties although more recently crude oil prices have turned down decisively. Needless to say, the stronger tone of the US Dollar since mid-year is, of course, deflationary in itself.

The recent decision by the Federal Reserve to end quantitative easing is not unexpected. In relative terms, the US economy has performed well of late and the unemployment rate has declined substantially even if incomes and wages continue to stagnate. While the immediate impact of ending QE is more likely to be felt in currency markets and on Wall Street, it will be interesting to see how the economy reacts to the prospect of tighter money over the next six months.

Asia

Asia's economies have never been immune to a slowdown in global trade and the more externally orientated ones continue to decelerate. Conversely those economies driven by domestic demand have performed rather better. In this regard, the Philippines remains the economic "poster child" of the region. A booming business process outsourcing industry and rising investment in infrastructure continue to propel growth. The landslide victory of the BJP's Narendra Modi in the recent election appears almost single-handedly to have reignited the "animal spirits" in India. This domestically orientated economy is ripe for a cyclical upturn after a prolonged downturn. The Company's portfolio has solid exposure to both markets.

The recent military coup in Thailand has seen business sentiment improve perceptibly. Investment is picking up and the Government is pressing ahead with a number of significant infrastructure projects that will support growth in the years ahead. Again the portfolio is well represented here.

Perhaps more important to the growth prospects of the regional economies is the decline in commodity prices of which Asia is a large importer. The decline in prices of hard commodities such as iron ore and copper, soft commodities such as sugar and rice, and energy feed stocks such as coal and oil represents a huge transfer of wealth to the region. The real purchasing power of the Asian consumer has been increased significantly. The portfolio retains extensive exposure to domestically orientated consumer stocks.

Japan has been the most disappointing market in the region so far this year with the increase in the consumption tax in April derailing what was in any event a fairly modest economic recovery. Your company has used this weakness to build a few positions in unfashionable sectors such as finance and real estate.

The portfolio position in gold bullion continued to disappoint and has been sold since the period end resulting in the Company's liquidity rising to over 20%. The Company already has substantial exposure to developing markets across Asia and your investment manager is looking to invest the majority of this surplus liquidity into developed market equities with a focus on large, well established companies with robust cash flow profiles that will generate useful income.

Blackfriars Asset Management Limited Investment Manager

19 November 2014

Income Statement

Six months ended 30 September 2014 (unaudited) Capital Povonuo Total

		Revenue	Capitai	iotai
	Notes	£′000	£′000	£′000
Gains/(losses) on investments		_	3,086	3,086
Exchange gains/(losses) on currency balances		_	178	178
Income	5	471	_	471
Investment management fees		(30)	(120)	(150)
Other expenses		(153)	_	(153)
Return on ordinary activities before tax		288	3,144	3,432
Tax on ordinary activities	7	(40)	_	(40)
Return on ordinary activities after tax		248	3,144	3,392
Return per Ordinary Share	8	1.24p	15.72p	16.96p

All revenue and capital items in the above statement derive from continuing operations.

The total columns in this statement represent the profit and loss accounts of the Company. The revenue and capital columns are supplementary to this and are prepared under the guidance published by the Association of Investment Companies.

A Statement of Total Recognised Gains and Losses is not required as all gains and losses of the Company have been reflected in the above statement.

No operations were acquired or discontinued in the year.

Six months ended 30 September 2013		tember 2013	Year ended 31 March 2014			
	(ur	naudited)		(audited)	
R	levenue £'000	Capital £′000	Total £′000	Revenue £'000	Capital £′000	Total £′000
	_	(7,284)	(7,284)	_	(9,265)	(9,265)
	_	(341)	(341)	_	(578)	(578)
	553	_	553	827	_	827
	(36)	(143)	(179)	(67)	(269)	(336)
	(162)	_	(162)	(241)	_	(241)
	355	(7,768)	(7,413)	519	(10,112)	(9,593)
	(45)	_	(45)	(58)	_	(58)
	310	(7,768)	(7,458)	461	(10,112)	(9,651)
	1.55p	(38.84)p	(37.29)p	2.31p	(50.56)p	(48.25)p

Reconciliation of Movements in Shareholders' Funds

For the six months ended 30 September 2014 (unaudited)

	Share capital £'000	Share premium £'000	Capital reserve £'000	Revenue reserve £'000	Total £'000
At 31 March 2014	5,000	14,701	20,555	1,030	41,286
Return on ordinary activities after tax					
for the financial period	_	_	3,144	248	3,392
Dividends paid	_	_	_	(560)	(560)
At 30 September 2014	5,000	14,701	23,699	718	44,118
For the six months ended 30 Septemb	per 2013 (un	audited)			
	Share capital £'000	Share premium £'000	Capital reserve £'000	Revenue reserve £'000	Total £'000
At 31 March 2013	5,000	14,701	30,667	1,509	51,877
Return on ordinary activities after tax					
for the financial period	_	_	(7,768)	310	(7,458)
Dividends paid	_	_	_	(560)	(560)
At 30 September 2013	5,000	14,701	22,899	1,259	43,859
For the year ended 31 March 2014 (au	ıdited)				
	Share capital £'000	Share premium £'000	Capital reserve £'000	Revenue reserve £'000	Total £'000
At 31 March 2013	5,000	14,701	30,667	1,509	51,877
Return on ordinary activities after tax					
for the financial year	_	_	(10,112)	461	(9,651)
Dividends paid		_	_	(940)	(940)
At 31 March 2014	5,000	14,701	20,555	1,030	41,286

Balance Sheet

		30 September 2014	30 September 2013	31 March 2014
		(unaudited)	(unaudited)	(audited)
	Note	£′000	£′000	£'000
Fixed assets				
Investments held at fair value through				
profit or loss		38,137	36,752	35,337
Current assets				
Debtors		189	213	182
Cash at bank		5,928	7,068	5,871
		6,117	7,281	6,053
Creditors: amounts falling due				
within one year		(136)	(174)	(104)
Net current assets		5,981	7,107	5,949
Net assets		44,118	43,859	41,286
Capital and reserves				
Called up share capital		5,000	5,000	5,000
Share premium		14,701	14,701	14,701
		19,701	19,701	19,701
Capital reserve		23,699	22,899	20,555
Revenue reserve		718	1,259	1,030
Equity shareholders' funds		44,118	43,859	41,286
Net asset value per Ordinary Share	6	220.59p	219.30p	206.43p

Cash Flow Statement

	Notes	Six months ended 30 September 2014 (unaudited) £'000	Six months ended 30 September 2013 (unaudited) £'000	Year ended 31 March 2014 (audited) £'000
Net cash inflow from operating activities	9	197	340	332
Taxation		(40)	(24)	(37)
Financial investment		286	2,549	1,984
Net cash inflow before financing		443	2,865	2,279
Equity dividends paid		(560)	(560)	(940)
(Decrease)/increase in cash in the year		(117)	2,305	1,339
Reconciliation of net cash flow to movement in net funds				
(Decrease)/increase in cash in the year		(117)	2,305	1,339
Foreign exchange movements		174	(330)	(561)
Opening net funds		5,871	5,093	5,093
Closing net funds	9	5,928	7,068	5,871

Notes to the Financial Statements

- 1. These financial statements are unaudited. These financial statements are not the Company's statutory accounts for the purposes of Section 434 of the Companies Act 2006. The half-yearly financial report will be sent to shareholders and copies will be made available to the public at the registered office of the Company. The report will be available on the investment manager's website (www.blackfriarsam.com).
- 2. The financial information for the year ended 31 March 2014 included in this half-year report has been extracted from the Company's annual accounts for the year to 31 March 2014. The accounts had an unqualified audit report and did not include statements under Sections 498(2) or 498(3) of the Companies Act 2006. Those accounts have been filed with the Registrar of Companies.
- 3. The financial statements for the six months ended 30 September 2014 have been prepared on a basis consistent with the accounting policies adopted by the Company in its statutory accounts for the year ended 31 March 2014.

These financial statements have been prepared on a going concern basis.

4. The Income Statement for the six months ended 30 September 2014, the six months ended 30 September 2013 and the year ended 31 March 2014 have been prepared in accordance with the Statement of Recommended Practice "Financial Statements of Investment Trust Companies and Venture Capital Trusts" issued by The Association of Investment Companies in January 2009, which has been adopted by the Company.

5. Income

	Six months ended 30 September 2014 (unaudited) £'000	Six months ended 30 September 2013 (unaudited) £'000	Year ended 31 March 2014 (audited) £'000
Income from investments			
Overseas dividends	456	540	814
UK dividends	15	13	13
	471	553	827

6. Net asset value per Ordinary Share

	Six months	Six months	Year
	ended	ended	ended
	30 September	30 September	31 March
	2014	2013	2014
	(unaudited)	(unaudited)	(audited)
Net assets attributable	£44,118,000	£43,859,000	£41,286,000
Ordinary Shares in issue at the period end	20,000,000	20,000,000	20,000,000
Net asset value per Ordinary Share	220.59p	219.30p	206.43p

7. Taxation

The tax charge relates to overseas withholding tax incurred on income receivable.

Notes to the Financial Statements continued

8. Return per Ordinary Share

	Six months ended 30 September 2014 (unaudited)	Six months ended 30 September 2013	Year ended 31 March 2014
Total return per Ordinary Share Total return	£3,392,000	(unaudited) f(7,458,000)	(audited) £(9,651,000)
Weighted average number of Ordinary Shares in issue during the year	20,000,000	20,000,000	20,000,000
Total return per Ordinary Share	16.96p	(37.29)p	(48.25)p

The total return per Ordinary Share detailed above can be further analysed between revenue and capital, as below:

	Six months	Six months	Year
	ended	ended	ended
	30 September	30 September	31 March
	2014	2013	2014
	(unaudited)	(unaudited)	(audited)
Revenue return per Ordinary Share			
Revenue return	£248,000	£310,000	£461,000
Weighted average number of Ordinary Shares			
in issue during the period	20,000,000	20,000,000	20,000,000
Revenue return per Ordinary Share	1.24p	1.55p	2.31p
Capital return per Ordinary Share			
Capital return	£3,144,000	£(7,768,000)	£(10,112,000)
Weighted average number of Ordinary Shares			
in issue during the period	20,000,000	20,000,000	20,000,000
Capital return per Ordinary Share	15.72p	(38.84)p	(50.56)p

9. Cash flow statement

(a) Reconciliation of operating profit to net cash inflow from operating activities

	Six months	Six months	Year
	ended	ended	ended
	30 September	30 September	31 March
	2014	2013	2014
	(unaudited)	(unaudited)	(audited)
	£′000	£′000	£′000
Net return before finance costs and taxation	3,432	(7,413)	(9,593)
(Gains)/losses on investments held at fair value	(3,086)	7,284	9,265
(Gains)/losses on foreign exchange movements	(174)	341	578
(Increase)/decrease in other debtors	_	_	(3)
(Increase)/decrease in accrued income	(7)	84	111
Increase/(decrease) in creditors	32	44	(26)
Net cash inflow from operating activities	197	340	332

Notes to the Financial Stateme	ents continued		
(b) Financial investment			
	Six months ended	Six months ended	Year ended
	30 September	30 September	31 March
	2014 (unaudited) £'000	2013 (unaudited) £'000	2014 (audited) £'000
Purchase of investments	(8,599)	(2,061)	(6,137)
Sale of investments	8,885	4,610	8,121
Net cash flow from financial investment	286	2,549	1,984
(c) Analysis of net funds			
	Six months ended	Six months ended	Year ended
	30 September 2014	30 September 2013	31 March 2014
	(unaudited) £'000	(unaudited) £'000	(audited) £'000
Cash at bank	5,928	7,068	5,871

10. Interim dividend

The Directors have declared an interim dividend of 1.9p per Ordinary Share in respect of the year ending 31 March 2015. The shares will be quoted ex-dividend on 4 December 2014 and the dividend will be paid on 22 December 2014, to Shareholders on the register at the close of business on 5 December 2014.

11. Change of investment manager

Blackfriars Asset Management Limited ("Blackfriars") has been appointed as the Company's investment manager with effect from 15 July 2014. The appointment of BDT Invest LLP, the Company's previous investment manager, was terminated on 15 July 2014. The fees payable to Blackfriars Asset Management Limited are calculated on the same basis as under the agreement with BDT Invest LLP save that the performance fee provisions have been removed.

Up to 30% of net assets may be invested in investment products managed by the Company's investment manager. At 30 September 2014, the aggregate amount invested in investment products managed by Blackfriars represented 14.2% of the Company's net assets. Blackfriars rebates management fees in respect of amounts invested in Blackfriars' investment products back to the Company.

- 12. The Company holds (via its holding in BDT Investment Management Limited) an effective economic interest of 17.8% in its former investment manager, BDT Invest LLP. Accordingly, the shares in BDT Investment Management Limited are accounted for and disclosed in the same way as other investments in the portfolio. The valuation of the Company's investment in BDT Investment Management Limited is valued on the basis of fair value as determined by Directors of the Company. At 30 September 2014 the holding in BDT Investment Management Limited was valued at £128,000 which equates to 0.3% of the Company's net assets. BDT Invest LLP and BDT Investment Management Limited will shortly be entering voluntary liquidation.
- 13. The Company conducts its affairs in order to meet the requirements for approval as an investment trust under Section 1158 of the Corporation Tax 2010.

Interim Management Report

The Directors are required to provide an Interim Management Report in accordance with the UK Listing Authority's Disclosure Rules and Transparency Rules and consider that the Chairman's Statement and the Investment Manager's Report on pages 4 and 5 of this Report, the following statement on related party transactions and the Directors' Responsibility Statement below, together constitute the Interim Management Report for the Company for the six months ended 30 September 2014.

The principal risks to the Company are in respect of foreign currency; interest rates; market prices; liquidity and credit risk. The Chairman's Statement and Investment Manager's Report set out any perceived uncertainties in respect of these and any other risks to the Company, for the remaining six months of the current financial year.

The Directors confirm that no related party transactions were undertaken by the Company in the first six months of the current financial year. There have been no changes to the related party transactions described in the Annual Report of the Company for the year ended 31 March 2014.

The half-year report for the six months ended 30 September 2014 has not been reviewed by the Company's Auditors Grant Thornton UK LLP.

Directors' Responsibility Statement

The Directors listed at the front of this half-year report, being the persons responsible, confirm that to the best of their knowledge:

- a) the condensed set of Financial Statements contained within the Half-yearly financial report has been prepared in accordance with the guidance issued by the Accounting Standards Board on "Half-yearly financial reports";
- b) the Interim Management Report includes a fair review; as required by Disclosure and Transparency Rule 4.2.7 R; of important events that have occurred during the first six months of the financial year, their impact on the condensed set of Financial Statements and a description of the principal risks and perceived uncertainties for the remaining six months of the financial year; and
- c) the Interim Management Report includes a fair review of the information concerning related parties transactions as required by Disclosure and Transparency Rule 4.2.8 R.

The half-year report was approved by the Board on 19 November 2014 and the above Responsibility Statement was signed on its behalf by:

Sir David Cooksey Chairman

Portfolio Holdings at 30 September 2014

(All Equity Shares unless otherwise stated)

Holding	Company	Fair value £'000	% of net assets
400,000	Blackfriars Oriental Focus Fund 'B' †	6,251	14.17
50,000	Gold Bullion Securities	3,576	8.11
1,100,000	Malayan Banking	2,058	4.66
445,000	ITC	1,640	3.72
8,160,000	BTS Group Holdings	1,535	3.48
800,000	Lafarge Malaysia	1,527	3.46
180,000	Siam City Cement	1,477	3.36
1,600,000	Want Want China Holdings	1,230	2.79
370,000	Zee Entertainment Enterprises	1,157	2.62
410,000	Taiwan Semiconductor Manufacturing Company	997	2.26
40,000	Sumitomo Mitsui Financial	992	2.25
499,800	Samsonite International	990	2.24
1,950,000	Ayala Land	931	2.11
760,000	Minth Group	905	2.05
1,400,000	IJM Land	868	1.97
30,000	Rotork	830	1.88
1,100	Samsung Electronics	758	1.72
50,000	GS Retail Co	754	1.71
1,070,000	Sun Art Retail Group	743	1.68
200,000	Mitsubishi UFJ	697	1.58
647,689	Uni-President Enterprises	693	1.57
67,500	Ayala Land	671	1.52
9,000,000	Pace Development Corporation	664	1.50
140,000	Hitachi	659	1.49
3,320,000	Land & Houses	656	1.49
30,000	Honda Motor	636	1.44
60,000	Nomura Real Estate	635	1.44
9,300,000	Metro Pacific Investments Corporation	618	1.40
5,000	Hyundai Motor	553	1.25
9,200	Nestlé India	547	1.24
58,000	Mediatek	529	1.20
62,000	United Breweries	440	1.00
100,000	Tsingtao	439	0.99
15,000,000	Filinvest Land	322	0.73
128,012	BDT Investment Management *	128	0.29
181,347	Bedlam Asset Management *	30	0.07
30,000	BTS Group Holdings Warrants	1	0.00
	Total investments	38,137	86.44
	Net current assets	5,981	13.56
	Net assets	44,118	100.00

^{*} Unlisted investments

[†] Blackfriars Irish domiciled and listed fund

Analysis of Investment Portfolio at 30 September 2014

Sector Analysis	Fair value £'000	% of net assets
Financials	9,552	21.65
Investment Companies	6,409	14.53
Information Technology	4,378	9.92
Consumer Discretionary	3,688	8.35
Gold Bullion	3,576	8.11
Industrials	3,352	7.59
Materials	3,004	6.82
Consumer Staples	2,677	6.07
Telecommunication Services	758	1.72
Utilities	743	1.68
Total investments	38,137	86.44
Net current assets	5,981	13.56
Net assets	44,118	100.00

	Fair value	% of net	
Geographical Analysis (based on listing or domicile)	£′000	assets	
Ireland †	6,251	14.17	
United Kingdom	4,564	10.35	
Malaysia	4,453	10.09	
Thailand	4,333	9.83	
Hong Kong	4,307	9.75	
India	3,784	8.58	
Japan	3,619	8.20	
Philippines	2,542	5.76	
Taiwan	2,219	5.03	
Korea	2,065	4.68	
Total investments	38,137	86.44	
Net current assets	5,981	13.56	
Net assets	44,118	100.00	

Classification of Assets	Fair value £'000	% of net assets
Equities	38,136	86.44
Other securities	1	0.00
Total investments	38,137	1.00
Net current assets	5,981	13.56
Net assets	44,118	100.00

[†] Blackfriars Irish domiciled and listed fund invested in Asia