

Delivering today Inspiring tomorrow

Presentation of preliminary results
for the financial year ended 31 March 2016

23 May 2016

Ruby McGregor-Smith CBE

Chief Executive

Agenda

- Highlights
- Finance update
- Business update
- Outlook



Highlights

- Good overall progress
- Strong margins and profits underpinned by good cash conversion
- Continued strong dividend growth of 3.4% – 27th consecutive year of growth
- Maintained our leading UK market position in FM
- Integrated FM portfolio: all major contracts now secured until at least 2019
- Recent flow of new FM contract awards will see a return to modest revenue growth
- £20m buyback programme initiated for FY17
- Significant order book and sales pipeline



Suzanne Baxter

Group Finance Director

Financial highlights



Revenue

£2,231.9m

↓1.8% (FY15: £2,273.8m)

Operating profit before other items

£128.9m

↑0.2% (FY15: £128.6m)

Operating profit margin

5.8%

↑0.1ppts (FY15: 5.7%)

Basic earnings per share

21.3 pence

↑119.6% (FY15: 9.7p)

Dividend per share

12.1 pence

↑3.4% (FY15: 11.7p)

Net debt

£178.3m

1.2x EBITDA (FY15: £177.8m)

Cash conversion

75.2%

(FY15: 126.5%)

2016 budgeted revenue secured

82%

(Prior year: 85%)

Order book

£8.5bn

(March 2015: £9.0bn)

Sales pipeline

£9.1bn

(March 2015: £9.7bn)

Income statement



£m	2016 FY	2015 FY	Change
Revenue	2,231.9	2,273.8	(1.8%)
Operating profit before other items	128.9	128.6	0.2%
<i>Margin</i>	<i>5.8%</i>	<i>5.7%</i>	<i>0.1ppt</i>
Other items	(16.4)	(72.6)	(77.4%)
Operating profit	112.5	56.0	100.9%
Net finance costs	(15.7)	(14.5)	8.3%
Profit before tax	96.8	41.5	133.3%
Earnings per share before other items	25.0p	24.8p	0.8%
Basic earnings per share	21.3p	9.7p	119.6%
Dividend per share	12.1p	11.7p	3.4%

Divisional performance



£m	2016 FY	2015 FY	Change
Revenue			
Soft FM	1,255.1	1,280.3	(2.0%)
Hard FM	618.4	621.1	(0.4%)
Total FM	1,873.5	1,901.4	(1.5%)
Property Management	280.4	273.4	2.6%
Healthcare	78.0	91.4	(14.7%)
Other items	-	7.6	
Mitie	2,231.9	2,273.8	(1.8%)
Operating profit before other items			
Soft FM	85.4	81.9	4.3%
Hard FM	31.7	31.4	1.0%
Total FM	117.1	113.3	3.4%
Property Management	15.8	10.4	51.9%
Healthcare	(4.0)	4.9	-
Mitie	128.9	128.6	0.2%

Facilities Management



£m	2016 FY	2015 FY	Change
Revenue			
Soft FM	1,255.1	1,280.3	(2.0%)
Hard FM	618.4	621.1	(0.4%)
Total FM	1,873.5	1,901.4	(1.5%)
Operating profit before other items			
Soft FM	85.4	81.9	4.3%
Hard FM	31.7	31.4	1.0%
Total FM	117.1	113.3	3.4%
Margin			
Soft FM	6.8%	6.4%	0.4ppt
Hard FM	5.1%	5.1%	-
Total FM	6.3%	6.0%	0.3ppt
Share of Mitie revenue	83.9%	83.6%	0.3ppt
Order book £bn	7.2	7.6	(0.4)

Property Management



£m	2016 FY	2015 FY	Change
Revenue	280.4	273.4	2.6%
Operating profit before other items	15.8	10.4	51.9%
Margin	5.6%	3.8%	1.8ppt
Share of Mitie revenue	12.6%	12.0%	0.6ppt
Order book £bn	0.8	1.0	(0.2)

Healthcare



£m	2016 FY	2015 FY	Change
Revenue	78.0	91.4	(14.7%)
Operating profit before other items	(4.0)	4.9	nm
Margin	(5.1%)	5.4%	(10.5ppt)
Share of Mitie revenue	3.5%	4.0%	(0.5ppt)
Order book £bn	0.5	0.4	0.1

Revenue phasing



£m	H1 2016	H2 2016	H1 Change	H2 Change
Soft FM	635.7	619.4	2.1%	(5.8%)
Hard FM	310.5	307.9	3.2%	(3.9%)
Total FM	946.2	927.3	2.5%	(5.2%)
Property Management	137.9	142.5	11.8%	(5.1%)
Healthcare	39.0	39.0	(19.1%)	(9.7%)
Mitie	1,123.1	1,108.8	2.2%	(5.6%)

Profit phasing



£m	H1 2016	H2 2016	H1 Change	H2 Change
Operating profit before other items				
Soft FM	42.4	43.0	5.2%	3.4%
Hard FM	10.5	21.2	(24.5%)	21.1%
Total FM	52.9	64.2	(2.4%)	8.6%
Property Management	7.3	8.5	32.7%	73.5%
Healthcare	(2.1)	(1.9)	Nm	nm
Mitie	58.1	70.8	(9.5%)	9.9%

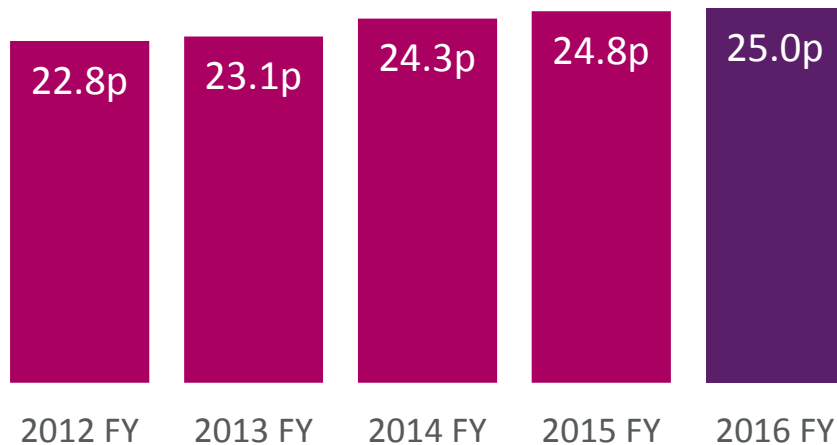
Margin

Soft FM	6.7%	6.9%
Hard FM	3.4%	6.9%
Total FM	5.6%	6.9%
Property Management	5.3%	6.0%
Healthcare	(5.4%)	(4.9%)
Mitie	5.2%	6.4%

Earnings per share

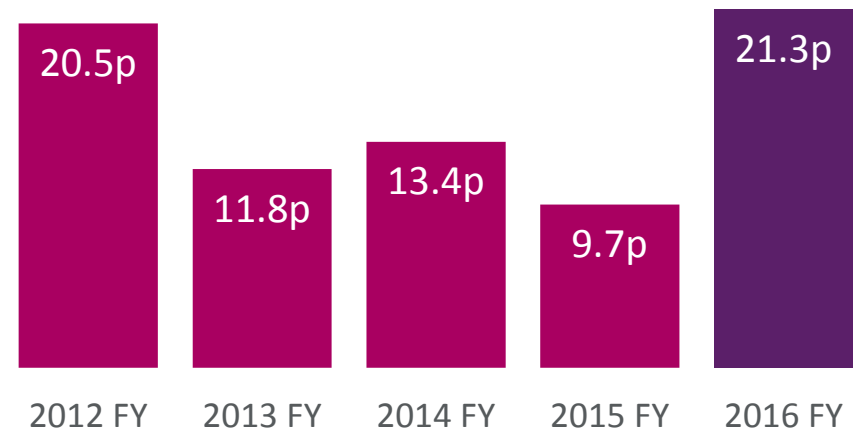


EPS before other items



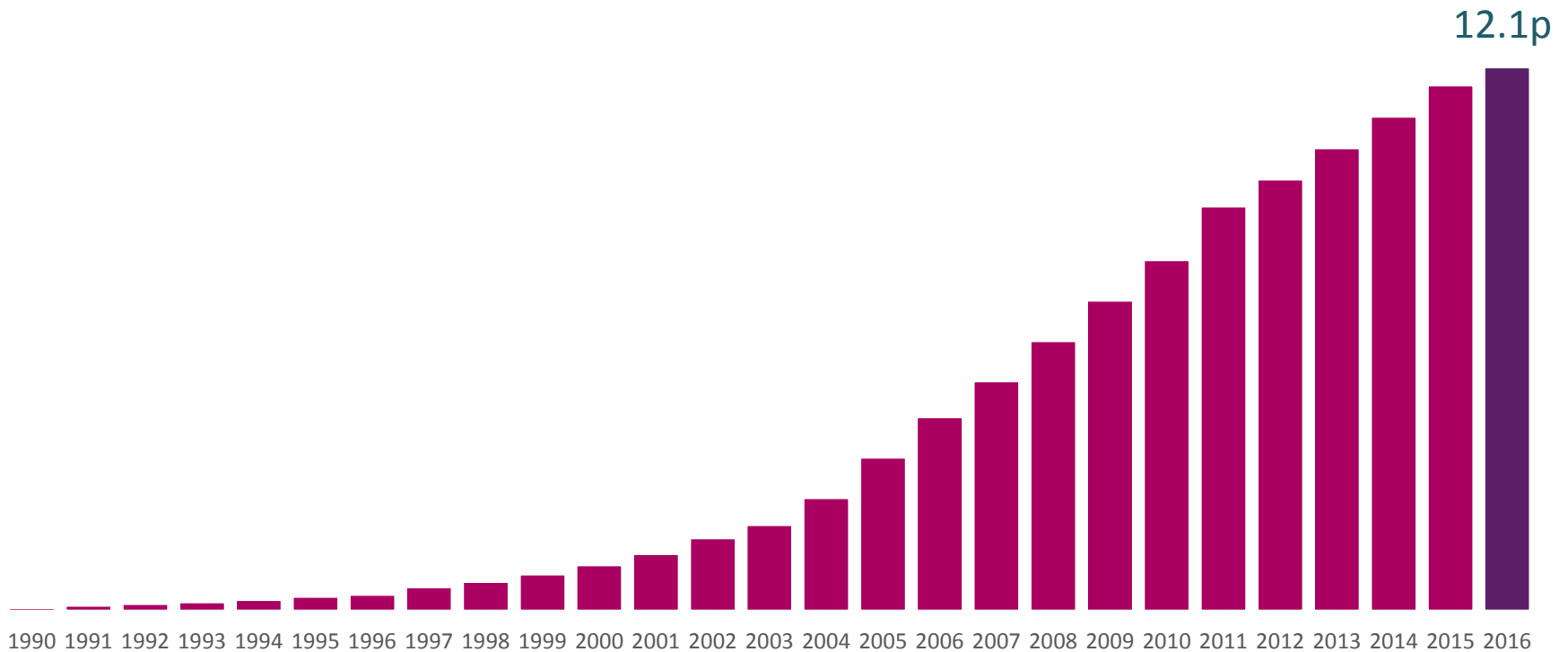
- YOY growth 0.8%
- 5 year compound growth 2.1%

Basic EPS



- YOY growth 119.6%
- 5 year compound growth 2.8%

27 years of dividend growth



- FY16 dividend per share growth of 3.4%
- Current dividend cover 2.1x

Balance sheet



£m	2016 FY	2015 FY	Change
Goodwill and acquired intangibles	488.7	503.7	(15.0)
Software and development intangibles	43.7	37.3	6.4
Property, plant and equipment	49.3	53.3	(4.0)
Non-current trade and other receivables	86.0	58.5	27.5
Current trade and other receivables	446.7	421.4	25.3
Other*	20.5	26.7	(6.2)
Total assets*	1,134.9	1,100.9	34.0
Current liabilities*	(498.6)	(486.1)	(12.5)
Retirement benefit obligation	(35.5)	(35.8)	0.3
Non-current liabilities*	(7.4)	(22.9)	15.5
Net debt	(178.3)	(177.8)	(0.5)
Net assets	415.1	378.3	36.8

* Excluding net debt components

Trade and other receivables



£m	2016 FY	2015 FY	Change
Trade receivables	209.7	193.9	15.8
AROCC	2.6	8.1	(5.5)
Mobilisation costs	28.6	30.6	(2.0)
Accrued income	236.2	192.6	43.6
Prepayments	36.4	38.2	(1.8)
Other debtors	19.2	16.5	2.7
Total	532.7	479.9	52.8
Included in non-current assets	86.0	58.5	27.5
Included in current assets	446.7	421.4	25.3
Total	532.7	479.9	52.8

Mobilisation costs

£m	2016 FY	2015 FY	Change
Mobilisation costs			
Opening balance	30.6	30.3	0.3
Costs capitalised	12.0	19.6	(7.6)
Costs amortised	(14.0)	(19.3)	5.3
Closing balance	28.6	30.6	(2.0)
Included in current assets	11.3	12.4	(1.1)
Included in non-current assets	17.3	18.2	(0.9)

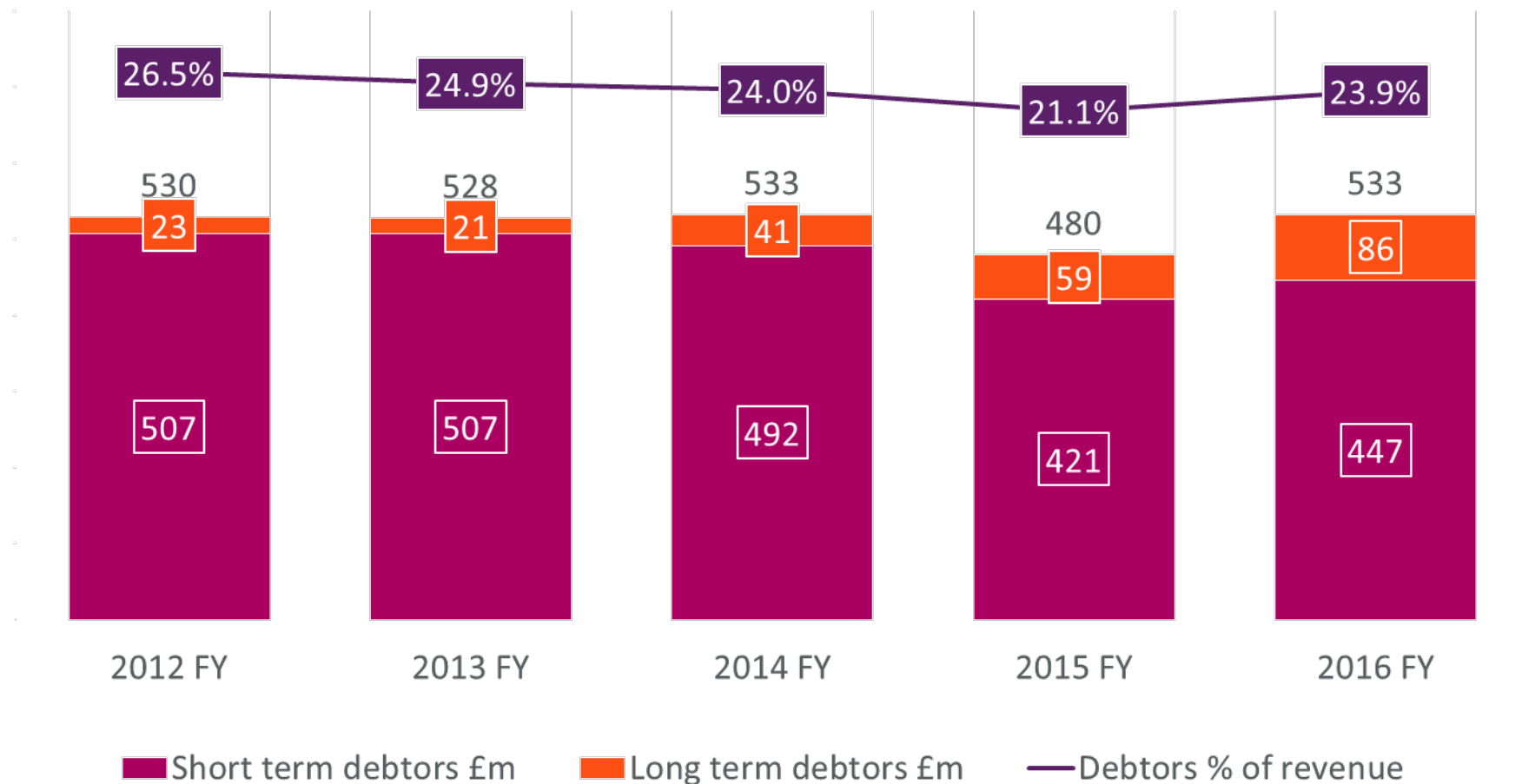
Non-current trade and other receivables



£m	2016 FY	2015 FY	Change
Mobilisation costs	17.3	18.2	(0.9)
Accrued income	68.7	40.3	28.4
Total	86.0	58.5	27.5

- Investment in working capital supports £2.9bn of long-term contracts in our order book
- Working capital investment achieves returns in excess of the group's ROCE

Trade receivables



- Long-term trend of trade receivables as a percentage of revenue is stable

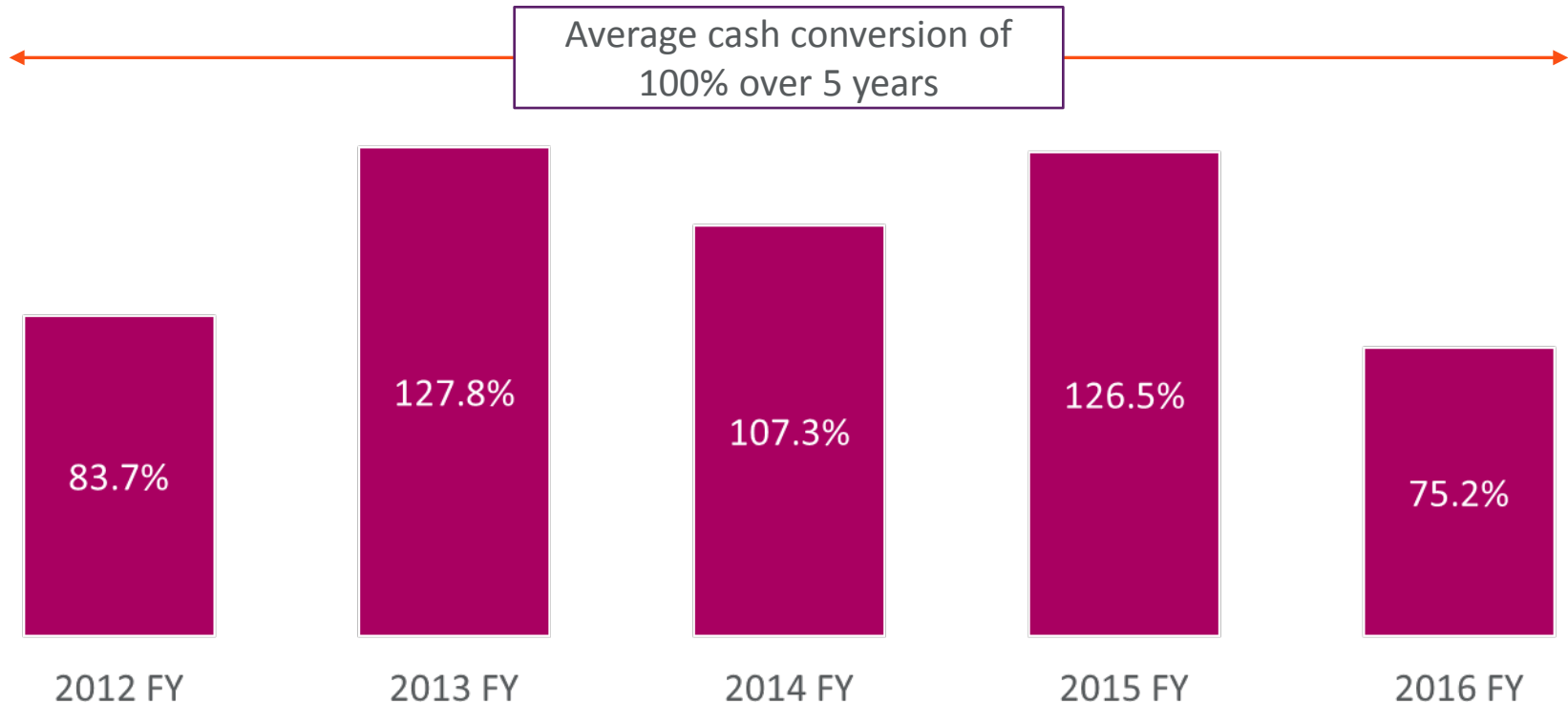
Cash flow and net debt



£m	2016 FY	2015 FY	Change
Opening net debt	(177.8)	(186.6)	8.8
EBITDA	152.3	89.5	62.8
Movement in working capital	(43.5)	(2.6)	(40.9)
Tax & interest	(29.1)	(30.6)	1.5
Capex	(22.4)	(25.1)	2.7
Other	5.8	26.3	(20.5)
Free cash flow	63.1	57.5	5.6
Dividend	(42.3)	(40.5)	(1.8)
Shares issued	5.0	3.8	1.2
Share purchases	(18.1)	(10.7)	(7.4)
Other financing & investment	(8.2)	(1.3)	(6.9)
Net debt movement	(0.5)	8.8	(9.3)
Closing net debt	(178.3)	(177.8)	(0.5)

- Strong free cash flow of £63.1m
- Working capital investment in H1 £63.5m, H2 inflow of £20.0m
- Net debt:EBITDA at 1.2x

Cash conversion



- Five-year average cash conversion of 100.3%
- Profits backed by cash
- FY16 conversion reflects the unwind of exceptional performance in FY15

Capital allocation



	1. Reinvest for growth	2. Acquire to complement organic growth	3. Dividends	4. Return cash to shareholders	5. Maintain an efficient balance sheet
	<p>Invest in our business using working capital to win and retain contracts</p> <p>Modest organic growth</p> <p>Margin target range of 5 to 6%</p>	<p>Selected acquisitions in niche capability</p> <p>Acquisitions must be EPS accretive and deliver $ROCE > WACC$</p>	<p>Grow dividends at least in line with underlying earnings</p> <p>£0.2bn of dividend paid in the last 5 years</p> <p>27 consecutive years dividend growth</p>	<p>Buy back shares to offset share issues (under share schemes and the Mitie model)</p> <p>Buyback programme – up to £20m in FY17 (shares will be cancelled)</p>	<p>Modest gearing; net debt of 1 to 1.5x EBITDA</p> <p>Short term moves outside range only for attractive investments with strong cash returns</p>
FY16:	£43.5m	£8.3m	£42.3m	£18.1m	1.2x

Share buybacks



“The Board has approved a share buyback programme to further enhance returns to shareholders whilst maintaining a modest year end gearing level of 1.0x-1.5x EBITDA. This will initially be up to £20m in 2017 and will be reviewed annually going forward. Shares purchased will be cancelled.”

2017 Guidance

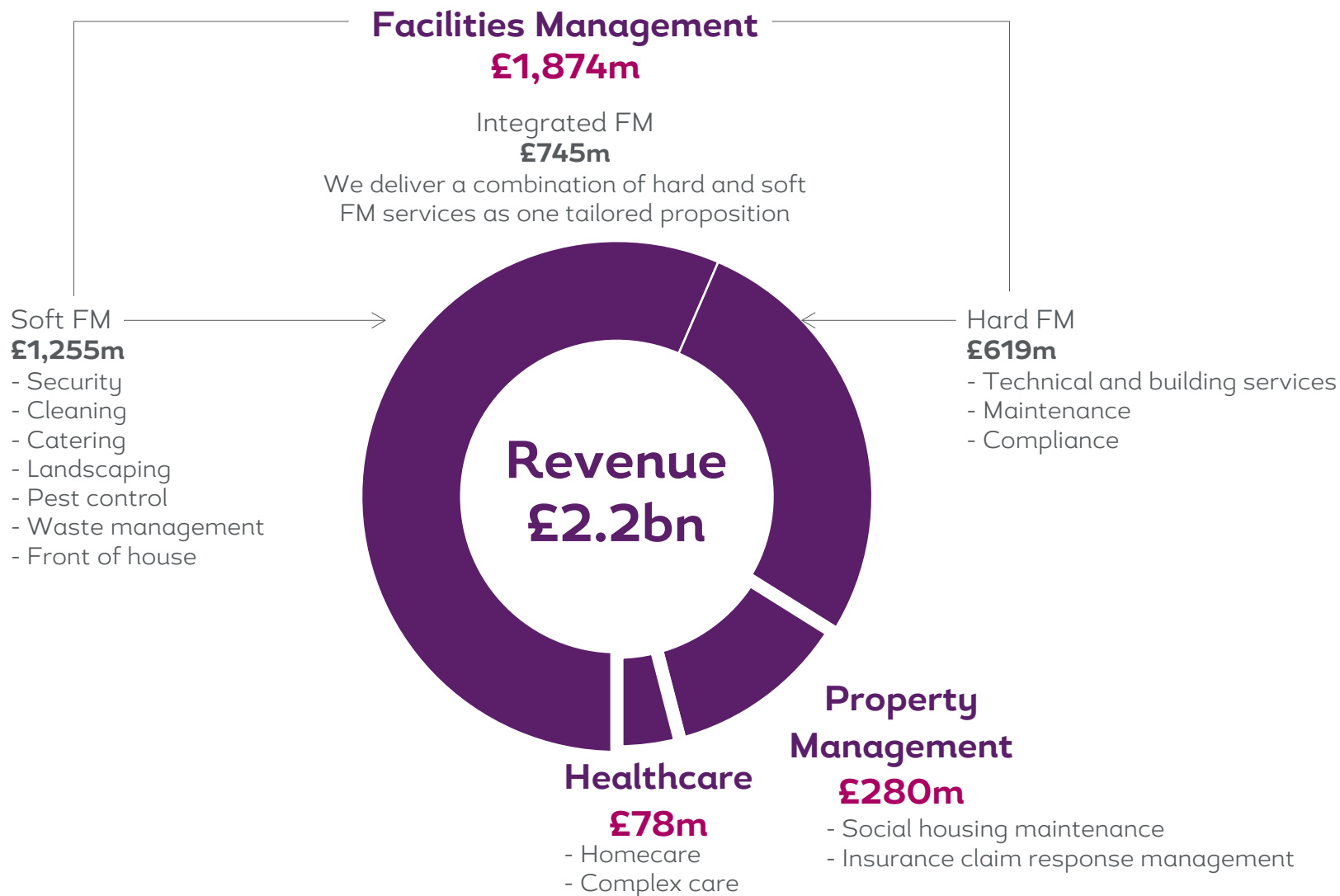


Revenue growth	Modest growth of up to 3%
Operating profit margin before other items	Target range of 5 – 6%
Cash conversion	Target of 80%
Capital expenditure	Below 2% of revenue
Tax rate	Effective tax rate of 20%
Dividends	Grow dividends at least in line with underlying earnings Dividend cover for FY 2016 of 2.1x
Share purchases	Purchases to offset anticipated share scheme issues Additional buyback programme up to £20m

Ruby McGregor-Smith CBE

Chief Executive

Mitie today



High quality client base



Sustainable profitable growth, through a focus on six pillars:

1. Maintain our position as the leading provider of FM services in the UK
2. Increase the range and scale of services we provide to our top 200 clients, in the UK and internationally
3. Attract, retain and develop the best people in our industry
4. Increase the provision of technology-led services
5. Grow our public services businesses by continuing to develop relationships with key clients
6. Expand the scale and breadth of our higher value consultancy services

Market trends

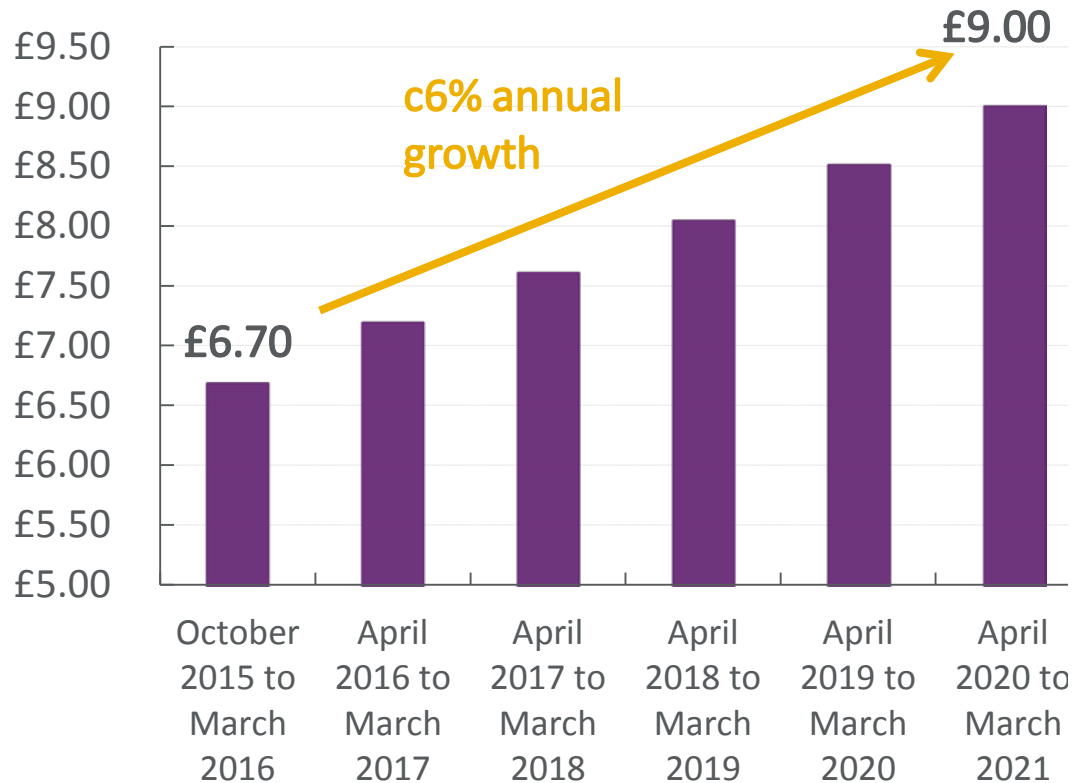
Macro environment

- Low growth and low inflation environment
- General election in May 2015
- Continuation of UK Government austerity
- EU referendum in June 2016
- Increasing labour costs
- Globalisation
- Disruptive technology

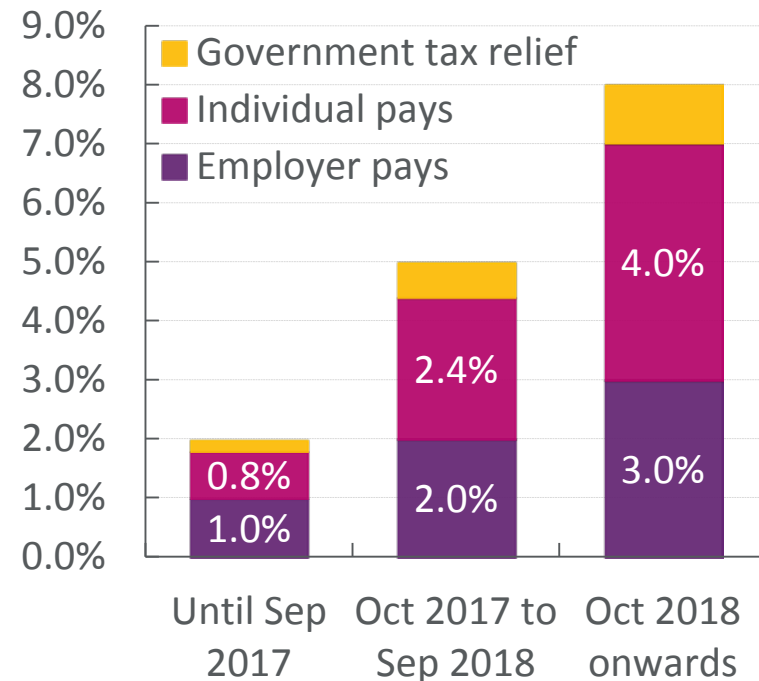


Labour costs

National Living Wage



Automatic enrolment in workplace pension schemes



- Apprentice levy expected to commence from April 2017

Mitie revenue trends



- **FY16**

- Four large single service contracts came out of the portfolio (c£60m)
- Major new contracts started late in the year or in Q1 FY17
- Delays/cancellations of project works in Q4
- Less discretionary spend in H2

- **FY17**

- National Living Wage pricing increases – accepted by clients
- Starting run rate higher, with new contracts mobilising
- Projects/discretionary spend lower until after EU referendum
- More clients adopting technology-led models

Private sector

- Remains the growth driver in our markets
- Price is still important, but focus remains on quality and innovation
- Still seeing a trend to integrate services and supply chains
- Emphasis on partnership model, particularly for integrated services – client satisfaction high
- Flexible and agile working is changing the workplace
- War for talent – many organisations want amazing workplaces and food to attract the best people
- FM, property, HR, IT and energy budgets beginning to merge



Public sector

- Continued austerity policy
- Procurement focused quality and innovation, but price still dominates
- Rigid approach to contractual agreements restricts ability to be responsive to changing environments, or innovate
- Not seeing a major shift to larger outsourcing in our chosen markets
- Homecare remains challenging
- 1% statutory rent reductions in the social housing market
- Still some very good opportunities in our key markets, but selectivity is key, and disciplined bidding/mobilisation



Technology

- Technology solutions will drive greater efficiency and smarter working in all the core services we provide
- Investing significantly in innovative technology enabling data, analytics and insight that enhances decision making and performance, including:
 - MiWorld
 - Wearable technology
 - Audit and compliance
 - Robotics
 - Remote monitoring
 - Pest Alert: paperless audit trial and real time reporting
 - App payments
 - Vetting
- Reduces contract revenues in some cases, but sustains profitability



Bringing it all together



- This backdrop presents both challenges and opportunities
- Flexible business model
- Huge opportunity to transform outsourcing models with technology
- Consulting services provide added value and differentiate offering
- Specialist businesses within Mitie are growing strongly
- Cost efficiencies within our structures remain a high priority

Facilities Management



The UK's leading FM brand



Mitie voted **#1 overall service provider** in UK FM for 3 years running

We were voted most **customer focused** and **innovative**

We are now **top 3** in **every service category**



Rankings	2013	2014	2015	Direction of Travel
Overall FM provider	#1	#1	#1	Maintain lead
Integrated FM	#1	#1	#1	Maintain lead
Hard FM	#2	#1	#1	Maintain lead
Cleaning	#2	#2	#2	Maintain
Security	#2	#2	#2	Maintain
Catering	#5	#5	#3	↑
Front of house	#1	#2	#1	↑
Landscaping	#2	#2	#1	↑
Waste	#3	#2	#1	↑

Retained and extended key IFM contracts



- Integrated FM accounts for one-third of revenues and with no major rebids until 2019, these long-term contracts underpin future growth
- Blue chip client base and superb reference sites
- **Rolls-Royce:** retained our contract to deliver pan-European IFM, our largest contract out to tender during this financial year
- **Sky:** extended our IFM contract for an additional five years to 2023
- **RWE npower:** successfully renewed our IFM contract
- **dmg media:** awarded a new contract to provide IFM, building on our existing work providing security services to the group
- **Cumbrian Collaboration:** extension to 2019

New contract awards

- **JLL**
 - £100m over 3 + 2 years
 - Hard FM, security and environmental services
- **NHS Property Services**
 - £100m over 3 + 1 + 1 years
 - Hard FM, security and environmental services
- **Cornerstone Telecommunications Infrastructure Ltd**
 - £70m over 5 years
 - Hard FM
- **Large retailer**
 - £50m over 4 years
 - Technology-led security



Property Management



Growth in social housing

- Social housing market continues to provide opportunities
- Some impact in H2 as a result of the 1% statutory rent reductions coming in to place from April 2016
- Over a third of our revenues are from ongoing ten year strategic partnerships, including the London Borough of Hammersmith & Fulham and Orbit
- Continue to extend the range of services
 - Call centre management
 - Building surveying
 - Investment planning
 - Professional surveys
 - Compliance
 - Data and management information
- Significant potential from the trend to bundled or integrated services



Other market opportunities



- Painting and repair services
 - We are the largest painting and decorating contractor in the UK
 - Cross-selling to an increasing range of clients in social housing and across the FM business
- Private sector housing
 - Insurance services business provides repair services on behalf of insurance companies
 - Private rental and block management
 - Growing presence in this market
- Strong pipeline of opportunities for our property management offering across multiple markets

Healthcare



Homecare recovery



Market backdrop

1. Pricing pressures led to unsustainable procurements
2. Increased regulation
3. Challenges around recruiting and retaining staff; increased agency spend

Actions taken

1. Closed and consolidated branches, exited unprofitable contracts
2. Invested in additional quality and compliance resources
3. Increasing wages

Positive impacts

1. New contract awards and charge rates increasing
2. Quality scores improving
3. Retention rates improving and agency spend reducing

Summary



Mitie strengths



A low-risk and resilient business model:

- Pure services business with the number one market position in UK FM
- Quality client base in diversified end markets
- Long-term contracts and high retention rates give good revenue visibility
- Innovative customer proposition and technology capabilities
- Entrepreneurial people and high management retention
- Stable, predictable profits generate good free cash flow
- Long-term track record of dividend growth
- Disciplined capital allocation

Outlook

- Focused on organic growth
- Strong order book and good revenue visibility
- Continue to see a range of good outsourcing opportunities across our key markets
- Share buyback programme, up to £20m in FY17
- We are in a good position to deliver sustainable, profitable growth



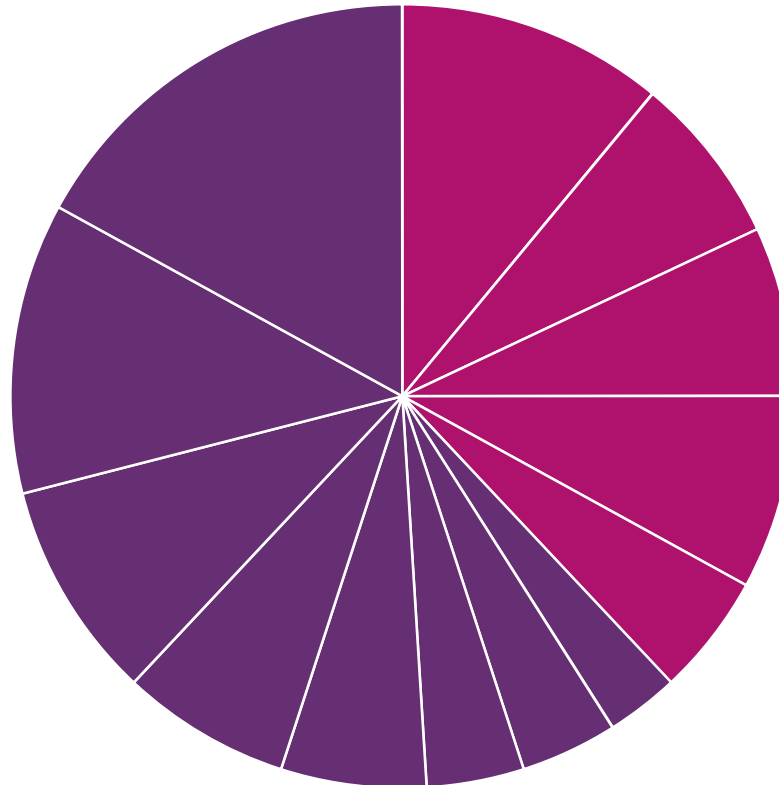
Appendix

Diversified revenue base

2016 Revenue by sector

Private sector 62%

Finance and professional services	17%
Retail	12%
Manufacturing	9%
Transport and logistics	7%
Technology and communications	6%
Property management	4%
Leisure	4%
Utilities	3%

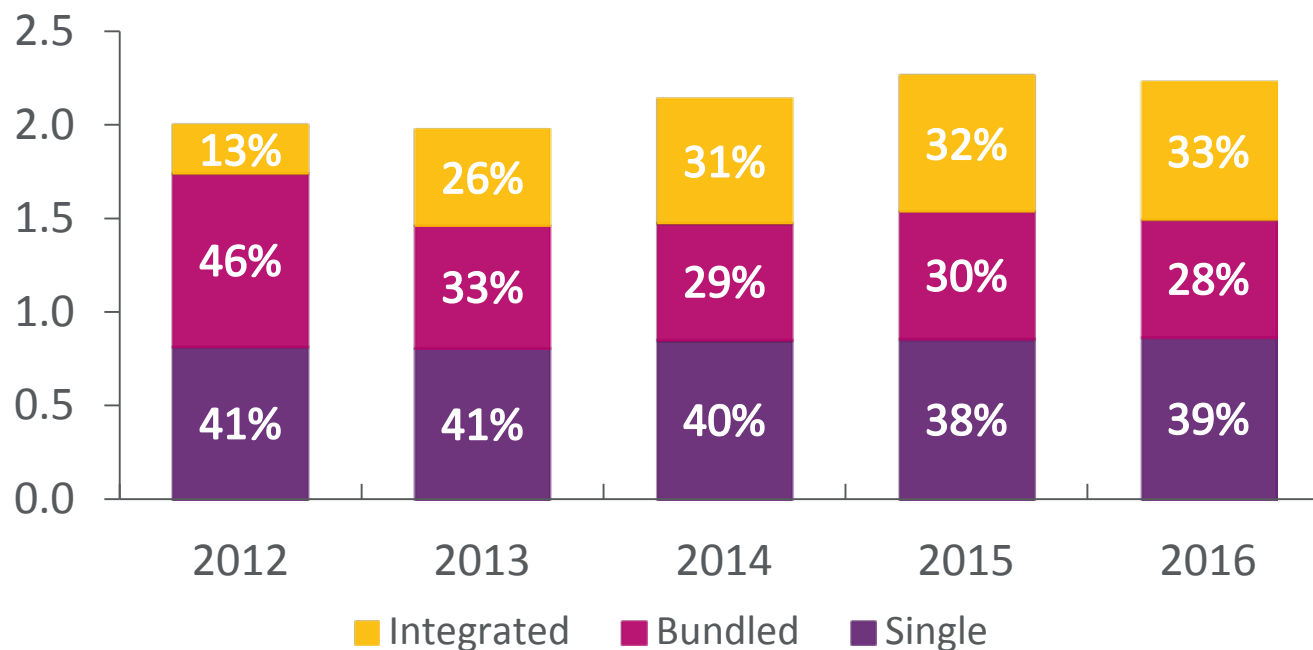


Public sector 38%

11%	Social housing
7%	Local government
7%	Central and other government
8%	Health
5%	Education

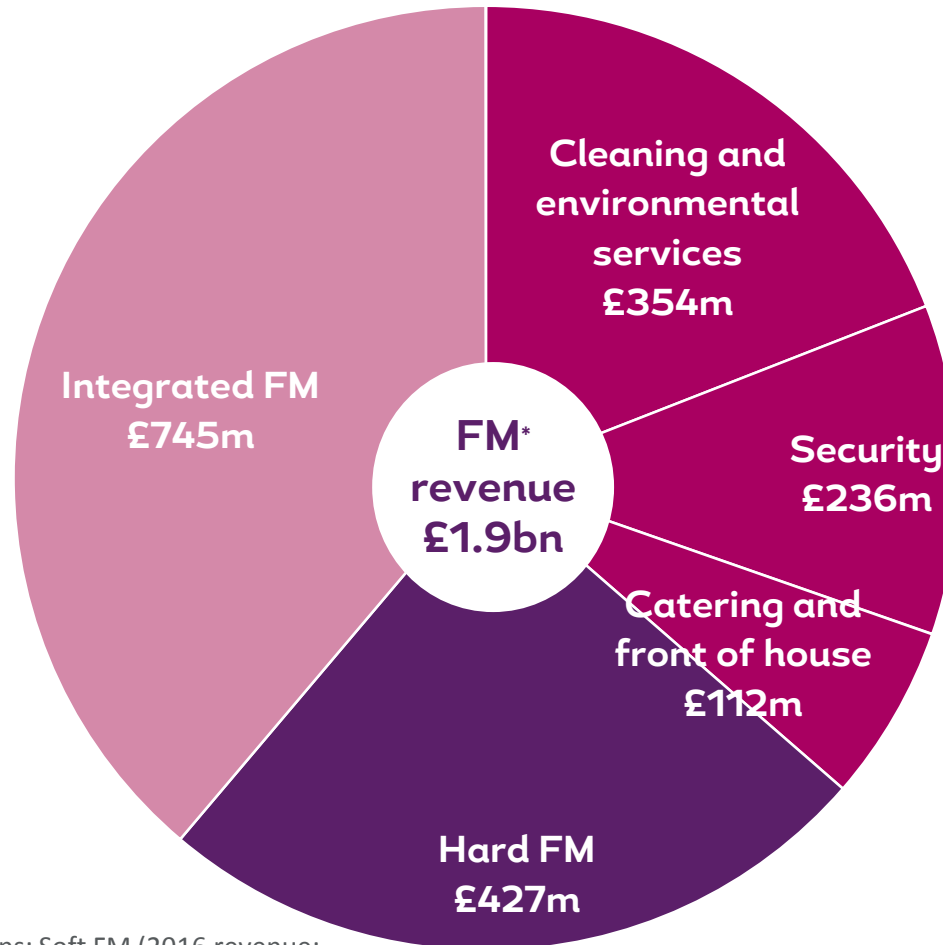
Contract mix

Headline group
revenue
£bn



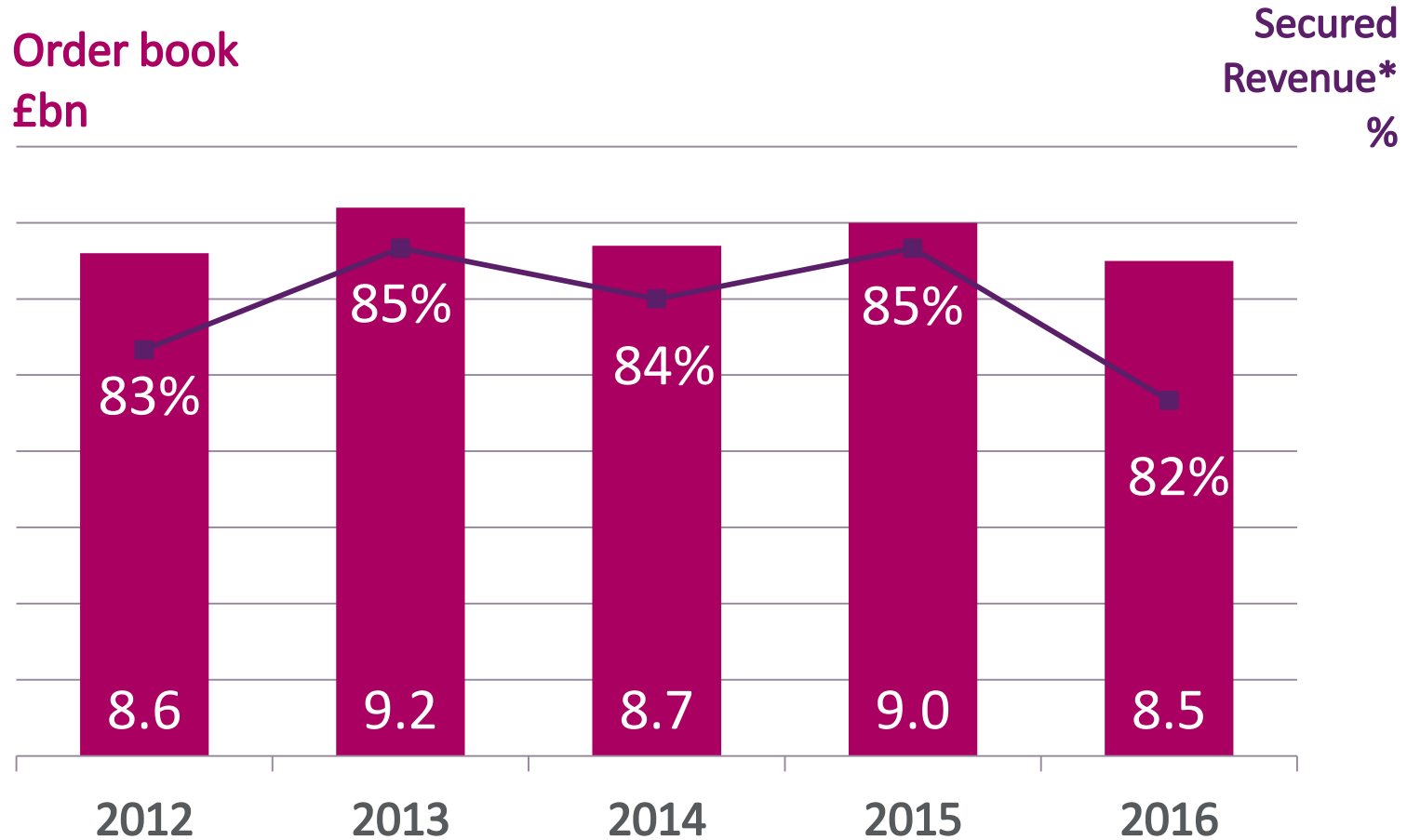
- 57% of revenues derived from top 100 clients (2015: 50%)
- Single service contracts continue to feed strong pipeline of bundled and integrated contracts

FM revenue breakdown



*FM business comprises two divisions: Soft FM (2016 revenue: £1,255m), which includes cleaning and environmental services, security, catering and front of house; and Hard FM (2016 revenue: £619m). Our integrated FM offering brings together the full range of soft and hard FM services in a single tailored proposition. Revenue split above shows total integrated FM revenue, and single/bundled service revenue by business

Large order book and high revenue visibility



* Per cent of budgeted revenues secured for the following financial year as at 31 March

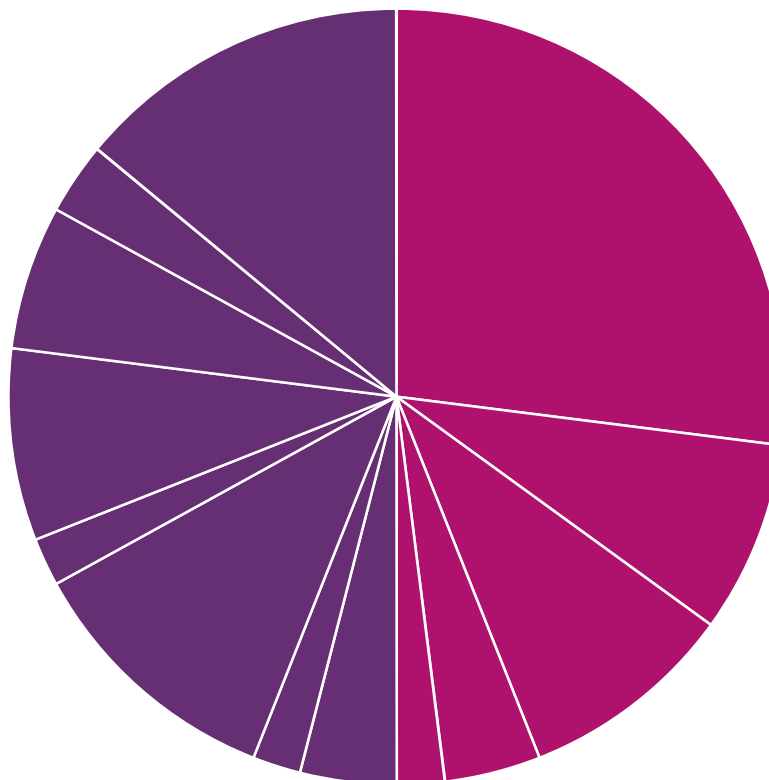
£9.1bn sales pipeline



Pipeline by sector
As at 31 March 2016

Private sector 50%

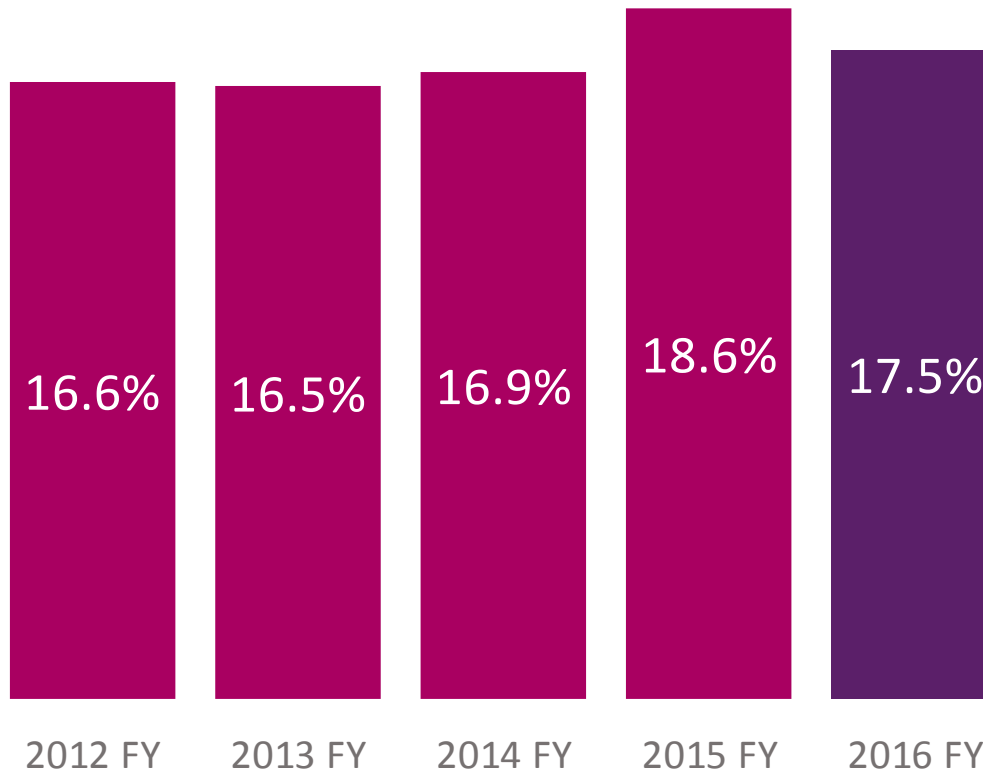
Finance and professional services	14%
Retail	3%
Manufacturing	6%
Transport and logistics	8%
Technology and communications	2%
Property management	11%
Leisure	2%
Utilities	4%



Public sector 50%

27% Social housing
8% Local government
9% Central and other government
4% Health
2% Education

Return on capital employed



- ROCE over 2x WACC
- Continued strong performance driven by low capital requirements and strong operating profit
- ROCE is taken into consideration when we invest to maximise the profitability of the Group

ROCE = Post Tax Operating Profit Before Other Items/(Net Assets + Net Debt - Non Controlling Interests)

Adjusted for the proforma full year effect of acquisitions

Cash conversion

£m	H1 2016	H2 2016	FY 2016
Operating profit before other items	58.1	70.8	128.9
Other items	(5.0)	(11.4)	(16.4)
Depreciation	8.3	6.8	15.1
Amortisation	8.8	15.9	24.7
EBITDA	70.2	82.1	152.3
Other non-cash movements	3.5	2.3	5.8
Working capital	(63.5)	20.0	(43.5)
Cash generated from operations	10.2	104.4	114.6
Cash conversion %			75.2%

Pensions



£m	Group Scheme	Other Schemes	Total
Pension assets	156.9	9.5	166.4
Pension obligations	(191.3)	(10.6)	(201.9)
At 31 March 2016	(34.4)	(1.1)	(35.5)
At 31 March 2015	(34.9)	(0.9)	(35.8)

- Actuarial triennial valuation of the Mitie Group scheme completed in 2014. The scheme actuarial deficit was £6.0m at 31 March 2014
- Commitment given to potential cash injections of up to £11m over 10 years should funding position deteriorate materially

Provisions

£m	Deferred contingent consideration	Insurance Reserve	Total
At 31 March 2015	11.4	0.9	12.3
Movements in the year	(11.0)	(0.4)	(11.4)
At 31 March 2016	0.4	0.5	0.9

Legal disclaimer

This announcement contains forward-looking statements. Such statements do not relate strictly to historical facts and can be identified by the use of words such as ‘anticipate’, ‘expect’, ‘intend’, ‘will’, ‘project’, ‘plan’, and ‘believe’ and other words of similar meaning in connection with any discussion of future events. These statements are made by the Directors of Mitie in good faith based on the information available to them as at 23 May 2016 and will not be updated during the year. These statements, by their nature, involve risk and uncertainty because they relate to, and depend upon, events that may or may not occur in the future. Actual events may differ materially from those expressed or implied in this document and accordingly all such statements should be treated with caution. Nothing in this document should be construed as a profit forecast. Except as required by law, Mitie is under no obligation to update or keep current the forward-looking statements contained in this report or to correct any inaccuracies which may become apparent in such forward-looking statements.