MITIE Group PLC

Half-year results presentation for the six months to September 2013

18 November 2013



Chief Executive

Ruby McGregor-Smith CBE



Overview

+10.5% (5.1% organic growth)

Headline revenue £1,044.6m (2012: £945.0m)

+13.3%

Headline operating profit £62.3m (2012: £55.0m)

6.0%

Headline operating profit margin (2012: 5.8%)

+9.3%

Headline basic earnings per share 11.8p (2012: 10.8p)

£221.8m

Net debt 1.5x Headline EBITDA (2012: £132.9m or 1.0x Headline EBITDA)

116.3%

Cash conversion (106.7% headline) (2012: 84.6%)

+6.5%

Dividend per share 4.9p (2012: 4.6p)

99%

2014 budgeted revenue secured (Prior year: 98%)

£8.7bn

Order book -5.4% (March 2013: £9.2bn)

£8.8bn

Sales pipeline (March 2013: £8.7bn excluding engineering)

Headline numbers exclude other items. Other items comprised acquisition related and integration costs of £2.6m (2012: £2.0m), the
amortisation of acquisition related intangible assets of £5.6m (2012: £4.3m) and restructuring costs of £nil (2012: £4.8m). They also include the
results of the businesses being exited, with revenue of £41.2m (2012: £81.6m), and a trading loss of £4.3m (2012: £2.8m loss).

• 2012 restated under IAS 19(Revised) and represented to exclude the results of businesses being exited from headline results

• Headline cash conversion is calculated on a rolling 12-month basis and excludes the cash effect of other items



Highlights

Excellent progress through a focus on key growth markets

- Delivered 5.1% organic growth this period and margins of 6.0%
- Exit from our cyclical M&E engineering contracting business to be substantially complete by financial year end

Sector-leading facilities management proposition driving strong organic growth

- Exceptional organic growth of 10.1% in FM division, driven largely by integrated FM portfolio
- Award of significant new contracts with Mitchells & Butlers and Bank of Ireland

Successful integration of Enara

- Integration going very well and business performing in line with expectations
- Already seeing significant opportunities in the healthcare markets

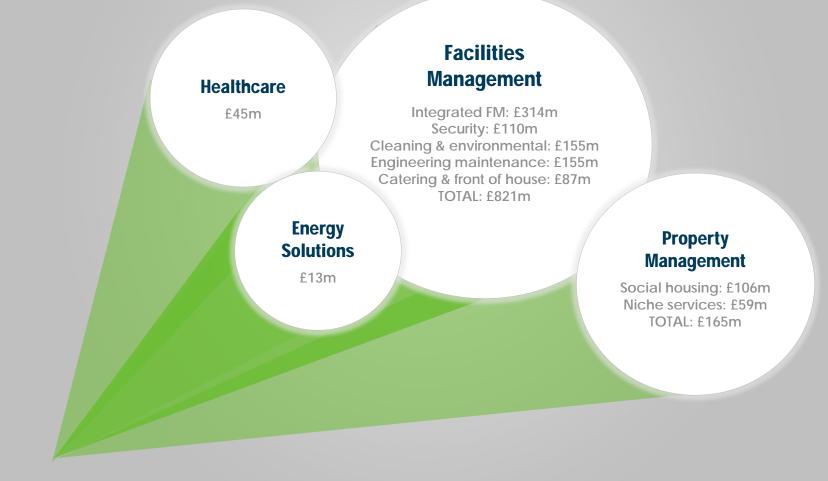
Significant order book and sales pipeline

Strong financial position and excellent cash generation

Well-positioned to deliver growth and maintain strong margins



The shape of our business





Focus on higher margin, growth markets

Division	Strategy	Long-term organic growth potential	Acquisition opportunity
Facilities Management	 Remain the UK's market leader in integrated FM and continue to grow in this market with existing clients Further grow our specialist single-service businesses and remain a top four provider in each of these markets 	5-10%	No acquisitions of scale required – niche/bolt-on capability only
Healthcare	 Grow MiHomecare into the UK's market leading home care business Shape the social care market by delivering transformational healthcare partnerships Expand into more complex care 	10%+	Potential for niche bolt- on acquisitions that take us further up acuity chain
Property Management	 Focused on long-term contracts with housing associations and local authorities More cyclical niche services to remain at current scale 	1% to 10%	No acquisitions
Energy Solutions	 Energy proposition differentiates us in the FM market Utilyx focused on higher-margin energy consulting No further investment in infrastructure projects – design/consult only 	5% to 10%	Potential for small, niche acquisitions in specific areas of energy consulting



Facilities Management – strong organic growth

- Strong performance across the division, generating 10.1% organic revenue growth, driven largely by the integrated FM portfolio
- Growth continues to come predominantly from private sector
- In the public sector we remain focused on opportunities in justice, social housing, healthcare and education
 - Justice: delays continue but confident in long term prospects
 - Social Housing: long term contracts and relationships very attractive
 - Local Authorities: important market as we grow in healthcare



Integrated FM offering remains sector leading

- Our unique self-delivery capability enables us to offer value to our clients across single, bundled and integrated FM propositions
- Our IFM proposition continues to differentiate us and drive strong organic growth
 - Excellent client relationships are key
 - Energy expertise supports our proposition
- Strength in integrated FM is underpinned by market-leading positions in all of our key single services
 - Cleaning #2

• Pest control – #3

• Security – #3

Landscaping – #5

- Engineering maintenance #1
- Catering #6



Good flow of contract awards in the first half

- Bank of Ireland
 - Five year contract, £-multi million
 - Facilities management delivered at sites across Republic of Ireland, Northern Ireland and Great Britain
- Leading UK provider of care and nursing homes
 - £50m contract over five years
 - Delivering engineering maintenance services across its estate of care homes
- Mitchells & Butlers
 - £38m total value over three years
 - Waste, cleaning and environmental services
- Novartis Pharmaceuticals
 - Retained a contract to provide waste services
 - Valued at £35m over five years
- High Speed 1
 - Innovative new contract to manage Ashford International train station
- Leading UK luxury fashion retailer
 - Gather & Gather awarded a prestigious new contract valued at £5m over three years



Successfully diversifying our security offering

- Our Total Security Management business has had a positive first half, delivering a return on our investment in people and technology services
- New contracts awarded include:
 - Major online retailer new contract to deliver total security management, valued at £16m over three years
 - Arup three year contract for a range of security services
 - Springfields Fuels Limited seven year contract for total security management, valued at £6m
 - Network Rail sentinel partnership to deliver a new 'competency management' smart card solution that monitors trackside workers, with over 90,000 cards to be issued



Select international FM opportunities

- Focused on meeting the needs of key existing clients internationally
 - 3% revenues international
- Continue to partner on selective overseas work and assess acquisition
 opportunities in appropriate territories
- Successfully mobilised our contract with an international beverage company, valued at £70m over five years
- Awarded a new contract in Norway with Bergen Engines AS
 - £8m contract over three years delivering FM for the engine manufacturer



Property Management

- Solid first half performance in a market showing significant signs of improvement, particularly in social housing
- Some significant contract gains will result in an improved second half
- Key player in all of our major markets
 - Social housing #3
 - Painting #1
 - Roofing #1
- London & Quadrant Housing
 - New painting contract valued at £7.5m over six years, with a potential further six year extension of equal value
- Raglan Housing
 - Recently appointed to deliver painting services to 5,000 properties
 - Six year contract valued at £4.5m
- Hammersmith & Fulham Council
 - Housing repairs and maintenance contract valued at £18m per annum commences in November 2013



Healthcare

- Successful integration of Enara and re-brand to MiHomecare
- Anticipate significant future opportunities in this market
 - Potential for niche acquisitions to add capability
 - Fourth largest provider in the UK homecare market
- Encouraging progress with the award of several significant contracts in the first half:
 - Leicestershire
 - Worcestershire
 - Richmond-upon-Thames



Energy Solutions

- Helps clients to buy, use and generate energy more cost-efficiently
 - Purchase one-third of industrial and commercial energy spend in the UK on behalf of clients
 - £2.3bn energy spend under management
- Focused on consulting contracts with a large independent client base as well as supporting our larger FM clients with their energy strategies
- Utilyx has strengthened our offering significantly by bringing higher margin, strategic energy consulting capability
- Overall performance of this division has been offset by losses of £5.1m resulting from the costs of reducing our exposure to the construction element of the Asset Management business and contract delays in that area

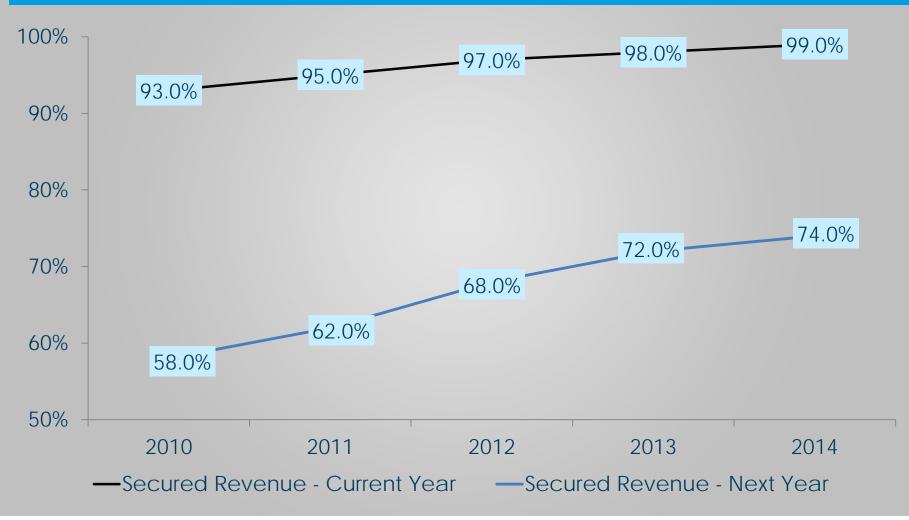


Investing for growth

- Acquired UK CRBs on 14 August 2013
 - One of the largest providers of online criminal records checking service in the UK – conducts over 50,000 checks per annum
 - Provides a scalable platform to compete in the growing screening and vetting market
- Invested £1.2m in two new MITIE Models
 - Waste and Environmental Services recapitalisation of existing waste business
 - Local Services cleaning services to small and medium sized clients in the London area



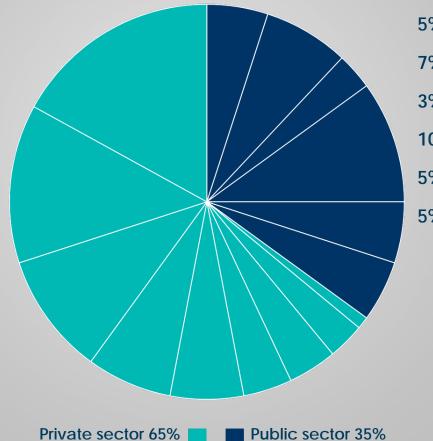
Secured revenue continues to increase





Revenue by sector

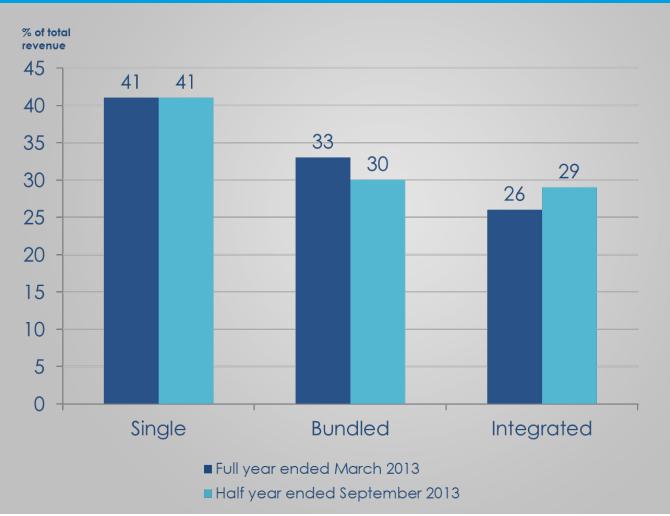
Finance and 17% professional services Retail 13% Manufacturing 10% **Transport and** 7% logistics 6% **Technology** and communications Utilities 4% Leisure 4% Property 3% management Construction 1%





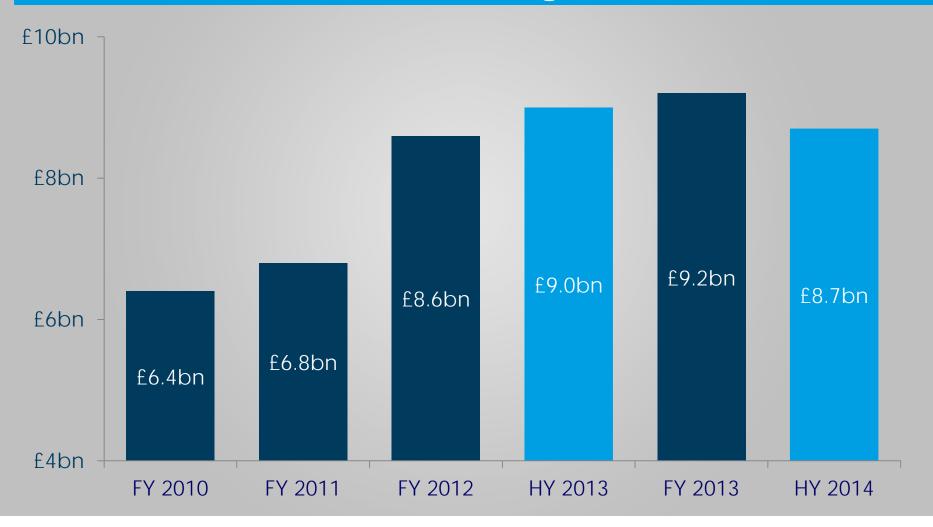


Revenue by contract type



18

Order book remains strong

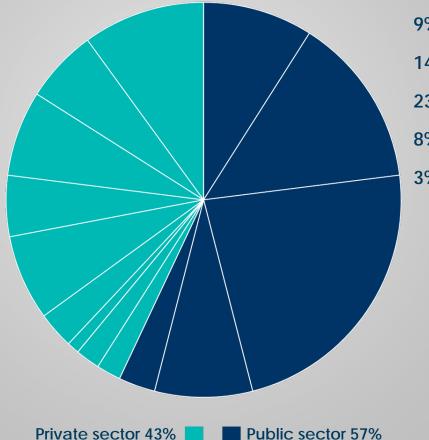


people + passion

19

Sales pipeline of £8.8 billion





9% Central government
14% Local government
23% Social housing
8% Health
3% Education



Finance Director

Suzanne Baxter



Headline financial results - strong headline performance

	2014 H1	2013 H1	Growth
Headline revenue	£1,044.6m	£945.0m	10.5%
Headline operating profit	£62.3m	£55.0m	13.3%
Headline operating profit margin	6.0%	5.8%	0.2pp
Headline basic EPS	11.8pps	10.8pps	9.3%
Dividend	4.9pps	4.6pps	6.5%

H1 2013 and YE 2013 results have been restated for IAS 19 'Employee Benefits'. H1 2013 results have been re-presented to show the results of businesses being exited within other items



Revenue bridge





Segmental revenue – growth led by FM division

	2014 H1	2013 H1*	Growth	Organic growth
Facilities Management	£821.2m	£744.4m	10.3%	10.1%
Property Management	£165.2m	£173.1m	(4.6%)	(4.6%)
Healthcare	£44.9m	n/a	n/a	n/a
Energy Solutions	£13.3m	£27.5m	(51.6%)	(51.6%)
Headline revenue	£1,044.6m	£945.0m	10.5%	5.1%

Re-presented for operating segments effective from 1 April 2013 as disclosed in the Annual Report and Accounts 2013



Facilities Management - double digit growth

	2014 H1	2013 H1	Growth
Headline revenue	£821.2m	£744.4m	10.3%
Organic growth	10.1%	7.5%	2.6pp
Headline operating profit	£49.7m	£45.2m	10.0%
Headline operating profit margin	6.1%	6.1%	-
Forward order book	£7.2bn	£7.5bn	(4.0%)
% of MITIE Group headline revenue	78.6%	78.8%	(0.2pp)



Property Management – margins maintained, return to growth expected in H2

	2014 H1	2013 H1	Growth
Headline revenue	£165.2m	£173.1m	(4.6%)
Organic growth	(4.6%)	10.5%	(15.1pp)
Headline operating profit	£9.9m	£10.4m	(4.8%)
Headline operating profit margin	6.0%	6.0%	_
Forward order book	£1.0bn	£1.1bn	(9.1%)
% of MITIE Group headline revenue	15.8%	18.3%	(2.5pp)



Healthcare – first full year in line with acquisition expectations

	2014 H1	Reported post acquisition	Acquisition announcement
Headline revenue	£44.9m	£87.9m	£93.0m
Headline operating profit	£5.6m	£11.3m	£10.1m
Headline operating profit margin	12.5%	12.9%	10.9%
Forward order book	£0.3bn	n/a	n/a
% of MITIE Group headline revenue	4.3%	n/a	n/a

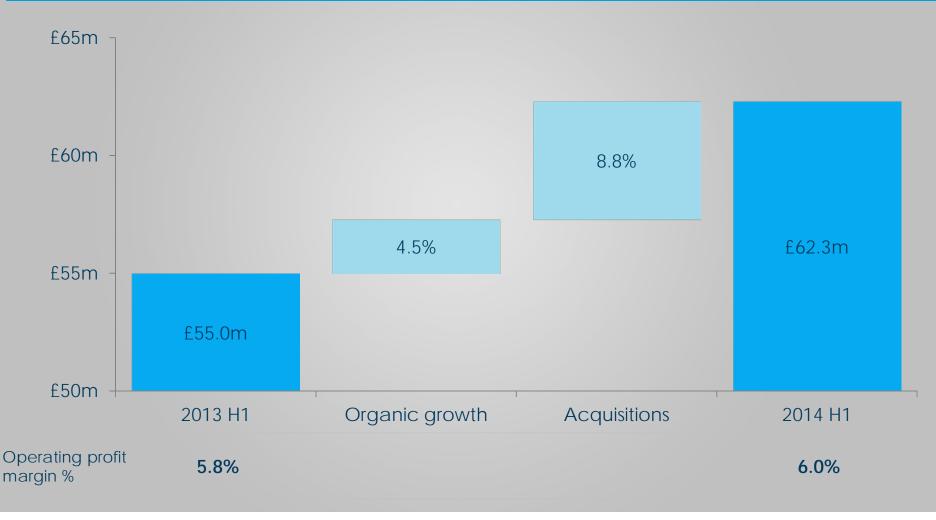


Energy Solutions – moving towards consultancy model

	2014 H1	2013 H1	Growth
Headline revenue	£13.3m	£27.5m	(51.6%)
Organic growth %	(51.6%)	(34.6%)	(17.0pp)
Headline operating profit	(£2.9m)	(£0.6m)	383%
Headline operating profit margin	(21.8%)	(2.2%)	(19.6pp)
Forward order book	£0.2bn	£0.2bn	-
% of MITIE Group headline revenue	1.3%	2.9%	(1.6pp)



Operating profit – margins improved





	2014 H1	2013 H1	Movement
Investment revenue	£0.7m	£0.4m	£0.3m
Finance costs	(£7.7m)	(£4.9m)	(£2.8m)
Net finance costs	(£7.0m)	(£4.5m)	(£2.5m)
EBITDA Interest Cover	9.4x	12.8x	(3.4x)

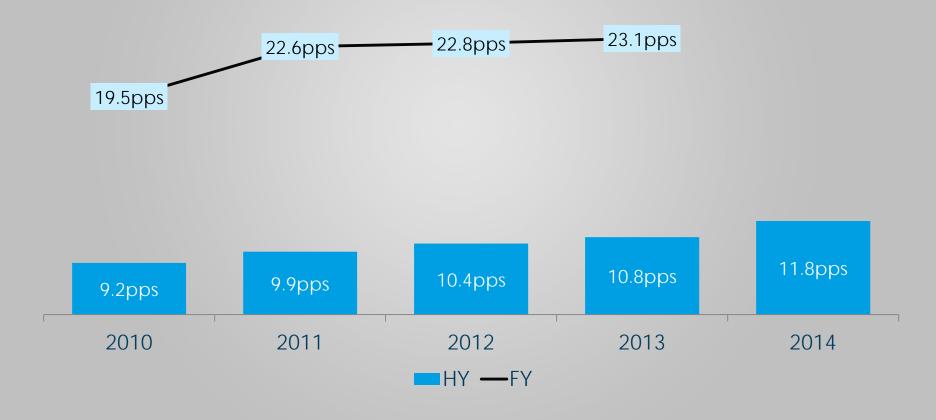


Other items – integration of Enara in line with expectations at acquisition

	2014 H1	2013 H1	Movement
Revenue of businesses being exited	£41.2m	£81.6m	(£40.4m)
Trading losses of businesses being exited	£4.3m	£2.8m	£1.5m
Restructuring costs	-	£4.8m	(£4.8m)
Integration costs	£2.5m	£0.2m	£2.3m
Acquisition costs	£0.1m	£1.8m	(£1.7m)
Amortisation of acquisition-related intangibles	£5.6m	£4.3m	£1.3m
Other items before tax	£12.5m	£13.9m	(£1.4m)

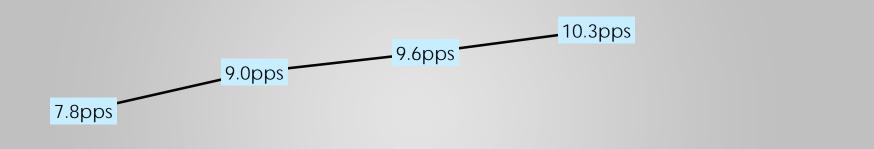


Headline EPS – continued growth, 4 year CAGR 6.4%





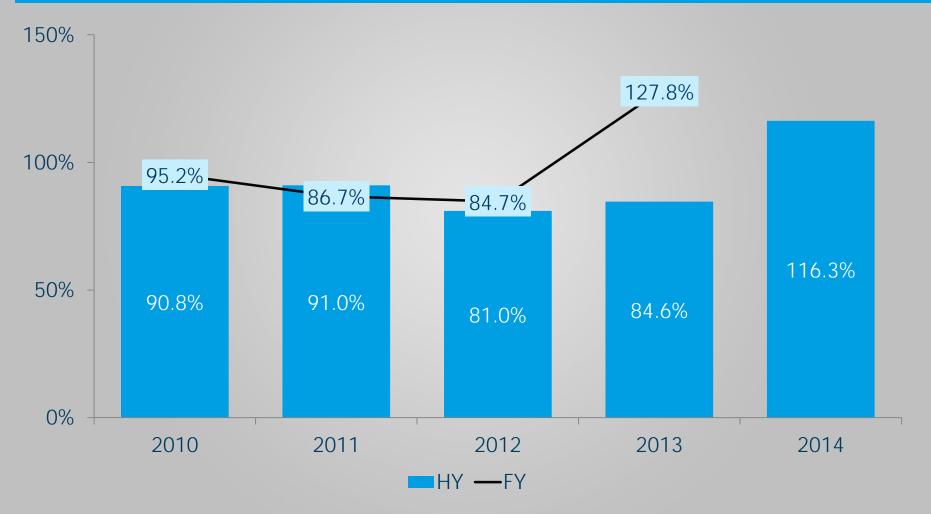
Dividend per share - year on year growth, 4 year CAGR 7.3%



3.7pps	4.1pps	4.4pps	4.6pps	4.9pps
2010	2011	2012	2013	2014
		HY —FY		



Excellent rolling 12 month cash conversion



34 **/////ITIE**

Working capital

	2014 H1	2013 H1	2013 FY
Inventories	£6.9m	£6.9m	£6.7m
Trade and other receivables	£510.4m	£536.0m	£507.4m
	£517.3m	£542.9m	£514.1m
Trade and other payables	(£477.8m)	(£467.1m)	(£500.7m)
Provisions	(£1.4m)	(£0.5m)	(£1.4m)
Working capital	£38.1m	£75.3m	£12.0m
Net cash inflow/(outflow)	(£41.0m)	(£29.9m)	£24.9m



Net debt bridge



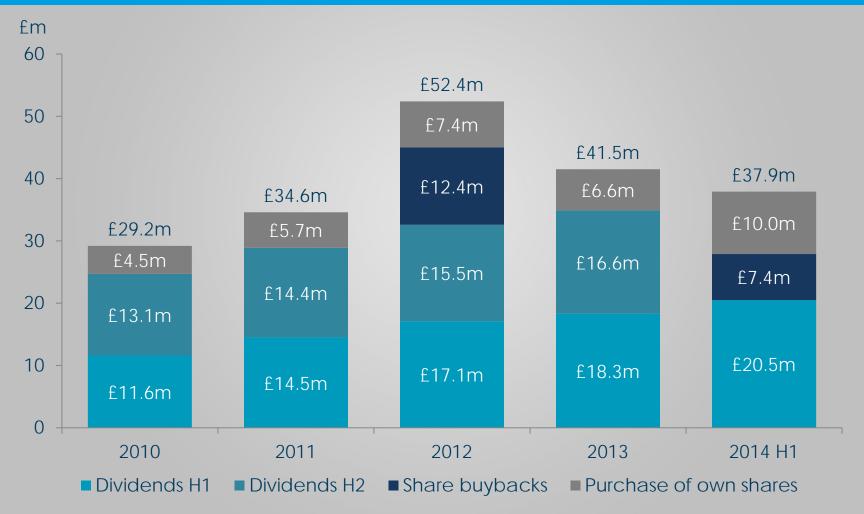


Use of cash – positive free cash flow of £7.3m in H1

Growth	•	Working capital outflow of £41.0m to support growth of 10.5% in H1
Сарех	•	Capex levels reduced due to the introduction of lease financing for commercial fleet, with £8.4m spend in H1, which is <1% of revenue (2012: £15.5m, 1.5% of revenue)
Acquisitions	• []	£1.8m for UK CRBs and share purchases under the MITIE model
Returns to shareholders	•	£37.9m returned to shareholders in H1, being payment of £20.5m of dividends, £7.4m of share buybacks and £10.0m of own shares purchased to hedge further share scheme requirements



Total cash returned to shareholders





Continuing track record of sustainable, profitable growth



people + passion

39

Chief Executive

Ruby McGregor-Smith



Highlights

Excellent progress through a focus on key growth markets

- Delivered 5.1% organic growth this period and margins of 6.0%
- Exit from our cyclical M&E engineering contracting business to be substantially complete by financial year end

Sector-leading facilities management proposition driving strong organic growth

- Exceptional organic growth of 10.1% in FM division, driven largely by integrated FM portfolio
- Award of significant new contracts with Mitchells & Butlers and Bank of Ireland

Successful integration of Enara

- Integration going very well and business performing in line with expectations
- Already seeing significant opportunities in the healthcare markets

Significant order book and sales pipeline

Strong financial position and excellent cash generation

Well-positioned to deliver growth and maintain strong margins



Outlook

- Diversified portfolio with high quality blue chip client base
- Core exposure is to growth markets and we are well-positioned to increase market share, deliver organic growth and improve margins
 - Market-leading integrated FM capabilities
 - Comprehensive energy proposition will enhance margins
 - Quality homecare acquisition provides platform to grow in healthcare market
 - 90% contract retention rate
- Excellent visibility of revenue, record order book and substantial pipeline of sales opportunities
- Strong cash generation and financial strength provides a platform to grow organically, supported by acquisitions that enhance our capabilities
- Successfully positioned the group for continued, sustainable, profitable growth



Appendices



Restatement of prior periods

	30 September 2012				31 March 2013		
	As originally reported	Re- presentation for businesses being exited	IAS 19 Amendments	As restated	As originally reported	IAS 19 Amendments	As restated
Headline revenue	£1,026.6m	(£81.6m)	-	£945.0m	£1,980.6m	-	£1,980.6m
Headline profit before tax	£48.8m	£2.8m	(£1.1m)	£50.5m	£111.1m	(£2.5m)	£108.6m
Headline tax	(£11.6m)	(£0.8m)	£0.3m	(£12.1m)	(£26.3m)	£0.6m	(£25.7m)
Headline profit for the period	£37.2m	£2.0m	(£0.8m)	£38.4m	£84.8m	(£1.9m)	£82.9m
Headline basic EPS	10.5pps	0.5pps	(0.2pps)	10.8pps	23.7pps	(0.6pps)	23.1pps
Other items, net of tax	(£8.9m)	(£2.0m)	-	(£10.9m)	(£40.5m)	-	(£40.5m)
Other comprehensive income/(expense)	(£2.2m)	-	£0.8m	(£1.4m)	(£14.8m)	£1.9m	(£12.9m)
Total comprehensive income	£26.1m	-	-	£26.1m	£29.5m	-	£29.5m
Cash conversion	83.1%	-	1.5%	84.6%	125.7%	2.1%	127.8%

44 **/////ITIE**

Balance sheet

£m	2014 H1	2013 H1	Growth
Goodwill and other intangible assets	535.0	416.7	28.4%
Other non-current assets*	124.5	105.9	17.6%
Current assets*	517.3	542.9	(4.7%)
Current liabilities*	(494.2)	(479.4)	3.1%
Non-current liabilities*	(51.6)	(39.9)	29.3%
Net debt	(221.8)	(132.9)	66.9%
Net assets	409.2	413.3	(1.0%)

*Excluding financial assets and liabilities included in net debt



Cashflow

	2014 H1	2013 H1**	Growth
Opening net debt	(£192.2m)	(£106.9m)	79.8%
Operating cash flows	£70.1m	£61.0m	14.9%
Movement in working capital	(£41.0m)	(£29.9m)	37.1%
Cash generated by operations	£29.1m	£31.1m	(6.4%)
Tax, interest and other operating items	(£13.5m)	(£17.7m)	(23.7%)
Acquisitions	(£1.8m)	(£4.3m)	(58.1%)
Other investing activities	(£10.2m)	(£12.9m)	(20.9%)
Financing activities*	(£33.2m)	(£22.2m)	49.5%
Increase in net debt	(£29.6m)	(£26.0m)	13.8%
Closing net debt	(£221.8m)	(£132.9m)	66.9%
Net debt to EBITDA	2.0x	1.1x	0.9x
EBITDA cash conversion (rolling 12 month)	116.3%	84.6%	31.7pp

*Adjusted for movement in bank loans, private placement notes, loan notes and finance leases

** Re-presented to include acquisition costs as an operating cash flow

Net working capital movements

	6 months to 30 September 2013	Rolling 12 months to 30 September 2013	6 months to 30 September 2012	Rolling 12 months to 30 September 2012	12 months to 31 March 2013
Working capital inflow/(outflow)	(£41.0m)	£13.8m	(£29.9m)	(£26.5m)	£24.9m
Cash conversion	44.2%	116.3%	54.1%	84.6%	127.8%
EBITDA	£65.9m	£110.9m	£57.5m	£125.7m	£102.5m
Cash from operations	£29.1m	£129.0m	£31.1m	£106.3m	£131.0m
Free cash flow	£7.3m	£94.0m	£1.0m	£48.4m	£87.7m



Mobilisation costs

	2014 H1	2013 FY	Movement
Opening balance	£23.2m	£21.0m	£2.2m
Costs capitalised	£3.0m	£9.6m	(£6.6m)
Costs amortised	(£4.5m)	(£7.4m)	£2.9m
Closing balance	£21.7m	£23.2m	(£1.5m)



Provisions

	Deferred contingent consideration	Insurance reserve	Total
At 1 April 2013	£8.0m	£2.2m	£10.2m
Amounts recognised in the income statement	-	£0.6m	£0.6m
Utilised within the captive insurance subsidiary	-	(£0.6m)	(£0.6m)
At 30 September 2013	£8.0m	£2.2m	£10.2m
Included in current liabilities			£1.4m
Included in non-current liabilities			£8.8m
Total			£10.2m



Pensions deficit

	Group Scheme	Other Schemes	Total
Pension assets	£137.1m	£8.3m	£145.4m
Pension obligations	(£164.2m)	(£8.6m)	(£172.8m)
Deficit	(£27.1m)	(£0.3m)	(£27.4m)
% of net assets	6.6%	0.1%	6.7%
% of market cap	2.5%	0.0%	2.5%

The total scheme deficit at 31 March 2013 was £29.9m



Pro-forma prior year

	H1 2013	Gross up for full six-month impact of Creativevents and Enara	H1 2013 Pro-forma	H1 2014 (excluding current year acquisitions)	Organic growth
Headline revenue	£945.0m	£48.5m	£993.5m	£1,044.2m	5.1%
Headline operating profit	£55.0m	£4.6m	£59.6m	£62.3m	4.5%
Headline operating profit margin	5.8%		6.0%	6.0%	-



Headroom and funding maturity

