

**ABRIDGED SEPARATE STATEMENT OF FINANCIAL POSITION**

	Audited as at 31 December 2023	Audited At 31 December 2022
	US\$	US\$
<b>Assets</b>		
Financial assets at fair value through profit or loss	30,350,875	36,708,552
Other receivables and prepayments	1,706,721	1,623,573
Cash and cash equivalents	265,466	9,806
<b>Total assets</b>	<b>32,323,062</b>	<b>38,341,931</b>
<b>Equity</b>		
Share capital	100	100
<b>Total equity</b>	<b>100</b>	<b>100</b>
<b>Liabilities (Excluding net assets attributable to holders of redeemable shares)</b>		
Advisory fees payable	907,233	481,542
Other payables and accruals	106,220	106,048
<b>Total liabilities (Excluding net assets attributable to holders of redeemable shares)</b>	<b>1,013,453</b>	<b>587,590</b>
Net assets attributable to holders of redeemable shares	31,309,509	37,754,241
<b>Net assets attributable to:</b>		
Class A	27,949,473	33,702,577
Class B	3,360,036	4,051,664
Net assets attributable to holders of redeemable shares	31,309,509	37,754,241

**SEPARATE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	Audited for the year ended 31 December 2023	Audited for the year ended 31 December 2022
	US\$	US\$
<b>INCOME</b>		
Dividend income	1,535,000	895,000
	<b>1,535,000</b>	<b>895,000</b>
<b>EXPENSES</b>		
Accounting fees	(48,365)	(56,450)
Advisory fees	(907,233)	(923,795)
Audit fees	(59,512)	(58,903)
Bank charges	(6,532)	(6,460)
Director fees	(114,000)	(119,000)
Disbursements	(3,366)	(3,714)
License fees	(17,762)	(17,732)
Net loss on financial assets at fair value through profit or loss	(6,642,177)	(2,385,220)
Other expenses	(73,648)	(46,419)
Professional fees	(107,137)	(101,612)
	<b>(7,979,732)</b>	<b>(3,719,305)</b>
Loss before finance costs and tax	(6,444,732)	(2,824,305)
Finance costs – Distribution to holders of redeemable shares	-	-
Decrease in net assets attributable to holders of redeemable shares before tax	(6,444,732)	(2,824,305)
Income tax expense	-	-
Decrease in net assets attributable to holders of redeemable shares	(6,444,732)	(2,824,305)

**ABRIDGED SEPARATE STATEMENT OF CASH FLOWS**

	Audited for the year ended 31 December 2023	Audited for the year ended 31 December 2022
	US\$	US\$
Net cash flows generated from/ (used in) operating activities	540,160	(1,041,255)
Net cash flows used in investing activities	(284,500)	(25,000)
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>255,660</b>	<b>(1,066,255)</b>
Cash and cash equivalents at beginning of year	9,806	1,076,061
<b>Cash and cash equivalents at end of year</b>	<b>265,466</b>	<b>9,806</b>

**ABRIDGED SEPARATE STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE SHARES**

2023	Net assets attributable to:		
	Class A	Class B	Total
	US\$	US\$	US\$
At 1 January 2023	33,702,577	4,051,664	37,754,241
Decrease in net assets attributable to holders of redeemable shares	(5,753,104)	(691,628)	(6,444,732)
At 31 December 2023	27,949,473	3,360,036	31,309,509
Number of shares in issue	16,636,409	2,000,000	18,636,409
Net asset value per share	US\$ 1.6800	US\$ 1.6800	

2022	Net assets attributable to:		
	Class A	Class B	Total
	US\$	US\$	US\$
At 1 January 2022	36,223,786	4,354,760	40,578,546
Decrease in net assets attributable to shareholders from operations	(2,521,209)	(303,096)	(2,824,305)
At 31 December 2022	33,702,577	4,051,664	37,754,241
Number of shares in issue	16,636,409	2,000,000	18,636,409
Net asset value per share	US\$ 2.0258	US\$ 2.0258	

**NOTES**

- The abridged separate financial statements for the year ended 31 December 2023 ("abridged separate financial statements") have been prepared using the same accounting policies and method of computation followed per the separate financial statements for the year ended 31 December 2022 which are in accordance with the IFRS Accounting Standards as issued by the International Accounting Standards Board and in compliance with the requirements of the Mauritius Companies Act.
- Advisory fees payable for year ended 31 December 2023 were outstanding.
- The abridged separate financial statements prepared based on the separate financial statements for the year ended 31 December 2023, which have been audited by the Company's external auditors, KPMG. The auditor's report to the separate financial statements is unqualified.
- These abridged audited separate financial statements were approved by the Board of Directors on 22 April 2024.
- Copies of the abridged separate financial statements are available free of charge, upon request at the registered office of the Company at c/o Intercontinental Trust Limited, Level 3, Alexander House, 35 Cybercity, Ebene 72201, Mauritius.
- This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.14. The Board accepts full responsibility for the accuracy of the information contained in this communiqué. Contact Person: Mrs Smitha Algoo-Bissonauth

**By order of the Board**

Intercontinental Trust Limited  
 Company Secretary  
 Perigeum Capital Ltd  
 SEM Authorised representative and Sponsor

23 April 2024



## DIRECTORS' COMMENTARY

### COMPANY OVERVIEW

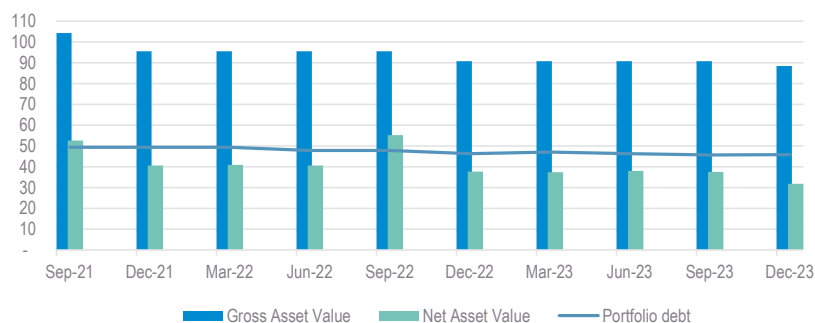
The Company is incorporated in Mauritius and holds a Global Business License issued by the Financial Services Commission. SACREIL is listed on the Official Market of the Stock Exchange of Mauritius Ltd ("SEM"), with core real estate assets in Ghana, Tanzania and Nigeria.

### COMPANY REVIEW FOR THE YEAR ENDED 31 DECEMBER 2023

Group focus remains on optimising operating efficiencies, lease retention strategies and rental collections. Occupancy levels have stabilised, and rental rates have remained steady.

The Company's Gross Asset Value has had a 2,51% decline from US\$90,7million at the end of the previous year to US\$88,5million. The rising base cost of debt continues to increase pressure on the cash performance of the Group. The Company's Net Asset Value per Class A share decreased to US\$ 1.6800 as at 31 December 2023 from US\$ 2.0164 on 30 September 2023.

The Group Loan to Value (LTV) Ratio (total 3rd party debt in the group divided by the group's total gross asset value) currently stands at 51,76%.



The Company's current asset base consists of:

#### Accra Mall (Accra, Ghana):

The mall measuring 21,384 m2 offers a quality mix of local and international tenants. The occupancy remains at 99%. The company has secured 2 tenants to act as anchor on 10 year leases, The company has received an extension to cure the LTV ratio breach by 31 May 2024. Focus for management remains on tenant retention and mix and cash collections.

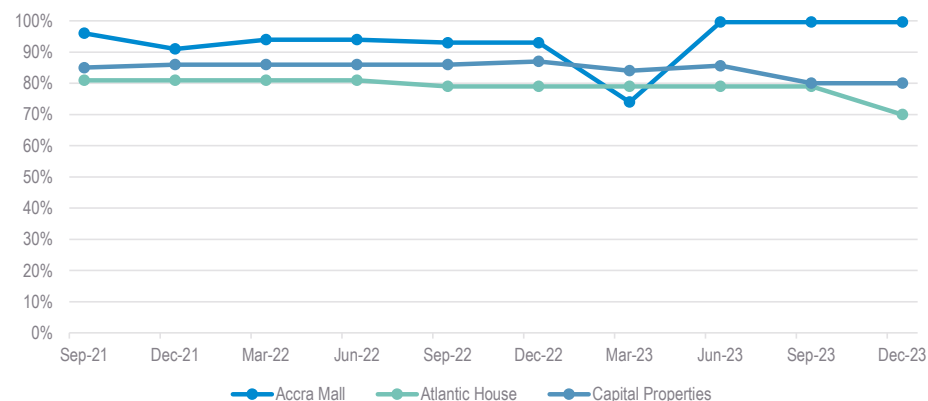
#### Atlantic House (Lagos, Nigeria):

The occupancy rates of the office block measuring 4,271 m2 dropped slightly to 71% by year end from 79%. The Company has received IFC EDGE Certification for building improvements. The focus continues to be tenant attraction and retention in a highly competitive market. The funding loan due 5 November 2023, was extended until 30 April 2024 to effect replacement funding agreements. This will be at a LTV of 37%, compared to current level of 49%, therefore SACREIL need to fund USD 2.1m. The Shareholder also needs to inject USD 1,4m to address critical capex requirements.

#### Capital Properties (Dar es Salaam, Tanzania):

The occupancy rates of the three towers measuring 20,962 m2 has remained stable at 80% for the quarter after dropping by 7% since the prior year end, compared to the market average occupancy rates of between 50 to 70%. The LTV is at 46%. USD 3m of the rights issue proceeds is earmarked for Capital Properties: USD 2m for loan reduction; and USD 1m for critical capital expenditure.

### Portfolio Assets Occupancy Rates



### COMPANY OUTLOOK

All three properties performed in line with budget before funding costs for the year ended 31 December 2023, despite trading in difficult markets, especially in West Africa. However, the net income before tax and value adjustments was negatively impacted by an increase in finance costs due to higher interest rates across all 3 properties.

As communicated on 7 March 2024, the Board of the Company has approved the issuance of new ordinary shares of USD 17M to be offered to all existing Class A shareholders (the "Rights Issue"). The rights issue price of USD 70 cents per share was based on an independent fair value of the share price of the Company. The Rights Issue is subject to all relevant corporate and regulatory authorities' approvals. SACREIL is currently working on the documentation related to the Rights Issue.

The Company was initially required to repurchase all the Exit Shares within a period of two-years from the date of receipt of 'Exit Notices'. Given the repurchase has not yet been effected, SACREIL has notified the Shareholders that the repurchase period, for the Exit Shares to be acquired in accordance with article 10.9 of the Constitution, has been extended by six months ("Extension Period") from 7 October 2023.

The Exit Process previously communicated has had to be abandoned due to waning interest from investors in the prevalent global economic market. The Advisor continues to pursue other options to fund the Exit Shares. However, the priority is preserving value until such exit.

Shareholders are advised to exercise caution when dealing in the shares of SACREIL until a further announcement is made.

### IMPORTANT INFORMATION

Any forecast statement above, and the forecasts underlying such statements, are the responsibility of the Board and have not been reviewed or reported on by the Company's external auditors. The forecast is based on assumptions, including assumptions about regional, political and economic environments, as well as that a stable global macroeconomic environment will prevail.

The Gross Asset Value of the Company is sensitive to the Independent Valuer and Advisor's valuations of its properties which are, in turn, sensitive to the valuation parameters used, discount and reversionary capitalisation rates.