

**ABRIDGED SEPARATE STATEMENT OF FINANCIAL POSITION**

	Unaudited as at 31 March 2024	Audited as at 31 December 2023
<b>Assets</b>	<b>US\$</b>	<b>US\$</b>
Financial assets at fair value through profit or loss	30,436,846	30,350,875
Other receivables and prepayments	1,697,410	1,706,721
Cash and cash equivalents	138,161	265,466
<b>Total assets</b>	<b>32,272,417</b>	<b>32,323,062</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	1,127,884	907,233
Other payables and accruals	157,338	106,220
<b>Total liabilities (Excluding net assets attributable to holders of redeemable shares)</b>	<b>1,285,222</b>	<b>1,013,453</b>
Net assets attributable to holders of redeemable shares	30,987,095	31,309,509
<b>Net assets attributable to:</b>		
Class A	27,661,660	27,949,473
Class B	3,325,435	3,360,036
Net assets attributable to holders of redeemable shares	30,987,095	31,309,509

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

	Unaudited for the period ended 31 March 2024	Unaudited for the period ended 31 March 2023
<b>INCOME</b>	<b>US\$</b>	<b>US\$</b>
Dividend income	-	65,000
Net gain on financial assets at fair value through profit or loss	85,971	-
	<b>85,971</b>	<b>65,000</b>
<b>EXPENSES</b>		
Advisory fees	(220,651)	(223,701)
Operating expenses	(187,734)	(318,388)
Net loss on financial assets at fair value through profit or loss	-	(94,687)
	<b>(408,385)</b>	<b>(431,699)</b>
Loss before finance costs and tax	(322,414)	(366,699)
Finance costs – Distribution to holders of redeemable shares	-	-
Decrease in net assets attributable to holders of redeemable shares before tax	(322,414)	(366,699)
Income tax expense	-	-
Decrease in net assets attributable to holders of redeemable shares	<b>(322,414)</b>	<b>(366,699)</b>

**ABRIDGED SEPARATE STATEMENT OF CASH FLOWS**

	Unaudited for the period ended 31 March 2024	Unaudited for the period ended 31 March 2023
	<b>US\$</b>	<b>US\$</b>
Net cash flows generated from/ (used in) operating activities	(127,304)	16,196
Net cash flows used in investing activities	-	(4,000)
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(127,304)</b>	<b>12,196</b>
Cash and cash equivalents at beginning of year	265,465	9,806
<b>Cash and cash equivalents at end of the period</b>	<b>138,161</b>	<b>22,002</b>

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

2024	Net assets attributable to:		
	Class A	Class B	Total
	<b>US\$</b>	<b>US\$</b>	<b>US\$</b>
At 1 January 2024	27,949,473	3,360,036	31,309,509
Decrease in net assets attributable to holders of redeemable shares	(287,813)	(34,601)	(322,414)
At 31 March 2024	27,661,660	3,325,435	30,987,095
Number of shares in issue	16,636,409	2,000,000	18,636,409
Net asset value per share	US\$ 1.6627	US\$ 1.6627	
2023			
	<b>US\$</b>	<b>US\$</b>	<b>US\$</b>
At 1 January 2023	33,702,577	4,051,664	37,754,241
Decrease in net assets attributable to shareholders from operations	(327,346)	(39,353)	(366,699)
At 31 March 2023	33,375,231	4,012,311	37,387,542
Number of shares in issue	16,636,409	2,000,000	18,636,409
Net asset value per share	US\$2.0062	US\$2.0062	

**NOTES**

- The Company is required to publish interim financial results in terms of the Listing Rule 12.19 of the SEM. The abridged unaudited financial statements for the three months ended 31 March 2024 ("abridged unaudited financial statements") have been prepared in accordance with the measurement and recognition requirements of IFRS, the information contained in IAS 34: Interim Financial Reporting and the SEM Listing Rules, using the same accounting policies as those of the audited financial statements for the year ended 31 December 2023.
- The abridged unaudited financial statements have not been reviewed or reported on by the Company's external auditors. These abridged unaudited financial statements were approved by the Board of Directors on 13 May 2024.
- Copies of the abridged unaudited 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 12.20. 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**

14 May 2024





## DIRECTORS' COMMENTARY

### COMPANY OVERVIEW

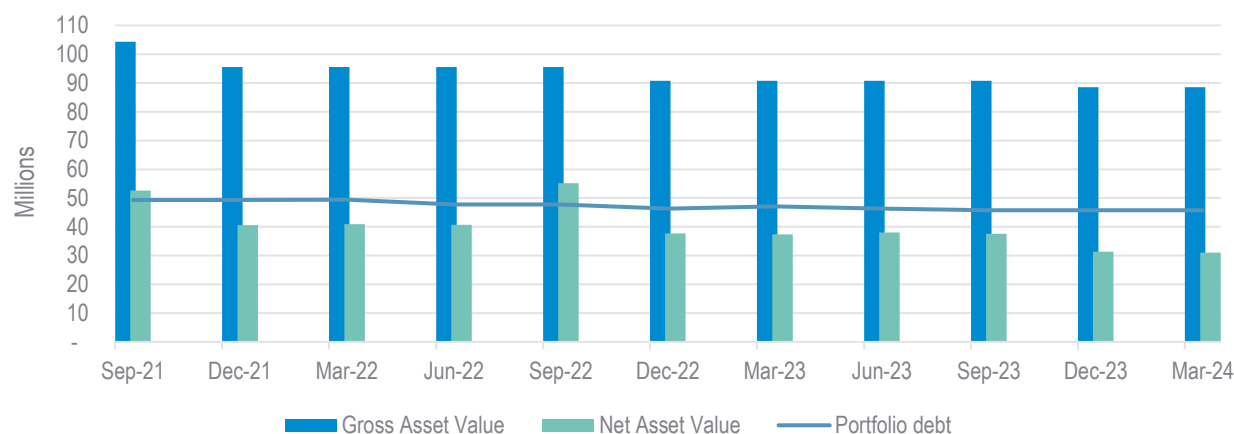
The Company is incorporated in Mauritius and holds a Global Business License issued by the Financial Services Commission ("FSC"). SACREIL is listed on the Official Market of the Stock Exchange of Mauritius Ltd ("SEM"), with core real estate assets in Ghana, Tanzania and Nigeria.

### COMPANY REVIEW FOR THE PERIOD ENDED 31 MARCH 2024

Group focus remains on optimising operating efficiencies, lease retention strategies and rental collections. Occupancy levels have stabilized.

The Company's Gross Asset Value has remained at 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\$ 1.6627 as at 31 March 2024 from US\$ 1.6800 as at 31 December 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 51,77%.



In April 2024, the Company received a bridging loan facility amounting to USD16.3m from Sanlam Life Insurance Limited, a shareholder, to be drawn down as necessary. The repayment term of the bridging loan facility is the shorter of 3 months calculated from disbursement date or the date of receipt of the rights issue proceeds. The proceeds of the loan was utilised to settle the loan of USD 8.1m that was due on 29 April 2024 and a further USD 7.7m will be drawn in May 2024 to cure the LTV breach in Accra Mall (Mauritius) Limited as mentioned below.

The Company 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. The company has received an extension to cure the LTV ratio breach by 31 May 2024. This will be remedied using the bridge facility. The Focus for management remains on tenant retention and mix and cash collections.

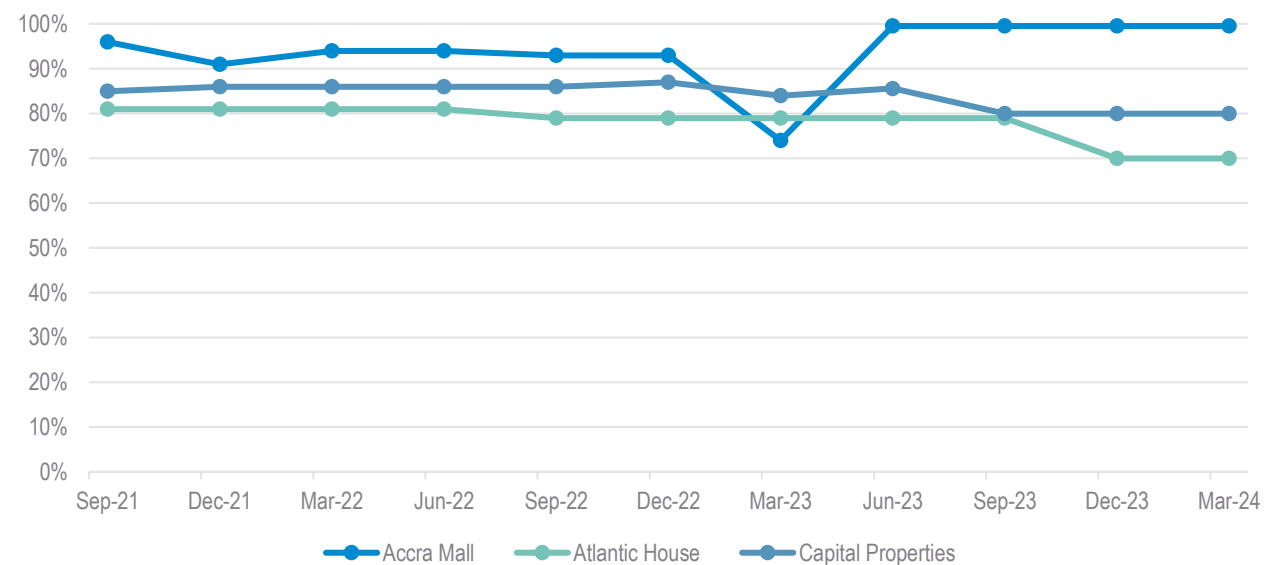
#### Atlantic House (Lagos, Nigeria):

The occupancy rates of the office block measuring 4,271 m2 remains at 71%. 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 and has since been settled. 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 81%, 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 previously communicated, the Board of the Company has approved the issuance of new ordinary shares of USD 17M be offered to all existing Class A shareholders (the "Rights Issue"). On 1 April and 6 May 2024 respectively, the FSC and the SEM have approved the issue of 24,285,715 new Class A Shares to the existing Class A shareholders on a pro rata basis at a price of USD 0.70 per share, which represents a fair valuation of the share price of the Company. The Listing Particulars published in the context of the Rights Issue can be viewed on the SEM's website, and will be despatched to Class A shareholders on or around 29 May 2024. For further details on the calendar established for the Rights Issue, reference can be made to the communique released on 7 May 2024.

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 5 April 2024.

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.