

## CM Diversified Credit Ltd

### Circular Notice dated 9<sup>th</sup> September 2025

*THIS CIRCULAR NOTICE CONSTITUTES, FOR THE PURPOSES OF THE LISTING RULES, A SUPPLEMENT TO THE LISTING PARTICULARS DATED 27 MARCH 2025, AS AMENDED FROM TIME TO TIME (“**LISTING PARTICULARS**”) IN RELATION TO THE SECURED CREDIT-LINKED NOTES OF CM DIVERSIFIED CREDIT LTD (THE “**ISSUER**”).*

Unless otherwise defined, words and expressions used in this Circular Notice shall bear the same meanings as in the Listing Particulars.

This Circular Notice is issued pursuant to the Listing Particulars in relation to (i) a revised Interest Rate, (ii) a revised Interest Reset Date, and (iii) such other changes to the Listing Particulars which will be amended by way of this Circular Notice. Any investment decision in respect to the Notes shall be based on careful consideration of this Circular Notice (including the Annex) and the Listing Particulars as a whole.

- The terms and conditions applicable to the Interest Rate and the Interest Reset Date are amended as follows:

Amendment to	Current Terms	Proposed Amended Terms
<b>Interest Rate</b>	Higher of 5.00% p.a. and R – 15 bps p.a.  where R is the weighted (by amount allocated at each auction) average of the highest 91-day Government of Mauritius or Bank of Mauritius (as the case may be) bill yields accepted on primary auctions held during the period beginning on (and including) 29 <sup>th</sup> June 2025, subject to Business Day Convention (the “ <b>Initial Date</b> ”), and ending on (but excluding) the date on which the Circular Notice immediately following the Initial Date is issued (subject to Business Day Convention)	Higher of 4.40% p.a. and R – 15 bps p.a.  where R is the weighted (by amount allocated at each auction) average of the highest 91-day Government of Mauritius or Bank of Mauritius (as the case may be) bill yields accepted on primary auctions held during the period beginning on (and including) 29 <sup>th</sup> September 2025 (the “ <b>Initial Date</b> ”), and ending on (but excluding) the date on which the Circular Notice immediately following the Initial Date is issued (subject to Business Day Convention)
<b>Interest Reset Date (subject to Business Day Convention)</b>	29 September 2025	29 December 2025

- The duration of Interest Period is 91 days, and the Maturity Date remains 18<sup>th</sup> December 2038.
- The Issuer has appointed Mrs. Anbar Jowaheer to its board of Directors to replace Mrs. Feriel Aumeerally. Mrs. Jowaheer is a seasoned banker with 15 years’ experience in Merger and Acquisitions across Merrill Lynch and Citigroup in London, and currently heads the Financial Institutions and Syndication team in the Corporate & Banking business unit at the Mauritius Commercial Bank (MCB) Ltd in Mauritius.

4. On 29<sup>th</sup> September 2025, the Reference Portfolio shall remain unchanged and comprise the following Reference Underlyings:

Amendment to	Composition of Reference Portfolio <sup>1,2</sup>
Reference Portfolio	<ul style="list-style-type: none"> <li>• MUA: MUR 511 million (16.2%)</li> <li>• ER: MUR 1,035 million (32.7%)</li> <li>• CIEL: MUR 365 million (11.6%)</li> <li>• OHTE: MUR 142 million (4.5%)</li> <li>• CIPF: MUR 150 million (4.7%)</li> <li>• CFL: MUR 160 million (5.1%)</li> <li>• OFICEA: MUR 500 million (15.8%)</li> <li>• EVOLIS: MUR 50 million (1.6%)</li> <li>• SOV: MUR 250 million (7.9%)</li> </ul>

<sup>1</sup>Rounded to nearest integer

<sup>2</sup>The current Reference Portfolio also includes a cash balance of MUR 600

5. As per the circular notice dated 4<sup>th</sup> June 2025, the Issuer shall pay an interest rate of 5.00% p.a. to its Noteholders on 29<sup>th</sup> September 2025.
6. The Annex to this Circular Notice contains additional important information in relation to the Reference Portfolio.
7. In accordance with the terms of the Listing Particulars, you may exercise your Put Option by replying to this email and quoting the text specified in paragraph 8 below within three (3) Business Days of the date hereof. We remind you that, unless waived by the Issuer, a Put Option Notice sent to the Issuer shall be irrevocable.
8. In the event you wish to exercise your Put Option, please reply to the email notice and quote therein verbatim (save for the number of notes to be edited as applicable) the following text, which shall, for the purposes of the Listing Particulars, constitute the Put Option Notice:
- “Further to the Circular Notice dated 9<sup>th</sup> September 2025, I hereby unconditionally and irrevocably request you to redeem, purchase, or arrange for the purchase of, [all]/[insert number] Notes and to credit the Put Proceeds into the relevant bank account.”*
9. The amendments specified in this Circular Notice and the Annex shall take effect on 29<sup>th</sup> September 2025.
10. Except as amended pursuant to this Circular Notice, all the other terms and conditions set out in the Listing Particulars shall remain in full force and effect.
11. The governing law and jurisdiction clauses of the Listing Particulars shall apply to this Circular Notice.

**9<sup>th</sup> September 2025**

**ANNEX – SUPPLEMENTAL INFORMATION ON THE REFERENCE PORTFOLIO**
**PART I: REFERENCE UNDERLYINGS**

Reference Entity	Reference underlying reference	Rating	Security	Weight in reference portfolio
<b>ER Group</b>	RU-ENL 01	CARE MAU A+ (stable)	<ul style="list-style-type: none"> <li>A first rank share pledge on ENL Property Ltd (“ENLP”). The shares pledged by ENL Limited and shall carry a minimum valuation of 1.3x of the ENL Limited’s exposure.</li> </ul>	14.6%
	RU-ENL 02	CARE MAU A+ (stable)	<ul style="list-style-type: none"> <li>A first rank fixed charge on certain lands of ENL Limited. The minimum valuation of the said lands shall be 1.2x the aggregate nominal amount of the ENL Limited’s notes in the relevant series</li> </ul>	9.5%
	RU-ENL 03	CARE MAU A+ (stable)	<ul style="list-style-type: none"> <li>A first rank mortgage on lands at a minimum of 1.2x the aggregate nominal amount of the ENL Limited’s notes in the relevant series.</li> </ul>	8.7%
<b>CIEL Ltd</b>	RU-CIEL 02	CARE MAU AA (stable)	<ul style="list-style-type: none"> <li>A first rank share pledge (shared pari passu with all noteholders) on Alteo Ltd (ISIN: MU0368N00004) (“<b>Alteo Shares</b>”) and SUN Limited (ISIN: MU0016N00009) shares (“<b>SUN Shares</b>”). The Alteo Shares and the Sun Shares pledged carry a minimum valuation of 1.25x of the CIEL’s exposure</li> </ul>	6.2%
	RU-CIEL 03	CARE MAU AA (stable)	<ul style="list-style-type: none"> <li>A first rank share pledge on CIEL Textile Limited Shares (“<b>CTL Shares</b>”). The CTL Shares pledged shall carry a minimum valuation of 1.5x of the CIEL’s exposure</li> </ul>	5.4%
<b>MUA Ltd</b>	RU-MUA 01	CARE MAU AA- (stable)	<ul style="list-style-type: none"> <li>None</li> </ul>	14.6%
	RU-MUA 02	CARE MAU AA- (Stable)	<ul style="list-style-type: none"> <li>None</li> </ul>	1.6%
<b>OHTE Ltd</b>	RU-OHTE 01	CARE MAU A- (stable)	<ul style="list-style-type: none"> <li>A pledge of bank accounts of the Reference Entity</li> <li>A first rank share pledge of the Omnicane Thermal Energy Operations (La Baraque) Ltd shares held by Omnicane Ltd</li> </ul>	4.5%
<b>Commercial Investment Property Fund Limited</b>	RU-CIPF 01	CARE MAU A-(stable)	<ul style="list-style-type: none"> <li>A first rank fixed on certain assets of CIPF and a floating charge on all the assets of CIPF</li> </ul>	1.6%
	RU-CIPF 02		<ul style="list-style-type: none"> <li>An assignment of rental proceeds</li> </ul>	2.4%
	RU-CIPF 03		<ul style="list-style-type: none"> <li>A debt service reserve guarantee (3 months of interest payments)</li> </ul>	0.8%

Reference Entity	Reference underlying reference	Rating	Security	Weight in reference portfolio
<b>CIEL Finance Limited</b>	RU-CFL 01	CARE MAU A (stable)	<ul style="list-style-type: none"> <li>A first rank floating charge on all the assets, present and future, of the CFL</li> </ul>	1.4%
	RU-CFL 02			1.7%
	RU-CFL 03			0.3%
	RU-CFL 04			1.6%
<b>Officea Company Limited</b>	RU-OFI 01	CARE MAU A (stable)	<ul style="list-style-type: none"> <li>A fixed charge on certain assets of Officea and a floating charge on all assets of Officea</li> <li>Another fixed charge on new immovable properties of Officea</li> <li>A pledge on the general bank account of the Officea</li> <li>Debt service reserve account pledge (covering at least the interest amount over each forthcoming interest period)</li> </ul>	1.6%
	RU-OFI 02			1.6%
	RU-OFI 03			4.7%
	RU-OFI 04			4.7%
	RU-OFI 05			3.2%
<b>Sovereign Securities</b>	RU-SOV 01	Not Applicable	<ul style="list-style-type: none"> <li>Not Applicable</li> </ul>	7.9%
<b>Evolis Properties Ltd</b>	RU-EVO 01	CARE MAU A- (stable)	<ul style="list-style-type: none"> <li>A fixed charge over certain properties granted by Evolis Properties Ltd and its subsidiary, which will be shared on a pari-passu basis with the existing notes of Evolis Properties Ltd</li> <li>A first rank floating charge over all assets, which will be shared on a pari-passu basis with the existing notes of Evolis Properties Ltd</li> <li>A share pledge on the shares held by Evolis Properties Ltd in its subsidiary, which will be shared on a pari-passu basis with the existing notes of Evolis Properties Ltd</li> </ul>	1.6%

## PART II: REFERENCE ENTITIES

### • CIEL Ltd

CIEL Ltd is a diversified Mauritian based investment company with operations across Africa, Asia, and Mauritius. CIEL Ltd, listed on the SEM, operates across 5 major clusters: Textile, Agro & Property, Hotels & Resorts, Healthcare, and Finance. For the nine months ended March 2025, CIEL Ltd (on a group basis) generated revenues of MUR 28.0bn and, EBITDA of MUR 5.3bn and a group profit after tax of MUR 2.9bn.

- **ER Group**

*ER Group is a diversified investment company listed on the SEM operating across 7 segments of investments, agro-industry, real estate, commerce & industry, hospitality, logistics and fintech. For the six months ended December 2024, ER Group (on a pro-forma basis) generated revenues of MUR 14.7bn, an operating profit of MUR 2.0bn and a group profit after tax of MUR 1.6bn.*

- **MUA Ltd**

*MUA was incorporated in 1948. It has been listed on the Official Market of the Stock Exchange of Mauritius Ltd since 1993. MUA operates within the financial services industry specialising in Insurance, Corporate Pension Schemes, Investment and Loans for both individuals and corporates. For the six months ended 30 June 2025, MUA earned gross premium of MUR 3.9bn and a group profit after tax of MUR 249m.*

- **OHTE**

*OHTE is a wholly owned subsidiary of Omnicane Limited and is the majority shareholder (60%) of Omnicane Limited's main power plant, Omnicane Thermal Energy Operations (La Baraque) Ltd ("OTEOLB"). OTEOLB has signed a 20-year Power Purchase Agreement with the Central Electricity Board ("CEB"), which will expire in July 2027, and which requires OTEOLB to be available to the CEB for a minimum of 8,000 hours annually. Whilst OTEOLB exports the majority of the electricity it produces on-demand to the CEB throughout the year, the power plant also supplies both electricity and low-pressure steam to Omnicane Milling Operations Limited during the harvest season.*

- **Commercial Investment Property Fund Limited**

*Commercial Investment Property Fund ("CIPF") is a property fund owning commercial and industrial assets in Mauritius leased to companies forming part of the ENL Group. In January 2017, CIPF has entered into 20 years lease agreement with all the tenants. The tenants have established track record of operations of over 15 years having business interest in diverse industries including automobile dealership, eyewear manufacturing and construction. As at 30 June 2025, CIPF generated an annual rental revenue of MUR 215m from an asset base valued at MUR 2.1bn.*

- **CIEL Finance Limited**

*Ciel Finance Limited (CFL) is the financial services cluster of CIEL Ltd. CFL is actively involved in 4 sectors of the financial services industry: banking, fiduciary services and companies, asset management and private equity. Through its subsidiaries and affiliates, CFL operates in more than half a dozen countries and employs more than 1,400 employees. The majority of CFL's revenues stems from dividend income which it receives from Bank One Limited and BNI Madagascar amongst others. For the financial year ended June 2024, CFL on a consolidated basis reported revenues of MUR 5.7bn, an EBITDA of MUR 2.1bn with an all-time high PAT of 1.6bn.*

- **Officea Company Limited**

*Officea Company Limited ("Officea") is a subsidiary of ENL Property Ltd. Officea is specialised in the development and rental of unique portfolio of Grade A office spaces in various locations of Moka Smart City including Vivea, Bagatelle and Telfair. For the financial year ended 30 June 2024, Officea (on a group basis) generated revenues of MUR 311.0m, an operating profit of MUR 179.2m and a profit after tax of MUR 38.6m.*

- **Evolis Properties Ltd**

*Evolis Properties Limited (“Evolis”) is a mixed-use investment holding company which directly and indirectly owns c. MUR 2.0bn of investment properties in Mauritius. It was created to consolidate non-core industrial properties of the Ciel Group as well as the Ciel head office building. Evolis is subsidiary of the Ciel Group owned through Ciel Properties Ltd (21.3%) and Ciel Textile Ltd (78.7%). For the financial year ended June 2024, Evolis reported total rental income of MUR 106.0m and PAT of MUR 11.8m.*