COMPAGNIE IMMOBILIERE LTEE

UNAUDITED CONDENSED STATEMENT OF **FINANCIAL POSITION**

	30 September 2025 (Unaudited)	31 December 2024 (Audited)
	Rs	Rs
ASSETS		
Non current assets		
Equipment	1,862,034	2,112,806
Investment properties	1,946,908,034	1,927,550,000
Intangible assets	278,598	365,694
	1,949,048,666	**1,930,028,500**
Current assets		
Trade & other receivables	26,339,295	16,080,903
Current tax asset	-	7,371,371
Cash & cash equivalents	42,046,197	30,407,211
	68,385,492	53,859,485
Total assets	**2,017,434,158**	**1,983,887,985**
EQUITY AND LIABILITIES		
Capital and reserves		
Stated Capital	827,944,356	827,944,356
Reserves	487,673,340	464,485,015
Total equity	**1,315,617,696**	**1,292,429,371**
Liabilities		
Deferred tax liabilities	45,287,256	37,149,767
Current tax liabilities	3,303,798	-
Trade and other payables	42,952,075	43,058,720
Borrowings	608,556,133	609,788,799
Dividend payable	1,717,200	1,461,328
Total liabilities	701,816,462	691,458,614
Total equity and liabilities	**2,017,434,158**	**1,983,887,985**

UNAUDITED CONDENSED STATEMENT OF **COMPREHENSIVE INCOME**

	Quarter ended 30 September 2025 (Unaudited) Rs	Quarter ended 30 September 2024 (Unaudited) Rs	Nine Months ended 30 September 2025 (Unaudited) Rs	Nine Months ended 30 September 2024 (Unaudited) Rs
Revenue	42,932,286	39,266,037	125,949,709	115,690,593
Recoveries	2,062,768	2,568,013	8,127,481	9,380,043
Other income	12,581	144,183	49,984	221,292
Operating profit	30,203,546	25,004,711	84,793,945	73,915,641
Net finance costs	(8,288,366)	(8,647,235)	(24,412,380)	(25,561,360)
Profit for the period before income tax	21,927,761	16,501,659	60,431,549	48,575,573
Income tax expense	(4,259,604)	(2,526,270)	(11,691,526)	(7,842,627)
Profit for the period after income tax	17,668,157	13,975,389	48,740,023	40,732,946
Basic and diluted earnings per share	0.38	0.30	1.05	0.88
Number of ordinary shares	46,457,633	46,457,633	46,457,633	46,457,633

UNAUDITED CONDENSED STATEMENT OF **CHANGES IN EQUITY**

	Period ended 30 September 2025 (Unaudited)	Period ended 30 September 2024 (Unaudited)
	Rs	Rs
At 1 January	1,292,429,371	1,101,482,527
Total comprehensive income for the period	48,740,023	40,732,946
Dividend declared	(25,551,698)	(21,370,511)
Issue of shares	-	112,500,000
At 30 September	**1,315,617,696**	**1,233,344,962**

UNAUDITED CONDENSED STATEMENT OF **CASH FLOWS**

	Period ended 30 September 2025 (Unaudited)	Period ended 30 September 2024 (Unaudited)
	Rs	Rs
Net cash generated from operating activities	57,533,851	44,930,822
Net cash used in investing activities	(19,366,373)	(20,572,393)
Net cash (used in)/ generated from financing activities	(26,528,492)	1,175,095
Net increase in cash and cash equivalents	11,638,986	25,533,524
Cash and cash equivalents at 01 January	30,407,211	9,613,932
Cash and cash equivalents at 30 September	**42,046,197**	**35,147,456**

COMPANY RESULTS

Performance Review

The company produced a robust third quarter through sustained occupancy levels across its portfolio resulting from the continued enhancements. Notwithstanding persistent market and operating challenges, this performance reflects the confidence of our tenants, visitors, and occupiers in our premises.

The secured portfolio occupancy was 91% as at 30 September 2025 with a Weighted Average Lease Expiry (WALE) standing comfortably at 4.8 years. Revenue increased by 8.9% to Rs 125.9M whilst Profit After Tax (PAT) moved up to Rs 48.7M (Rs 40.7M: Q3 2024) representing a year on year rise of 19.7%. The Company's Loan to Value (LTV) went down to 29.1% from a corresponding 31.4% in Q3 2024.

The Board has approved a final dividend of Rs 0.45 per share which on top of an interim dividend of Rs 0.55 per share declared in August 2025, cummulates into a total Dividend per share of Rs 1.00 (Rs 0.86 per share in 2024) which is up by 16.3%.

Outlook

As the company engages into the final quarter of 2025, the outlook remains positive due to the improved contributions from the new tenants secured during the year.

In line with its diversification and portfolio modernisation strategies, the company has practically completed the formalities for the strategic acquisition of the development asset backed by a long term lease. Subject to a conclusive closure on the final stages, a formal announcement is expected in Q1 2026.

As the economic and business environments remain challenging and highly competitive within a general oversupply in the traditional real estate classes, the company continues to adopt a prudent approach to growth, with a strategic focus on resilient asset classes and operational excellence.

By order of the Board
Currimjee Secretaries Limited
Secretary
Dated: 11 November 2025

The Board of Directors of Compagnie Immobilière Limitée accepts full responsibility for the accuracy of the information contained in these Financial Statements prepared in accordance with International Financial Reporting Standards. Copies of the report are available to the public free of charge at the registered office of the Company: 38, Royal Street, Port Louis, Mauritius.

These Financial Statements are issued pursuant to DEM Rule 17. The Statement of direct and indirect interests of officers pursuant to rule 8(2)(m) of the Securities Act (Disclosure Obligations of Reporting Issuers) Rules 2007 is available upon request from the Company Secretary, Currimjee Secretaries Limited.