

CM Diversified Credit Ltd

Circular Notice dated 9th December 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 (THE “**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, (iii) a Portfolio Review, and (iv) 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
Interest Rate	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 th September 2025, subject to Business Day Convention (the “ Initial Date ”), 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 4.65% 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 th December 2025, subject to Business Day Convention (the “ Initial Date ”), and ending on (but excluding) the date on which the Circular Notice immediately following the Initial Date is issued (subject to Business Day Convention)
Interest Reset Date (subject to Business Day Convention)	29 December 2025	29 March 2026

- The duration of Interest Period is 90 days, and the Maturity Date is amended to 22nd December 2038.
- Part of the funds currently invested in sovereign securities will be used to acquire (i) MUR 200m of notes issued by MUA Ltd (the “**MUA Notes**”) and (ii) MUR 85m notes to be issued by ER Property Limited (the “**ERP Notes**”). The addition of the MUA notes and the ERP Notes shall occur after the 15th December 2025. On this basis, the Reference Portfolio shall be as follows:

Amendment to	Current Terms ¹	Proposed Amended Terms ¹
Reference Portfolio	• MUA: MUR 511 million (16.2%) • ER: MUR 1,035 million (32.7%) • CIEL: MUR 365 million (11.6%) • OHTE: MUR 142 million (4.5%) • CIPF: MUR 150 million (4.7%) • CFL: MUR 160 million (5.1%) • OFICEA: MUR 500 million (15.8%) • EVOLIS: MUR 50 million (1.6%) • SOV: MUR 250 million (7.9%)	• MUA: MUR 711 million (22.5%) • ER: MUR 1,035 million (32.7%) • CIEL: MUR 365 million (11.6%) • OHTE: MUR 107 million (3.4%) • CIPF: MUR 150 million (4.7%) • CFL: MUR 160 million (5.1%) • OFICEA: MUR 500 million (15.8%) • EVOLIS: MUR 50 million (1.6%) • ERP: MUR 85 million (2.7%)

¹Rounded to nearest integer

- As per the circular notice dated 9th September 2025, the Issuer shall pay an interest rate of 4.40% p.a. to its Noteholders on 29th December 2025 (subject to Business Day Convention).
- The Annex to this Circular Notice contains additional important information in relation to the Reference Portfolio.
- 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 7 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.
- 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 9th December 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.”
- Save for the addition of the MUA Notes and the ERP Notes, the amendments specified in this Circular Notice and the Annex shall take effect on 29th December 2025 (subject to Business Day Convention).
- 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.
- The governing law and jurisdiction clauses of the Listing Particulars shall apply to this Circular Notice.

9th December 2025

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

Reference Entity	Reference underlying reference	Rating	Security	Weight in reference portfolio
ER Group Limited	RU-ENL 01	CARE MAU A+ (stable)	A first rank share pledge on ER Property Ltd (“ERP”). The shares pledged by ER Group Limited and shall carry a minimum valuation of 1.3x of the ER Group Limited’s exposure.	14.6%
	RU-ENL 02	CARE MAU A+ (stable)	A first rank fixed charge on certain lands of ER Group Limited. The minimum valuation of the said lands shall be 1.2x the aggregate nominal amount of the ER Group Limited’s notes in the relevant series	9.5%
	RU-ENL 03	CARE MAU A+ (stable)	A first rank mortgage on lands at a minimum of 1.2x the aggregate nominal amount of the ER Group Limited’s notes in the relevant series.	8.7%
CIEL Ltd	RU-CIEL 02	CARE MAU AA (stable)	A first rank share pledge (shared pari passu with all noteholders) on Alteo Ltd (ISIN: MU0368N00004) (“Alteo Shares”) and SUN Limited (ISIN: MU0016N00009) shares (“SUN Shares”). The Alteo Shares and the Sun Shares pledged carry a minimum valuation of 1.25x of the CIEL’s exposure	6.2%
	RU-CIEL 03	CARE MAU AA (stable)	A first rank share pledge on CIEL Textile Limited Shares (“CTL Shares”). The CTL Shares pledged shall carry a minimum valuation of 1.5x of the CIEL’s exposure	5.4%
MUA Ltd	RU-MUA 01	CARE MAU AA- (stable)	None	14.6%
	RU-MUA 02	CARE MAU AA- (Stable)	None	1.6%
	RU-MUA 03	CARE MAU AA- (Stable)	None	6.3%
OHTE Ltd	RU-OHTE 01	CARE MAU A- (stable)	- A pledge of bank accounts of the Reference Entity - A first rank share pledge of the Omnicane Thermal Energy Operations (La Baraque) Ltd shares held by Omnicane Ltd	3.4%
Commercial Investment	RU-CIPF 01	CARE MAU A-(stable)	A first rank fixed on certain assets of CIPF and a floating charge on all the assets of CIPF	1.6%
	RU-CIPF 02			2.4%

Reference Entity	Reference underlying reference	Rating	Security	Weight in reference portfolio
Property Fund Limited	RU-CIPF 03		- An assignment of rental proceeds - A debt service reserve guarantee (3 months of interest payments)	0.8%
CIEL Finance Limited	RU-CFL 01	CARE MAU A+ (stable)	A first rank floating charge on all the assets, present and future, of the CFL	1.4%
	RU-CFL 02			1.7%
	RU-CFL 03			0.3%
	RU-CFL 04			1.6%
Officea Company Limited	RU-OFI 01	CARE MAU A (stable)	- A fixed charge on certain assets of Officea and a floating charge on all assets of Officea - Another fixed charge on new immovable properties of Officea - A pledge on the general bank account of the Officea - Debt service reserve account pledge (covering at least the interest amount over each forthcoming interest period)	1.6%
	RU-OFI 02			1.6%
	RU-OFI 03			4.7%
	RU-OFI 04			4.7%
	RU-OFI 05			3.2%
Evolis Properties Ltd	RU-EVO 01	CARE MAU A- (stable)	- 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 - 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 - 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	1.6%
ER Property Limited	RU-ERP 01	CARE MAU A (stable)	- A first rank floating charge on all present & future assets of ER Property Limited - Co-insured in the fire and allied insurance policy	1.6%
	RU-ERP 02	CARE MAU A (stable)		1.1%

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 first quarter ended September 2025, CIEL Ltd (on a group basis) generated revenues of MUR 9.3bn and, EBITDA of MUR 1.6bn and a group profit after tax of MUR 0.7bn.

- **ER Group Limited**

Following the restructuring of ENL Limited and Rogers and Company Limited, effective July 1, 2025, ER Group Limited includes operations and investments previously held by the latter. For the first quarter ended September 2025, ER Group Limited generated revenues of MUR 10.1bn, an operating profit of MUR 1.9bn and a group profit after tax of MUR 0.4bn.

- **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 nine months ended 30 September 2025, MUA earned gross premium of MUR 6.8bn and a group profit after tax of MUR 366m.

- **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. For the nine months ended September 2025, Omnicane Limited (on a consolidated basis) generated revenues of MUR 4.1bn, EBITDA of MUR 0.8bn and a group profit after tax of MUR 51.2m.

- **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 2024, CIPF generated an annual rental revenue of MUR 204m from an asset base valued at MUR 2.3bn.

- **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 2025, CFL on a consolidated basis reported revenues of MUR 6.1bn, an EBITDA of MUR 1.7bn with a PAT of MUR 1.3bn.

- **Officea Company Limited**

Officea Company Limited (“Officea”) is a subsidiary of ER 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 2025, Evolis reported total rental income of MUR 130m and PAT of MUR 113m.

- **ER Property Ltd**

ER Property Limited (“ERP”) is a wholly owned subsidiary of ER Group Limited operating as a provider of professional and management services in the property development industry. The core activities of the company, through its subsidiaries, include land sales, residential property development and sales, as well as the development and management of office spaces. For the financial year ended June 2025, ERP on a consolidated basis reported total revenue of MUR 2.9bn of revenue and PAT of MUR 542.4m.