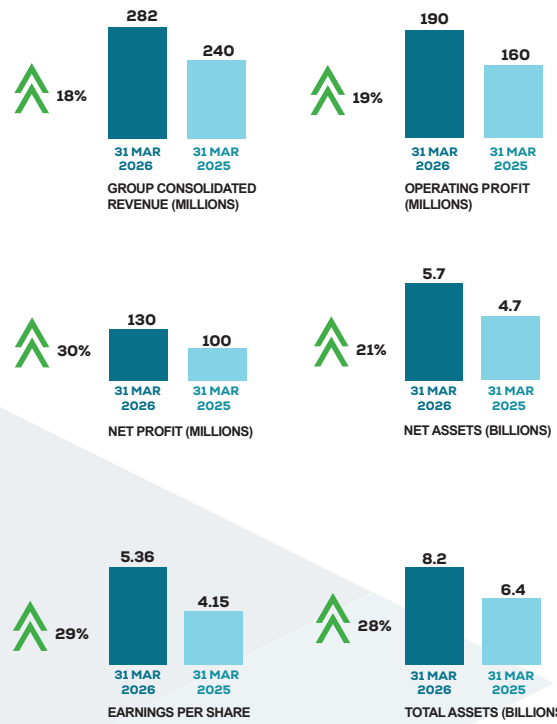


**ABRIDGED UNAUDITED STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 31 MAR 2026**

	THE GROUP		
	As at 31 Mar 26 Unaudited	As at 30 June 25 Audited	As at 31 Mar 25 Unaudited
	Rs '000	Rs '000	Rs '000
<b>ASSETS</b>			
Non-current assets	7,884,606	7,123,840	6,105,145
Current assets	317,824	275,652	246,239
<b>Total assets</b>	<b>8,202,430</b>	<b>7,399,492</b>	<b>6,351,384</b>
<b>EQUITY AND LIABILITIES</b>			
Equity attributable to owners of the parent	5,700,662	5,595,455	4,781,761
<b>LIABILITIES</b>			
Non-current liabilities	2,434,031	1,713,814	1,502,285
Current liabilities	67,737	90,223	67,338
Total liabilities	2,501,768	1,804,037	1,569,623
<b>Total equity and liabilities</b>	<b>8,202,430</b>	<b>7,399,492</b>	<b>6,351,384</b>


**ABRIDGED UNAUDITED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MAR 2026**

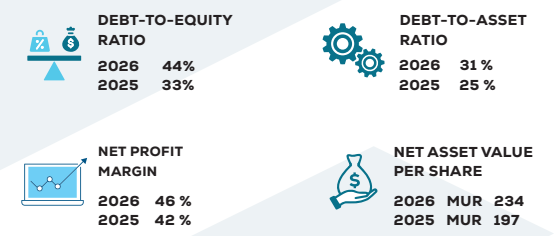
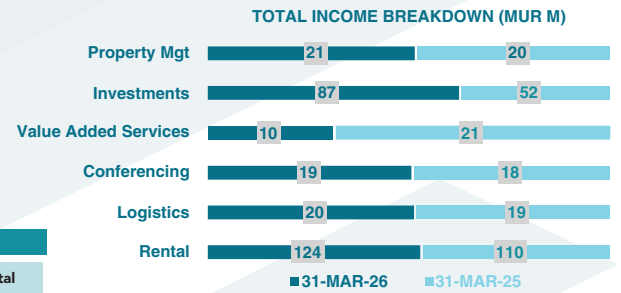
	THE GROUP			
	9 Months to 31 MAR 26 Unaudited	9 Months to 31 MAR 25 Unaudited	3 Months to 31 MAR 26 Unaudited	3 Months to 31 MAR 25 Unaudited
	Rs '000	Rs '000	Rs '000	Rs '000
Revenue	266,122	239,581	62,234	57,282
Other income	15,400	395	752	788
Operating expenses	(91,278)	(79,548)	(32,398)	(30,355)
<b>Operating profit</b>	<b>190,244</b>	<b>160,428</b>	<b>30,588</b>	<b>27,715</b>
Finance costs	(59,777)	(59,765)	(19,916)	(10,184)
<b>Profit before tax</b>	<b>130,467</b>	<b>100,663</b>	<b>10,672</b>	<b>17,531</b>
Income Tax	-	-	-	-
<b>Profit for the period</b>	<b>130,467</b>	<b>100,663</b>	<b>10,672</b>	<b>17,531</b>
Other comprehensive Profit/(Loss)	(25,259)	63,558	(19,735)	91,726
<b>Total comprehensive profit for the period</b>	<b>105,208</b>	<b>164,221</b>	<b>(9,063)</b>	<b>109,257</b>

**ABRIDGED UNAUDITED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 MAR 2026**

	THE GROUP	
	9 Months to 31 MAR 26 Unaudited	9 Months to 31 MAR 25 Unaudited
	Rs '000	Rs '000
<b>Operating activities</b>		
Net cash flows from operating activities	19,396	68,098
<b>Investing activities</b>		
Net cash flows (used in) investing activities	(703,208)	(59,345)
<b>Financing activities</b>		
Net cash flows from/(used in) financing activities	740,301	(59,765)
<b>Net increase in cash</b>	<b>56,489</b>	<b>(51,012)</b>
At July 1	84,536	94,347
<b>At MAR 31</b>	<b>141,025</b>	<b>43,335</b>

**ABRIDGED UNAUDITED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MAR 2026**

	THE GROUP				
	Stated Capital Rs'000	Share Premium Rs'000	Other Reserves Rs'000	Retained Earnings Rs'000	Total Rs'000
Attributable to equity holders of the parent					
<b>At July 1, 2025</b>	<b>243,589</b>	<b>614,086</b>	<b>181,899</b>	<b>4,555,880</b>	<b>5,595,454</b>
<b>Other comprehensive income for the period</b>	-	-	(25,259)	-	(25,259)
<b>Profit for the period</b>	-	-	-	130,467	130,467
<b>At MAR 31, 2026</b>	<b>243,589</b>	<b>614,086</b>	<b>156,640</b>	<b>4,686,347</b>	<b>5,700,662</b>
At July 1, 2024	242,558	607,798	181,899	3,585,285	4,617,540
Other comprehensive income for the period	-	-	63,558	-	63,558
Profit for the period	-	-	-	100,663	100,663
<b>At MAR 31, 2025</b>	<b>242,558</b>	<b>607,798</b>	<b>245,457</b>	<b>3,685,948</b>	<b>4,781,761</b>
<b>Data per share:</b>	<b>31 MAR 2026</b>	<b>30 JUN 2025</b>	<b>31 MAR 2025</b>		
Number of shares in issues(*000)	24,358	24,358	24,255		
Earnings - (basic and diluted) (Rs)	5.36	45.48	4.15		
Net asset value (Rs)	234.04	229.72	197.15		


**■ CORE ACTIVITIES**

United Docks Ltd ("UDL") is a leading real estate development and investment management company with the biggest portfolio of private freehold land ownership in the capital city of Mauritius and the promoter and developer of land in Ebene and Telfair area. It is listed on the Stock Exchange of Mauritius with an asset base of MUR 8.2 Bn. The company owns more than 50,000 sqm of built area in Port Louis, mainly office spaces, warehouses and conferencing venues which are leased to some 70 tenants which include listed multinational conglomerates and international institutions from 14 different countries. It is also the pioneer and leader of Park and Ride services in Mauritius with some 1000 parking bays.

**■ GROUP RESULTS**

The Group pursued sustained growth in the 9 months period ended 31 March 2026:

- The Group Consolidated Revenue grew by 18% to reach MUR 282M compared to MUR 240M in the previous cumulative 9 months to 31 March 2025.
- Operational costs to income were contained to 32% of revenue marginally lower to the 33% of last corresponding period.
- EBITDA stood at MUR 191.2M growing by 18.4% over the MUR 161.5M of last period.
- Profit improved by 30% to MUR 130M representing an Earnings per Share of MUR 5.36.
- In the current reporting quarter, total assets reached MUR 8.2Bn while Net Assets stood at MUR 5.7Bn, resulting in a Net Assets per Share of MUR 234.04 as at 31 March 2026.

**■ PROJECT UPDATE**

Construction of The Docks Ebene – a 65,000 sqm Smart City Development comprising serviced apartments, wellness centre and entertainment amenities, office blocks and conferencing facilities is nearing completion. The expected completion date is end of year 2026.

The first residential block has been put on the market 6 months ahead of schedule. So far more there are firm reservations for more than two third of the first residential block and the first block is expected to be fully sold by 30 June 2026.

**■ OUTLOOK**

The outlook for the Group remains broadly positive, though the Middle East unrest remain a concern on disruptions to maritime supply chain & rise in associated costs. However, The Docks Ebene is at such an advanced state of development that such risks would be manageable and the schedule to completion is still maintained by the end of 2026.

The momentum of presales on The Lofts is encouraging and the recognition of revenue & profit from the sale of apartments are not expected to be recognised in this current financial year.