

### Abridged consolidated statement of financial position as at 30 June 2026

|                                     | 30 June 2026<br>Rs'000 | 30 June 2025<br>Rs'000 |
|-------------------------------------|------------------------|------------------------|
| <b>ASSETS</b>                       |                        |                        |
| Cash and cash equivalents           | 102,564                | 90,461                 |
| Net investment in lease receivables | 5,430,731              | 4,363,876              |
| Investment securities               | 1,508,960              | 1,446,239              |
| Investments in associate            | 7,600,946              | 7,010,434              |
| Equipment                           | 1,497,410              | 1,447,852              |
| Intangible assets                   | 39,890                 | 42,945                 |
| Current tax assets                  | -                      | 1,771                  |
| Other assets                        | 66,663                 | 135,904                |
| <b>Total assets</b>                 | <b>16,247,164</b>      | <b>14,539,482</b>      |
| <b>LIABILITIES</b>                  |                        |                        |
| Deposits from customers             | 6,811,545              | 5,874,969              |
| Borrowings                          | 485,297                | 530,792                |
| Current tax liabilities             | 20,814                 | -                      |
| Deferred tax liabilities            | 71,747                 | 68,053                 |
| Other liabilities                   | 172,182                | 123,726                |
| <b>Total liabilities</b>            | <b>7,561,585</b>       | <b>6,597,540</b>       |
| <b>SHAREHOLDERS' EQUITY</b>         |                        |                        |
| Share capital                       | 103,355                | 103,355                |
| Retained earnings                   | 3,488,767              | 3,033,142              |
| Other components of equity          | 5,093,457              | 4,805,445              |
| <b>Total equity</b>                 | <b>8,685,579</b>       | <b>7,941,942</b>       |
| <b>Total equity and liabilities</b> | <b>16,247,164</b>      | <b>14,539,482</b>      |

### Abridged consolidated statement of profit or loss for the year ended 30 June 2026

|                                                                   | 30 June 2026<br>Rs'000 | 30 June 2025<br>Rs'000 |
|-------------------------------------------------------------------|------------------------|------------------------|
| Interest income                                                   | 383,906                | 283,937                |
| Interest expense                                                  | (290,919)              | (216,784)              |
| <b>Net interest income</b>                                        | <b>92,987</b>          | <b>67,153</b>          |
| Fee and commission income                                         | 31,612                 | 24,563                 |
| Other income                                                      | 439,933                | 396,081                |
| <b>Operating income</b>                                           | <b>564,532</b>         | <b>487,797</b>         |
| Non-interest expense                                              | (475,592)              | (408,141)              |
| <b>Operating profit before impairment</b>                         | <b>88,940</b>          | <b>79,656</b>          |
| Net impairment on financial assets                                | (10,491)               | (7,818)                |
| <b>Operating profit</b>                                           | <b>78,449</b>          | <b>71,838</b>          |
| Share of profits/(losses) of associate                            | 379,553                | (250,608)              |
| <b>Profit/(loss) before tax</b>                                   | <b>458,002</b>         | <b>(178,770)</b>       |
| Income tax expense                                                | (25,955)               | (23,244)               |
| <b>Profit/(loss) attributable to equity holders of the parent</b> | <b>432,047</b>         | <b>(202,014)</b>       |

### Abridged consolidated statement of other comprehensive income for the year ended 30 June 2026

|                                                                                | 30 June 2026<br>Rs'000 | 30 June 2025<br>Rs'000 |
|--------------------------------------------------------------------------------|------------------------|------------------------|
| <b>Profit/(loss) attributable to equity holders of the parent</b>              | <b>432,047</b>         | <b>(202,014)</b>       |
| <b>Other comprehensive income:</b>                                             |                        |                        |
| Items that will not be reclassified to profit or loss                          | 394,939                | 163,793                |
| <b>Total comprehensive income attributable to equity holders of the parent</b> | <b>826,986</b>         | <b>(38,221)</b>        |

#### Data per share

|                                           |                |                |
|-------------------------------------------|----------------|----------------|
| <b>Earnings/(losses) per share (Rs)</b>   | <b>4.18</b>    | <b>(1.95)</b>  |
| <b>No. of shares in issue (thousands)</b> | <b>103,355</b> | <b>103,355</b> |

### Abridged consolidated statement of changes in equity for the year ended 30 June 2026

|                                                    | Share<br>Capital | Capital<br>Contribution | Retained<br>Earnings | Capital<br>Reserve | Revaluation<br>& Other<br>Reserve | Statutory<br>Reserve | Total<br>Equity  |
|----------------------------------------------------|------------------|-------------------------|----------------------|--------------------|-----------------------------------|----------------------|------------------|
|                                                    | Rs'000           | Rs'000                  | Rs'000               | Rs'000             | Rs'000                            | Rs'000               | Rs'000           |
| <b>At 1 July 2024</b>                              | <b>103,355</b>   | <b>200,000</b>          | <b>3,216,438</b>     | <b>1,331,096</b>   | <b>3,059,843</b>                  | <b>158,506</b>       | <b>8,069,238</b> |
| Loss for the year                                  | -                | -                       | (202,014)            | -                  | -                                 | -                    | (202,014)        |
| Other comprehensive income for the year            | -                | -                       | (6,276)              | (4,840)            | 174,909                           | -                    | 163,793          |
| Total comprehensive income for the year            | -                | -                       | (208,290)            | (4,840)            | 174,909                           | -                    | (38,221)         |
| Dividends to ordinary shareholders                 | -                | -                       | (72,349)             | -                  | -                                 | -                    | (72,349)         |
| Dividends to non-cumulative preference shareholder | -                | -                       | (11,000)             | -                  | -                                 | -                    | (11,000)         |
| Transactions with owners                           | -                | -                       | (83,349)             | -                  | -                                 | -                    | (83,349)         |
| Other movements in reserves                        | -                | -                       | 108,343              | (143,693)          | 21,319                            | 8,305                | (5,726)          |
| <b>At 30 June 2025</b>                             | <b>103,355</b>   | <b>200,000</b>          | <b>3,033,142</b>     | <b>1,182,563</b>   | <b>3,256,071</b>                  | <b>166,811</b>       | <b>7,941,942</b> |
| Profit for the year                                | -                | -                       | 432,047              | -                  | -                                 | -                    | 432,047          |
| Other comprehensive income for the year            | -                | -                       | 3,793                | (5,271)            | 396,417                           | -                    | 394,939          |
| Total comprehensive income for the year            | -                | -                       | 435,840              | (5,271)            | 396,417                           | -                    | 826,986          |
| Dividends to ordinary shareholders                 | -                | -                       | (72,349)             | -                  | -                                 | -                    | (72,349)         |
| Dividends to non-cumulative preference shareholder | -                | -                       | (11,000)             | -                  | -                                 | -                    | (11,000)         |
| Transactions with owners                           | -                | -                       | (83,349)             | -                  | -                                 | -                    | (83,349)         |
| Other movements in reserves                        | -                | -                       | 103,134              | (107,409)          | (6,655)                           | 10,930               | -                |
| <b>At 30 June 2026</b>                             | <b>103,355</b>   | <b>200,000</b>          | <b>3,488,767</b>     | <b>1,069,883</b>   | <b>3,645,833</b>                  | <b>177,741</b>       | <b>8,685,579</b> |

### Abridged consolidated statement of cash flows for the year ended 30 June 2026

|                                                                          | 30 June 2026<br>Rs'000 | 30 June 2025<br>Rs'000 |
|--------------------------------------------------------------------------|------------------------|------------------------|
| Cash generated from operations                                           | 19,297                 | 340,811                |
| Income tax refund                                                        | 324                    | 7,837                  |
| Net cash flows from operating activities                                 | 19,621                 | 348,648                |
| Net cash flows from investing activities                                 | 121,330                | (172,313)              |
| Net cash flows from financing activities                                 | (85,720)               | (89,669)               |
| <b>Increase in cash and cash equivalents</b>                             | <b>55,231</b>          | <b>86,666</b>          |
| Net cash and cash equivalents brought forward                            | (437,049)              | (523,715)              |
| <b>Net cash and cash equivalents carried forward</b>                     | <b>(381,818)</b>       | <b>(437,049)</b>       |
| <b>Cash and cash equivalents as shown in the statement of cash flows</b> |                        |                        |
| Cash and cash equivalents                                                | 102,564                | 90,461                 |
| Allowances for credit impairment                                         | 22                     | 18                     |
| Short term borrowed funds                                                | (484,404)              | (527,528)              |
| <b>Net cash and cash equivalents</b>                                     | <b>(381,818)</b>       | <b>(437,049)</b>       |

#### Note 1:

The summary financial statements, without reference to the detailed notes, are derived from the audited consolidated and separate financial statements of Fincorp Investment Limited for the year ended 30 June 2026. The audited consolidated and separate financial statements, which have been prepared in accordance with IFRS Accounting Standards as issued by International Accounting Standards Board ("IFRS Accounting Standards") and in compliance with the requirements of the Mauritius Companies Act 2001 and the Financial Reporting Act 2004, are available to the public and can be obtained free of charge from the Company Secretary at the registered office of the Company, 9-15, Sir William Newton Street, Port-Louis and can be viewed on our website: [fincorp.mu](http://fincorp.mu)

#### Note 2:

The statement of direct and indirect interests of officers of the Company required under rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 is available upon request, free of charge, at the registered office of the Company.

Where necessary, comparative figures have been amended to conform with changes in presentation.

The abridged audited consolidated financial statements were approved for issue by the Board of Directors on the 25 September 2026.

*This communiqué is issued pursuant to Listing Rule 12.14 and Securities Act 2005.*

*The Board of Directors of Fincorp Investment Limited accepts full responsibility for the accuracy of the information contained in this communiqué.*

## Comments on results

### Introduction

Fincorp Investment Ltd ("Fincorp") is an investment company listed on the Stock Exchange of Mauritius. Its main investments include its wholly owned subsidiary, MCB Leasing Limited ("MCBL") and its associates MFD Limited ("MFD") and Promotion and Development Limited ("PAD"). In turn, PAD's main investments comprise its wholly owned subsidiary, Caudan Development Ltd ("Caudan") and its associates Medine Ltd ("Medine"), MFD and Eudcos Ltd.

### Main factors impacting performance in FY2026:

- MCBL delivered strong growth in FY2026, driven by an expansion in its lease portfolio by 24.5% to reach Rs 5.4 billion, which contributed to an increase of 16.7% in its operating income to Rs 564 million. Though the Company faced higher funding costs coupled with a hike in operating expenses, MCBL managed to maintain a solid profitability with an increase of 31.6% in its profit after tax which closed at Rs 73 million.
- Medine's contribution to PAD's profit increased significantly from Rs 49 million in prior year to Rs 659 million at 30 June 2026. The improved performance was primarily driven by strategic bulk and parceling land sales under the Pierrefonds Morcellement Project.
- Caudan recorded a strong recovery during the year, contributing a profit of Rs 50 million to the Group, supported by higher rental income, lower vacancy rates and ongoing cost optimisation initiatives. In contrast, the prior year's performance was adversely affected by fair value losses of Rs 676 million on its investment property.
- At a company level, Fincorp's other investments, MFD and Le Refuge du Pêcheur continue to provide a stable dividend income.

Overall, Fincorp posted a consolidated profit after tax of Rs 432 million for FY2026 against a loss of Rs 202 million in the prior year.

### Outlook

Fincorp remains focused on enhancing operational efficiency, and unlocking value from its investments, thereby supporting a more resilient and balanced performance in the years ahead.

By the order of the Board

25 September 2026

## **Independent Auditor's report on the summary financial statements of FinCorp Investment Limited to the Board of Directors**

### **Opinion**

The summary financial statements of **FinCorp Investment Limited** (the "Company") and **its subsidiary** (the "Group") which comprise the abridged consolidated statement of financial position as at 30 June 2026, the abridged consolidated statement of profit or loss, the abridged consolidated statement of other comprehensive income, the abridged consolidated statement of changes in equity, and the abridged consolidated statement of cash flows for the year then ended and related notes, are derived from the audited consolidated and separate financial statements of the Group and Company for the year ended 30 June 2026.

In our opinion, the accompanying summary financial statements are consistent in all material respects, with the audited consolidated and separate financial statements of the Group and Company which are prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards"), and in compliance with the requirements of the Mauritius Companies Act 2001 and the Financial Reporting Act 2004.

### **Summary financial statements**

The summary financial statements do not contain all the disclosures required by IFRS Accounting Standards. Reading the summary financial statements and the auditor's report thereon, therefore, is not a substitute for reading the audited consolidated and separate financial statements and the auditor's report thereon.

### **The audited consolidated and separate financial statements and our report thereon**

We expressed an unmodified audit opinion on the consolidated and separate financial statements in our report dated 25 September 2026. That report also includes the communication of key audit matters that, in our professional judgement, were of most significance in our audit of the consolidated and separate financial statements of the current year.

### **Responsibilities of Directors for the summary financial statements**

The directors are responsible for the preparation of the summary financial statements on the basis described in note 1 of the summary financial statements.

### **Auditor's responsibility**

Our responsibility is to express an opinion on whether the summary financial statements are consistent, in all material respects, with the audited consolidated and separate financial statements based on our procedures, which were conducted in accordance with International Standard on Auditing (ISA) 810 (Revised), *Engagements to Report on Summary Financial Statements*.

### **Use of this report**

This report, including our opinion, has been prepared for and only for the Company's Board of Directors in accordance with Section 12.14(i) of the Listing Rules of the Stock Exchange of Mauritius and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's Board of Directors, as a body, for our audit work for this report, or for the opinion we have formed.

**Deloitte**  
**Chartered Accountants**

**Rajeev Tatiah, FCCA**  
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25 September 2026