UNITED DOCKS
Since 1857

ABRIDGED UNAUDITED FINANCIAL STATEMENTS FOR THE QUARTER ENDED SEPT 30, 2026

ABRIDGED UNAUDITED STATEMENT OF FINANCIAL POSITION - QUARTER ENDED SEPT 30, 2026

	THE GROUP		
	As at 30 Sept 26 Unaudited Rs '000	As at 30 June 26 Audited Rs '000	As at 30 Sept 25 Unaudited Rs '000
ASSETS			
Non-current assets	7,774,980	7,300,356	7,223,608
Current assets	1,558,975	1,542,591	402,452
Total assets	**9,333,955**	**8,842,947**	**7,626,060**
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent	5,709,545	5,690,499	5,686,730
LIABILITIES			
Non-current liabilities	2,832,368	2,557,909	1,863,147
Current liabilities	792,042	594,539	76,183
Total liabilities	3,624,410	3,152,448	1,939,330
Total equity and liabilities	**9,333,955**	**8,842,947**	**7,626,060**

ABRIDGED UNAUDITED STATEMENT OF COMPREHENSIVE INCOME - QUARTER ENDED SEPT 30, 2026

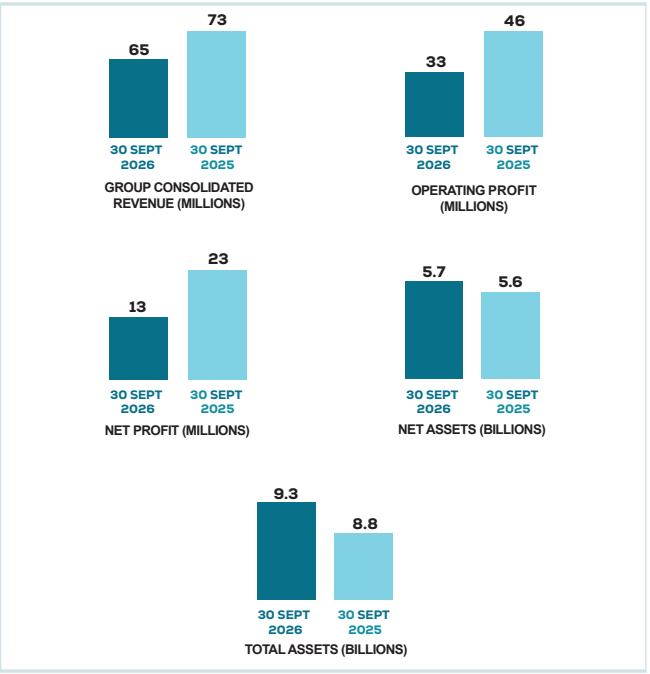
	3 Months to 30 Sept 26 Unaudited Rs '000	3 Months to 30 Sept 25 Unaudited Rs '000
Revenue	65,630	73,578
Other income	40	107
Operating expenses	(31,687)	(26,882)
Operating profit	**33,983**	**46,803**
Finance costs	(19,985)	(23,135)
Profit before tax	**13,998**	**23,668**
Income tax	-	-
Profit for the Quarter	**13,998**	**23,668**
Other comprehensive loss	5,048	67,608
Total comprehensive profit for the quarter	**19,046**	**91,276**

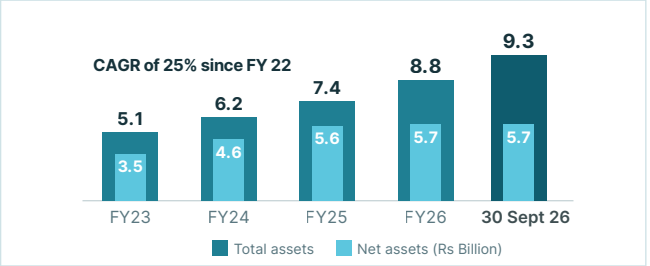
ABRIDGED UNAUDITED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED SEPT 30, 2026

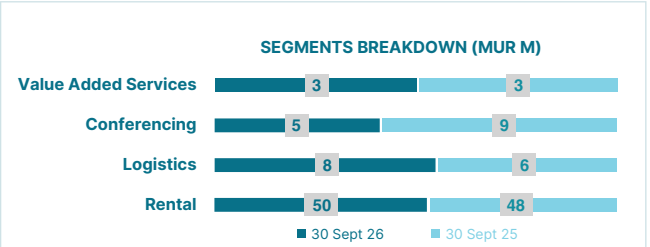
	3 Months to 30 Sept 26 Unaudited Rs '000	3 Months to 30 Sept 25 Unaudited Rs '000
Operating activities		
Net cash flows used in operating activities	197,494	(108,158)
Investing activities		
Net cash flows used in investing activities	(458,467)	11,431
Financing activities		
Net cash flows from financing activities	274,971	126,111
Net increase in cash	**13,998**	**29,384**
At July 1	66,211	84,535
At Sept 30	**80,209**	**113,919**

ABRIDGED UNAUDITED STATEMENT OF CHANGES IN EQUITY - QUARTER ENDED SEPT 30, 2026

	Stated capital Rs '000	Share premium Rs '000	Other reserves Rs '000	Retained earnings Rs '000	Total Rs '000
At July 1, 2026	**244,557**	**621,057**	**144,994**	**4,679,891**	**5,690,499**
Other comprehensive income for the period	-	-	5,048	-	5,048
Profit for the year	-	-	-	13,998	13,998
At Sept 30, 2026	244,557	621,057	150,042	4,693,889	5,709,545
At July 1, 2025	**243,589**	**614,085**	**181,899**	**4,555,881**	**5,595,454**
Other comprehensive income for the year	**-**	**-**	**67,608**	**-**	**67,608**
Profit for the year	**-**	**-**	**-**	**23,668**	**23,668**
At Sept 30, 2025	**243,589**	**614,085**	**249,507**	**4,579,549**	**5,686,730**







DEBT-TO-EQUITY RATIO
30 Sept 26 47%
30 Sept 25 30%

DEBT-TO-ASSET RATIO
30 Sept 26 29 %
30 Sept 25 23 %

Data per share	30 Sept 2026	30 June 2026	30 Sept 2025
Number of shares in issue ('000)	24,455	24,455	24,358
Earnings (basic and diluted) (Rs)	0.57	7.59	3.41
Net asset (Rs)	233.47	232.69	233.46

Group Results

The Group recorded a drop in total revenue in the first quarter of FY 2027 to MUR 65.6M compared to MUR 73.6M in the previous period. The core pillars such as Rental Income & Logistics Income (Park & Ride) fared well and contributed positively to operating income. Conference Income is expected to pick up with the renovation of The Stone House. Investment income was reduced due to disposal of shares.

Operational costs were higher in this quarter to cater for the increase in staff costs ahead of the operationalization of The Docks Ebene. Profit attributable to shareholders stood at MUR 14M (Q1 2025: MUR 23.7M).

Total Assets grew to MUR 9.3 billion with Net Assets per share of MUR 233.47.

Project Update

The Docks Ebene – a 65,000 sqm development with 5 residential blocks of apartment, 4 office towers and a multi storeyed Wellness Centre remains our flagship development in this financial year after The Docks Port Louis. The progress of work on The Docks Ebene reached an overall 75% as at 30 September 2026.

Endnote

Financial year 2027 will be a year of dedicated focus to complete and operationalise The Docks Ebene while growing the fundamental organic pillars of the business model.

Copies of the unaudited Financial Statements are available to the public free of charge at the Company's registered office: The Docks, Caudan, Port Louis. These Abridged Unaudited Financial Statements are issued pursuant to Listing Rule 12.20 and to the Securities Act 2005. The Board of Directors of United Docks Ltd. accepts full responsibility of the accuracy of the information contained in these abridged unaudited Financiament Statements.

By Order of the Board
ECS SECRETARIES LTD.
Corporate Secretary
13/11/2026