

NOVARE AFRICA FUND PCC, in respect of its Cell, Novare Africa Property Fund II
AUDITED ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018

| <u>STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME</u> | For the Year ended 31-Dec-18 USD | For the Year ended 31-Dec-17 USD | <u>STATEMENT OF CHANGES IN EQUITY</u> | Cell II Share capital USD | Revenue reserve USD | Total USD |
|---|---|---|--|---|---|---------------------------|
| Revenue | (69,836,160) | 17,361,829 | At 01 January 2017 | 126,201,769 | 26,887,516 | 153,089,285 |
| Operating expenses | <u>(5,864,475)</u> | <u>(5,885,533)</u> | Issue of shares | 63,680,441 | - | 63,680,441 |
| (Loss) / Profit before taxation | (75,700,635) | 11,476,296 | Profit for the year | - | 11,476,296 | 11,476,296 |
| Taxation | - | - | At 31 December 2017 | 189,882,210 | 38,363,812 | 228,246,022 |
| (Loss) / Profit after taxation | <u>(75,700,635)</u> | <u>11,476,296</u> | Issue of shares | 47,903,572 | - | 47,903,572 |
| | | | Loss for the year | - | (75,700,635) | (75,700,635) |
| | | | At 31 December 2018 | <u>237,785,782</u> | <u>(37,336,823)</u> | <u>200,448,959</u> |
| | | | | | | |
| STATEMENT OF FINANCIAL POSITION | As at 31-Dec-18 USD | As at 31-Dec-17 USD | STATEMENT OF CASH FLOWS | | | |
| ASSETS | | | | For the Year ended 31-Dec-18 USD | For the Year ended 31-Dec-17 USD | |
| <i>Non-current asset</i> | | | <i>Operating activities</i> | | | |
| Financial assets at fair value through profit and loss | 196,079,989 | 218,367,203 | (Loss) / Profit before taxation | (75,700,635) | 11,476,296 | |
| TOTAL NON-CURRENT ASSETS | <u>196,079,989</u> | <u>218,367,203</u> | <i>Adjustments for:</i> | | | |
| | | | Interest received | (14,810) | (88,146) | |
| <i>Current assets</i> | | | Unrealised loss/(gain) on financial assets designated at fair value through profit or loss | 69,850,970 | (17,361,829) | |
| Prepayments and other receivables | 1,336,871 | 1,605,277 | <i>Changes in working capital:</i> | (610,217) | 631,199 | |
| Cash and cash equivalents | 3,078,974 | 9,199,040 | Acquisition of financial assets designated at fair value through profit or loss | (47,563,756) | (54,100,282) | |
| TOTAL CURRENT ASSETS | <u>4,415,845</u> | <u>10,804,317</u> | Net cash used in operating activities | <u>(54,038,448)</u> | <u>(59,442,762)</u> | |
| TOTAL ASSETS | <u>200,495,834</u> | <u>229,171,520</u> | <i>Investing activities</i> | | | |
| | | | Interest received | 14,810 | 88,146 | |
| EQUITY AND LIABILITIES | | | Cash used in investing activities | <u>14,810</u> | <u>88,146</u> | |
| <i>Equity</i> | | | <i>Financing activities</i> | | | |
| Issued capital | 237,785,782 | 189,882,210 | Proceeds from issue of shares | 47,903,572 | 63,680,441 | |
| (Accumulated losses) / Revenue reserve | <u>(37,336,823)</u> | <u>38,363,812</u> | Cash generated from financing activities | <u>47,903,572</u> | <u>63,680,441</u> | |
| Investor's interests | <u>200,448,959</u> | <u>228,246,022</u> | Net (decrease) / increase in cash and cash equivalents | (6,120,066) | 4,325,825 | |
| | | | Cash and cash equivalents brought forward | 9,199,040 | 4,873,215 | |
| <i>Current liability</i> | | | Cash and cash equivalents carried forward | <u>3,078,974</u> | <u>9,199,040</u> | |
| Trade and other payables | 46,875 | 925,498 | | | | |
| TOTAL EQUITY AND LIABILITIES | <u>200,495,834</u> | <u>229,171,520</u> | | | | |
| | | | | | | |
| NET ASSET VALUE PER SHARE | <u>0.843</u> | <u>1.202</u> | | | | |

The above Audited Abridged Financial Statements for the year ended 31 December 2018 have been prepared in compliance with International Financial Reporting Standards.

This report is issued pursuant to Listing Rule 12.14 of the Stock Exchange of Mauritius and Securities Act 2005.

The Board of Directors of Novare Africa Fund PCC accepts full responsibility for the accuracy of the information contained in these Audited Abridged Financial Statements.

Copies of this report are available to the public, free of charge, at the registered office of the Company, c/o Maitland (Mauritius) Limited, Suite 510, 5th Floor, Barkly Wharf, Le Caudan Waterfront, Port Louis.

The Statement of direct and indirect interests of insiders 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, c/o Maitland (Mauritius) Limited, Suite 510, 5th Floor, Barkly Wharf, Le Caudan Waterfront, Port Louis.

The above Abridged Audited Financial Statements have been audited by PricewaterhouseCoopers, Mauritius.

Dated 23 April 2019