



"Dacosbro" or the "Company" or the "Group"
 Incorporated in the Republic of Mauritius • Registration Number: 147595 C1/GBL • ISIN Code: MU055N00007 • SEM
 Share Code: DACO.N0000

Abridged unaudited consolidated financial statements for the three months and nine months ended 30 November 2020

DIRECTORS' COMMENTARY

GROUP OVERVIEW

Dacosbro is an investment holding company focused on the real estate sector whose objective is to acquire quality investments with the view to achieving significant capital appreciation and sustainable income returns over the medium to long-term.

The Company's core investments comprise a jointly-controlled investment in Impact Holdings (Mauritius S.A.) Limited ("Impact") and a wholly-owned investment in its subsidiary, Dacosbro Europe Investments s.a.r.l ("Dacosbro Europe").

Impact is focused on the development, investment and management of prime logistics and warehousing real estate in sub-Saharan Africa, whilst Dacosbro Europe is focused on investment in prime logistics and warehousing real estate in Europe.

Impact owns 100% of the Improvon Group, one of the leading developers and investors in logistics property in South Africa and currently has operations and investments in Kenya, Zambia and South Africa.

GROUP REVIEW FOR THE THREE MONTHS AND NINE MONTHS ENDED 30 NOVEMBER 2020

The Group reported a loss after tax of USD2,058,651 for the nine months to 30 November 2020 and a profit after tax of USD1,255,572 for the three months to 30 November 2020.

Despite the challenging conditions that have arisen worldwide as a result of Covid-19, Impact has maintained strong rental collections and low vacancies throughout this period. The Company's solid operational performance is testament to the high quality of Impact's property portfolio, tenant base and management team. There has been a slowdown in Impact's development activity and it continues to adopt a cautious approach to developments in light of prevailing economic conditions.

Dacosbro Europe and its subsidiaries ("European operations") contributed net comprehensive income of USD602,141 for the nine month period. The property investment in the Netherlands has performed in line with expectations.

GROUP OUTLOOK AND COVID-19

Notwithstanding the challenging economic conditions that persist around the world, indicators continue to suggest that demand for logistics real estate remains strong. The impact of Covid-19 on real estate valuations remains uncertain but prime logistics real estate assets, such as those owned by Dacosbro's investee companies, are expected to remain attractive to investors and fare better than other classes of real estate assets such as retail and offices.

The Group is well-positioned to withstand the economic volatility and to capitalize on opportunities when they arise due to its strong balance sheet, low level of gearing and high quality asset base.

The Group continues to seek new investment opportunities in a cautious manner with the view to generating stable income streams, achieving long-term capital appreciation and improving the Group's geographic diversification.

By order of the Board

14 January 2021

STATEMENT OF FINANCIAL POSITION

	*Group Unaudited as at 30-Nov-20 US\$	*Group Audited as at 29-Feb-20 US\$	Company Unaudited as at 30-Nov-20 US\$	Company Audited as at 29-Feb-20 US\$
Assets				
Non Current Assets	99,022,746	100,545,528	99,542,562	101,669,396
Investment property	7,493,483	6,889,431	-	-
Investment in subsidiaries	-	-	8,013,299	8,013,299
Investment in joint venture	91,529,263	93,656,097	91,529,263	93,656,097
Current assets	20,094,740	21,545,653	12,385,424	14,364,215
Other receivables	56,501	88,389	14,976	6,765
Other financial assets	19,713,863	21,241,014	12,347,291	14,341,640
Cash and cash equivalents	324,376	216,250	23,157	15,810
Total assets	119,117,486	122,091,181	111,927,986	116,033,611
Equity and Liabilities				
Equity	112,494,051	115,998,630	111,871,050	115,977,770
Share capital	109,125,346	109,125,346	109,125,346	109,125,346
Other reserves	(10,158,540)	(10,712,612)	(10,822,253)	(10,702,221)
Retained earnings	13,527,245	17,585,896	13,567,957	17,554,645
Current liabilities	6,623,435	6,092,551	56,936	55,841
Financial liabilities	6,438,717	5,905,494	-	-
Payables	132,041	135,757	56,936	55,841
Current tax liability	52,677	51,300	-	-
Total equity and liabilities	119,117,486	122,091,181	111,927,986	116,033,611

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	*Group Unaudited nine months ended 30-Nov-20	*Group Unaudited three months ended 30-Nov-20	Company Unaudited nine months ended 30-Nov-20	Company Unaudited three months ended 30-Nov-20	Company Unaudited nine months ended 30-Nov-19	Company Unaudited three months ended 30-Nov-19
	US\$	US\$	US\$	US\$	US\$	US\$
Rental income	378,768	132,389	-	-	-	-
Other property income	27,557	669	-	-	-	-
Total property income	406,325	133,058	-	-	-	-
Property expenses	(29,523)	(717)	-	-	-	-
Net property income	376,802	132,341	-	-	-	-
Total operating costs	(250,792)	(86,466)	(152,025)	(42,116)	(124,568)	(43,531)
Operating Profit/ (Loss)	126,010	45,875	(152,025)	(42,116)	(124,568)	(43,531)
Finance income	111,065	36,016	-	-	176	-
Finance costs	(48,395)	(15,950)	-	-	-	-
Foreign currency movements	(581,072)	(17,059)	-	-	-	-
Fair value through profit or loss	337,684	(4,705)	172,138	38,570	449,264	148,048
Share of (loss)/profit from joint venture	(1,917,588)	1,203,722	(1,917,588)	1,203,723	2,358,823	1,602,462
Other financial item	(89,213)	(1,343)	(89,213)	(1,343)	28,502	(42,593)
(Loss)/profit before tax	(2,061,509)	1,246,556	(1,986,688)	1,198,834	2,712,197	1,664,386
Tax refund	2,858	9,016	-	-	-	-
(Loss)/profit after tax	(2,058,651)	1,255,572	(1,986,688)	1,198,834	2,712,197	1,664,386
Share of other comprehensive (loss)/ income from joint venture	(120,032)	5,005,044	(120,032)	5,005,044	(3,555,464)	2,191,552
Foreign currency translation differences	674,104	10,994	-	-	-	-
Total comprehensive (loss)/ income for the period	(1,504,579)	6,271,610	(2,106,720)	6,203,878	(843,267)	3,855,938

STATEMENT OF CHANGES IN EQUITY

*Attributable to the owners of the Group:

30-Nov-20

Group	Share Capital	Other reserves	Retained earnings / (losses)	Total equity
	US\$	US\$	US\$	US\$
As at 1 March 2020	109,125,346	(10,712,612)	17,585,896	115,998,630
Shares issued	-	-	-	-
Loss for the period	-	-	(2,058,651)	(2,058,651)
Dividend payment	-	-	(2,000,000)	(2,000,000)
Other comprehensive income for the period	-	554,072	-	554,072
Unaudited as at 30 November 2020	109,125,346	(10,158,540)	13,527,245	112,494,051
Number of shares in issue				111,045,408
Earnings per share				(0.02)
Net Asset value per share				1.01

*Attributable to the owners of the Company:

30-Nov-20

Company	Share Capital	Other reserves	Retained earnings / (losses)	Total equity
	US\$	US\$	US\$	US\$
As at 1 March 2020	109,125,346	(10,702,221)	17,554,645	115,977,770
Shares issued	-	-	-	-
Loss for the period	-	-	(1,986,688)	(1,986,688)
Dividend payment	-	-	(2,000,000)	(2,000,000)
Other comprehensive loss for the period	-	(120,032)	-	(120,032)
Unaudited as at 30 November 2020	109,125,346	(10,822,253)	13,567,957	111,871,050
Number of shares in issue				111,045,408
Earnings per share				(0.02)
Net Asset value per share				1.01

*Attributable to the owners of the Company:

30-Nov-19

Company	Share Capital	Other reserves	Retained earnings / (losses)	Total equity
	US\$	US\$	US\$	US\$
As at 1 March 2019	109,125,346	(2,901,068)	13,822,138	120,046,416
Shares issued	-	-	-	-
Profit for the period	-	-	2,712,197	2,712,197
Dividend payment	-	-	-	-
Other comprehensive loss for the period	-	(3,555,464)	-	(3,555,464)
Unaudited as at 30 November 2019	109,125,346	(6,456,532)	16,534,335	119,203,149
Number of shares in issue				111,045,408
Earnings per share				0.02
Net Asset value per share				1.07

STATEMENT OF CASH FLOWS

	*Group Unaudited nine months ended 30-Nov-20	Company Unaudited nine months ended 30-Nov-20	Company Unaudited nine months ended 30-Nov-19
	US\$	US\$	US\$
Net cash used in operating activities	(224,198)	(159,138)	(156,484)
Net cash generated from investing activities	166,485	166,485	132,000
Net cash generated from financing activities	36,554	-	-
Net change in cash and cash equivalents	(21,159)	7,347	(24,484)
Cash and cash equivalents at beginning of period	216,250	15,810	65,948
Effect of exchange differences	129,285	-	-
Cash and cash equivalents at end of period	324,376	23,157	41,464

Notes

*The Company is required to publish consolidated interim financial results for the three months and nine months ended 30 November 2020 in terms of Listing Rule 12.19 of the SEM and Section 88 (1) of the Mauritian Securities Act 2005. Accordingly, this announcement presents the consolidated financial results of the Group and the Company for the three months and nine months ended 30 November 2020. The comparative figures for the period ended 30 November 2019 are stand-alone figures.

The abridged unaudited consolidated financial statements for the three months and nine months ended 30 November 2020 ("abridged unaudited consolidated financial statements") have been prepared in accordance with the measurement and recognition requirements of IFRS, the information contained in IAS 34: Interim Financial Reporting, the SEM Listing Rules and the Mauritian Securities Act 2005, using the same accounting policies as those of the audited consolidated financial statements for the year ended 29 February 2020.

No dividends were declared or provided for during the period ended 30 November 2020.

The abridged unaudited consolidated financial statements have not been reviewed or reported on by the Company's external auditors. These abridged unaudited consolidated financial statements were approved by the Board of Directors ("Board") on 14 January 2021.

Copies of the abridged unaudited consolidated financial statements and the Statement of direct and indirect interests of each officer of the Company, pursuant to rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007, are available free of charge, upon request at the Registered Office of the Company at c/o Intercontinental Trust Ltd, Level 3, Alexander House, 35 Cybercity, Ebene 72201, Mauritius. Contact person: Mrs. Smitha Algoo- Bissonauth.

This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.20 and Mauritian Securities Act 2005. The Board accepts full responsibility for the accuracy of the information contained in this communiqué.

By order of the Board

Intercontinental Trust Limited
Company Secretary

Perigeum Capital Ltd
SEM Authorised representative and Sponsor

14 January 2021

