

## Abridged audited consolidated financial statements for the year ended 28 February 2021

### 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 YEAR ENDED 28 FEBRUARY 2021

The Group reported a net profit after tax of USD4,495,079 for the year ended 28 February 2021 (2020: USD3,763,758).

Despite the challenging conditions that have arisen worldwide as a result of Covid-19, Dacosbro's net asset value increased by 4.9% and its investee companies produced sound financial results that are testament to the high quality of these investments. The value of the investment in Impact increased to USD100.8m (2020: USD93.7m). Impact reported strong financial results as a result of robust leasing activity, excellent rental collections and conservative cash flow management. Impact continues to adopt a cautious approach to new developments and growth opportunities in light of prevailing economic conditions.

Dacosbro Europe and its subsidiaries ("European operations") contributed net comprehensive income of USD608,924 for the year (2020: USD20,860). 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 capitalise 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

10 June 2021

### STATEMENT OF FINANCIAL POSITION

	Group Audited as at 28-Feb-21 US\$	Group Audited as at 29-Feb-20 US\$	Company Audited as at 28-Feb-21 US\$	Company Audited as at 29-Feb-20 US\$
<b>Assets</b>				
<b>Non Current Assets</b>	<b>108,358,956</b>	<b>100,545,528</b>	<b>108,797,526</b>	<b>101,669,396</b>
Investment property	7,574,729	6,889,431	-	-
Investment in subsidiaries	-	-	8,013,299	8,013,299
Investment in joint venture	100,784,227	93,656,097	100,784,227	93,656,097
<b>Current assets</b>	<b>20,161,688</b>	<b>21,545,653</b>	<b>12,347,927</b>	<b>14,364,215</b>
Other receivables	157,362	88,389	5,252	6,765
Other financial assets	19,626,299	21,241,014	12,336,280	14,341,640
Cash and cash equivalents	378,027	216,250	6,395	15,810
<b>Total assets</b>	<b>128,520,644</b>	<b>122,091,181</b>	<b>121,145,453</b>	<b>116,033,611</b>
<b>Equity and Liabilities</b>				
<b>Equity</b>	<b>121,735,473</b>	<b>115,998,630</b>	<b>121,105,689</b>	<b>115,977,770</b>
Share capital	109,125,346	109,125,346	109,125,346	109,125,346
Other reserves	(7,470,848)	(10,712,612)	(8,222,771)	(10,702,221)
Retained earnings	20,080,975	17,585,896	20,203,114	17,554,645
<b>Current liabilities</b>	<b>6,785,171</b>	<b>6,092,551</b>	<b>39,764</b>	<b>55,841</b>
Financial liabilities	6,501,819	5,905,494	-	-
Payables	183,482	135,757	39,764	55,841
Current tax liability	99,870	51,300	-	-
<b>Total equity and liabilities</b>	<b>128,520,644</b>	<b>122,091,181</b>	<b>121,145,453</b>	<b>116,033,611</b>

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	Group Audited year ended 28-Feb-21	Group Audited year ended 29-Feb-20	Company Audited year ended 28-Feb-21	Company Audited year ended 29-Feb-20
	US\$	US\$	US\$	US\$
Rental income	487,278	86,679	-	-
Straight lining	32,713	6,083	-	-
Other property income	34,125	-	-	-
<b>Total property income</b>	<b>554,116</b>	<b>92,762</b>	<b>-</b>	<b>-</b>
Property expenses	(36,707)	-	-	-
<b>Net property income</b>	<b>517,409</b>	<b>92,762</b>	<b>-</b>	<b>-</b>
<b>Total operating costs</b>	<b>(331,076)</b>	<b>(215,247)</b>	<b>(199,337)</b>	<b>(167,768)</b>
<b>Operating Profit/ (Loss)</b>	<b>186,333</b>	<b>(122,485)</b>	<b>(199,337)</b>	<b>(167,768)</b>
Finance income	148,854	51,869	-	176
Other income	55	11	-	-
Finance costs	(72,232)	(11,183)	-	-
Foreign currency movements	(649,812)	(3,253)	-	-
Fair value through profit or loss	276,581	545,455	199,126	545,455
Share of profit from joint venture	4,736,339	3,245,747	4,736,339	3,245,747
Other financial item	(87,659)	108,897	(87,659)	108,897
<b>Profit before tax</b>	<b>4,538,459</b>	<b>3,815,058</b>	<b>4,648,469</b>	<b>3,732,507</b>
Tax expense	(43,380)	(51,300)	-	-
<b>Profit after tax</b>	<b>4,495,079</b>	<b>3,763,758</b>	<b>4,648,469</b>	<b>3,732,507</b>
Share of other comprehensive income/ (loss) from joint venture	2,479,450	(7,801,153)	2,479,450	(7,801,153)
Exchange differences on translating foreign operations	762,314	(10,391)	-	-
<b>Total comprehensive income/ (loss) for the year</b>	<b>7,736,843</b>	<b>(4,047,786)</b>	<b>7,127,919</b>	<b>(4,068,646)</b>

**STATEMENT OF CHANGES IN EQUITY**

Attributable to the owners of the Group:

28-Feb-21

Group	Share Capital	Other reserves	Retained earnings	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	-	-	-	-
Profit for the year	-	-	4,495,079	4,495,079
Dividend payment	-	-	(2,000,000)	(2,000,000)
Other comprehensive income for the year	-	3,241,764	-	3,241,764
<b>Audited as at 28 February 2021</b>	<b>109,125,346</b>	<b>(7,470,848)</b>	<b>20,080,975</b>	<b>121,735,473</b>
Number of shares in issue				111,045,408
Earnings per share				0.04
Net Asset value per share				1.10

Attributable to the owners of the Company:

28-Feb-21

Company	Share Capital	Other reserves	Retained earnings	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	-	-	-	-
Profit for the year	-	-	4,648,469	4,648,469
Dividend payment	-	-	(2,000,000)	(2,000,000)
Other comprehensive income for the year	-	2,479,450	-	2,479,450
<b>Audited as at 28 February 2021</b>	<b>109,125,346</b>	<b>(8,222,771)</b>	<b>20,203,114</b>	<b>121,105,689</b>
Number of shares in issue				111,045,408
Earnings per share				0.04
Net Asset value per share				1.09

Attributable to the owners of the Group:

29-Feb-20

Group	Share Capital	Other reserves	Retained earnings	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 year	-	-	3,763,758	3,763,758
Dividend payment	-	-	-	-
Other comprehensive loss for the year	-	(7,811,544)	-	(7,811,544)
Audited as at 29 February 2020	109,125,346	(10,712,612)	17,585,896	115,998,630
Number of shares in issue				111,045,408
Earnings per share				0.03
Net Asset value per share				1.04

Attributable to the owners of the Company:

29-Feb-20

Company	Share Capital	Other reserves	Retained earnings	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 year	-	-	3,732,507	3,732,507
Dividend payment	-	-	-	-
Other comprehensive loss for the year	-	(7,801,153)	-	(7,801,153)
Audited as at 29 February 2020	109,125,346	(10,702,221)	17,554,645	115,977,770
Number of shares in issue				111,045,408
Earnings per share				0.03
Net Asset value per share				1.04

## STATEMENT OF CASH FLOWS

	Group Audited year ended 28-Feb-21	Group Audited year ended 29-Feb-20	Company Audited year ended 28-Feb-21	Company Audited year ended 29-Feb-20
	US\$	US\$	US\$	US\$
Net cash used in operating activities	(457,136)	(94,079)	(213,901)	(168,839)
Net cash generated from/ (used in) investing activities	1,891,296	(5,650,722)	2,204,486	118,701
Net cash (used in)/ generated from financing activities	(1,963,006)	5,905,494	(2,000,000)	-
Net change in cash and cash equivalents	(528,846)	160,693	(9,415)	(50,138)
Cash and cash equivalents at beginning of year	216,250	65,948	15,810	65,948
Effect of exchange differences	690,623	(10,391)	-	-
Cash and cash equivalents at end of year	378,027	216,250	6,395	15,810

## Notes

The Company is required to publish its audited consolidated financial results for the year ended 28 February 2021 in terms of Listing Rule 12.14 of the SEM and Section 88 (1) of the Mauritian Securities Act 2005. Accordingly, this announcement presents the audited consolidated financial results of the Group and the Company for the year ended 28 February 2021. The comparative figures are for the year ended 29 February 2020.

The abridged audited consolidated financial statements for the year ended 28 February 2021 ("abridged audited 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. The auditors' report to the financial statements issued by Grant Thornton is unqualified. The accounting policies adopted in the preparation of these abridged audited consolidated financial statements are consistent with those applied in the audited financial statements for the year ended 29 February 2020.

The abridged audited consolidated financial statements have been reviewed by the Company's external auditors, Grant Thornton. These abridged audited consolidated financial statements were approved by the Board on 10 June 2021.

Copies of the abridged audited 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 Alao - Bissonauth.

This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.14 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

10 June 2021

