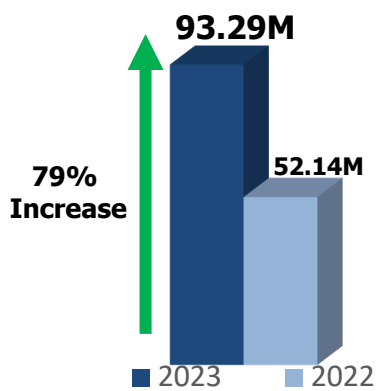
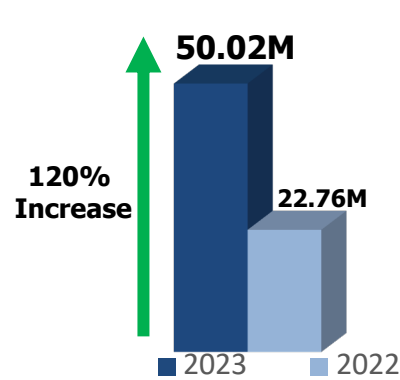
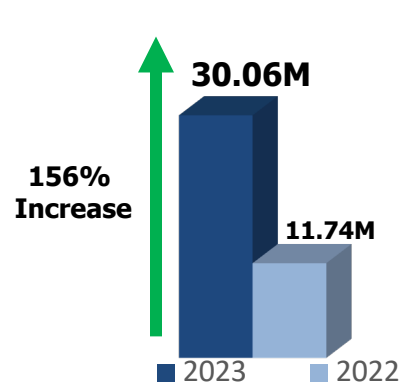
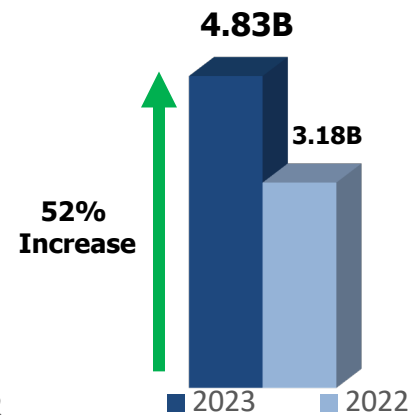
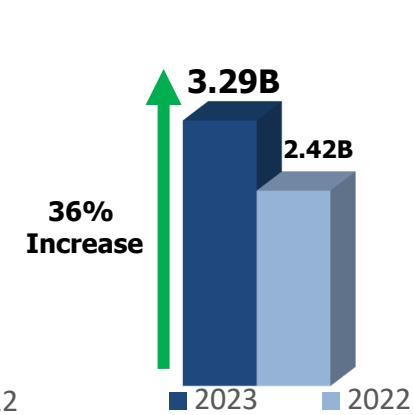
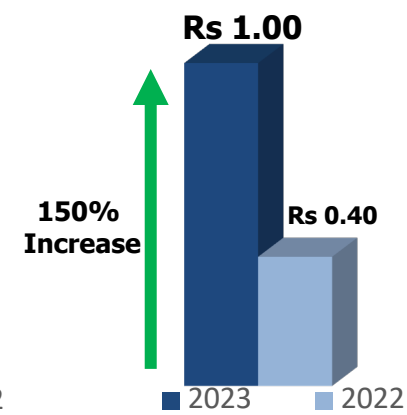


FINANCIAL HIGHLIGHTS – 31 March 2023
GROUP CONSOLIDATED REVENUE (MUR)

OPERATING PROFIT (MUR)

GROUP PROFIT BEFORE TAX (MUR)

TOTAL ASSETS (MUR)

NET ASSETS (MUR)

DIVIDEND PER SHARE (MUR)

GROUP STATEMENTS OF FINANCIAL POSITION

	As at 31 Mar 23 Unaudited	As at 30 Jun 22 Unaudited	As at 31 Mar 22 Unaudited
	Rs '000	Rs '000	Rs '000
ASSETS			
Non-current assets	4,170,030	3,527,899	3,002,536
Current assets	668,651	121,285	181,896
Total assets	4,838,681	3,649,184	3,184,432
EQUITY			
Equity attributable to owners of the parent	3,297,334	2,860,059	2,418,440
LIABILITIES			
Non-current liabilities	1,502,501	752,501	754,214
Current liabilities	38,846	36,624	11,778
Total liabilities	1,541,347	789,125	765,992
Total equity and liabilities	4,838,681	3,649,184	3,184,432

GROUP STATEMENTS OF CHANGES IN EQUITY

	At July 1, 2022	Other comprehensive income for the period	Rights Issue	Profit for the period	At March 31, 2023
At July 1, 2021	168,443	-	275,397	-	2,390,678
Other comprehensive income for the period	-	-	-	-	16,019
Profit for the period	-	-	-	30,067	11,743
At March 31, 2022	168,433	275,397	106,304	1,868,295	2,418,440

Attributable to equity holders of the parent

	Stated Capital	Share Premium	Other Reserves	Retained Earnings	Total
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
At July 1, 2022	168,443	275,397	104,740	2,311,479	2,860,059
Other comprehensive income for the period	-	-	1,242	-	1,242
Rights Issue	74,115	331,851	-	-	405,966
Profit for the period	-	-	-	30,067	30,067
At March 31, 2023	242,558	607,248	105,982	2,341,546	3,297,334
At July 1, 2021	168,443	275,397	90,285	1,856,552	2,390,678
Other comprehensive income for the period	-	-	16,019	-	16,019
Profit for the period	-	-	-	11,743	11,743
At March 31, 2022	168,433	275,397	106,304	1,868,295	2,418,440

GROUP STATEMENTS OF COMPREHENSIVE INCOME

	3 Months to 31 Mar 23 Unaudited	3 Months to 31 Mar 22 Unaudited	9 Months to 31 Mar 23 Unaudited	9 Months to 31 Mar 22 Unaudited
	Rs '000	Rs '000	Rs '000	Rs '000
Revenue	32,745	16,369	93,294	52,148
Operating expenses	(17,899)	(12,300)	(43,268)	(29,387)
Operating profit	14,846	4,069	50,026	22,761
Finance costs	(7,384)	(2,330)	(19,959)	(11,018)
Profit before tax	7,462	1,739	30,067	11,743
Income tax expense	-	-	-	-
Profit for the period	7,462	1,739	30,067	11,743
OTHER COMPREHENSIVE LOSS/INCOME				
Fair value gain in listed securities	320	1,032	1,242	16,019
TOTAL COMPREHENSIVE PROFIT FOR THE PERIOD	7,782	2,771	31,309	27,762

GROUP STATEMENTS OF CASH FLOWS

	9 Months to 31 Mar 23 Unaudited	9 Months to 31 Mar 22 Unaudited
	Rs '000	Rs '000
Net cash flows generated from/(used in) operating activities	25,645	(21,051)
Net cash flows (used in) investing activities	(805,287)	(86,930)
Net cash flows generated from (used in)/financing activities	730,040	(22,314)
(Decrease) increase / in cash and cash equivalents	(49,602)	(130,295)
Opening cash and cash equivalents	67,480	236,910
Closing cash and cash equivalents	17,878	106,615

NOTES
Core Activities

United Docks Ltd is a leading real estate developer with the biggest portfolio of private freehold land ownership in the capital city of Mauritius. It owns around 100,000 sqm of prime freehold land in Port-Louis and is listed on the Stock Exchange of Mauritius with total assets of MUR 4.8 Billion and a NAV of MUR 3.2 Billion. United Docks Ltd operates business parks in Port-Louis and is also the pioneer of Park & Ride services in Mauritius with 800 parking bays.

Review of Results

A summary of results for the 9 months ended 31 March 2023 compared to 9 months ended 31 March 2022 are as follows: -

- Revenue increased by 79% from MUR 52.14M to MUR 93.29M.
- Operating profit increased from MUR 22.76M to MUR 50.02M
- A profit before tax of MUR 30.06M was realised compared to MUR 11.74 M previous year.
- A total comprehensive profit of MUR 31.30M was realised, compared to a comprehensive profit of MUR 27.76M previous year
- Earnings per share increased from MUR 0.70 to MUR 1.77.
- Total Assets increased by 54% from MUR 3.1 Billion to MUR 4.8 Billion and Net Assets increased by 34% from MUR 2.4 Billion to MUR 3.2 Billion

Projects
The Docks

Construction of Towers 1 & 2 have been completed and occupancy has reached close to 100%. Construction of Towers 3 & 4 are progressing and scheduled completion is in first quarter 2024. After the success of Towers 1 & 2, there is growing interest on leasing of Towers 3 & 4.

Rights Issue

The Board of Directors of United Docks Ltd wishes to inform its shareholders and the public that the Company has successfully completed the Rights Issue of 7,411,485 new ordinary shares of par value MUR 10 each at a price of MUR 55.00 per share, thus raising MUR 407,631,675.

Data per share:

	31-Mar-23	30-Jun-22	31-Mar-22
Number of shares in issue ('000)	24,255	16,844	16,844
Weighted Average No of Shares ('000)	16,967	16,844	16,844
Net Assets (Rs/Cs)	194.34	169.80	143.58

The interim reports for the period ended March 31, 2023 are unaudited.

Copies of the interim reports are available to the public, free of charge, at the Company's registered office: United Docks Business Park, Caudan, Port Louis.

These interim reports are issued pursuant to Listing Rule 12.14 and The Securities Act 2005. The Board of Directors of United Docks Ltd accepts full responsibility of the accuracy of the information contained in these reports.

By Order of the Board

ECS SECRETARIES LTD,
Corporate Secretary

Date 10 May 2023