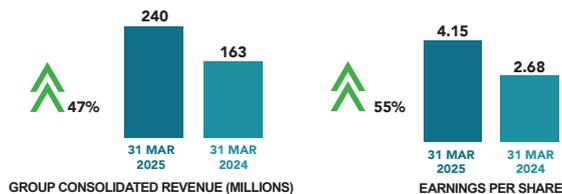


ABRIDGED UNAUDITED STATEMENT OF FINANCIAL POSITION FOR PERIOD ENDED MARCH 31, 2025

	THE GROUP		
	As at 31 MAR 25 Unaudited	As at 30 JUNE 24 Audited	As at 31 MAR 24 Unaudited
	Rs '000	Rs '000	Rs '000
ASSETS			
Non-current assets	6,105,145	5,909,679	5,018,305
Current assets	246,239	284,579	229,084
Total assets	6,351,384	6,194,258	5,247,389
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent	4,781,761	4,617,540	3,677,123
LIABILITIES			
Non-current liabilities	1,502,285	1,502,284	1,502,683
Current liabilities	67,339	74,434	67,583
Total liabilities	1,569,624	1,576,718	1,570,266
Total equity and liabilities	6,351,385	6,194,258	5,247,389


ABRIDGED UNAUDITED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED MARCH 31, 2025

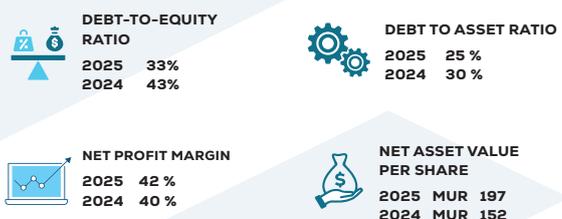
	THE GROUP			
	3 Months to 31 MAR 25 Unaudited	3 Months to 31 MAR 24 Unaudited	9 Months to 31 MAR 25 Unaudited	9 Months to 31 MAR 24 Unaudited
	Rs '000	Rs '000	Rs '000	Rs '000
Revenue	68,930	57,282	239,581	161,815
Other income	380	788	395	1,562
Operating expenses	(33,573)	(30,355)	(79,548)	(67,360)
Operating profit	35,737	27,715	160,428	96,017
Finance costs	(19,793)	(10,184)	(59,765)	(31,078)
Profit before tax	15,944	17,531	100,663	64,939
Income tax	-	-	-	-
Profit for the period	15,944	17,531	100,663	64,939
Other comprehensive Profit	39,632	91,726	63,558	114,205
Total comprehensive profit for the period	55,576	109,257	164,221	179,144


ABRIDGED UNAUDITED STATEMENT OF CASH FLOW FOR THE PERIOD ENDED MARCH 31, 2025

	THE GROUP	
	9 Months to 31 MAR 25 Unaudited	9 Months to 31 MAR 24 Unaudited
	Rs '000	Rs '000
Operating activities		
Net cash flows from operating activities	68,099	(56,804)
Investing activities		
Net cash flows used in investing activities	(59,346)	109,572
Financing activities		
Net cash flows used in/from financing activities	(59,765)	(31,078)
Net decrease/increase in cash	(51,012)	21,690
At July 1,	94,347	9,556
At March 31,	43,335	31,246


ABRIDGED UNAUDITED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED MARCH 31 2025

	THE GROUP				
	Stated Capital Rs'000	Share Premium Rs'000	Other Reserves Rs'000	Retained Earnings Rs'000	Total Rs'000
Attributable to equity holders of the parent					
At July 1, 2024	242,558	607,798	181,899	3,585,285	4,617,540
Other comprehensive income for the period	-	-	63,558	-	63,558
Profit for the period	-	-	-	100,663	100,663
At MAR 31, 2025	242,558	607,798	245,457	3,685,948	4,781,761
At July 1, 2023	242,558	607,798	118,140	2,529,483	3,497,979
Other comprehensive income for the period	-	-	114,205	-	114,205
Profit for the period	-	-	-	64,939	64,939
At MAR 31, 2024	242,558	607,798	232,345	2,594,422	3,677,123
Number of shares in issues(*000)	31 Mar 2025	30 Jun 2024	31 Mar 2024		
Earnings - (basic and diluted) (Rs)	24,255	24,255	24,255		
	4.15	44.01	2.68		
Net assetvalue (Rs)	197.15	190.36	151.60		


ICORE ACTIVITIES

United Docks is a leading real estate development and investment management company with a portfolio of private freehold land ownership in the capital city of Mauritius. It is listed on the Stock Exchange of Mauritius with an asset base of MUR 6.4 Billion. The company owns 50,000 sqm of built area, mainly office spaces, warehouses and conferencing venues which are leased to some 70 tenants which include listed multinational conglomerates and international institutions from 13 different countries. United Docks services more than 3,000 professionals daily which include tenants, visitors, and parking users. The group is fast expanding its business and has a development pipeline of around 150,000 sqm over the next 5 years close to the business districts of Port Louis, Ebene and Telfair.

IREVIEW OF RESULTS

The company's financial results for the 9 months ended March 2025 indicate sustained growth across key metrics compared to 9 months ended March 2024. Group consolidated revenue increased by 47% from MUR 163 M to MUR 240 M. The profit for the 9 months increased by 54% from MUR 65 M to MUR 100 M. Earnings per share (EPS) grew by 55% from MUR 2.68 to MUR 4.15. Total assets grew by 23% from MUR 5.2 M to MUR 6.4 billion, and net assets rose by 30% from MUR 3.6 B to MUR 4.7 B.

IPROJECTS
The Docks, Port Louis

The construction of Towers 3 and 4 were completed during the current financial year with fit out works progressing. The global occupancy for the 4 towers of The Docks have crossed 90%.

The Docks, Ebene

United Docks was issued a Smart City Developer Certificate by the Economic Development Board for development of 60,000 sqm mixed use space comprising office, light commercial, residential, conferencing and health & wellness activities within the strategic location of the Cote D'or/Ebene area, and within walking distance to Tribeca Mall.

Construction of the first phase of the development which comprises of 76 serviced apartments that began in December 2023, is expected to be completed in May 2025. Construction of the subsequent phases, namely 4 apartment blocks, 4 office towers and a wellness block started in September 2024 and is expected to be completed in April 2026.

IOUTLOOK

The group anticipates sustained growth in the near future, with projected developments driven by ongoing projects and an expanding customer base.