

STATEMENT OF FINANCIAL POSITION

	Unaudited as at 30 September 2023	Audited At 31 December 2022
	US\$	US\$
Assets		
Financial assets at fair value through profit or loss	36,700,027	36,708,552
Other receivables and prepayments	1,627,181	1,623,573
Cash and cash equivalents	16,320	9,806
Total assets	38,343,528	38,341,931
Equity		
Share capital	100	100
Total equity	100	100
Liabilities (Excluding net assets attributable to holders of redeemable shares)		
Advisory fees payable	678,561	481,542
Other payables and accruals	86,471	106,048
Total liabilities (Excluding net assets attributable to holders of redeemable shares)	765,032	587,590
Net assets attributable to holders of redeemable shares	37,578,396	37,754,241
Net assets attributable to:		
Class A	33,545,603	33,702,577
Class B	4,032,793	4,051,664
Net assets attributable to holders of redeemable shares	37,578,396	37,754,241

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Unaudited for the nine months to 30 September 2023	Unaudited for the three months to 30 September 2023	Unaudited for the nine months to 30 September 2022	Unaudited for the three months to 30 September 2022
	US\$	US\$	US\$	US\$
INCOME				
Dividend income	1,085,000	130,000	870,000	145,000
Net gain on financial assets at fair value through profit or loss	-	-	402,672	310,338
Exchange Differences	-	2	-	85
	1,085,000	130,002	1,272,672	455,423
EXPENSES				
Advisory fees	(678,561)	(228,673)	(683,024)	(240,771)
Operating expenses	(297,683)	(87,933)	(322,838)	(76,005)
Exchange differences	(75)	-	(43)	-
Net loss on financial assets at fair value through profit or loss	(284,526)	(312,100)	-	-
	(1,260,845)	(628,706)	(1,005,905)	(316,776)
(Loss)/profit before finance costs and tax	(175,845)	(498,704)	266,767	138,647
Finance costs – Distribution to holders of redeemable shares	-	-	-	-
(Decrease)/increase in net assets attributable to holders of redeemable shares before tax	(175,845)	(498,704)	266,767	138,647
Income tax expense	-	-	-	-
(Decrease)/increase in net assets attributable to holders of redeemable shares	(175,845)	(498,704)	266,767	138,647

STATEMENT OF CASH FLOWS

	Unaudited for the period ended 30 September 2023	Unaudited for the period ended 30 September 2022
	US\$	US\$
Net cash flows generated from/ (used in) operating activities	282,515	(1,020,853)
Net cash flows used in investing activities	(276,000)	(25,000)
Net increase/(decrease) in cash and cash equivalents	6,515	(1,045,853)
Cash and cash equivalents at beginning of period	9,806	1,076,061
Cash and cash equivalents at end of period	16,321	30,208

STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO HOLDERS OF REDEEMABLE SHARES

	Net assets attributable to:		
	Class A	Class B	Total
	US\$	US\$	US\$
At 1 January 2023	33,702,577	4,051,664	37,754,241
Decrease in net assets attributable to holders of redeemable shares	(156,974)	(18,871)	(175,845)
At 30 September 2023	33,545,603	4,032,793	37,578,396
Number of shares in issue	16,636,409	2,000,000	18,636,409
Net asset value per share	US\$2.0164	US\$2.0164	

2022

	Class A	Class B	Total
	US\$	US\$	US\$
At 1 January 2022			
As previously reported	49,030,710	5,894,386	54,925,096
Effect of prior year adjustments*	(12,806,924)	(1,539,626)	(14,346,550)
As restated	36,223,786	4,354,760	40,578,546
Increase in net assets attributable to shareholders from operations	238,138	28,629	266,767
At 30 September 2022	36,461,924	4,383,389	40,845,313
Number of shares in issue	16,636,409	2,000,000	18,636,409
Net asset value per share	US\$ 2.1917	US\$ 2.1917	

NOTES

•The Company is required to publish interim financial results in terms of the Listing Rule 12.19 of the SEM. The abridged unaudited financial statements for the nine months ended 30 September 2023 ("abridged unaudited financial statements") have been prepared in accordance with the measurement and recognition requirements of IFRS, the information contained in IAS 34: Interim Financial Reporting and the SEM Listing Rules, using the same accounting policies as those of the audited financial statements for the year ended 31 December 2022.

•The abridged unaudited financial statements have not been reviewed or reported on by the Company's external auditors. These abridged unaudited financial statements were approved by the Board of Directors on 14 November 2023.

•Copies of the abridged unaudited financial statements are available free of charge, upon request at the registered office of the Company at c/o Intercontinental Trust Limited, Level 3, Alexander House, 35 Cybercity, Ebene 72201, Mauritius.

•This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.20. The Board accepts full responsibility for the accuracy of the information contained in this communiqué. Contact Person: Mrs Smitha Algoo-Bissonauth

By order of the Board

Intercontinental Trust Limited

Company Secretary

Perigeum Capital Ltd

SEM Authorised representative and Sponsor

15 November 2023



DIRECTORS' COMMENTARY

COMPANY OVERVIEW

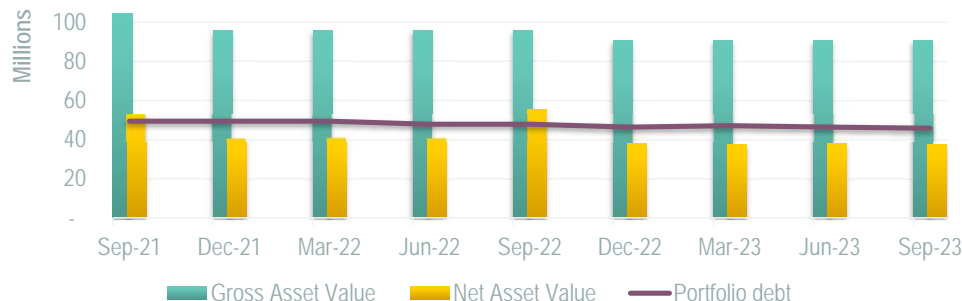
The Company is incorporated in Mauritius and holds a Global Business License issued by the Financial Services Commission. SACREIL is listed on the Official Market of the Stock Exchange of Mauritius Ltd ("SEM"), with core real estate assets in Ghana, Tanzania and Nigeria.

COMPANY REVIEW FOR THE QUARTER ENDED 30 SEPTEMBER 2023

Group focus remains on optimising operating efficiencies, lease retention strategies and rental collections. Occupancy levels have stabilised, and rental rates have remained steady.

The Company's Gross Asset Value has remained flat at US\$90,7million. The rising base cost of debt continues to increase pressure on the cash performance of the Group. The Company's Net Asset Value per Class A share decreased marginally to US\$ 2.0164 as at 30 September 2023 from US\$ 2.0432 on 30 June 2023.

The Group Loan to Value (LTV) Ratio (total 3rd party debt in the group divided by the group's total gross asset value) reduced slightly from 51,6% to 50,49% as a result of a loan repayment in Capital Properties Limited.



The Company's current asset base consists of:

Accra Mall (Accra, Ghana):

The mall measuring 21,384 m2 offers a quality mix of local and international tenants. The occupancy remains at 99,6%. Rental collections to billings for the quarter were 125%. Focus is on securing a second anchor tenant on a long-term lease. LTV ratio in breach at 53.8%, shareholders need to inject USD7,5m to cure the breach by 31 December 2023.

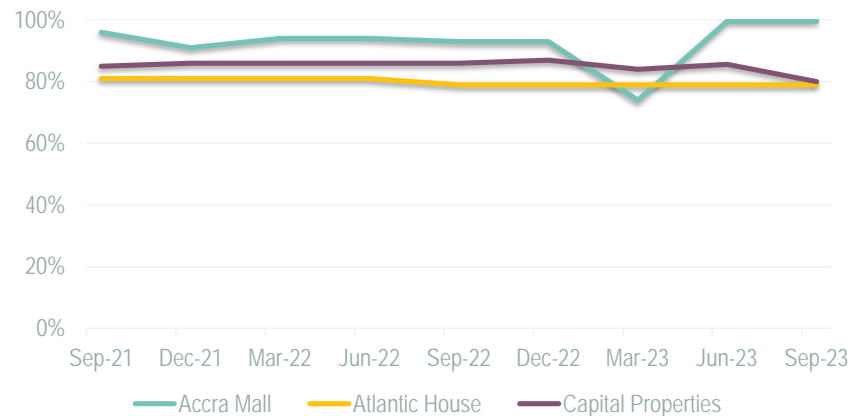
Atlantic House (Lagos, Nigeria):

The occupancy rates of the office block measuring 4,271 remained at 79%. The Company has received IFC EDGE Certification. The focus continues to be tenant attraction and retention in a highly competitive market. The funding loan due 5 November 2023, with extension terms being finalized with the incumbent lender until 30 April 2024 to effect replacement funding agreements. This will be at a LTV of 37%, compared to current level of 49%, therefore shareholders need to fund USD2,5m. The Company also needs USD1,4m shareholder injection to address critical capex requirements.

Capital Properties (Dar es Salaam, Tanzania):

The occupancy rates of the three towers measuring 20,962 m2 reduced slightly from 85,6% down to 80,40%, compared to the market average occupancy rates of between 50 to 70%. LTV is 46,9%, compared to 50% at 30 June 2023 as USD 1m of loan capital was repaid, in lieu of capex. Thus, USD2m of loan capital has been repaid in 12 months from operating cash earmarked for capex. We will approach shareholders to fund USD1m required to reduce the LTV to 40% and USD 1m to fund the capex with USD3m.

Portfolio Occupancy Rates



COMPANY OUTLOOK

All three properties performed in line with budget before funding costs for the 3 months ended 30 September 2023, despite trading in difficult markets, especially in West Africa. However, the net income before tax and value adjustments was negatively impacted by an increase in finance costs due to higher interest rates across all 3 properties.

The IMF is projecting economic growth at 5,2% in Tanzania for 2023 while the outlook for Nigeria is 3% growth for the year and 1,2% for Ghana.

The Board has approved the issuance of new ordinary shares of USD 16M and the Company will seek requisite approvals from the SEM and Shareholders for the issuance and listing of new ordinary shares to be value.

The Company was initially required to repurchase all the Exit Shares within a period of two-years from the date of receipt of 'Exit Notices'. Given the repurchase has not yet been effected, SACREIL has notified the Shareholders that the repurchase period, for the Exit Shares to be acquired in accordance with article 10.9 of the Constitution, has been extended by six months ("Extension Period") from 7 October 2023.

The Exit Process previously communicated has had to be abandoned due to waning interest from investors in the prevalent global economic market. The Advisor continues to pursue other options to fund the Exit Shares. However, the priority is preserving value until such exit.

Shareholders are advised to exercise caution when dealing in the shares of SACREIL until a further announcement is made.

IMPORTANT INFORMATION

Any forecast statement above, and the forecasts underlying such statements, are the responsibility of the Board and have not been reviewed or reported on by the Company's external auditors. The forecast is based on assumptions, including assumptions about regional, political and economic environments, as well as that a stable global macroeconomic environment will prevail.

The Gross Asset Value of the Company is sensitive to the Independent Valuer and Advisor's valuations of its properties which are, in turn, sensitive to the valuation parameters used, discount and reversionary capitalisation rates.