



## GROUP ABRIDGED AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

### GROUP ABRIDGED STATEMENT OF PROFIT OR LOSS

	AUDITED Year ended 30 June 2022 Rs.'000	AUDITED Year ended 30 June 2021 Rs.'000
<b>Revenue from contract with customers</b>	<b>466,465</b>	710,583
Direct costs	(271,435)	(498,479)
Other expenses	(104,111)	(73,860)
Staff costs	(68,448)	(54,429)
<b>Earnings before interest, tax, depreciation, amortisation, other income, impairment and fair value</b>	<b>22,471</b>	83,815
Other income	53,201	42,911
Net impairment losses on financial assets	-	(42,886)
Other gains	-	39,094
Fair value movement in investment property	2,884	17,500
<b>Earnings before interest, tax, depreciation and amortisation</b>	<b>78,556</b>	140,434
Finance revenue	48,741	5,983
Net finance costs	(60,697)	(117,906)
Depreciation and amortisation	(27,329)	(26,089)
<b>Profit before tax</b>	<b>39,271</b>	2,422
Income tax (charge)/credit	(2,872)	149,617
<b>Profit after tax for the year</b>	<b>36,399</b>	152,039
Basic earning per share (Rs)	0.07	0.28

### SEGMENTAL INFORMATION

	AUDITED Year ended 30 June 2022 Rs.'000	AUDITED Year ended 30 June 2021 Rs.'000
<i>Segment revenue:</i>		
Morocco	466,465	710,583
<i>Segment (loss)/profit after tax:</i>		
Mauritius	(42,220)	(126,121)
Morocco	86,555	289,112
Seychelles	(7,936)	(10,952)
	36,399	152,039

### GROUP ABRIDGED STATEMENT OF OTHER COMPREHENSIVE INCOME

	AUDITED Year ended 30 June 2022 Rs.'000	AUDITED Year ended 30 June 2021 Rs.'000
<b>Profit after tax for the year</b>	<b>36,399</b>	152,039
<b>Other comprehensive income:</b>		
<i>Other comprehensive income that may be reclassified to profit or loss in subsequent years:</i>		
Exchange differences on translation of foreign operations	(264,858)	458,715
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent years:</i>		
Gains on revaluation of land	37,130	-
<b>Other comprehensive (losses)/income for the year</b>	<b>(227,728)</b>	458,715
<b>Total comprehensive (losses)/income for the year</b>	<b>(191,329)</b>	610,754

### COMMENTS

#### FINANCIAL PERFORMANCE FOR THE YEAR ENDED 30 JUNE 2022

The three major projects of the Semaris Group are at different stages of development. Moroccan operations are now at maturity stage and have generated over Rs 235m of net cash during FY22. Mauritian operations are at pre-launch phase and the Group has spent some Rs 40m mainly for the design and marketing of Harmonie Golf & Beach Estate project. Seychelles operations are at final concept design phase.

During the year, the Group recognised revenue of Rs 466m which arose only from Moroccan operations, mainly associated with the sale of several serviced plots of the prime "Atlas" zone as well as transfer of ownership for the last villa of the "Al Ain" zone. Profit before tax amounted to Rs 39m (2021: Rs 2m) mostly on account of the good performance of the Moroccan subsidiary coupled with the remeasurement gain recognised on borrowings in Mauritius at year end.

#### OUTLOOK

In **Mauritius**, the initial phase of the Group's new PDS project was launched in April 2022, affirming a strong positioning around sustainability with a design based on bioclimatic architecture. For the first phase of 81 serviced plots and villas, management is actively working towards reaching the minimum presale of 50 units by June 2023 before signing deeds of sale and starting construction works. This will allow the Group to recognise revenues in the income statement during FY24. As of date, a good response has been received and 50% of the presale threshold has been secured.

The Group's subsidiary in **Morocco**, Domaine Palm Marrakech S.A. (DPM) has witnessed a turnaround since the beginning of 2021. Marrakech has regained popularity in terms of business travels and tourist arrivals. The Royal Palm Marrakech master development with its high-end positioning has attracted several new buyers for the "Atlas",

### GROUP ABRIDGED STATEMENT OF FINANCIAL POSITION

	AUDITED As at 30 June 2022 Rs.'000	AUDITED As at 30 June 2021 Rs.'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property and equipment	521,415	514,001
Right-of-use assets	550,086	545,774
Investment property	837,983	897,049
Intangible assets	1,443	1,125
Financial assets at amortised costs	314,720	365,575
Deferred tax assets	23,538	21,783
<b>Total non-current assets</b>	<b>2,249,185</b>	2,345,307
<b>Current assets</b>		
Inventories	3,497,106	3,608,575
Contract assets	15,927	17,128
Trade receivables	29,564	71,171
Financial assets at amortised costs	65,193	55,350
Other assets	502,179	423,334
Cash in hand and at banks	359,751	166,114
<b>Total current assets</b>	<b>4,469,720</b>	4,341,672
<b>TOTAL ASSETS</b>	<b>6,718,905</b>	6,686,979
<b>EQUITY AND LIABILITIES</b>		
Shareholders' interests	3,585,372	3,776,701
Non-current liabilities excluding lease liabilities	1,373,011	1,392,385
Deferred tax liability	20,163	18,244
Lease liabilities	124,660	112,911
Current liabilities excluding lease liabilities	1,615,699	1,386,738
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>6,718,905</b>	6,686,979

### GROUP ABRIDGED STATEMENT OF CHANGES IN EQUITY

	Stated capital Rs.'000	Revenue deficit Rs.'000	Foreign exchange differences reserve Rs.'000	Revaluation reserve Rs.'000	TOTAL EQUITY Rs.'000
At 1 July 2020	3,595,000	(682,302)	253,249	-	3,165,947
Profit for the year	-	152,039	-	-	152,039
Other comprehensive income	-	-	458,715	-	458,715
As at 30 June 2021	3,595,000	(530,263)	711,964	-	3,776,701
At 1 July 2021	3,595,000	(530,263)	711,964	-	3,776,701
Profit for the year	-	36,399	-	-	36,399
Other comprehensive (losses)/income	-	-	(264,858)	37,130	(227,728)
As at 30 June 2022	3,595,000	(493,864)	447,106	37,130	3,585,372

### GROUP ABRIDGED STATEMENT OF CASH FLOWS

	AUDITED Year ended 30 June 2022 Rs.'000	AUDITED Year ended 30 June 2021 Rs.'000
Net cash flows generated from operating activities	225,115	135,509
Net cash flows used in investing activities	(8,459)	(1,404)
Net cash flows used in financing activities	(63,227)	(147,491)
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>153,429</b>	(13,386)
Cash and cash equivalents at 1 July	148,789	148,586
Net foreign exchange differences	(12,361)	13,589
<b>Cash and cash equivalents at year end</b>	<b>289,857</b>	148,789

"Ocre" and "Oliveraie" zones located around the golf course which resulted in the conversion of 22 sales for a value of Rs 1.6bn which will be recognised over the next few years. DPM has also generated a significantly higher number of leads compared to the previous years.

The Group is progressing steadily on its project in **Seychelles** and management met with the authorities for a presentation in early 2022. The permit application process has been launched and a sales strategy is being defined with international agents.

Following the milestones achieved in FY22, management's focus and main challenges for FY23 will be to launch phase 2 in Morocco, reach the presale threshold for the Harmonie project in Mauritius, and obtain the required permits for the project in Seychelles.

The audited financial statements for the year ended 30 June 2022 are issued pursuant to DEM Rule 18.

Copies of this report are available free of charge at the head office of the Company.

The Board of Directors of Semaris Ltd accepts full responsibility for the accuracy of the information contained in this report.

By order of the Board

29 September 2022