

ABACUS ROYAL ESTATE LTD

COMMUNIQUE

The board of directors of ABACUS ROYAL ESTATE LTD (the “**Issuer**” or the “**Company**”) is pleased to announce that the Listing Executive Committee of the Stock Exchange of Mauritius Ltd (“**SEM**”) has given its approval to the listing of 200,000 Secured Bonds (“**Bonds**”) of a nominal value of MUR 1,000 each by way of placing on the Development and Enterprise Market (“**DEM**”) of the SEM.

The first day of listing and trading of the Bonds will be 28 June 2024. The Issuer has undertaken to make available 1,000 Bonds for trading on that date. The features of the Bonds and the indicative selling price per Bond are as follows:

Issuer	ABACUS ROYAL ESTATE LTD
Nature of Instruments	Fixed Rate Secured Bonds
Tenor	3 Years
Interest Rate	8.00% per annum
Interest Payment Date	paid semi-annually on 28 June and 28 December of each year
First Day of trading	28 June 2024
Indicative Price <i>(may be adjusted to the nearest tick size as per the Trading Procedures)</i>	MUR 1,000
Registrar, calculation and transfer agent	MCB REGISTRY & SECURITIES LTD Sir William Newton Street, Port Louis, Mauritius
Noteholders' Representative	SBM Fund Services Ltd Level 10, Hennessy Tower, Pope Hennessy Street, Port-Louis, Mauritius
Security Interest	A first rank fixed charge agreement over the Property created under the Security Document in favour of the Bondholders' Representative for the benefit of the Bondholders

This communiqué is not an invitation to the public to subscribe for the Bonds and is provided for information purposes only.

By order of the Board

ABACUS ROYAL ESTATE LTD

Company Secretary

24 June 2024

This communiqué is issued pursuant DEM Rule 6.1. The board of directors of ABACUS ROYAL ESTATE LTD accepts full responsibility for the accuracy of the information contained in this communiqué.