HAPPY WORLD PROPERTY LTD AND ITS SUBSIDIARIES
UNAUDITED ABRIDGED GROUP FINANCIAL STATEMENTS
FOR THE QUARTER ENDED 30 SEPTEMBER 2026

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

in Rs'000	QUARTER ENDED 30 SEP 26	30 SEP 25
Revenue	31,961	31,570
Gain on foreign exchange	396	196
Other income and gains	123	56
Administrative and selling expenses	(21,309)	(21,854)
Finance costs	(4,473)	(5,133)
Profit before tax	**6,698**	4,835
Tax (expense) /credit	-	-
Profit for the period	**6,698**	4,835
Other comprehensive income	-	-
Comprehensive income for the period	**6,698**	4,835
No of Shares	40,000	40,000
Earnings per share (Rs)	**0.17**	0.12

STATEMENT OF FINANCIAL POSITION

in Rs'000	30 SEP 26	30 SEP 25
ASSETS		
Non-current assets	728,134	764,944
Current assets	30,850	37,355
Total assets	**758,984**	802,299
EQUITY AND LIABILITIES		
Equity Holders' interest	468,354	465,840
Non-current liabilities	221,468	248,658
Current liabilities	69,162	87,801
Total equity and liabilities	**758,984**	802,299

STATEMENT OF CASH FLOWS

in Rs'000	30 SEP 26	30 SEP 25
Net cash from operating activities	11,149	5,610
Net cash used in investing activities	(102)	(141)
Net cash used in financing activities	(8,117)	(6,797)
Net increase/(decrease) in cash and cash equivalents	**2,930**	(1,328)
Cash and cash equivalents at beginning of period	3,274	1,964
Cash and cash equivalents at end of period	**6,204**	636

STATEMENT OF CHANGES IN EQUITY

in Rs'000	Share Capital	Retained Earnings	Total Equity
At 01 July 2025	400,000	61,005	461,005
Profit for the period	-	4,835	4,835
At 30 September 2025	400,000	65,840	465,840
At 01 July 2026	400,000	61,656	461,656
Profit for the period	-	6,698	6,698
At 30 September 2026	**400,000**	**68,354**	**468,354**

COMMENTS

1. Basis of Preparation

The abridged group financial statements for the quarter ended 30 September 2026 are unaudited and have been prepared using the same accounting policies as in the audited financial statements for the year ended 30 June 2026.

2. Results

Group revenue marginally increased to Rs31.9m in the quarter ended September 2026, compared to Rs31.6m in the corresponding quarter of the previous year. Profits rose to Rs6.7m.

3. Outlook

The company continues to make steady overall progress, and plans to improve performance at one Regus business centre which is currently facing challenging conditions. Happy World House continues to operate at 91% occupancy.

Further to the Communique issued on 26 June 2026, negotiations are ongoing for the possible disposal of Happy World House.

By order of the Board

Executive Services Limited
Secretary
12 November 2026

This report is pursuant to Rule 17 of the Development & Enterprise Market and Securities Act 2005.

Copies of the Unaudited Abridged Group Financial Statements are available upon request at the Company's registered office : Level 8 Happy World House, 37 Sir William Newton Street, Port Louis 11328.

The statement of direct and indirect interests of officers of the Company required under Rule 8 (2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 is available upon request from the Company Secretary, Executive Services Limited, 2nd Floor, Les Jamalacs Building, Vieux Conseil Street, Port Louis.

The Board of Directors of Happy World Property Ltd accepts full responsibility for the accuracy of the above information contained in this report.