

Figures presented are in Mauritian Rupees

CONDENSED STATEMENTS OF FINANCIAL POSITION

	THE GROUP		THE COMPANY	
	Unaudited	Audited	Unaudited	Audited
	31-Mar-23	30-Jun-22	31-Mar-23	30-Jun-22
ASSETS				
Non-current assets	194,896,418	195,032,043	139,092,434	141,306,886
Current assets	11,431,364	14,303,580	5,654,070	8,291,355
Total assets	206,327,782	209,335,623	144,746,504	149,598,241
EQUITY AND LIABILITIES				
Equity and reserves				
Share capital	106,042,887	106,042,887	106,042,887	106,042,887
Retained earnings	37,552,022	35,639,948	14,350,847	14,282,093
Total equity and reserves	143,594,909	141,682,835	120,393,734	120,324,980
Non-current liabilities	178,988	22,185,608	178,988	22,185,608
Current liabilities	62,553,885	45,467,180	24,173,782	7,087,653
Total liabilities	62,732,873	67,652,788	24,352,770	29,273,261
Total equity and liabilities	206,327,782	209,335,623	144,746,504	149,598,241
NAV per share [Rs]	10.42	10.28	8.74	8.73

CONDENSED STATEMENTS OF CASH FLOWS

	THE GROUP		THE COMPANY	
	Unaudited	Unaudited	Unaudited	Unaudited
	9 months to	9 months to	9 months to	9 months to
	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22
Net cash flows from operating activities	6,437,005	3,315,919	5,596,393	(147,236)
Net cash flows from investing activities	(139,837)	(393,559)	(51,400)	(393,559)
Net cash flows from financing activities	(7,603,239)	(5,649,367)	(7,603,239)	(2,649,267)
Movement in cash & cash equivalents	(1,306,071)	(2,727,007)	(2,058,246)	(3,190,062)
As at Jul 01,	9,847,871	11,404,991	6,173,882	4,792,718
Decrease	(1,306,071)	(2,727,007)	(2,058,246)	(3,190,062)
As at Mar 31,	8,541,800	8,677,984	4,115,636	1,602,656

Notes

The above condensed financial statements for the nine months and quarter ended Mar 31, 2023 are unaudited. They have been prepared using the same accounting policies set out in the audited financial statements of the Group and the Company for the year ended June 30, 2022. These unaudited condensed financial statements are issued pursuant to DEM Rule 17 and the Securities Act 2005. The Board of Directors of Novus Properties Ltd accepts full responsibility for the accuracy of the information contained in these unaudited condensed financial statements. Both copies of the audited condensed financial statements and the statement of direct and indirect interests of insiders, pursuant to Rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 are available free of charge upon request from the Company Secretary: c/o NWT Secretarial Services Ltd, 6/7th Floor, Dias Pier Building, Le Caudan Waterfront, Caudan, Port Louis, 11307.

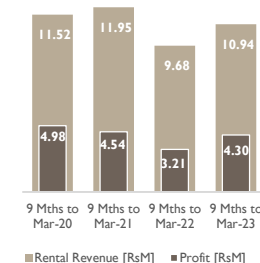
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CONDENSED STATEMENTS OF COMPREHENSIVE INCOME

	THE GROUP				THE COMPANY			
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited
	3 months to	3 months to	9 months to	9 months to	3 months to	3 months to	9 months to	9 months to
	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22
Revenue	3,692,666	3,318,284	10,937,312	9,883,166	1,822,778	1,531,724	5,327,648	4,603,486
Operating Profit	3,354,258	3,077,326	9,830,521	8,453,119	1,775,485	1,606,824	5,559,210	4,755,689
Administrative expenses	(552,562)	(807,756)	(2,433,686)	(2,827,881)	(439,307)	(701,556)	(2,079,933)	(2,328,463)
Finance costs	(1,066,445)	(673,327)	(2,747,137)	(2,041,481)	(397,657)	(251,071)	(1,024,356)	(761,230)
Profit before tax	1,735,251	1,596,243	4,649,698	3,583,757	938,521	654,197	2,454,921	1,665,996
Income tax expense	(131,608)	(164,606)	(351,457)	(373,605)	—	—	—	—
Profit for the period	1,603,643	1,431,637	4,298,241	3,210,152	938,521	654,197	2,454,921	1,665,996
Earnings per share [Re]	0.12	0.10	0.31	0.23	0.07	0.05	0.18	0.12

	THE GROUP			THE COMPANY		
	Share Capital	Retained Earnings	Total	Share Capital	Retained Earnings	Total
CHANGES IN EQUITY						
As at Jul 01, 2021	106,042,887	32,344,014	138,386,901	106,042,887	11,515,105	117,557,992
Profit for the period	—	3,210,152	3,210,152	—	1,665,996	1,665,996
Dividends declared	—	—	—	—	—	—
As at Mar 31, 2022	106,042,887	35,554,166	141,597,053	106,042,887	13,181,101	119,223,988
As at Jul 01, 2022	106,042,887	35,639,948	141,682,835	106,042,887	14,282,092	120,324,979
Profit for the period	—	4,298,241	4,298,241	—	2,454,921	2,454,921
Dividends paid	—	(2,386,167)	(2,386,167)	—	(2,386,167)	(2,386,167)
As at Mar 31, 2023	106,042,887	37,552,022	143,594,909	106,042,887	14,350,846	120,393,733



Operational review

Our revenue for the quarter has improved by 11% due to inflation-linked rental increases. Although the administrative expenses have been reduced to a minimum, the quarter has seen a significant impact in finance costs in line with rise in interest rates in the precedent quarter. Overall, the rise in costs mitigated by the improved revenue led to a better profitability for the quarter.

Prospects

The Management has appointed a new consultant to manage its Grand Bay Assets and maximise occupancy. The land and building in Pailles had a low occupancy for the quarter but the Management has secured a medium term contract with a new tenant, with an option to acquire the asset. The building in GRNW has had a fresh paint and minor maintenance which enhances the asset value. Management is currently negotiating with its banker to re-structure its facilities.

By order of the Board; NWT Secretarial Services Ltd, Corporate Secretary; This 15th May 2023

NOVUS PROPERTIES LTD AND ITS SUBSIDIARIES

Audited Condensed Financial Statements for the Financial Year Ended Jun 30, 2023



Figures presented are in Mauritian Rupees

CONDENSED STATEMENTS OF FINANCIAL POSITION

	THE GROUP		THE COMPANY	
	Audited	Restated	Audited	Restated
	30-Jun-23	30-Jun-22	30-Jun-23	30-Jun-22
ASSETS				
Non-current assets	212,694,262	196,401,512	149,745,569	142,168,245
Current assets	15,651,397	14,303,581	6,626,056	8,291,355
Total assets	228,345,659	210,705,093	156,371,625	150,459,600
EQUITY AND LIABILITIES				
Equity and reserves				
Share capital	106,042,887	106,042,887	106,042,887	106,042,887
Retained earnings	53,731,286	37,009,417	22,495,633	15,143,452
Total equity and reserves	159,774,173	143,052,304	128,538,520	121,186,339
Non-current liabilities	59,166,901	22,185,608	22,166,901	22,185,608
Current liabilities	9,404,585	45,467,181	5,666,204	7,087,653
Total liabilities	68,571,486	67,652,789	27,833,105	29,273,261
Total equity and liabilities	228,345,659	210,705,093	156,371,625	150,459,600
NAV per share [Rs]	11.60	10.38	9.33	8.80

CONDENSED STATEMENTS OF CASH FLOWS

	THE GROUP		THE COMPANY	
	Audited	Audited	Audited	Audited
	Year Ended	Year Ended	Year Ended	Year Ended
	30-Jun-23	30-Jun-22	30-Jun-23	30-Jun-22
Net cash flows from operating activities	9,526,709	4,740,263	6,450,165	423,991
Net cash flows from investing activities	(139,838)	(648,115)	(51,400)	6,606,441
Net cash flows from financing activities	(7,716,072)	(5,649,267)	(7,716,072)	(5,649,267)
Movement in cash & cash equivalents	1,670,799	(1,557,119)	(1,317,307)	1,381,165
As at Jul 01,	9,847,872	11,404,991	6,173,883	4,792,718
(Decrease) / increase	1,670,799	(1,557,119)	(1,317,307)	1,381,165
Acquired on business combination	—	—	—	—
As at Jun 30,	11,518,671	9,847,872	4,856,576	6,173,883

Notes

These condensed financial statements for the year ended June 30, 2023 have been extracted from the Group audited financial statements. These audited condensed financial statements are issued pursuant to DEM Rule 18 and the Securities Act 2005. The Board of Directors of Novus Properties Ltd accepts full responsibility for the accuracy of the information contained in these audited condensed financial statements. Both copies of the audited condensed financial statements and the statement of direct and indirect interests of Insiders, pursuant to Rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 are available free of charge upon request from the Company Secretary: c/o NWT Secretarial Services Ltd, 6/7th Floor, Dias Pier Building, Le Caudan Waterfront, Caudan, Port-Louis, 11307.

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CONDENSED STATEMENTS OF COMPREHENSIVE INCOME

	THE GROUP		THE COMPANY	
	Audited	Restated	Audited	Restated
	Year Ended	Year Ended	Year Ended	Year Ended
	30-Jun-23	30-Jun-22	30-Jun-23	30-Jun-22
Revenue	16,250,666	14,573,836	8,198,401	6,999,486
Operating Profit	14,790,542	13,999,600	8,506,444	11,334,265
Administrative expenses	(3,419,101)	(3,503,136)	(2,749,587)	(2,693,064)
Finance costs	(3,814,898)	(2,749,076)	(1,422,315)	(1,025,079)
	7,556,543	7,747,388	4,334,542	7,616,122
Fair Value adjustment	15,300,000	2,700,000	8,700,000	1,300,000
Gain on bargain purchase	—	—	—	—
Acquisition costs	—	—	—	—
Profit before tax	22,856,543	10,447,388	13,034,542	8,916,122
Income tax (expense) / credit	(623,194)	(576,113)	(170,881)	(81,904)
Profit for the year	22,233,349	9,871,275	12,863,661	8,834,218
Earnings per share [Re]	1.61	0.72	0.93	0.64

STATEMENTS OF

	THE GROUP			THE COMPANY		
	Share Capital	Retained Earnings	Total	Share Capital	Retained Earnings	Total
As at Jul 01, 2021	106,042,887	32,344,014	138,386,901	106,042,887	11,515,105	117,557,992
Profit for the year	—	9,901,309	9,901,309	—	8,864,253	8,864,253
Dividends declared	—	(5,235,906)	(5,235,906)	—	(5,235,906)	(5,235,906)
As at Jun 30, 2022	106,042,887	37,009,417	143,052,304	106,042,887	15,143,452	121,186,339
As at Jul 01, 2022	106,042,887	37,009,417	143,052,304	106,042,887	15,143,452	121,186,339
Profit for the year	—	22,233,349	22,233,349	—	12,863,661	12,863,661
Dividends declared	—	(5,511,480)	(5,511,480)	—	(5,511,480)	(5,511,480)
As at Jun 30, 2023	106,042,887	53,731,286	159,774,173	106,042,887	22,495,633	128,538,520

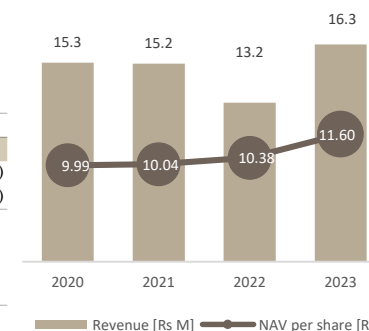
Financial Review

Total rental income for the year FY23 increased by 11.5% from 2022 in line with improved occupancy and inflation-linked increases. However, renovation costs have impacted the Administrative costs while the finance costs increased by 39% due to significant increase in the Key Rate during the year, leading to a decrease in our operational profits by 2.5%. Our assets were also independently valued for the year leading to net revaluation gain of Rs13.1M. A final dividend of Re0.22 per share was declared for FY23.

Operational Update

There were significant improvements made to the assets since January 2023, in an attempt to improve our occupancy rates. This strategy has been successful since our occupancy has reached 100% at time of writing. Changes were made to the Syndic management of our Grand Bay asset, and NOVUS has benefitted from improved resource efficiencies at the facility.

By order of the Board; NWT Secretarial Services Ltd, Corporate Secretary; This 29th September 2023



NOVUS PROPERTIES LTD AND ITS SUBSIDIARIES

Unaudited Condensed Financial Statements for the Three Months and Quarter Ended Sep 30, 2023



Figures presented are in Mauritian Rupees

CONDENSED STATEMENTS OF FINANCIAL POSITION

	THE GROUP		THE COMPANY	
	Unaudited as at 30/Sep/23	Audited as at 30/Jun/23	Unaudited as at 30/Sep/23	Audited as at 30/Jun/23
ASSETS				
Non-current assets	212,846,163	212,694,262	150,216,524	149,745,569
Current assets	17,499,148	15,651,397	6,916,528	6,626,056
Total assets	230,345,311	228,345,659	157,133,052	156,371,625
EQUITY AND LIABILITIES				
Equity and reserves				
Share capital	106,042,887	106,042,887	106,042,887	106,042,887
Retained earnings	55,852,895	53,731,286	23,441,487	22,495,633
Total equity and reserves	161,895,782	159,774,173	129,484,374	128,538,520
Non-current liabilities	59,166,901	59,166,901	22,166,901	22,166,901
Current liabilities	9,282,628	9,404,585	5,481,777	5,666,204
Total liabilities	68,449,529	68,571,486	27,648,678	27,833,105
Total equity and liabilities	230,345,311	228,345,659	157,133,052	156,371,625
NAV per share [Rs]	11.75	11.60	9.40	9.33

CONDENSED STATEMENTS OF CASH FLOWS

	THE GROUP		THE COMPANY	
	Unaudited 3 months to 30/Sep/23	Unaudited 3 months to 30/Sep/22	Unaudited 3 months to 30/Sep/23	Unaudited 3 months to 30/Sep/22
Net cash flows from operating activities	2,494,621	3,125,665	1,500,209	1,768,128
Net cash flows from investing activities	(240,900)	(88,437)	(240,900)	—
Net cash flows from financing activities	—	(5,235,906)	—	(5,235,906)
Movement in cash & cash equivalents	2,253,721	(2,198,678)	1,259,310	(3,467,777)
As at Jul 01,	11,518,697	9,847,871	4,856,601	6,173,882
Decrease	2,253,721	(2,198,678)	1,259,309	(3,467,777)
As at Sep 30,	13,772,418	7,649,193	6,115,910	2,706,105

Notes

The above condensed financial statements for the three months and quarter ended Sep 30, 2023 are unaudited. They have been prepared using the same accounting policies set out in the audited financial statements of the Group and the Company for the year ended June 30, 2023. These unaudited condensed financial statements are issued pursuant to DEM Rule 17 and the Securities Act 2005. The Board of Directors of Novus Properties Ltd accepts full responsibility for the accuracy of the information contained in these unaudited condensed financial statements. Both copies of the audited condensed financial statements and the statement of direct and indirect interests of Insiders, pursuant to Rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 are available free of charge upon request from the Company Secretary: c/o NWT Secretarial Services Ltd, 6/7th Floor, Dias Pier Building, Le Caudan Waterfront, Caudan, Port Louis, 11307.

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CONDENSED STATEMENTS OF COMPREHENSIVE INCOME

	THE GROUP		THE COMPANY	
	Unaudited 3 months to 30/Sep/23	Unaudited 3 months to 30/Sep/22	Unaudited 3 months to 30/Sep/23	Unaudited 3 months to 30/Sep/22
Revenue	4,936,094	3,594,980	2,776,946	1,725,092
Operating Profit	4,004,850	2,995,300	1,865,768	1,853,833
Administrative expenses	(602,746)	(822,680)	(494,832)	(695,731)
Finance costs	(1,139,993)	(743,561)	(425,082)	(277,260)
	2,262,111	1,429,059	945,854	880,842
Profit before tax	2,262,111	1,429,059	945,854	880,842
Income tax expense	(140,502)	(150,280)	—	—
Profit for the quarter	2,121,609	1,278,779	945,854	880,842
Earnings per share [Re]	0.15	0.09	0.07	0.06

STATEMENTS OF

	THE GROUP			THE COMPANY		
	Share Capital	Retained Earnings	Total	Share Capital	Retained Earnings	Total
As at Jul 01, 2022	106,042,887	35,639,948	141,682,835	106,042,887	14,282,093	120,324,980
Profit for the quarter	—	1,278,779	1,278,779	—	880,842	880,842
As at Sep 30, 2022	106,042,887	36,918,727	142,961,614	106,042,887	15,162,935	121,205,822
As at Jul 01, 2023	106,042,887	53,731,286	159,774,173	106,042,887	22,495,633	128,538,520
Profit for the quarter	—	2,121,609	2,121,609	—	945,854	945,854
Dividends declared	—	—	—	—	—	—
As at Sep 30, 2023	106,042,887	55,852,895	161,895,782	106,042,887	23,441,487	129,484,374

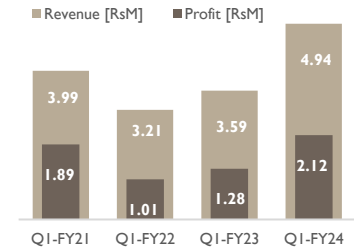
Financial Review

Rental revenue was up by 37% compared to the corresponding quarter last year due to better occupancy rate and inflation-linked increases. Except for the finance cost which have gone up, the overall costs of the company has been well maintained leading to an increase in profitability by 66% from last year. The Net Asset Value for the Company also increased by 25% after dividend payments.

Operational Update

Occupancy is now at 100% and the management is looking at improving the rental revenue.

By order of the Board; NWT Secretarial Services Ltd, Corporate Secretary; This 15 November 2023



NOVUS PROPERTIES LTD AND ITS SUBSIDIARIES

Unaudited Condensed Financial Statements for the Six Months and Quarter Ended Dec 31, 2023



Figures presented are in Mauritian Rupees

CONDENSED STATEMENTS OF FINANCIAL POSITION

	THE GROUP		THE COMPANY	
	Unaudited	Audited	Unaudited	Audited
	31/Dec/23	30/Jun/23	31/Dec/23	30/Jun/23
ASSETS				
Non-current assets	212,753,694	212,694,262	150,443,986	149,745,569
Current assets	17,261,088	15,651,397	5,028,535	6,619,435
Total assets	230,014,782	228,345,659	155,472,521	156,365,004
EQUITY AND LIABILITIES				
Equity and reserves				
Share capital	106,042,887	106,042,887	106,042,887	106,042,887
Retained earnings	58,374,835	53,731,286	24,780,156	22,495,633
Total equity and reserves	164,417,722	159,774,173	130,823,043	128,538,520
Non-current liabilities	59,166,901	59,166,901	22,166,901	22,166,901
Current liabilities	6,430,159	9,404,585	2,482,577	5,659,583
Total liabilities	65,597,060	68,571,486	24,649,478	27,826,484
Total equity and liabilities	230,014,782	228,345,659	155,472,521	156,365,004
NAV per share [Rs]	11.93	11.60	9.49	9.33

CONDENSED STATEMENTS OF CASH FLOWS

	THE GROUP		THE COMPANY	
	Unaudited	Unaudited	Unaudited	Unaudited
	6 months to	6 months to	6 months to	6 months to
	31/Dec/23	31/Dec/22	31/Dec/23	31/Dec/22
Net cash flows from operating activities	4,851,206	4,785,380	2,344,966	2,971,344
Net cash flows from investing activities	(240,900)	(119,837)	(240,900)	(31,400)
Net cash flows from financing activities	(3,031,314)	(5,217,100)	(3,031,314)	(5,217,100)
Movement in cash & cash equivalent:	1,578,992	(551,557)	(927,248)	(2,277,156)
As at Jul 01,	11,518,697	9,847,871	4,856,601	6,173,882
(Decrease) / increase	1,578,992	(551,557)	(927,248)	(2,277,156)
As at Dec 31,	13,097,689	9,296,314	3,929,353	3,896,726

NOTES
The above condensed financial statements for the six months and quarter ended Dec 31, 2023 are unaudited. They have been prepared using the same accounting policies set out in the audited financial statements of the Group and the Company for the year ended June 30, 2023. These unaudited condensed financial statements are issued pursuant to DEM Rule 17 and the Securities Act 2005. The Board of Directors of Novus Properties Ltd accepts full responsibility for the accuracy of the information contained in these unaudited condensed financial statements. Both copies of the audited condensed financial statements and the statement of direct and indirect interests of Insiders, pursuant to Rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 are available free of charge upon request from the Company Secretary; c/o NWT Secretarial Services Ltd, 6/7th Floor, Dias Pier Building, Le Caudan Waterfront, Caudan, Port-Louis, 11307.

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CONDENSED STATEMENTS OF COMPREHENSIVE INCOME

	THE GROUP				THE COMPANY			
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited
	3 months to	3 months to	6 months to	6 months to	3 months to	3 months to	6 months to	6 months to
	31/Dec/23	31/Dec/22	31/Dec/23	31/Dec/22	31/Dec/23	31/Dec/22	31/Dec/23	31/Dec/22
Revenue	4,073,727	3,649,666	9,009,821	7,244,646	1,398,109	1,779,778	4,175,055	3,504,870
Operating Profit	4,446,133	3,480,963	8,450,983	6,476,263	2,319,009	1,929,892	4,184,777	3,783,725
Administrative expenses	(663,297)	(1,058,444)	(1,266,043)	(1,881,124)	(555,258)	(944,895)	(1,050,090)	(1,640,626)
Finance costs	(1,139,993)	(937,131)	(2,279,986)	(1,680,692)	(425,082)	(349,439)	(850,164)	(626,699)
Profit before tax	2,642,843	1,485,388	4,904,954	2,914,447	1,338,669	635,558	2,284,523	1,516,400
Income tax expense	(120,903)	(69,569)	(261,405)	(219,849)	—	—	—	—
Profit for the period	2,521,940	1,415,819	4,643,549	2,694,598	1,338,669	635,558	2,284,523	1,516,400
Earnings per share [Re]	0.18	0.10	0.34	0.20	0.10	0.05	0.17	0.11

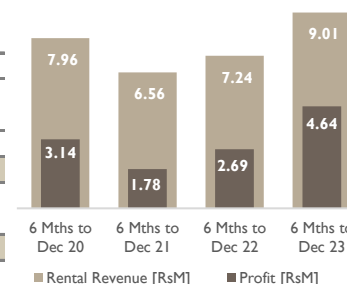
STATEMENTS OF

CHANGES IN EQUITY	THE GROUP			THE COMPANY		
	Share Capital	Retained Earnings	Total	Share Capital	Retained Earnings	Total
As at Jul 01, 2022	106,042,887	35,639,948	141,682,835	106,042,887	14,282,093	120,324,980
Profit for the period	—	2,694,598	2,694,598	—	1,516,400	1,516,400
Dividends declared	—	—	—	—	—	—
As at Dec 31, 2022	106,042,887	38,334,546	144,377,433	106,042,887	15,798,493	121,841,380
As at Jul 01, 2023	106,042,887	53,731,286	159,774,173	106,042,887	22,495,633	128,538,520
Profit for the period	—	4,643,549	4,643,549	—	2,284,523	2,284,523
Dividends declared	—	—	—	—	—	—
As at Dec 31, 2023	106,042,887	58,374,835	164,417,722	106,042,887	24,780,156	130,823,043

Financial and Operational Review

The board is pleased to present the financials for the quarter ended 31 December 2023. Our turnover has grown by 11% compared to the same quarter last year and 24% for the semester, reflecting the inflation-linked increases in rental coupled with improvement in occupancy rates. Our cost structure has reduced with proper monitoring of expenditure. This resulted in an increase in operating profit by 27% compared to the same quarter last year. However, while administrative costs also decreased, our finance costs were impacted by the increase in Key Rate. Overall, our profitability has improved by 70% for this semester ended 31 December 2023. The board has also declared an interim dividend of Re 0.25 per share.

Operationally, we are currently running at more than 95% occupancy rates and our rental rates have been optimised with new tenants and enhanced assets with timely maintenance and upgrades. Management is currently looking at enhancing the financial efficiency of the Group with debt reduction coupled with some assets realisation.



BY ORDER OF THE BOARD; NWT Secretarial Services Ltd, Corporate Secretary; This 13th February 2024