

# CAUDAN DEVELOPMENT LIMITED

ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS

DECEMBER 31st 2018



## STATEMENTS OF FINANCIAL POSITION

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	31 Dec 18	31 Dec 17	30 Jun 18	31 Dec 18	31 Dec 17	30 Jun 18
MRS000						
<b>Assets</b>						
<b>Non-current assets</b>						
Investment property	4,487,078	3,941,250	4,142,153	4,186,492	3,572,394	3,841,567
Other non-current assets	285,561	180,821	243,969	94,326	62,132	60,107
	4,772,639	4,122,071	4,386,122	4,280,818	3,634,526	3,901,674
<b>Current assets</b>						
	136,422	198,102	154,037	249,903	322,007	271,614
<b>Total assets</b>	4,909,061	4,320,173	4,540,159	4,530,721	3,956,533	4,173,288
<b>Equity and liabilities</b>						
<b>Capital and reserves attributable to owners of the parent</b>						
Share capital	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Other reserves	(172)	(171)	(172)	-	-	-
Retained earnings	1,994,447	1,990,157	1,958,312	1,532,637	1,535,150	1,501,646
<b>Total equity</b>	3,994,275	3,989,986	3,958,140	3,532,637	3,535,150	3,501,646
<b>Liabilities</b>						
<b>Non-current liabilities</b>						
Other non-current liabilities	194,346	170,245	189,027	128,339	113,473	124,924
<b>Current liabilities</b>						
Borrowings	418,969	-	48,385	430,501	-	53,432
Other current liabilities	301,471	159,942	344,607	439,244	307,910	493,286
	720,440	159,942	392,992	869,745	307,910	546,718
<b>Total liabilities</b>	914,786	330,187	582,019	998,084	421,383	671,642
<b>Total equity and liabilities</b>	4,909,061	4,320,173	4,540,159	4,530,721	3,956,533	4,173,288
MRS						
Net assets per share	1.997	1.995	1.979	1.766	1.768	1.751
No.000						
Number of shares in issue	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000

## STATEMENTS OF CASH FLOWS

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	6 mths to 31 Dec 18	6 mths to 31 Dec 17	Year to 30 Jun 18	6 mths to 31 Dec 18	6 mths to 31 Dec 17	Year to 30 Jun 18
MRS000						
Net cash generated from operating activities	68,734	80,500	161,722	59,425	61,108	117,483
Net cash used in investing activities	(358,770)	(105,145)	(269,843)	(356,084)	(97,035)	(218,022)
Net cash (used in)/generated from financing activities	(79,904)	24,737	59,579	(48,254)	35,908	52,058
Net (decrease)/increase in cash and cash equivalents	(369,940)	92	(48,542)	(344,913)	(19)	(48,481)
Cash and cash equivalents at beginning of the year	(48,105)	305	305	(48,235)	165	165
Effect of foreign exchange rate changes	-	76	132	-	14	81
Cash and cash equivalents at end of the period/year	(418,045)	473	(48,105)	(393,148)	160	(48,235)
<b>Analysis of cash and cash equivalents</b>						
Bank and cash balances	828	473	280	557	160	147
Bank overdrafts	(418,873)	-	(48,385)	(393,705)	-	(48,382)
	(418,045)	473	(48,105)	(393,148)	160	(48,235)

### Notes

The abridged interim financial statements for the quarter ended December 31st 2018 are unaudited and have been prepared using the same accounting policies and methods of computation followed per the audited financial statements for the year ended June 30th 2018 and comply with IAS 34, except for the adoption of new International Financial Reporting Standards which are now effective.

### Results

The decrease in profit to MRS36.1m vis a vis last year's MRS55.0m, was attributable to the start up operations of the Caudan Arts Centre and catering activities, finance costs incurred during the period versus finance income generated at the beginning of last year. Moreover, our operations during the period continued to be adversely affected by the difficult trading conditions and high levels of vacancy, in line with our repositioning and tenant mix strategy. You will also recall that the corresponding period last year benefitted from the reversals of certain provision for bad debts. On the other hand, our security segment registered a profit after tax of MRS4.0m compared to MRS0.7m last year. Notwithstanding the above, we remain confident of our future prospects, as we continue our negotiations with potential tenants to fill the vacant units and expand our business lines with the operations of the Arts Centre.

### Phase III

The Caudan Arts Centre (CAC) was partially handed over at the end of November 2018 with the theatre opening as scheduled on 1st December 2018. Total amount capitalised at the balance sheet date in respect of CAC amounted to MRS860.0m.

### Indebtedness

The group started the year with a net debt of MRS48.1m which by December 31st 2018, had increased substantially to MRS418.0m in line with capital expenditure incurred in respect of Phase III construction works.

### Earnings per share

The earnings per share has been calculated based on:

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	6 mths to 31 Dec 18	6 mths to 31 Dec 17	3 mths to 31 Dec 18	3 mths to 31 Dec 17	Year to 30 Jun 18	Year to 30 Jun 18
MRS000						
Group profit attributable to owners of the parent	36,135	54,967	14,117	27,964	103,584	103,584
Weighted average number of shares in issue during the period/year (thousands)	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Adjusted earnings per share is calculated on the basis of the group profit for the period/year excluding net gain from fair value adjustment on investment property divided by the number of shares in issue and ranking for dividends.						
Profit attributable to owners of the parent	36,135	54,967	14,117	27,964	103,584	103,584
Net gain from fair value adjustment on investment property (net of deferred tax)	-	-	-	-	(7,000)	(7,000)
Adjusted earnings attributable to owners of the parent	36,135	54,967	14,117	27,964	96,584	96,584
Weighted average number of shares in issue during the period/year (thousands)	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000

## STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	UNAUDITED			THE GROUP			UNAUDITED			THE COMPANY			
	6 mths to 31 Dec 18	6 mths to 31 Dec 17	3 mths to 31 Dec 18	3 mths to 31 Dec 17	Year to 30 Jun 18	6 mths to 31 Dec 18	6 mths to 31 Dec 17	3 mths to 31 Dec 18	3 mths to 31 Dec 17	Year to 30 Jun 18	6 mths to 31 Dec 18	6 mths to 31 Dec 17	Year to 30 Jun 18
MRS000													
Revenue	238,144	243,184	121,071	122,700	481,870	98,215	99,390	49,715	50,837	196,370			
Net gain from fair value adjustment on investment property	-	-	-	-	12,786	-	-	-	-	12,801			
Operating expenses	(189,751)	(179,938)	(101,609)	(91,023)	(357,107)	(62,346)	(50,728)	(35,789)	(24,783)	(99,906)			
Operating profit	48,393	63,246	19,462	31,677	137,549	35,869	48,662	13,926	26,054	109,265			
Net finance (costs)/income	(6,241)	2,134	(4,454)	761	2,738	(1,421)	5,633	(2,066)	2,354	11,430			
Profit before income tax	42,152	65,380	15,008	32,438	140,287	34,448	54,295	11,860	28,408	120,695			
Taxation	(6,017)	(10,413)	(891)	(4,474)	(36,703)	(3,457)	(8,361)	494	(3,799)	(27,552)			
Profit for the period/year attributable to owners of the parent	36,135	54,967	14,117	27,964	103,584	30,991	45,934	12,354	24,609	93,143			
Other comprehensive income:													
Items that will not be reclassified to profit or loss:													
Remeasurement of retirement benefit obligations, net of deferred tax	-	-	-	-	(462)	-	-	-	-	(713)			
Items that may be reclassified subsequently to profit or loss:													
Exchange difference on translating foreign operations	-	(6)	2	-	(7)	-	-	-	-	-			
Other comprehensive income for the period/year attributable to owners of the parent	-	(6)	2	-	(469)	-	-	-	-	(713)			
Total comprehensive income for the period/year attributable to owners of the parent	36,135	54,961	14,119	27,964	103,115	30,991	45,934	12,354	24,609	92,430			
MRE													
Earnings per share	0.018	0.027	0.007	0.014	0.052								
Adjusted earnings per share	0.018	0.027	0.007	0.014	0.048								

## STATEMENTS OF CHANGES IN EQUITY

	Share Capital	Other Reserves	Retained Earnings	Total Equity
MRS000				
<b>Attributable to owners of the parent</b>				
<b>T H E G R O U P</b>				
At July 1st 2017	2,000,000	(165)	1,935,190	3,935,025
Profit for the period	-	-	54,967	54,967
Other comprehensive income for the period	-	(6)	-	(6)
At December 31st 2017	2,000,000	(171)	1,990,157	3,989,986
At July 1st 2018	2,000,000	(165)	1,935,190	3,935,025
Profit for the year	-	-	103,584	103,584
Dividends	-	-	(80,000)	(80,000)
Other comprehensive income for the year	-	(7)	(462)	(469)
At June 30th 2018	2,000,000	(172)	1,958,312	3,958,140
At July 1st 2018	2,000,000	(172)	1,958,312	3,958,140
Profit for the period	-	-	36,135	36,135
<b>At December 31st 2018</b>	<b>2,000,000</b>	<b>(172)</b>	<b>1,994,447</b>	<b>3,994,275</b>
<b>T H E C O M P A N Y</b>				
At July 1st 2017	2,000,000	-	1,489,216	3,489,216
Profit for the period	-	-	45,934	45,934
At December 31st 2017	2,000,000	-	1,535,150	3,535,150
At July 1st 2018	2,000,000	-	1,489,216	3,489,216
Profit for the year	-	-	93,143	93,143
Dividends	-	-	(80,000)	(80,000)
Other comprehensive income for the year	-	-	(713)	(713)
At June 30th 2018	2,000,000	-	1,501,646	3,501,646
At July 1st 2018	2,000,000	-	1,501,646	3,501,646
Profit for the period	-	-	30,991	30,991
<b>At December 31st 2018</b>	<b>2,000,000</b>	<b>-</b>	<b>1,532,637</b>	<b>3,532,637</b>
<b>Segment Reporting</b>				
	Property	Security	Eliminations	Total
MRS000				
<b>December 31st 2018</b>				
External sales	118,318	119,826	-	238,144
Intersegment sales	2,400	13,264	(15,664)	-
Total revenue	120,718	133,090	(15,664)	238,144
Segment result	44,925	4,127	(659)	48,393
<b>December 31st 2017</b>				
External sales	120,445	122,739	-	243,184
Intersegment sales	2,400	9,420	(11,820)	-
Total revenue	122,845	132,159	(11,820)	243,184
Segment result	62,780	472	(6)	63,246
<b>June 30th 2018</b>				
External sales	237,798	244,072	-	481,870
Intersegment sales	4,800	18,151	(22,951)	-
Total revenue	242,598	262,223	(22,951)	481,870
Segment result	137,407	142	-	137,549

The statement of direct and indirect interests of officers pursuant to rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 is available upon request from the secretary, free of charge, at Caudan Development Limited, c/o Promotion and Development Ltd, 8th Floor, Dias Pier, Le Caudan Waterfront, Port Louis.

These abridged unaudited interim financial statements were approved for issue by the Board of Directors on February 12th 2019.

By order of the board

Jocelyne Martin

Secretary

February 12th 2019

These abridged unaudited interim financial statements are issued pursuant to listing rule 12.20 and section 88 of the Securities Act 2005.

The Board of Directors of Caudan Development Limited accepts full responsibility for the accuracy of the information contained in these abridged unaudited interim financial statements.

Copies of the abridged unaudited interim financial statements are available, upon request from the secretary, free of charge, at Caudan Development Limited, c/o Promotion and Development Ltd, 8th Floor, Dias Pier, Le Caudan Waterfront, Port Louis.