

CAUDAN DEVELOPMENT LIMITED

ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS

MARCH 31st 2019



STATEMENTS OF FINANCIAL POSITION

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	9 mths to 31 Mar 19	9 mths to 31 Mar 18	3 mths to 30 Jun 18	9 mths to 31 Mar 19	9 mths to 31 Mar 18	3 mths to 30 Jun 18
MRS000						
Assets						
Non-current assets						
Investment property	4,494,158	4,014,818	4,142,153	4,193,572	3,645,962	3,841,567
Other non-current assets	300,815	177,039	243,969	100,277	61,145	60,107
	4,794,973	4,191,857	4,386,122	4,293,849	3,707,107	3,901,674
Current assets						
Other current assets	125,089	162,473	154,037	226,778	281,535	271,614
Total assets	4,920,062	4,354,330	4,540,159	4,520,627	3,988,642	4,173,288
Equity and liabilities						
Capital and reserves attributable to owners of the parent						
Share capital	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Other reserves	(172)	(172)	(172)	-	-	-
Retained earnings	2,002,322	2,017,089	1,958,312	1,540,489	1,560,995	1,501,646
Total equity	4,002,150	4,016,917	3,958,140	3,540,489	3,560,995	3,501,646
Liabilities						
Non-current liabilities						
Borrowings	520,000	-	-	520,000	-	-
Other non-current liabilities	196,344	172,443	189,027	129,502	114,257	124,924
	716,344	172,443	189,027	649,502	114,257	124,924
Current liabilities						
Borrowings	44,924	2,245	48,385	35,351	-	53,432
Other current liabilities	156,644	162,725	344,607	295,285	313,390	493,286
	201,568	164,970	392,992	330,636	313,390	546,718
Total liabilities	917,912	337,413	582,019	980,138	427,647	671,642
Total equity and liabilities	4,920,062	4,354,330	4,540,159	4,520,627	3,988,642	4,173,288
MRS						
Net assets per share	2.001	2.008	1.979	1.770	1.780	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
	9 mths to 31 Mar 19	9 mths to 31 Mar 18	Year to 30 Jun 18	9 mths to 31 Mar 19	9 mths to 31 Mar 18	Year to 30 Jun 18
MRS000						
Net cash generated from operating activities	41,626	113,972	161,722	40,769	91,999	117,483
Net cash used in investing activities	(477,780)	(175,906)	(269,843)	(462,344)	(137,446)	(218,022)
Net cash generated from financing activities	439,950	59,579	59,579	453,746	45,433	52,058
Net increase/(decrease) in cash and cash equivalents	3,796	(2,355)	(48,542)	32,171	(14)	(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	77	106	132	-	35	81
Cash and cash equivalents at end of the period/year	(44,232)	(1,944)	(48,105)	(16,064)	186	(48,235)
Analysis of cash and cash equivalents						
Bank and cash balances	596	301	280	491	186	147
Bank overdrafts	(44,828)	(2,245)	(48,385)	(16,555)	-	(48,382)
	(44,232)	(1,944)	(48,105)	(16,064)	186	(48,235)

Notes

The abridged interim financial statements for the quarter ended March 31st 2019 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 MRS44.0m vis a vis last year's MRS81.9m, 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. Furthermore, last year benefitted from the reversals of certain provision for bad debts. Our operations during the period continued to be adversely affected by the high levels of vacancy, in line with our repositioning and tenant mix strategy. 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 MRS867.1m.

Indebtedness

Net debt at March 31st 2019 stood at MRS564.3m compared to MRS48.1m at the beginning of the year, 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:

	UNAUDITED			THE GROUP		
	9 mths to 31 Mar 19	9 mths to 31 Mar 18	3 mths to 31 Mar 19	3 mths to 31 Mar 18	Year to 30 Jun 18	
MRS000						
Group profit attributable to owners of the parent	44,010	81,899	7,875	26,932	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	
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	44,010	81,899	7,875	26,932	103,584	
Net gain from fair value adjustment on investment property (net of deferred tax)	-	-	-	-	(7,000)	
Adjusted earnings attributable to owners of the parent	44,010	81,899	7,875	26,932	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	

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	UNAUDITED			THE GROUP		
	9 mths to 31 Mar 19	9 mths to 31 Mar 18	3 mths to 31 Mar 19	3 mths to 31 Mar 18	Year to 30 Jun 18	3 mths to 30 Jun 18
MRS000						
Revenue	358,534	362,294	120,390	119,110	481,870	148,346
Net gain from fair value adjustment on investment property	-	-	-	-	12,786	-
Operating expenses	(293,602)	(266,866)	(103,851)	(86,928)	(357,107)	(98,909)
Operating profit	64,932	95,428	16,539	32,182	137,549	49,437
Net finance (costs)/income	(13,204)	2,633	(6,963)	499	2,738	(5,811)
Profit before income tax	51,728	98,061	9,576	32,681	140,287	43,626
Taxation	(7,718)	(16,162)	(1,701)	(5,749)	(36,703)	(4,783)
Profit for the period/year attributable to owners of the parent	44,010	81,899	7,875	26,932	103,584	38,843
Other comprehensive income:						
Items that will not be reclassified to profit or loss:						
Remeasurement of retirement benefit obligations, net of deferred tax	-	-	-	-	(462)	-
Items that may be reclassified subsequently to profit or loss:						
Exchange difference on translating foreign operations	-	(7)	-	(1)	(7)	-
Other comprehensive income for the period/year attributable to owners of the parent	-	(7)	-	(1)	(469)	-
Total comprehensive income for the period/year attributable to owners of the parent	44,010	81,892	7,875	26,931	103,115	38,843
MRE						
Earnings per share	0.022	0.041	0.004	0.013	0.052	
Adjusted earnings per share	0.022	0.041	0.004	0.013	0.048	

STATEMENTS OF CHANGES IN EQUITY

	Share Capital	Other Reserves	Retained Earnings	Total Equity
MRS000				
Attributable to owners of the parent				
THE GROUP				
At July 1st 2017	2,000,000	(165)	1,935,190	3,935,025
Profit for the period	-	-	81,899	81,899
Other comprehensive income for the period	-	(7)	-	(7)
At March 31st 2018	2,000,000	(172)	2,017,089	4,016,917
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	-	-	44,010	44,010
At March 31st 2019	2,000,000	(172)	2,002,322	4,002,150
THE COMPANY				
At July 1st 2017	2,000,000	-	1,489,216	3,489,216
Profit for the period	-	-	71,779	71,779
At March 31st 2018	2,000,000	-	1,560,995	3,560,995
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	-	-	38,843	38,843
At March 31st 2019	2,000,000	-	1,540,489	3,540,489
Segment Reporting				
	Property	Security	Eliminations	Total
MRS000				
March 31st 2019				
External sales	178,521	180,013	-	358,534
Intersegment sales	3,617	18,484	(22,101)	-
Total revenue	182,138	198,497	(22,101)	358,534
Segment result	62,247	3,218	(533)	64,932
March 31st 2018				
External sales	179,165	183,129	-	362,294
Intersegment sales	3,600	13,729	(17,329)	-
Total revenue	182,765	196,858	(17,329)	362,294
Segment result	96,586	(1,152)	(6)	95,428
June 30th 2018				
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, free of charge, from 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 May 13th 2019.

By order of the board

May 13th 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, free of charge, from Caudan Development Limited, c/o Promotion and Development Ltd, 8th Floor, Dias Pier, Le Caudan Waterfront, Port Louis.