

CAUDAN DEVELOPMENT LIMITED

ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS

SEPTEMBER 30th 2017

CAUDAN
DEVELOPMENT

STATEMENTS OF FINANCIAL POSITION

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED		UNAUDITED	AUDITED	
	30 Sep 17	Restated 30 Sep 16	30 Jun 17	30 Sep 17	Restated 30 Sep 16	30 Jun 17
MRS000						
Assets						
Non-current assets						
Investment property	3,886,211	3,712,063	3,834,800	3,517,355	3,342,338	3,465,944
Other non-current assets	182,003	182,790	182,606	63,492	63,964	64,561
	4,068,214	3,894,853	4,017,406	3,580,847	3,406,302	3,530,505
Current assets	217,152	162,631	298,831	339,980	304,200	432,257
Total assets	4,285,366	4,057,484	4,316,237	3,920,827	3,710,502	3,962,762
Equity and liabilities						
Capital and reserves attributable to owners of the parent						
Share capital	2,000,000	1,000,000	2,000,000	2,000,000	1,000,000	2,000,000
Other reserves	(171)	(65)	(165)	-	-	-
Retained earnings	1,962,193	1,953,747	1,935,190	1,510,541	1,526,835	1,489,216
Total equity	3,962,022	2,953,682	3,935,025	3,510,541	2,526,835	3,489,216
Liabilities						
Non-current liabilities						
Borrowings	-	590,250	-	-	590,250	-
Other non-current liabilities	166,400	151,873	163,909	111,111	103,760	110,161
	166,400	742,123	163,909	111,111	694,010	110,161
Current liabilities						
Borrowings	-	244,370	-	-	235,548	-
Other current liabilities	156,944	117,309	217,303	299,175	254,109	363,385
	156,944	361,679	217,303	299,175	489,657	363,385
Total liabilities	323,344	1,103,802	381,212	410,286	1,183,667	473,546
Total equity and liabilities	4,285,366	4,057,484	4,316,237	3,920,827	3,710,502	3,962,762
MRS						
Net assets per share	1.98	2.95	1.97	1.76	2.53	1.74
No.000						
Number of shares	2,000,000	1,000,000	2,000,000	2,000,000	1,000,000	2,000,000

STATEMENTS OF CASH FLOWS

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED		UNAUDITED	AUDITED	
	3 mths to 30 Sep 17	3 mths to 30 Sep 16	Year to 30 Jun 17	3 mths to 30 Sep 17	3 mths to 30 Sep 16	Year to 30 Jun 17
MRS000						
Net cash generated from operating activities	50,814	17,509	132,600	37,542	22,175	86,826
Net cash used in investing activities	(56,817)	(8,434)	(144,814)	(57,848)	(7,905)	(116,769)
Net cash generated from/(used in) financing activities	6,405	(8,860)	42,711	20,753	(8,860)	56,782
Net increase in cash and cash equivalents	402	215	30,497	447	5,410	26,839
Cash and cash equivalents at beginning of the year	305	(30,261)	(30,261)	165	(26,744)	(26,744)
Effect of foreign exchange rate changes	(3)	(95)	69	(32)	(71)	70
Cash and cash equivalents at end of the period/year	704	(30,141)	305	580	(21,405)	165
Analysis of cash and cash equivalents						
Bank and cash balances	704	380	305	580	294	165
Bank overdrafts	-	(30,521)	-	-	(21,699)	-
	704	(30,141)	305	580	(21,405)	165

Notes

The abridged interim financial statements for the quarter ended September 30th 2017 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 2017 and comply with IAS 34.

Results

Our profit for the period increased to MRS27.0m vis a vis last year's MRS12.7m, boosted by our surplus cash position which generated net finance income of MRS1.4m versus finance costs of MRS13.3m incurred last financial year.

Revenue decreased to MRS120.5m (2016: MRS123.5m), reflecting largely the increased vacancy at LCW during the period, following the eviction of tenants with long overdues, subdued trading conditions and heightened competitive pressures which continued to prevail.

On the other hand, a rigorous pursuit of cost control helped to decrease operating expenses to MRS89.2m from MRS95.5m for the same period last year.

Phase III

Construction works for Phase III of Le Caudan Waterfront, the Caudan Arts Centre, are currently under way. At balance sheet date, works capitalised in respect thereof amounted to MRS169.6m.

Indebtedness

At September 30th 2017, the group has no borrowings on its balance sheet. As the payment for Phase III construction works is staggered throughout the construction period, funds of the Rights Issue, raised for that purpose, were used to clear the level of our bank borrowings. Taking into consideration cash and cash equivalents along with group receivables, the adjusted net surplus available to Caudan at September 30th 2017 amounted to MRS53.9m. This is however a transitory situation as Caudan's borrowings will increase in line with the progress of the construction.

Prior year adjustment

Following an actuarial valuation at June 30th 2017, the group and the company have adjusted for an overprovision in respect of other post retirement benefits (gratuity on retirement). The adjustment and its corresponding impact on deferred tax have been recognised with retrospective effect and comparative figures have been restated accordingly.

Earnings per share

The earnings per share has been calculated as follows:

	THE GROUP		
	UNAUDITED	AUDITED	
	Restated	Restated	Restated
	3 mths to 30 Sep 17	3 mths to 30 Sep 16	Year to 30 Jun 17
MRS000			
Group profit attributable to owners of the parent	27,003	12,685	76,137
Weighted average number of shares in issue during the year (thousands)	2,000,000	1,000,000	1,701,370
Adjusted earnings per share is calculated on the basis of the group profit for the year excluding non-recurring item and 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	27,003	12,685	76,137
Net gain from fair value adjustment on investment property (net of deferred tax)	-	-	(2,687)
Non-recurring item	-	-	14,996
Adjusted earnings attributable to owners of the parent	27,003	12,685	88,446
Weighted average number of shares in issue during the year (thousands)	2,000,000	1,000,000	1,701,370

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 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 November 13th 2017.

By order of the board

Jocelyne Martin

Secretary

November 13th 2017

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.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED		UNAUDITED	AUDITED	
	Restated	Restated	Restated	Restated	Restated	Restated
	3 mths to 30 Sep 17	3 mths to 30 Sep 16	Year to 30 Jun 17	3 mths to 30 Sep 17	3 mths to 30 Sep 16	Year to 30 Jun 17
MRS000						
Revenue	120,484	123,519	492,119	48,553	51,096	202,033
Net gain from fair value adjustment on investment property	-	-	3,161	-	-	4,031
Operating expenses	(89,204)	(95,492)	(375,214)	(26,189)	(27,928)	(121,138)
Operating profit	31,280	28,027	120,066	22,364	23,168	84,926
Non-recurring item	-	-	(14,996)	-	-	(14,996)
Net finance income/(costs)	1,373	(13,314)	(10,983)	3,279	(10,250)	(1,032)
Share of profit of joint venture	-	253	-	-	-	-
Profit before tax	32,653	14,966	94,087	25,643	12,918	68,898
Taxation	(5,650)	(2,281)	(17,950)	(4,318)	(1,834)	(13,424)
Profit for the period/year attributable to owners of the parent	27,003	12,685	76,137	21,325	11,084	55,474
Other comprehensive income:						
Items that will not be reclassified to profit or loss:						
Remeasurement of retirement benefit obligations net of deferred tax	-	-	(299)	-	-	(299)
Items that may be reclassified subsequently to profit or loss:						
Exchange difference on translating foreign operation	(6)	-	(100)	-	-	-
Other comprehensive income for the period/year attributable to owners of the parent	(6)	-	(399)	-	-	(299)
Total comprehensive income for the period/year attributable to owners of the parent	26,997	12,685	75,738	21,325	11,084	55,175

MRE

Earnings per share **0.0135** 0.0127 0.0448

Adjusted earnings per share **0.0135** 0.0127 0.0520

STATEMENTS OF CHANGES IN EQUITY

	Share Capital	Other Reserves	Retained Earnings	Total Equity
MRS000				
Attributable to owners of the parent				
At July 1st 2016	819,520	2,797	2,111,680	2,933,997
As previously reported	-	-	7,000	7,000
Prior year adjustment	-	-	-	-
As restated	819,520	2,797	2,118,680	2,940,997
Bonus Issue	180,480	(2,862)	(177,618)	-
Total comprehensive income for the period - restated	-	-	12,685	12,685
At September 30th 2016	1,000,000	(65)	1,953,747	2,953,682

At July 1st 2016

As previously reported	819,520	2,797	2,111,680	2,933,997
Prior year adjustment	-	-	7,000	7,000
As restated	819,520	2,797	2,118,680	2,940,997
Bonus Issue	180,480	(2,862)	(177,618)	-
Rights Issue net of issue costs	1,000,000	-	(1,710)	998,290
Profit for the year	-	-	76,137	76,137
Dividends	-	-	(80,000)	(80,000)
Other comprehensive income for the year	-	(100)	(299)	(399)
At June 30th 2017	2,000,000	(165)	1,935,190	3,935,025

At July 1st 2017

Profit for the period	2,000,000	(165)	1,935,190	3,935,025
Other comprehensive income for the period	-	-	27,003	27,003
At September 30th 2017	2,000,000	(171)	1,962,193	3,962,022

THE COMPANY

At July 1st 2016	819,520	2,862	1,692,654	2,515,036
As previously reported	-	-	715	715
Prior year adjustment	-	-	-	-
As restated	819,520	2,862	1,693,369	2,515,751
Bonus Issue	180,480	(2,862)	(177,618)	-
Total comprehensive income for the period - restated	-	-	11,084	11,084
At September 30th 2016	1,000,000	-	1,526,835	2,526,835

At July 1st 2016

As previously reported	819,520	2,862	1,692,654	2,515,036
Prior year adjustment	-	-	715	715
As restated	819,520	2,862	1,693,369	2,515,751
Bonus Issue	180,480	(2,862)	(177,618)	-
Rights Issue net of issue costs	1,000,000	-	(1,710)	998,290
Profit for the year	-	-	55,474	55,474
Dividends	-	-	(80,000)	(80,000)
Other comprehensive income for the year	-	-	(299)	(299)
At June 30th 2017	2,000,000	-	1,489,216	3,489,216

At July 1st 2017

Other comprehensive income for the period	2,000,000	-	1,489,216	3,489,216
At September 30th 2017	2,000,000	-	1,510,541	3,510,541

Segment Reporting

	Property	Security	Eliminations	Total
MRS000				
September 30th 2017				
External sales	58,760	61,724	-	120,484
Intersegment sales	1,200	4,662	(5,862)	-
Total revenue	59,960	66,386	(5,862)	120,484
Segment result	30,152	1,134	(6)	31,280
September 30th 2016				
External sales	62,301	61,218	-	123,519
Intersegment sales	1,200	4,297	(5,497)	-
Total revenue	63,501	65,515	(5,497)	123,519
Segment result - restated	25,838	2,189	-	28,027

June 30th 2017

External sales	249,234	242,885	-	492,119
Intersegment sales	4,800	19,924	(24,724)	-
Total revenue	254,034	262,809	(24,724)	492,119
Segment result	117,919	2,147	-	120,066