

**CAUDAN DEVELOPMENT LIMITED**  
**ABRIDGED AUDITED FINANCIAL STATEMENTS**  
**JUNE 30th 2015**



**STATEMENTS OF FINANCIAL POSITION**

	THE GROUP		THE COMPANY	
	30-Jun-15 MRs 000	30-Jun-14 MRs 000	30-Jun-15 MRs 000	30-Jun-14 MRs 000
<b>ASSETS</b>				
<b>Non-current assets</b>				
Investment property	3,669,165	3,631,517	3,321,184	3,329,329
Other non-current assets	189,938	188,084	63,522	61,985
	<u>3,859,103</u>	<u>3,819,601</u>	<u>3,384,706</u>	<u>3,391,314</u>
<b>Current assets</b>	128,597	114,776	232,333	148,829
<b>Total assets</b>	<u>3,987,700</u>	<u>3,934,377</u>	<u>3,617,039</u>	<u>3,540,143</u>
<b>EQUITY AND LIABILITIES</b>				
<b>Capital and reserves attributable to owners of the parent</b>				
Share capital	819,520	819,520	819,520	819,520
Other reserves	2,850	2,862	2,862	2,862
Retained earnings	2,099,306	2,098,638	1,665,912	1,660,388
<b>Total equity</b>	<u>2,921,676</u>	<u>2,921,020</u>	<u>2,488,294</u>	<u>2,482,770</u>
<b>LIABILITIES</b>				
<b>Non-current liabilities</b>				
Borrowings	636,500	419,317	636,500	419,317
Other non-current liabilities	155,977	152,522	98,214	95,790
	<u>792,477</u>	<u>571,839</u>	<u>734,714</u>	<u>515,107</u>
<b>Current liabilities</b>				
Borrowings	175,971	357,731	158,798	316,791
Other current liabilities	97,576	83,787	235,233	225,475
	<u>273,547</u>	<u>441,518</u>	<u>394,031</u>	<u>542,266</u>
<b>Total liabilities</b>	<u>1,066,024</u>	<u>1,013,357</u>	<u>1,128,745</u>	<u>1,057,373</u>
<b>Total equity and liabilities</b>	<u>3,987,700</u>	<u>3,934,377</u>	<u>3,617,039</u>	<u>3,540,143</u>
	MRs	MRs	MRs	MRs
Net assets per share	3.565	3.564	3.036	3.029
	No. 000	No. 000	No. 000	No. 000
Number of shares in issue	819,520	819,520	819,520	819,520

**STATEMENTS OF CASH FLOWS**

	THE GROUP		THE COMPANY	
	30-Jun-15 MRs 000	30-Jun-14 MRs 000	30-Jun-15 MRs 000	30-Jun-14 MRs 000
Net cash generated from operating activities	10,667	54,405	11,510	40,803
Net cash (used in)/generated from investing activities	(45,596)	(21,240)	(59,586)	2,653
Net cash generated from/(used in) financing activities	184,838	(198,660)	173,597	(168,102)
Net increase/(decrease) in cash and cash equivalents	149,909	(165,495)	125,521	(124,646)
Cash and cash equivalents at beginning of the year	(288,065)	(122,539)	(247,164)	(122,485)
Effect of foreign exchange rate changes	(60)	(31)	(59)	(33)
Cash and cash equivalents at end of the year	<u>(138,216)</u>	<u>(288,065)</u>	<u>(121,702)</u>	<u>(247,164)</u>
<b>Analysis of cash and cash equivalents</b>				
Bank and cash balances	592	158	96	119
Bank overdrafts	(138,808)	(288,223)	(121,798)	(247,283)
	<u>(138,216)</u>	<u>(288,065)</u>	<u>(121,702)</u>	<u>(247,164)</u>

**Notes**

The abridged financial statements have been audited by Messrs BDO & Co, Chartered Accountants and have been extracted from the audited financial statements for the year ended June 30th 2015 which have been prepared in accordance with International Financial Reporting Standards (IFRSs).

Adjusted profit before tax (excluding the result of associate and net loss from fair value adjustment) decreased from MRs 30.1m in 2014 to MRs 2.3m this year, reflecting the tough environment in which we had to operate. The closure of the foodcourt for renovation works from July to mid-December, costs associated with the launching, major repair works to quay walls and a substantial increase in provision for bad debts following increasing levels of rent arrears are all factors which impeded further a situation already weakened by high levels of vacancy and reduced rentals. The adverse impact was to some extent offset by the reduction in finance costs pursuant to the fall in interest rates. At time of writing, however, we have noted a pick-up in footfall and business activity and a significant improvement in occupancy both in the commercial and office sectors. The directors remain confident of the good upside potential of Caudan.

Our security company reported an increase in profitability from MRs 1.7m in 2014 to MRs 5.2m this year, reflecting an expansion in its activities.

No loss has been recognised in respect of our associate, LCW Casino, and our investment therein has been maintained at nil as it is still in an operating loss situation.

**Earnings per share**

The earnings per share has been calculated as follows:

	THE GROUP	
	Year ended 30-Jun-15 MRs 000	Year ended 30-Jun-14 MRs 000
Group profit attributable to owners of the parent	1,100	43,094
Number of shares in issue and ranking for dividends (thousands)	819,520	819,520

Adjusted earnings per share is calculated on the basis of the group profit for the year, excluding fair value adjustments.

	THE GROUP	
	Year ended 30-Jun-15 MRs 000	Year ended 30-Jun-14 MRs 000
Group profit attributable to owners of the parent	1,100	43,094
Net loss from fair value adjustment on investment property	-	12,874
Deferred income tax thereon	-	(40,372)
Adjusted profit attributable to owners of the parent	1,100	15,596

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 Limited, 8th Floor, Dias Pier Building, Le Caudan Waterfront, Port Louis.

These abridged audited financial statements were approved for issue by the Board of Directors on 29 September 2015.

By order of the board  
Jocelyne Martin  
Secretary  
29 September 2015

*These abridged audited financial statements are issued pursuant to listing rule 12.14 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 audited financial statements.*

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

**STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	THE GROUP		THE COMPANY	
	30-Jun-15 MRs 000	30-Jun-14 MRs 000	30-Jun-15 MRs 000	30-Jun-14 MRs 000
Revenue	461,611	459,439	160,805	161,638
Net (loss)/gain from fair value adjustment on investment property	-	(12,874)	-	46,009
Operating expenses	(404,153)	(370,842)	(106,981)	(85,754)
Operating profit	57,458	75,723	53,824	121,893
Net finance costs	(55,136)	(58,509)	(45,734)	(49,042)
Share of loss of joint venture	(10)	-	-	-
Share of loss of associate	-	(8,418)	-	-
Profit before income tax	2,312	8,796	8,090	72,851
Taxation	(1,212)	34,298	(2,134)	25,858
Profit for the year attributable to owners of the parent	<u>1,100</u>	<u>43,094</u>	<u>5,956</u>	<u>98,709</u>
Other comprehensive income:				
Items that will not be reclassified to profit or loss:				
Remeasurement of retirement benefit obligations net of deferred tax	(432)	(5,188)	(432)	(449)
Items that may be reclassified subsequently to profit or loss:				
Group's share of other comprehensive income of associate	-	(12,207)	-	-
Exchange difference on translating foreign operation	(12)	-	-	-
Other comprehensive income for the year attributable to owners of the parent	<u>(444)</u>	<u>(17,395)</u>	<u>(432)</u>	<u>(449)</u>
Total comprehensive income for the year attributable to owners of the parent	<u>656</u>	<u>25,699</u>	<u>5,524</u>	<u>98,260</u>
	MRe	MRe		
Earnings per share	0.0013	0.0526		
Adjusted earnings per share	0.0013	0.0190		

**STATEMENTS OF CHANGES IN EQUITY**

	Share Capital MRs 000	Other Reserves MRs 000	Retained Earnings MRs 000	Total equity MRs000
<b>Attributable to owners of the parent</b>				
<b>THE GROUP</b>				
Balance as at July 1st 2013	819,520	2,862	2,072,939	2,895,321
Profit for the year	-	-	43,094	43,094
Other comprehensive income	-	-	(17,395)	(17,395)
At June 30th 2014	819,520	2,862	2,098,638	2,921,020
Balance as at July 1st 2014	819,520	2,862	2,098,638	2,921,020
Profit for the year	-	-	1,100	1,100
Other comprehensive income	-	(12)	(432)	(444)
At June 30th 2015	<u>819,520</u>	<u>2,850</u>	<u>2,099,306</u>	<u>2,921,676</u>
<b>THE COMPANY</b>				
Balance as at July 1st 2013	819,520	2,862	1,562,128	2,384,510
Profit for the year	-	-	98,709	98,709
Other comprehensive income	-	-	(449)	(449)
At June 30th 2014	819,520	2,862	1,660,388	2,482,770
Balance as at July 1st 2014	819,520	2,862	1,660,388	2,482,770
Profit for the year	-	-	5,956	5,956
Other comprehensive income	-	-	(432)	(432)
At June 30th 2015	<u>819,520</u>	<u>2,862</u>	<u>1,665,912</u>	<u>2,488,294</u>

**Segment Reporting**

	Property MRs 000	Security MRs 000	Eliminations MRs 000	Total MRs 000
<b>30 June 2015</b>				
External sales	202,175	259,436	-	461,611
Intersegment sales	4,800	20,202	(25,002)	-
Total revenue	<u>206,975</u>	<u>279,638</u>	<u>(25,002)</u>	<u>461,611</u>
Segment result	<u>52,502</u>	<u>5,165</u>	<u>(209)</u>	<u>57,458</u>
<b>30 June 2014</b>				
External sales	212,282	247,157	-	459,439
Intersegment sales	4,800	16,590	(21,390)	-
Total revenue	<u>217,082</u>	<u>263,747</u>	<u>(21,390)</u>	<u>459,439</u>
Segment result before fair value adjustment on investment property	86,984	1,697	(84)	88,597
Net loss from fair value adjustment on investment property	(12,874)	-	-	(12,874)
Segment result after fair value adjustment on investment property	<u>74,110</u>	<u>1,697</u>	<u>(84)</u>	<u>75,723</u>