



**ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS**  
**31 DECEMBER 2008**

**BALANCE SHEETS**

|   | THE GROUP        |                  |                  |                  |                  | THE COMPANY      |         |  |
|---|------------------|------------------|------------------|------------------|------------------|------------------|---------|--|
|   | UNAUDITED        |                  | AUDITED          |                  | UNAUDITED        |                  | AUDITED |  |
|   | 31 DEC 08        | 31 DEC 07        | 30 JUN 08        | 31 DEC 08        | 31 DEC 07        | 30 JUN 08        |         |  |
| MRs 000   | MRs 000          | MRs 000          | MRs 000          | MRs 000          | MRs 000          |                  |         |  |
| <b>ASSETS</b>   |                  |                  |                  |                  |                  |                  |         |  |
| <b>Non-current assets</b>   |                  |                  |                  |                  |                  |                  |         |  |
| Investment property   | 3,340,699        | 2,183,325        | 3,182,427        | 2,717,244        | 1,681,981        | 2,558,972        |         |  |
| Prepaid operating leases  | 501              | 507              | 505              | 501              | 507              | 505              |         |  |
| Property, plant and equipment   | 451,641          | 636,847          | 595,430          | 421,530          | 613,693          | 567,516          |         |  |
| Intangible assets   | 4,170            | 4,204            | 4,210            | -                | -                | -                |         |  |
| Investments in subsidiaries   | -                | -                | -                | 4,347            | 4,347            | 4,347            |         |  |
| Investments in associate  | 28,250           | 22,176           | 22,671           | -                | -                | -                |         |  |
| Available-for-sale financial assets                                       | 47,350           | 53,200           | 52,350           | 47,350           | 53,200           | 52,350           |         |  |
|   | <b>3,872,611</b> | <b>2,900,259</b> | <b>3,857,593</b> | <b>3,190,972</b> | <b>2,353,728</b> | <b>3,183,690</b> |         |  |
| <b>Current assets</b>   | <b>147,595</b>   | <b>105,038</b>   | <b>80,823</b>    | <b>308,956</b>   | <b>298,278</b>   | <b>257,621</b>   |         |  |
| <b>Total assets</b>   | <b>4,020,206</b> | <b>3,005,297</b> | <b>3,938,416</b> | <b>3,499,928</b> | <b>2,652,006</b> | <b>3,441,311</b> |         |  |
| <b>EQUITY AND LIABILITIES</b>   |                  |                  |                  |                  |                  |                  |         |  |
| <b>Capital and reserves attributable to equity holders of the company</b> |                  |                  |                  |                  |                  |                  |         |  |
| Share capital   | 819,520          | 819,520          | 819,520          | 819,520          | 819,520          | 819,520          |         |  |
| Share premium   | 2,862            | 2,862            | 2,862            | 2,862            | 2,862            | 2,862            |         |  |
| Fair value reserve  | 7,350            | 13,200           | 12,350           | 7,350            | 13,200           | 12,350           |         |  |
| Retained earnings   | 1,952,617        | 1,246,040        | 1,907,710        | 1,479,747        | 927,100          | 1,452,888        |         |  |
| Total equity  | <b>2,782,349</b> | <b>2,081,622</b> | <b>2,742,442</b> | <b>2,309,479</b> | <b>1,762,682</b> | <b>2,287,620</b> |         |  |
| <b>Non-current liabilities</b>  |                  |                  |                  |                  |                  |                  |         |  |
| Borrowings  | 674,170          | 349,928          | 586,053          | 674,170          | 349,928          | 586,053          |         |  |
| Deferred income tax liabilities   | 223,686          | 119,032          | 220,500          | 198,678          | 101,260          | 195,947          |         |  |
| Retirement benefit obligations  | 3,688            | 2,266            | 2,703            | 1,876            | 549              | 1,306            |         |  |
|   | <b>901,544</b>   | <b>471,226</b>   | <b>809,256</b>   | <b>874,724</b>   | <b>451,737</b>   | <b>783,306</b>   |         |  |
| <b>Current liabilities</b>  | <b>336,313</b>   | <b>452,449</b>   | <b>386,718</b>   | <b>315,725</b>   | <b>437,587</b>   | <b>370,385</b>   |         |  |
| <b>Total liabilities</b>  | <b>1,237,857</b> | <b>923,675</b>   | <b>1,195,974</b> | <b>1,190,449</b> | <b>889,324</b>   | <b>1,153,691</b> |         |  |
| <b>Total equity and liabilities</b>                                       | <b>4,020,206</b> | <b>3,005,297</b> | <b>3,938,416</b> | <b>3,499,928</b> | <b>2,652,006</b> | <b>3,441,311</b> |         |  |

**STATEMENTS OF CHANGES IN EQUITY**

|   | Share Capital  | Share Premium | Fair value Reserve | Retained Earnings | Total            |
|---|----------------|---------------|--------------------|-------------------|------------------|
|   | MRs000         | MRs000        | MRs000             | MRs000            | MRs000           |
| <b>THE GROUP</b>  |                |               |                    |                   |                  |
| At 1 July 2007  | 819,520        | 2,862         | (2,250)            | 1,203,606         | 2,023,738        |
| Increase in fair value of available-for-sale financial assets | -              | -             | 15,450             | -                 | 15,450           |
| Profit attributable to shareholders                           | -              | -             | -                  | 42,434            | 42,434           |
| At 31 December 2007   | <b>819,520</b> | <b>2,862</b>  | <b>13,200</b>      | <b>1,246,040</b>  | <b>2,081,622</b> |
| At 1 July 2007  | 819,520        | 2,862         | (2,250)            | 1,203,606         | 2,023,738        |
| Increase in fair value of available-for-sale financial assets | -              | -             | 14,600             | -                 | 14,600           |
| Profit attributable to shareholders                           | -              | -             | -                  | 753,275           | 753,275          |
| Dividend proposed   | -              | -             | -                  | (49,171)          | (49,171)         |
| At 30 June 2008   | <b>819,520</b> | <b>2,862</b>  | <b>12,350</b>      | <b>1,907,710</b>  | <b>2,742,442</b> |
| At 1 July 2008  | 819,520        | 2,862         | 12,350             | 1,907,710         | 2,742,442        |
| Decrease in fair value of available-for-sale financial assets | -              | -             | (5,000)            | -                 | (5,000)          |
| Profit attributable to shareholders                           | -              | -             | -                  | 44,907            | 44,907           |
| At 31 December 2008   | <b>819,520</b> | <b>2,862</b>  | <b>7,350</b>       | <b>1,952,617</b>  | <b>2,782,349</b> |
| <b>THE COMPANY</b>  |                |               |                    |                   |                  |
| At 1 July 2007  | 819,520        | 2,862         | (2,250)            | 898,339           | 1,718,471        |
| Increase in fair value of available-for-sale financial assets | -              | -             | 15,450             | -                 | 15,450           |
| Profit attributable to shareholders                           | -              | -             | -                  | 28,761            | 28,761           |
| At 31 December 2007   | <b>819,520</b> | <b>2,862</b>  | <b>13,200</b>      | <b>927,100</b>    | <b>1,762,682</b> |
| At 1 July 2007  | 819,520        | 2,862         | (2,250)            | 898,339           | 1,718,471        |
| Increase in fair value of available-for-sale financial assets | -              | -             | 14,600             | -                 | 14,600           |
| Profit attributable to shareholders                           | -              | -             | -                  | 603,720           | 603,720          |
| Dividend proposed   | -              | -             | -                  | (49,171)          | (49,171)         |
| At 30 June 2008   | <b>819,520</b> | <b>2,862</b>  | <b>12,350</b>      | <b>1,452,888</b>  | <b>2,287,620</b> |
| At 1 July 2008  | 819,520        | 2,862         | 12,350             | 1,452,888         | 2,287,620        |
| Decrease in fair value of available-for-sale financial assets | -              | -             | (5,000)            | -                 | (5,000)          |
| At 31 December 2008   | <b>819,520</b> | <b>2,862</b>  | <b>7,350</b>       | <b>1,479,747</b>  | <b>2,309,479</b> |

**INCOME STATEMENTS**

|  | THE GROUP             |                       |                       |                       |                | THE COMPANY       |                       |                       |                       |                       |
|--|-----------------------|-----------------------|-----------------------|-----------------------|----------------|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|  | UNAUDITED             |                       | AUDITED               |                       |                | UNAUDITED         |                       | AUDITED               |                       |                       |
|  | 3 months to 31 DEC 08 | 6 months to 31 DEC 08 | 3 months to 31 DEC 07 | 6 months to 31 DEC 07 |                | Year to 30 JUN 08 | 3 months to 31 DEC 08 | 6 months to 31 DEC 08 | 3 months to 31 DEC 07 | 6 months to 31 DEC 07 |
| MRs 000  | MRs 000               | MRs 000               | MRs 000               | MRs 000               |                | MRs 000           | MRs 000               | MRs 000               | MRs 000               | MRs 000               |
| Revenue  | 101,236               | 195,328               | 71,583                | 134,604               | 311,380        | 42,021            | 82,485                | 26,311                | 51,769                | 129,182               |
| Net gain from fair value adjustment on investment property | -                     | -                     | -                     | -                     | 751,877        | -                 | -                     | -                     | -                     | 629,766               |
| Operating expenses   | (70,734)              | (128,922)             | (54,291)              | (92,928)              | (197,060)      | (16,531)          | (30,794)              | (12,945)              | (23,459)              | (51,335)              |
| Dividend income  | 600                   | 1,200                 | 600                   | 1,200                 | 3,900          | 600               | 1,200                 | 600                   | 1,200                 | 3,900                 |
| Operating profit   | 31,102                | 67,606                | 17,892                | 42,876                | 870,097        | 26,090            | 52,891                | 13,966                | 29,510                | 711,513               |
| Finance income   | 1,485                 | 2,062                 | 116                   | 210                   | 459            | 3,992             | 7,245                 | 3,393                 | 6,764                 | 13,177                |
| Finance costs  | (14,460)              | (29,864)              | (3,859)               | (7,389)               | (24,799)       | (14,417)          | (29,802)              | (3,858)               | (7,387)               | (24,787)              |
| Finance costs - net  | (12,975)              | (27,802)              | (3,743)               | (7,179)               | (24,340)       | (10,425)          | (22,557)              | (465)                 | (623)                 | (11,610)              |
| Share of profit of associate                               | 6,167                 | 10,322                | 4,739                 | 8,065                 | 13,303         | -                 | -                     | -                     | -                     | -                     |
| Profit before income tax                                   | 24,294                | 50,126                | 18,888                | 43,762                | 859,060        | 15,665            | 30,334                | 13,501                | 28,887                | 699,903               |
| Income tax (expense)/credit                                | (974)                 | (5,219)               | 1,700                 | (1,328)               | (105,785)      | (497)             | (3,475)               | 657                   | (126)                 | (96,183)              |
| Profit for the period/year                                 | <b>23,320</b>         | <b>44,907</b>         | <b>20,588</b>         | <b>42,434</b>         | <b>753,275</b> | <b>15,168</b>     | <b>26,859</b>         | <b>14,158</b>         | <b>28,761</b>         | <b>603,720</b>        |
| Earnings per share   | MRs 0.03              | MRs 0.05              | MRs 0.03              | MRs 0.05              | MRs 0.92       |                   |                       |                       |                       |                       |
| Earnings per share - excluding fair value adjustments      | 0.03                  | 0.05                  | 0.03                  | 0.05                  | 0.12           |                   |                       |                       |                       |                       |
| Number of shares:  | No. 000               | No. 000               | No. 000               | No. 000               | No. 000        |                   |                       |                       |                       |                       |
| In issue and ranking for dividends                         | 819,520               | 819,520               | 819,520               | 819,520               | 819,520        |                   |                       |                       |                       |                       |

**CASH FLOW STATEMENTS**

|  | THE GROUP             |                       |                 | THE COMPANY       |                       |                       |
|--|-----------------------|-----------------------|-----------------|-------------------|-----------------------|-----------------------|
|  | UNAUDITED             | AUDITED               |                 | UNAUDITED         | AUDITED               |                       |
|  | 6 months to 31 DEC 08 | 6 months to 31 DEC 07 |                 | Year to 30 JUN 08 | 6 months to 31 DEC 08 | 6 months to 31 DEC 07 |
| MRs 000  | MRs 000               | MRs 000               |                 | MRs 000           | MRs 000               |                       |
| Net cash generated from operating activities         | 30,420                | 24,494                | 72,154          | 22,299            | 28,296                | 47,380                |
| Net cash used in investing activities                | (67,364)              | (280,097)             | (434,529)       | (59,445)          | (288,594)             | (408,968)             |
| Net cash generated from financing activities         | 66,618                | 252,801               | 327,262         | 64,038            | 252,801               | 326,861               |
| Net increase/(decrease) in cash and cash equivalents | 29,674                | (2,802)               | (35,113)        | 26,892            | (7,497)               | (34,727)              |
| Cash and cash equivalents at beginning of the period | (54,854)              | (19,741)              | (19,741)        | (54,950)          | (20,223)              | (20,223)              |
| Cash and cash equivalents at end of the period       | (25,180)              | (22,543)              | (54,854)        | (28,058)          | (27,720)              | (54,950)              |
| <b>Analysis of cash and cash equivalents</b>         |                       |                       |                 |                   |                       |                       |
| Cash and cash equivalents                            | 3,909                 | 5,779                 | 376             | 1,031             | 602                   | 210                   |
| Bank overdrafts                                      | (29,089)              | (28,322)              | (55,230)        | (29,089)          | (28,322)              | (55,160)              |
|  | <b>(25,180)</b>       | <b>(22,543)</b>       | <b>(54,854)</b> | <b>(28,058)</b>   | <b>(27,720)</b>       | <b>(54,950)</b>       |

**NOTES**

The abridged financial statements for the quarter ended 31 December 2008 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 30 June 2008 and comply with IAS 34.

**Group segment information**

|                    | PROPERTY       | SECURITY      | Eliminations   | Total          |
|--------------------|----------------|---------------|----------------|----------------|
|                    | MRs 000        | MRs 000       | MRs 000        | MRs 000        |
| <b>31 Dec 2008</b> |                |               |                |                |
| External sales     | 111,901        | 83,427        | -              | 195,328        |
| Intersegment sales | 138            | 6,991         | (7,129)        | -              |
| Total revenue      | <b>112,039</b> | <b>90,418</b> | <b>(7,129)</b> | <b>195,328</b> |
| Operating profit   | 62,905         | 3,501         | -              | 66,406         |
| Other income       | 1,200          | -             | -              | 1,200          |
| Segment result     | <b>64,105</b>  | <b>3,501</b>  | <b>-</b>       | <b>67,606</b>  |
| 31 Dec 2007        |                |               |                |                |
| External sales     | 78,857         | 55,747        | -              | 134,604        |
| Intersegment sales | -              | 6,153         | (6,153)        | -              |
| Total revenue      | <b>78,857</b>  | <b>61,900</b> | <b>(6,153)</b> | <b>134,604</b> |
| Operating profit   | 37,911         | 3,765         | -              | 41,676         |
| Other income       | 1,200          | -             | -              | 1,200          |
| Segment result     | <b>39,111</b>  | <b>3,765</b>  | <b>-</b>       | <b>42,876</b>  |

These abridged financial statements were approved for issue by the Board of Directors on 13 February 2009.

|  | THE GROUP             |                       |                       |                       |                | THE COMPANY       |                       |                       |                       |                       |
|--|-----------------------|-----------------------|-----------------------|-----------------------|----------------|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|  | UNAUDITED             |                       | AUDITED               |                       |                | UNAUDITED         |                       | AUDITED               |                       |                       |
|  | 3 months to 31 DEC 08 | 6 months to 31 DEC 08 | 3 months to 31 DEC 07 | 6 months to 31 DEC 07 |                | Year to 30 JUN 08 | 3 months to 31 DEC 08 | 6 months to 31 DEC 08 | 3 months to 31 DEC 07 | 6 months to 31 DEC 07 |
| MRs 000  | MRs 000               | MRs 000               | MRs 000               | MRs 000               |                | MRs 000           | MRs 000               | MRs 000               | MRs 000               | MRs 000               |
| Profit for the period/year                                 | 23,320                | 44,907                | 20,588                | 42,434                | 753,275        | 15,168            | 26,859                | 14,158                | 28,761                | 603,720               |
| Net gain from fair value adjustment on investment property | -                     | -                     | -                     | -                     | (751,877)      | -                 | -                     | -                     | -                     | (629,766)             |
| Deferred income tax thereon                                | -                     | -                     | -                     | -                     | 99,439         | -                 | -                     | -                     | -                     | 94,465                |
| Earnings excluding fair value adjustments                  | <b>23,320</b>         | <b>44,907</b>         | <b>20,588</b>         | <b>42,434</b>         | <b>100,837</b> | <b>15,168</b>     | <b>26,859</b>         | <b>14,158</b>         | <b>28,761</b>         | <b>68,419</b>         |

By order of the board

Jocelyne Martin

Secretary

13 February 2009

These abridged financial statements are issued pursuant to listing rule 12.20 and Securities Act 2005.

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, free of charge, at Caudan Development Limited, Barkly Wharf, Le Caudan Waterfront, Port Louis.

The Board of Directors of Caudan Development Limited accepts full responsibility for the accuracy of the information contained in these abridged financial statements. Copies of the abridged financial statements are available, free of charge, at Caudan Development Limited, Barkly Wharf, Le Caudan Waterfront, Port Louis.