

CAUDAN DEVELOPMENT LIMITED

ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS

31 DECEMBER 2009

CAUDAN
DEVELOPMENT



STATEMENTS OF FINANCIAL POSITION

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	31 DEC 09 MRs 000	31 DEC 08 MRs 000	30 JUN 09 MRs 000	31 DEC 09 MRs 000	31 DEC 08 MRs 000	30 JUN 09 MRs 000
ASSETS						
Non-current assets						
Investment property	3,639,961	3,340,699	3,633,001	3,184,148	2,717,244	3,177,188
Prepaid operating leases	495	501	499	495	501	499
Property, plant and equipment	173,929	451,641	133,866	134,169	421,530	101,915
Intangible assets	3,512	4,170	3,566	-	-	-
Investments in subsidiaries	-	-	-	4,347	4,347	4,347
Investments in associate	21,899	28,250	23,922	-	-	-
Available-for-sale financial assets	68,250	47,350	57,500	68,250	47,350	57,500
	3,908,046	3,872,611	3,852,354	3,391,409	3,190,972	3,341,449
Current assets	96,376	147,595	140,050	224,871	308,956	263,979
Total assets	4,004,422	4,020,206	3,992,404	3,616,280	3,499,928	3,605,428
EQUITY AND LIABILITIES						
Capital and reserves attributable to equity holders of the company						
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	28,250	7,350	17,500	28,250	7,350	17,500
Retained earnings	1,980,325	1,952,617	1,960,268	1,476,275	1,479,747	1,458,811
Total equity	2,830,957	2,782,349	2,800,150	2,326,907	2,309,479	2,298,693
Non-current liabilities						
Borrowings	634,375	674,170	664,583	634,375	674,170	664,583
Deferred income tax liabilities	231,361	223,686	228,294	202,772	198,678	200,215
Retirement benefit obligations	5,745	3,688	4,778	3,147	1,876	2,496
Current liabilities	871,481	901,544	897,655	840,294	874,724	867,294
Total liabilities	301,984	336,313	294,599	449,079	315,725	439,441
Total equity and liabilities	1,173,465	1,237,857	1,192,254	1,289,373	1,190,449	1,306,735
	4,004,422	4,020,206	3,992,404	3,616,280	3,499,928	3,605,428

STATEMENTS OF CHANGES IN EQUITY

	Share Capital MRs000	Share Premium MRs000	Faire value Reserve MRs000	Retained Earnings MRs000	Total MRs000
THE GROUP					
At 1 July 2008	819,520	2,862	12,350	1,907,710	2,742,442
Total comprehensive income for the period	-	-	(5,000)	44,907,00	39,907
At 31 December 2008	819,520	2,862	7,350	1,952,61	2,782,349
At 1 July 2009	819,520	2,862	12,350	1,907,710	2,742,442
Total comprehensive income for the year	-	-	5,150	101,729,00	106,879
Dividend proposed	-	-	-	(49,171)	(49,171)
At 30 June 2009	819,520	2,862	17,500	1,960,268	2,800,150
At 1 July 2009	819,520	2,862	17,500	1,960,268	2,800,150
Total comprehensive income for the period	-	-	10,750.00	20,057	30,807
At 31 December 2009	819,520	2,862	28,250	1,980,325	2,830,957
THE COMPANY					
At 1 July 2008	819,520	2,862	12,350	1,452,888	2,287,620
Total comprehensive income for the period	-	-	(5,000)	26,859	21,859
At 31 December 2008	819,520	2,862	7,350	1,479,747	2,309,479
At 1 July 2009	819,520	2,862	12,350	1,452,888	2,287,620
Total comprehensive income for the year	-	-	5,150,00	55,094	60,244
Dividend proposed	-	-	-	(49,171)	(49,171)
At 30 June 2009	819,520	2,862	17,500	1,458,811	2,298,693
At 1 July 2009	819,520	2,862	17,500	1,458,811	2,298,693
Total comprehensive income for the period	-	-	10,750	17,464	28,214
At 31 December 2009	819,520	2,862	28,250	1,476,275	2,326,907

STATEMENTS OF COMPREHENSIVE INCOME

	THE GROUP					THE COMPANY				
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	3 months to 31 DEC 09 MRs 000	6 months to 31 DEC 09 MRs 000	3 months to 31 DEC 08 MRs 000	6 months to 31 DEC 08 MRs 000	Year to 30 JUN 09 MRs 000	3 months to 31 DEC 09 MRs 000	6 months to 31 DEC 09 MRs 000	3 months to 31 DEC 08 MRs 000	6 months to 31 DEC 08 MRs 000	Year to 30 JUN 09 MRs 000
Revenue	107,671	208,940	101,236	195,328	393,357	45,661	87,612	42,021	82,485	163,341
Net gain from fair value adjustment on investment property	-	-	-	-	34,138	-	-	-	-	14,031
Operating expenses	(81,205)	(148,436)	(70,734)	(128,922)	(259,580)	(20,347)	(37,730)	(16,531)	(30,749)	(61,885)
Dividend income	600	1,200	600	1,200	3,900	600	1,200	600	1,200	3,900
Operating profit	27,066	61,704	31,102	67,606	171,815	25,914	51,082	26,090	52,891	119,387
Finance income	37	980	1,485	2,062	4,996	2,085	5,076	3,992	7,245	14,452
Finance costs	(16,518)	(34,237)	(14,460)	(29,864)	(66,479)	(16,515)	(34,100)	(14,417)	(29,802)	(66,150)
Finance costs—net	(16,481)	(33,257)	(12,975)	(27,802)	(61,483)	(14,430)	(29,024)	(10,425)	(22,557)	(51,698)
Share of (loss)/profit of associate	(1,783)	(2,023)	6,167	10,322	10,737	-	-	-	-	-
Profit before income tax	8,802	26,424	24,294	50,126	121,069	11,484	22,058	15,665	30,334	67,689
Income tax expense	(1,545)	(6,367)	(974)	(5,219)	(19,340)	(1,025)	(4,594)	(497)	(3,475)	(12,595)
Profit for the period/year	7,257	20,057	23,320	44,907	101,729	10,459	17,464	15,168	26,859	55,094
Other comprehensive income:										
Faire value gain/(loss) on available-for-sale financial assets	4,500	10,750	(11,250)	(5,000)	5,150	4,500	10,750	(11,250)	(5,000)	5,150
Total comprehensive income for the period/year	11,757	30,807	12,070	39,907	106,879	14,959	28,214	3,918	21,859	60,244
Earnings per share	MRe 0.01	MRe 0.02	MRe 0.03	MRe 0.05	MRe 0.12					
Earnings per share—excluding fair value adjustments	0.01	0.02	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					

STATEMENTS OF CASH FLOWS

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	6 months to 31 DEC 09 MRs 000	6 months to 31 DEC 08 MRs 000	Year to 30 JUN 09 MRs 000	6 months to 31 DEC 09 MRs 000	6 months to 31 DEC 08 MRs 000	Year to 30 JUN 09 MRs 000
Net cash generated from/(used in) operating activities	17,867	30,420	26,055	14,992	22,299	(9,921)
Net cash generated/(used in) investing activities	1,399	(67,364)	(32,675)	220	(59,445)	8,739
Net cash (used in)/generated from financing activities	(94,199)	66,618	(4,331)	(87,860)	64,038	(10,269)
Net (decrease)/increase in cash and cash equivalents	(74,933)	29,674	(10,951)	(72,648)	26,892	(11,451)
Cash and cash equivalents at beginning of the period	(65,805)	(54,854)	(54,854)	(66,401)	(54,950)	(54,950)
Cash and cash equivalents at end of the period	(140,738)	(25,180)	(65,805)	(139,049)	(28,058)	(66,401)
Analysis of cash and cash equivalents						
Cash and cash equivalents	464	3,909	1,357	321	1,031	761
Bank overdrafts	(141,202)	(29,089)	(67,162)	(139,370)	(29,089)	(67,162)
	(140,738)	(25,180)	(65,805)	(139,049)	(28,058)	(66,401)

NOTES

The abridged financial statements for the quarter ended 31 December 2009 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 2009 and comply with IAS 34.

	THE GROUP					THE COMPANY				
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	3 months to 31 DEC 09 MRs 000	6 months to 31 DEC 09 MRs 000	3 months to 31 DEC 08 MRs 000	6 months to 31 DEC 08 MRs 000	Year to 30 JUN 09 MRs 000	3 months to 31 DEC 09 MRs 000	6 months to 31 DEC 09 MRs 000	3 months to 31 DEC 08 MRs 000	6 months to 31 DEC 08 MRs 000	Year to 30 JUN 09 MRs 000
Income tax expense										
Based on the profit for the period/year, as adjusted for tax purposes at 15%	(958)	(3,211)	(756)	(2,033)	(3,410)	(1,125)	(2,037)	(494)	(744)	-
Alternative minimum tax	-	-	-	-	(3,727)	-	-	-	-	(3,727)
Under provision of tax	(330)	(89)	-	-	(4,409)	-	-	-	-	(4,600)
Deferred income tax	(257)	(3,067)	(218)	(3,186)	(7,794)	100	(2,557)	(3)	(2,731)	(4,268)
Charge for the period/year	(1,545)	(6,367)	(974)	(5,219)	(19,340)	(1,025)	(4,594)	(497)	(3,475)	(12,595)

The valuation of the Group's investment property was carried out as at 30 June 2009 and resulted in a valuation surplus of MRs 34.138m.

Results for the period have continued to be adversely affected by the tough economic environment and sluggish office demand; the increase in operational costs, which reflect major building repairs and upgrade and costs associated with our new advertising campaign; the poor performance of our associate, Le Caudan Waterfront Casino; and the increased financial costs unmatched by sufficient. As we previously announced, it is clear that financial year 2010 will be a difficult year. However with its unique assets, Caudan has a good potential for long term capital growth, both from its existing property and the development of future phases of the Caudan site, as they are completed and let. Caudan therefore remains well placed to prosper in the future and respond to challenges lying ahead.

Adjusted earnings excluding fair value adjustment are as follows:

	THE GROUP					THE COMPANY				
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	3 months to 31 DEC 09 MRs 000	6 months to 31 DEC 09 MRs 000	3 months to 31 DEC 08 MRs 000	6 months to 31 DEC 08 MRs 000	Year to 30 JUN 09 MRs 000	3 months to 31 DEC 09 MRs 000	6 months to 31 DEC 09 MRs 000	3 months to 31 DEC 08 MRs 000	6 months to 31 DEC 08 MRs 000	Year to 30 JUN 09 MRs 000
Profit for the period/year	7,257	20,057	23,320	44,907	101,729	10,459	17,464	15,168	26,859	55,094
Net gain from fair value adjustment on investment property	-	-	-	-	(34,138)	-	-	-	-	(14,031)
Deferred income tax thereon	-	-	-	-	5,120	-	-	-	-	2,104
Earnings excluding fair value adjustments	7,257	20,057	23,320	44,907	72,711	10,459	17,464	15,168	26,859	43,167

By order of the board
Jocelyne Martin
Secretary
15 February 2010

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

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 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.

Group segment information

	PROPERTY MRs 000	SECURITY MRs 000	Eliminations MRs 000	Total MRs 000
31 Dec 2009				
External sales	119,440	89,500	-	208,940
Intersegment sales	148	8,567	(8,715)	-
Total revenue	119,588	98,067	(8,715)	208,940
Operating profit	58,818	1,686	-	60,504
Other income	1,200	-	-	1,200
Segment result	60,018	1,686	-	61,704
31 Dec 2008				
External sales	111,901	83,427	-	195,328
Intersegment sales	138	6,991	(7,129)	-
Total revenue	112,039	90,418	(7,129)	195,328
Operating profit	62,905	3,501	-	66,406
Other income	1,200	-	-	1,200
Segment result	64,105	3,501	-	67,606

These abridged financial statements were approved for issue by the Board of Directors on 8 February 2010.

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.