

CAUDAN DEVELOPMENT LIMITED

ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS

MARCH 31st 2020

CAUDAN
DEVELOPMENT



STATEMENTS OF FINANCIAL POSITION

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED		UNAUDITED	AUDITED	
	31 Mar 20	31 Mar 19	30 Jun 19	31 Mar 20	31 Mar 19	30 Jun 19
MRS000						
Assets						
Non-current assets						
Investment property	4,676,818	4,494,158	4,723,269	4,351,991	4,193,572	4,398,442
Other non-current assets	361,599	317,118	360,653	133,494	100,277	134,965
	5,038,417	4,811,276	5,083,922	4,485,485	4,293,849	4,533,407
Current assets	119,235	118,652	105,933	219,716	225,915	226,276
Total assets	5,157,652	4,929,928	5,189,855	4,705,201	4,519,764	4,759,683
Equity and liabilities						
Capital and reserves attributable to owners of the parent	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Share capital	(19)	(172)	(19)	-	-	-
Other reserves	2,094,798	1,996,980	2,087,430	1,610,881	1,539,773	1,611,137
Retained earnings	4,094,779	3,996,808	4,087,411	3,610,881	3,539,773	3,611,137
Total equity						
Liabilities						
Non-current liabilities						
Borrowings	484,000	520,000	520,000	484,000	520,000	520,000
Other non-current liabilities	262,217	211,552	246,148	167,031	129,355	157,488
	746,217	731,552	766,148	651,031	649,355	677,488
Current liabilities						
Borrowings	169,362	44,924	85,694	156,149	35,351	76,016
Other current liabilities	147,294	156,644	250,602	287,140	295,285	395,042
	316,656	201,568	336,296	443,289	330,636	471,058
Total liabilities	1,062,873	933,120	1,102,444	1,094,320	979,991	1,148,546
Total equity and liabilities	5,157,652	4,929,928	5,189,855	4,705,201	4,519,764	4,759,683
MRS						
Net assets per share	2.047	1.998	2.044	1.805	1.770	1.806
No.000						
Number of shares	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	
	9 mths to	9 mths to	Year to	9 mths to	9 mths to	Year to
	31 Mar 20	31 Mar 19	30 Jun 19	31 Mar 20	31 Mar 19	30 Jun 19
MRS000						
Net cash generated from operating activities	29,564	41,626	56,057	20,400	40,769	57,887
Net cash generated from/(used in) investing activities	2,273	(477,780)	(531,499)	16,058	(462,344)	(519,923)
Net cash (used in)/generated from financing activities	(70,843)	439,950	440,000	(71,843)	453,746	453,150
Net (decrease)/increase in cash and cash equivalents	(39,006)	3,796	(35,442)	(35,385)	32,171	(8,886)
Cash and cash equivalents at beginning of the year	(83,575)	(48,105)	(48,105)	(57,121)	(48,235)	(48,235)
Effect of foreign exchange rate changes	(95)	77	(28)	-	-	-
Cash and cash equivalents at end of the period/year	(122,676)	(44,232)	(83,575)	(92,506)	(16,064)	(57,121)
Analysis of cash and cash equivalents						
Bank and cash balances	1,529	596	2,119	1,286	491	695
Bank overdrafts	(124,205)	(44,828)	(85,694)	(93,792)	(16,555)	(57,816)
	(122,676)	(44,232)	(83,575)	(92,506)	(16,064)	(57,121)

Notes

The abridged interim financial statements for the period ended March 31st 2020 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 2019 and comply with IAS 34, except for the adoption of new International Financial Reporting Standards which are now effective.

Results

The Group posted a profit of MRS7.4m vis a vis MRS44.0m during the corresponding period last year driven mainly by continued high levels of vacancy coupled with renovation costs during our development and repositioning programme, losses incurred by new lines of activities and the burden of increased finance costs. The Covid-19 crisis partially affected our results and exacerbated an already challenging situation, which, however, had started to improve at the beginning of the current quarter (prior to Covid-19), with our letting activity gradually picking up and pulling in foot traffic.

Outlook

With the prolonged lockdown until June 1st 2020, the outlook to the end of the financial year remains uncertain and is expected to worsen. It is, however, still too early to form a view on the length and breadth of the economic slowdown now lying ahead of us and assess the full extent of the pandemic. The huge challenges generated by the Covid-19 outbreak to the tourist, retail and leisure sectors, are expected to have serious repercussions on our operations. Nevertheless, the group has always proved to be resilient in challenging times. Despite the high levels of uncertainties surrounding the medium and long term impact, Caudan Development shall continue to work closely with all its stakeholders to map out the best path forward.

Earnings per share

The earnings per share has been calculated based on:

	UNAUDITED			THE GROUP AUDITED		
	9 mths to	9 mths to	3 mths to	3 mths to	3 mths to	Year to
	31 Mar 20	31 Mar 19	31 Mar 20	31 Mar 19	30 Jun 19	
MRS000						
Group profit attributable to owners of the parent	7,368	44,010	8,507	7,875	218,772	
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 and gain on remeasurement of equity interests divided by the number of shares in issue and ranking for dividends.						
Profit attributable to owners of the parent	7,368	44,010	8,507	7,875	218,772	
Net gain from fair value adjustment on investment property (net of deferred tax)	-	-	-	-	(159,676)	
Gain on remeasurement of equity interests	-	-	-	-	(3,708)	
Adjusted earnings attributable to owners of the parent	7,368	44,010	8,507	7,875	55,388	

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, 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 June 3rd 2020.

By order of the board

MCB Group Corporate Services Ltd
Secretary

June 3rd 2020

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, 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			AUDITED			
	9 mths to	9 mths to	3 mths to	3 mths to	3 mths to	Year to	9 mths to	9 mths to	3 mths to	Year to
	31 Mar 20	31 Mar 19	31 Mar 20	31 Mar 19	30 Jun 19	31 Mar 20	31 Mar 19	31 Mar 20	31 Mar 19	30 Jun 19
MRS000										
Revenue	399,252	358,534	133,122	120,390	503,309	173,002	148,346	51,646	50,131	205,796
Operating expenses	(353,135)	(290,865)	(112,275)	(102,565)	(420,077)	(144,131)	(98,018)	(34,681)	(36,355)	(141,918)
Operating profit	46,117	67,669	20,847	17,825	83,232	28,871	50,328	16,965	13,776	63,878
Net gain from fair value adjustment on investment property	-	-	-	-	197,168	-	-	-	-	172,927
Gain on remeasurement of equity interests	-	-	-	-	3,708	-	-	-	-	-
Profit before finance costs and impairment on financial assets	46,117	67,669	20,847	17,825	284,108	28,871	50,328	16,965	13,776	236,805
Net finance costs	(27,369)	(13,204)	(8,719)	(6,963)	(21,255)	(18,035)	(5,811)	(5,306)	(4,390)	(10,809)
Net impairment on financial assets	497	(2,737)	(2,061)	(1,286)	(6,472)	(875)	(891)	(696)	(208)	(2,368)
Profit before income tax	19,245	51,728	10,067	9,576	256,381	9,961	43,626	10,963	9,178	223,628
Taxation	(11,877)	(7,718)	(1,560)	(1,701)	(37,609)	(10,217)	(4,783)	(1,559)	(1,326)	(32,009)
Profit/(loss) for the period/year attributable to owners of the parent	7,368	44,010	8,507	7,875	218,772	(256)	38,843	9,404	7,852	191,619
Other comprehensive income:										
Remeasurement of retirement benefit obligations, net of deferred tax	-	-	-	-	(4,312)	-	-	-	-	(1,412)
Items that will not be reclassified to profit or loss:										
Exchange difference on translating foreign operations	-	-	-	-	153	-	-	-	-	-
Other comprehensive income for the period/year attributable to owners of the parent	-	-	-	-	(4,159)	-	-	-	-	(1,412)
Total comprehensive income for the period/year attributable to owners of the parent	7,368	44,010	8,507	7,875	214,613	(256)	38,843	9,404	7,852	190,207
MRE										
Earnings per share	0.004	0.022	0.004	0.004	0.109					
Adjusted earnings per share	0.004	0.022	0.004	0.004	0.028					

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 2018 (as previously reported)	2,000,000	(172)	1,958,312	3,958,140
Adjustment on initial application of IFRS 9 - Financial Instruments	-	-	(5,342)	(5,342)
At July 1st 2018 (as restated)	2,000,000	(172)	1,952,970	3,952,798
Profit for the period	-	-	44,010	44,010
At March 31st 2019	2,000,000	(172)	1,996,980	3,996,808
At July 1st 2018 (as previously reported)	2,000,000	(172)	1,958,312	3,958,140
Adjustment on initial application of IFRS 9 - Financial Instruments	-	-	(5,342)	(5,342)
At July 1st 2018 (as restated)	2,000,000	(172)	1,952,970	3,952,798
Profit for the year	-	-	218,772	218,772
Dividends	-	-	(80,000)	(80,000)
Other comprehensive income for the year	-	153	(4,312)	(4,159)
At June 30th 2019	2,000,000	(19)	2,087,430	4,087,411
At July 1st 2019	2,000,000	(19)	2,087,430	4,087,411
Profit for the period	-	-	7,368	7,368
At March 31st 2020	2,000,000	(19)	2,094,798	4,094,779
THE COMPANY				
At July 1st 2018 (as previously reported)	2,000,000	-	1,501,646	3,501,646
Adjustment on initial application of IFRS 9 - Financial Instruments	-	-	(716)	(716)
At July 1st 2018 (as restated)	2,000,000	-	1,500,930	3,500,930
Profit for the period	-	-	38,843	38,843
At March 31st 2019	2,000,000	-	1,539,773	3,539,773
At July 1st 2018 (as previously reported)	2,000,000	-	1,501,646	3,501,646
Adjustment on initial application of IFRS 9 - Financial Instruments	-	-	(716)	(716)
At July 1st 2018 (as restated)	2,000,000	-	1,500,930	3,500,930
Profit for the year	-	-	191,619	191,619
Dividends	-	-	(80,000)	(80,000)
Other comprehensive income for the year	-	-	(1,412)	(1,412)
At June 30th 2019	2,000,000	-	1,611,137	3,611,137
At July 1st 2019	2,000,000	-	1,611,137	3,611,137
Loss for the period	-	-	(256)	(256)
At March 31st 2020	2,000,000	-	1,610,881	3,610,881
Segment Reporting				
MRS000				
March 31st 2020				
External sales	205,234	194,018	-	399,252
Intersegment sales	3,600	16,618	(20,218)	-
Total revenue	208,834	210,636	(20,218)	399,252
Segment result	39,961	6,258	(102)	46,117
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	63,915	4,287	(533)	67,669
June 30th 2019				
External sales	247,680	255,629	-	503,309
Intersegment sales	4,800	27,691	(32,491)	-
Total revenue	252,480	283,320	(32,491)	503,309
Segment result	78,655	5,551	(974)	83,232