

CAUDAN DEVELOPMENT LIMITED

ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS

DECEMBER 31st 2017



STATEMENTS OF FINANCIAL POSITION

	THE GROUP			THE COMPANY		
	UNAUDITED	Restated	AUDITED	UNAUDITED	Restated	AUDITED
	31 Dec 17	31 Dec 16	30 Jun 17	31 Dec 17	31 Dec 16	30 Jun 17
MRS000						
Assets						
Non-current assets						
Investment property	3,941,250	3,737,747	3,834,800	3,572,394	3,368,024	3,465,944
Other non-current assets	180,821	185,522	182,606	62,132	65,162	64,561
	4,122,071	3,923,269	4,017,406	3,634,526	3,433,186	3,530,505
Current assets	198,102	311,273	298,831	322,007	464,411	432,257
Total assets	4,320,173	4,234,542	4,316,237	3,956,533	3,897,597	3,962,762
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	(171)	(140)	(165)	-	-	-
Other reserves	1,990,157	1,974,711	1,935,190	1,535,150	1,547,707	1,489,216
Retained earnings	3,989,986	3,974,571	3,935,025	3,535,150	3,547,707	3,489,216
Total equity	3,989,986	3,974,571	3,935,025	3,535,150	3,547,707	3,489,216
Liabilities						
Non-current liabilities						
Other non-current liabilities	170,245	154,621	163,909	113,473	105,378	110,161
	170,245	154,621	163,909	113,473	105,378	110,161
Current liabilities						
Borrowings	-	4,939	-	-	89	-
Other current liabilities	159,942	100,411	217,303	307,910	244,423	363,385
	159,942	105,350	217,303	307,910	244,512	363,385
Total liabilities	330,187	259,971	381,212	421,383	349,890	473,546
Total equity and liabilities	4,320,173	4,234,542	4,316,237	3,956,533	3,897,597	3,962,762
MRS						
Net assets per share	1.9950	1.9873	1.9675	1.7676	1.7739	1.7446
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	Restated	AUDITED	UNAUDITED	Restated	AUDITED
	6 mths to	6 mths to	Year to	6 mths to	6 mths to	Year to
	31 Dec 17	31 Dec 16	30 Jun 17	31 Dec 17	31 Dec 16	30 Jun 17
MRS000						
Net cash generated from operating activities	80,500	50,933	132,600	61,108	37,688	86,826
Net cash used in investing activities	(105,145)	(37,513)	(144,814)	(97,035)	(25,538)	(116,769)
Net cash generated from financing activities	24,737	20,326	42,711	35,908	15,826	56,782
Net increase/(decrease) in cash and cash equivalents	92	33,746	30,497	(19)	27,976	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	76	(40)	69	14	(39)	70
Cash and cash equivalents at end of the period/year	473	3,445	305	160	1,193	165
Analysis of cash and cash equivalents disclosed above						
Bank and cash balances	473	3,445	305	160	1,193	165
	473	3,445	305	160	1,193	165

Notes

The abridged interim financial statements for the quarter ended December 31st 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 MRSs55.0m vis a vis last year's MRSs35.3m, boosted by our surplus cash position which generated net finance income of MRSs2.1m versus finance costs of MRSs15.5m incurred for the corresponding period last year. Revenue was adversely affected by subdued trading conditions and extended vacancy at LCW during the period and decreased to MRSs243.2m (2016: MRSs248.3m), whilst operating expenses were reduced from MRSs191.0m to MRSs180.5m.

Phase III

Construction works of the Caudan Arts Centre (Phase III) are currently under way. At balance sheet date, works capitalised in respect thereof amounted to MRSs224.0m.

Indebtedness

At December 31st 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 December 31st 2017 amounted to MRSs35.3m. 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:

	UNAUDITED			THE GROUP		
	Restated	Restated	AUDITED	Restated	Restated	AUDITED
	6 mths to	6 mths to	3 mths to	6 mths to	6 mths to	Year to
	31 Dec 17	31 Dec 16	31 Dec 17	31 Dec 16	31 Dec 16	30 Jun 17
MRS000						
Group profit attributable to owners of the parent	54,967	35,308	27,964	22,623	76,137	
Weighted average number of shares in issue during the period/year (thousands)	2,000,000	1,416,667	2,000,000	1,833,333	1,701,370	
Adjusted earnings per share is calculated on the basis of the group profit for the period/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	54,967	35,308	27,964	22,623	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	54,967	35,308	27,964	22,623	88,446	
Weighted average number of shares in issue during the period/year (thousands)	2,000,000	1,416,667	2,000,000	1,833,333	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 February 12th 2018.

By order of the board

Jocelyne Martin

Secretary

February 12th 2018

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

	UNAUDITED			THE GROUP			THE COMPANY		
	Restated	Restated	AUDITED	Restated	Restated	AUDITED	Restated	Restated	AUDITED
	6 mths to	6 mths to	3 mths to	6 mths to	6 mths to	Year to	6 mths to	6 mths to	3 mths to
	31 Dec 17	31 Dec 16	31 Dec 17	31 Dec 16	30 Jun 17	31 Dec 17	31 Dec 16	31 Dec 17	31 Dec 16
MRS000									
Revenue	243,184	248,276	122,700	124,757	492,119	99,390	103,346	50,837	52,250
Net gain from fair value adjustment on investment property	-	-	-	-	3,161	-	-	-	4,031
Operating expenses	(180,515)	(190,962)	(91,311)	(95,470)	(375,214)	(51,217)	(54,316)	(25,028)	(26,388)
Operating profit	62,669	57,314	31,389	29,287	120,066	48,173	49,030	25,809	25,862
Non-recurring item	-	-	-	-	(14,996)	-	-	-	(14,996)
Net finance income/(costs)	2,134	(15,488)	761	(2,174)	(10,983)	5,633	(9,522)	2,354	728
Share of loss in joint venture	-	-	-	(253)	-	-	-	-	(1,032)
Profit before income tax	64,803	41,826	32,150	26,860	94,087	53,806	39,508	28,163	26,590
Taxation	(9,836)	(6,518)	(4,186)	(4,237)	(17,950)	(7,872)	(5,893)	(3,554)	(4,059)
Profit for the period/year attributable to owners of the parent	54,967	35,308	27,964	22,623	76,137	45,934	33,615	24,609	22,531
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 operations	(6)	(75)	-	(75)	(100)	-	-	-	-
Other comprehensive income for the period/year attributable to owners of the parent	(6)	(75)	-	(75)	(399)	-	-	-	(299)
Total comprehensive income for the period/year attributable to owners of the parent	54,961	35,233	27,964	22,548	75,738	45,934	33,615	24,609	22,531
MRE									
Earnings per share	0.03	0.02	0.01	0.01	0.04				
Adjusted earnings per share	0.03	0.02	0.01	0.01	0.05				

STATEMENTS OF CHANGES IN EQUITY

	Share	Other	Retained	Total
	Capital	Reserves	Earnings	Equity
MRS000				
Attributable to owners of the parent				
THE GROUP				
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	-	(1,659)	998,341
Profit for the period - restated	-	-	35,308	35,308
Other comprehensive income for the period	-	(75)	-	(75)
At December 31st 2016	2,000,000	(140)	1,974,711	3,974,571
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	-	-	54,967	54,967
Other comprehensive income	-	(6)	-	(6)
At December 31st 2017	2,000,000	(171)	1,990,157	3,989,986
THE COMPANY				
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	-	(1,659)	998,341
Total comprehensive income for the period - restated	-	-	33,615	33,615
At December 31st 2016	2,000,000	-	1,547,707	3,547,707
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				
Profit for the year	-	-	45,934	45,934
At December 31st 2017	2,000,000	-	1,535,150	3,535,150
Segment Reporting				
MRS000	Property	Security	Eliminations	Total
December 31st 2017				
External sales	120,445	122,739	-	243,184
Intersegment sales	2,400	9,420	(11,820)	-
Total revenue	122,845	132,159	(11,820)	243,184
Segment result	62,203	472	(6)	62,669
December 31st 2016 - restated				
External sales	125,884	122,392	-	248,276
Intersegment sales	2,400	9,078		