

## COMPAGNIE IMMOBILIERE LIMITEE

### UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	<u>30 September</u> <u>2021</u>	<u>31 December</u> <u>2020</u>
	<u>(Unaudited)</u>	<u>(Audited)</u>
	Rs	Rs
<b>ASSETS</b>		
<b>Non current assets</b>		
Equipment	91,969	69,137
Investment properties	336,860,631	328,405,000
Intangible assets	563,245	344,197
	337,515,845	328,818,334
<b>Current assets</b>		
Trade & other receivables	3,305,119	3,858,936
Cash & cash equivalents	10,642,570	6,562,822
	13,947,689	10,421,758
<b>Total assets</b>	351,463,534	339,240,092
<b>EQUITY AND LIABILITIES</b>		
<b>Capital and reserves</b>		
Stated Capital	2,664,000	2,664,000
Reserves	322,238,320	317,815,643
Total equity	324,902,320	320,479,643
Total liabilities	26,561,214	18,760,449
<b>Total equity and liabilities</b>	351,463,534	339,240,092

### UNAUDITED CONDENSED STATEMENT OF CHANGES IN EQUITY

	<u>Nine Months</u> <u>ended</u>	<u>Nine Months ended</u>
	<u>30 September</u> <u>2021</u>	<u>30 September 2020</u>
	<u>(Unaudited)</u>	<u>(Unaudited)</u>
	Rs	Rs
At 1 January	320,479,643	311,426,608
Total comprehensive income for the period	4,422,677	5,866,096
At 30 September	324,902,320	317,292,704

### UNAUDITED CONDENSED STATEMENT OF CASH FLOWS

	<u>Nine Months</u> <u>ended</u>	<u>Nine Months ended</u>
	<u>30 September</u> <u>2021</u>	<u>30 September 2020</u>
	<u>(Unaudited)</u>	<u>(Unaudited)</u>
	Rs	Rs
Net cash generated from operating activities	6,108,479	5,512,382
Net cash used in investing activities	(19,328,731)	(1,418,996)
Net cash generated from/ (used in) financing activities	17,300,000	(474,791)
Net increase in cash and cash equivalents	4,079,748	3,618,595
Cash and cash equivalents at 01 January	6,562,822	1,550,598
Cash and cash equivalents at 30 September	10,642,570	5,169,193

### UNAUDITED CONDENSED STATEMENT OF COMPREHENSIVE INCOME

	<u>Quarter ended</u>	<u>Quarter ended</u>	<u>Nine Months</u> <u>ended</u>	<u>Nine Months</u> <u>ended</u>
	<u>30 September</u> <u>2021</u>	<u>30 September</u> <u>2020</u>	<u>30 September</u> <u>2021</u>	<u>30 September</u> <u>2020</u>
	<u>(Unaudited)</u>	<u>(Unaudited)</u>	<u>(Unaudited)</u>	<u>(Unaudited)</u>
	Rs	Rs	Rs	Rs
Revenue	4,959,465	5,795,928	14,802,132	16,446,448
Recoveries	34,336	32,183	86,618	89,108
Other income	-	14,936	15,761	14,936
Operating profit	2,116,051	2,631,403	5,773,605	7,667,240
Net finance costs	(139,457)	(2,592)	(148,165)	(10,103)
Profit for the period before income tax	1,976,594	2,643,747	5,641,201	7,672,073
Income tax expense	(345,933)	(704,353)	(1,218,524)	(1,805,977)
Profit for the period after income tax	1,630,661	1,939,394	4,422,677	5,866,096
Basic and diluted earnings per share	6.12	7.28	16.60	22.02
Number of ordinary shares	266,400	266,400	266,400	266,400

#### Company Results

The enduring Covid-19 pandemic, the renovation project for Arcades Currimjee, and some one-off costs all contributed to a further decline in revenue and PAT for the period ending 30 September 2021. Revenue was down 10%, and PAT by 25% compared to last year. The basic and diluted earnings per share therefore decreased from Rs 22.02 to Rs 16.60.

The renovation project is progressing well. Implementation has been phased to minimize disruptions, and will be completed during the second quarter of Year 2022. Notwithstanding the inconvenience it causes, feedback from existing tenants and the market is positive, and the leasing of newly vacant space is proceeding at good pace with several quality tenants already secured. The operational and financial benefit of the refurbishment project will start to be felt as from first quarter of next year.

From a wider perspective, the Company continues to engage closely with relevant stakeholders to develop an Area Regeneration Plan for Curepipe, integrated with the National Regeneration Programme (NRP). The NRP is a Government initiative to revitalize the central area of cities, towns and larger villages, and offers urban developers with similar incentives as the Smart City Schemes.

#### By order of the Board

Currimjee Secretaries Limited  
Secretary

Dated: 12 November 2021

The Board of Directors of Compagnie Immobilière Limitée accepts full responsibility for the accuracy of the information contained in these Financial Statements prepared in accordance with International Financial Reporting Standards. Copies of the report are available to the public free of charge at the registered office of the Company: 38, Royal Street, Port Louis, Mauritius.

These Financial Statements are issued pursuant to DEM Rule 17. The Statement of direct and indirect interests of officers pursuant to rule 8(2)(m) of the Securities Act (Disclosure Obligations of Reporting Issuers) Rules 2007 is available upon request from the Company Secretary, Currimjee Secretaries Limited.