

CAUDAN DEVELOPMENT LIMITED

ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS

DECEMBER 31st 2021



STATEMENTS OF FINANCIAL POSITION

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED		UNAUDITED	AUDITED	
	31 Dec 21	31 Dec 20	30 Jun 21	31 Dec 21	31 Dec 20	30 Jun 21
MRS000						
Assets						
Non-current assets						
Investment property	4,638,320	4,712,175	4,639,616	4,499,596	4,387,348	4,500,891
Other non-current assets	321,993	337,102	328,822	122,019	129,973	125,746
	4,960,313	5,049,277	4,968,438	4,621,615	4,517,321	4,626,637
Current assets	131,710	114,660	124,096	279,176	239,464	247,596
Total assets	5,092,023	5,163,937	5,092,534	4,900,791	4,756,785	4,874,233
Equity and liabilities						
Capital and reserves attributable to owners of the parent						
Share capital	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Retained earnings	2,140,221	2,109,298	2,144,850	1,835,597	1,623,062	1,833,574
Total equity	4,140,221	4,109,298	4,144,850	3,835,597	3,623,062	3,833,574
Liabilities						
Non-current liabilities						
Borrowings	498,000	496,000	522,000	498,000	496,000	522,000
Other non-current liabilities	238,289	283,795	236,118	192,844	203,665	191,811
	736,289	779,795	758,118	690,844	699,665	713,811
Current liabilities						
Borrowings	89,808	159,499	64,006	113,738	177,086	64,006
Other current liabilities	125,705	115,345	125,560	260,612	256,972	262,842
	215,513	274,844	189,566	374,350	434,058	326,848
Total liabilities	951,802	1,054,639	947,684	1,065,194	1,133,723	1,040,659
Total equity and liabilities	5,092,023	5,163,937	5,092,534	4,900,791	4,756,785	4,874,233
Mrs						
Net assets per share	2.070	2.055	2.072	1.918	1.812	1.917
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	
	6 mths to 31 Dec 21	6 mths to 31 Dec 20	Year to 30 Jun 21	6 mths to 31 Dec 21	6 mths to 31 Dec 20	Year to 30 Jun 21
MRS000						
Net cash (used in)/generated from operating activities	(14,708)	44,051	57,202	(11,486)	28,566	42,205
Net cash generated from/(used in) investing activities	16,898	(39,694)	21,257	(9,528)	(38,214)	39,178
Net cash (used in)/generated from financing activities	(29,066)	(1,916)	45,218	(1,366)	22,584	22,018
Net (decrease)/increase in cash and cash equivalents	(26,876)	2,441	123,677	(22,380)	12,936	103,401
Cash and cash equivalents at beginning of the year	4,848	(119,137)	(119,137)	3,428	(100,281)	(100,281)
Effect of foreign exchange rate changes	181	(35)	308	105	-	308
Cash and cash equivalents at end of the period/year	(21,847)	(116,731)	4,848	(18,847)	(87,345)	3,428
Analysis of cash and cash equivalents						
Bank and cash balances	9,689	4,618	7,154	8,919	3,891	5,734
Bank overdrafts	(31,536)	(121,349)	(2,306)	(27,766)	(91,236)	(2,306)
	(21,847)	(116,731)	4,848	(18,847)	(87,345)	3,428

Notes

The abridged interim financial statements for the period ended December 31st 2021 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 2021 and comply with IAS 34.

Results

The group registered a loss of MRS4.6m during the period of six months under review versus a profit of MRS21.9m in December 2020.

The half year results continued to be affected by the effects of the pandemic and the general economic slow down in the retail sector. The property segment generated lower revenues in line with higher vacancy levels, extended rent rebates granted to some tenants and lower activities recorded by the Caudan Arts Centre and F&B department which were impacted by restrictions on social gatherings. On the expenditure side, higher operating costs were mainly as a result of one-off renovation and fit-out works and events and animation costs incurred in line with our repositioning and retenanting strategy and increased provision for credit losses as a consequence of the ongoing uncertainties.

On November 11th 2021, a fire outbreak occurred at the craft market of Le Caudan Waterfront which rendered some of our buildings unfit for beneficial occupation. L'Observatoire and Le Pavillon were able to reopen for operations as from the end of November and beginning of December respectively whilst Barkly Wharf which has suffered extensive damages is still not in a useable state.

Other operating income relates to claim receivable under our insurance policy in respect of rent remissions granted to tenants for the period during which they were deprived of occupation.

Our security segment, for its part, was also negatively impacted and posted a reduced contribution on the back of the termination of some guarding and service contracts due to the prevailing difficult economic conditions.

Outlook

The reopening of our borders in October 2021 and the recovery of the tourism industry bring some optimism. Management continues to work on increasing foot traffic, improving the tenant mix offering as well as achieving operational efficiencies and is confident that positive results will be delivered in due course. We are also fully engaged with regards to the reinstatement, rebuilding and renovation works of the new Barkly Wharf building which would emerge and meet the demands of the retailers and the customers alike and expect the reconstruction works to be completed before the end of this calendar year. We are confident that with our unique assets, we are well positioned to respond to the challenges lying ahead.

Basic and diluted earnings per share

The earnings per share has been calculated based on:

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED		UNAUDITED	AUDITED	
	6 mths to 31 Dec 21	6 mths to 31 Dec 20	3 mths to 31 Dec 21	6 mths to 31 Dec 20	3 mths to 31 Dec 20	Year to 30 Jun 21
MRS000						
(Loss)/profit attributable to owners of the parent	(4,629)	21,905	(1,547)	7,390	52,870	
Weighted average 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 (loss)/earnings per share is calculated on the basis of the group (loss)/profit for the period/year excluding net gain from fair value adjustment on investment property and impairment of goodwill divided by the number of shares in issue and ranking for dividends.						
(Loss)/profit attributable to owners of the parent	(4,629)	21,905	(1,547)	7,390	52,870	
Net gain from fair value adjustment on investment property (net of deferred tax)	-	-	-	-	(61,896)	
Impairment of goodwill	-	-	-	-	4,864	
Adjusted (loss)/earnings attributable to owners of the parent	(4,629)	21,905	(1,547)	7,390	(4,162)	

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	UNAUDITED			THE GROUP			UNAUDITED			THE COMPANY		
	6 mths to 31 Dec 21	6 mths to 31 Dec 20	3 mths to 31 Dec 21	6 mths to 31 Dec 20	Year to 30 Jun 21	6 mths to 31 Dec 21	6 mths to 31 Dec 20	3 mths to 31 Dec 21	6 mths to 31 Dec 20	Year to 30 Jun 21	6 mths to 31 Dec 20	Year to 30 Jun 21
MRS000												
Revenue	232,980	259,660	118,389	133,035	475,214	92,625	102,861	46,796	54,978	184,315		
Operating expenses	(232,163)	(219,910)	(120,745)	(115,049)	(433,846)	(89,317)	(73,291)	(48,948)	(39,313)	(150,175)		
Operating profit	817	39,750	(2,356)	17,986	41,368	3,308	29,570	(2,152)	15,665	34,140		
Net gain from fair value adjustment on investment property	-	-	-	-	21,955	-	-	-	-	208,057		
Other operating income	9,680	-	9,680	-	-	8,210	-	8,210	-	-		
Profit before finance costs, impairment on financial assets and impairment on goodwill	10,497	39,750	7,324	17,986	63,323	11,518	29,570	6,058	15,665	242,197		
Net impairment on financial assets	(1,777)	2,476	(1,315)	(538)	(13,905)	(943)	(116)	(781)	1,011	(2,976)		
Net finance costs	(11,581)	(13,677)	(5,611)	(6,789)	(26,831)	(6,665)	(8,955)	(3,161)	(4,478)	(17,222)		
Impairment of goodwill	-	-	-	-	(4,864)	-	-	-	-	-		
(Loss)/profit before income tax	(2,861)	28,549	398	10,659	17,723	3,910	20,499	2,116	12,198	221,999		
Taxation	(1,768)	(6,644)	(1,945)	(3,269)	35,147	(1,887)	(3,324)	(1,727)	(2,291)	4,773		
(Loss)/profit for the period/year attributable to owners of the parent	(4,629)	21,905	(1,547)	7,390	52,870	2,023	17,175	389	9,907	226,772		
Other comprehensive income: Items that will not be reclassified to profit or loss:												
Remeasurement of retirement benefit obligations, net of deferred tax	-	-	-	-	4,587	-	-	-	-	915		
Other comprehensive income for the period/year attributable to owners of the parent	-	-	-	-	4,587	-	-	-	-	915		
Total comprehensive income for the period/year attributable to owners of the parent	(4,629)	21,905	(1,547)	7,390	57,457	2,023	17,175	389	9,907	227,687		
MRE												
Basic and diluted (loss)/earnings per share	(0.0023)	0.0110	(0.0008)	0.0037	0.0264							
Adjusted (loss)/earnings per share	(0.0023)	0.0110	(0.0008)	0.0037	(0.0021)							

STATEMENTS OF CHANGES IN EQUITY

	Share Capital	Retained Earnings	Total Equity	
MRS000				
Attributable to owners of the parent				
THE GROUP				
At July 1st 2020	2,000,000	2,087,393	4,087,393	
Profit for the period	-	21,905	21,905	
At December 31st 2020	2,000,000	2,109,298	4,109,298	
At July 1st 2021	2,000,000	2,087,393	4,087,393	
Profit for the year	-	52,870	52,870	
Other comprehensive income for the year	-	4,587	4,587	
At June 30th 2021	2,000,000	2,144,850	4,144,850	
At July 1st 2021	2,000,000	2,144,850	4,144,850	
Loss for the period	-	(4,629)	(4,629)	
At December 31st 2021	2,000,000	2,140,221	4,140,221	
THE COMPANY				
At July 1st 2020	2,000,000	1,605,887	3,605,887	
Profit for the period	-	17,175	17,175	
At December 31st 2020	2,000,000	1,623,062	3,623,062	
At July 1st 2021	2,000,000	1,605,887	3,605,887	
Profit for the year	-	226,772	226,772	
Other comprehensive income for the year	-	915	915	
At June 30th 2021	2,000,000	1,833,574	3,833,574	
At July 1st 2021	2,000,000	1,833,574	3,833,574	
Profit for the period	-	2,023	2,023	
At December 31st 2021	2,000,000	1,835,597	3,835,597	
Segment Reporting				
MRS000				
December 31st 2021				
External sales	108,041	124,939	-	232,980
Intersegment sales	2,400	9,322	(11,722)	-
Total revenue	110,441	134,261	(11,722)	232,980
Segment result	3,056	(2,043)	(196)	817
December 31st 2020				
External sales	122,250	137,410	-	259,660
Intersegment sales	2,400	10,982	(13,382)	-
Total revenue	124,650	148,392	(13,382)	259,660
Segment result	31,382	8,599	(231)	39,750
June 30th 2021				
External sales	217,850	257,364	-	475,214
Intersegment sales	4,845	21,129	(25,974)	-
Total revenue	222,695	278,493	(25,974)	475,214
Segment result	35,687	6,163	(482)	41,368

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 February 10th 2022.

By order of the board

MCB Group Corporate Services Ltd

Secretary

February 10th 2022

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.