

# SOUTHERN CROSS TOURIST COMPANY LIMITED AND ITS SUBSIDIARIES

UNAUDITED CONDENSED FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2019

## UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	THE GROUP		
	Period ended		Year Ended
	30 September 2019	30 September 2018	31 December 2018
	Rs'000	Rs'000	Rs'000
	Unaudited	Unaudited	Audited
<b>ASSETS</b>			
Non-current assets	2,784,272	1,100,566	1,397,320
Current assets	156,152	641,763	325,204
<b>Total assets</b>	<b>2,940,424</b>	<b>1,742,329</b>	<b>1,722,524</b>
<b>EQUITY AND LIABILITIES</b>			
Capital and reserves	770,004	269,548	298,638
Non-current liabilities (*)	1,733,853	1,381,248	1,345,415
Current liabilities (*)	436,567	91,533	78,471
<b>Total equity and liabilities</b>	<b>2,940,424</b>	<b>1,742,329</b>	<b>1,722,524</b>

\* Following the implementation of IFRS 16, an amount of Rs 402m has been accounted as right of use assets and lease liabilities.

## UNAUDITED CONDENSED STATEMENT OF CASHFLOWS

	THE GROUP		
	Period ended		Year Ended
	30 September 2019	30 September 2018	31 December 2018
	Rs'000	Rs'000	Rs'000
	Unaudited	Unaudited	Audited
Net cash generated from/(used in) operating activities	25,002	1,308	(84,156)
Net cash used in investing activities	(227,875)	(339,285)	(645,940)
Net cash generated from financing activities	26,720	868,046	898,599
Net (decrease)/increase in cash and cash equivalents	(176,153)	530,069	168,503
Cash and cash equivalents at the beginning of the period	129,935	(38,568)	(38,568)
Cash and cash equivalents at the end of the period	(46,218)	491,501	129,935

## UNAUDITED CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	THE GROUP				
	Period ended		Quarter ended	Year Ended	
	30 September 2019	30 September 2018	30 September 2019	30 September 2018	31 December 2018
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Revenue	278,579	255,928	141,613	42,378	328,434
Operating (loss)/profit	(14,274)	25,768	(7,981)	1,847	41,595
Net finance costs	(62,548)	(15,574)	(33,516)	(1,808)	(15,455)
Share of result of associate	77	9	173	31	194
(Loss)/profit before exceptional items	(76,745)	10,203	(41,324)	70	26,334
Exceptional item	-	(72,452)	-	-	(73,936)
Closure costs	(64,495)	(60,018)	3,168	(35,759)	(92,024)
Loss before taxation	(141,240)	(122,267)	(38,156)	(35,689)	(139,626)
Taxation	17,093	14,008	1,872	(1,643)	32,789
Loss for the period	(124,147)	(108,259)	(36,284)	(37,332)	(106,837)
Other comprehensive income	565,513	-	393,023	-	7,668
Total comprehensive income for the period	441,366	(108,259)	356,739	(37,332)	(99,169)
<b>Loss attributable to:</b>					
Owners of the parent	(124,147)	(108,259)	(36,284)	(37,332)	(106,837)
Non-controlling interests	-	-	-	-	-
	(124,147)	(108,259)	(36,284)	(37,332)	(106,837)
<b>Total comprehensive income attributable to:</b>					
Owners of the parent	441,366	(108,259)	356,739	(37,332)	(99,169)
Non-controlling interests	-	-	-	-	-
	441,366	(108,259)	356,739	(37,332)	(99,169)
Loss per share	Re. (0.99)	(0.86)	(0.29)	(0.30)	(0.85)

## UNAUDITED CONDENSED STATEMENT OF CHANGES IN EQUITY

	THE GROUP		
	Period ended		Year Ended
	30 September 2019	30 September 2018	31 December 2018
	Rs'000	Rs'000	Rs'000
	Unaudited	Unaudited	Audited
Balance at the beginning of the period	298,638	377,807	377,807
Total comprehensive income for the period	441,366	(108,259)	(99,169)
Capital contribution	30,000	-	20,000
Balance at the end of the period	770,004	269,548	298,638

## NOTES:

- The interim condensed financial statements for the period ended 30 September 2019 are unaudited. The accounting policies and standards used in the preparation of these abridged interim financial statements are consistent with those used in the audited financial statements for the year ended 31 December 2018. This interim report complies with IAS 34 "Interim Financial Reporting".
- The company owns and manages Preskil Island Resort situated at Pointe Jerome, Mahebourg and Solana Beach Mauritius at Belle Mare. The company also manages Astroea Beach, a boutique hotel situated at Pte d'Esny. Revenue for the quarter and period are not comparable to previous year's figures due to Preskil Island Resort's closure until May 2019 following major renovation works. Whilst tourists arrivals in Mauritius have decreased by 0.1% for the period ended 30 September 2019 compared to the same period last year, occupancy rate at Solana Beach Mauritius has improved by 6.7% (74.5% to 81.2%), resulting in an increase of Rs 16m in revenue.
- Operating loss for the nine months ended 30 September 2019 amounted to Rs 14m compared to a profit of Rs 26m for the same period last year, the variance being caused by the closure for renovation of Preskil Island Resort. Following re-opening, the hotel is already generating positive NPBT since the month of October 2019, and the hotel has received very positive reviews overall.
- The group has revalued all its buildings and leasehold rights; the valuation was carried out by an Independent Certified Practising Valuer. Valuations were made on the basis of open market value and Rs 566m was credited to equity.
- Management is confident of improved results for the fourth quarter 2019 on the basis of forward bookings and the success of the re-opening of Preskil Island Resort.

By Order of the Board

**Navitas Corporate Services Ltd**  
Company Secretary

This 13<sup>th</sup> November 2019

The Board of Directors accepts full responsibility for the accuracy of the information contained in the above unaudited condensed financial statements. Copies of the unaudited condensed financial statements are available to the public, free of charge, at Union Corporate Limited, Riche-en-Eau, St Hubert.

The Statement of interests of officers of the company required under rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 is available upon request to the Secretary, free of charge, at C/O Navitas Corporate Services Ltd, Navitas House, Robinson Road, Floréal.

The above condensed unaudited financial statements are issued pursuant to Listing Rules 12.20 and Section 88 of the Securities Act 2005.