

CAUDAN DEVELOPMENT LIMITED

ABRIDGED UNAUDITED INTERIM FINANCIAL STATEMENTS

DECEMBER 31st 2022



STATEMENTS OF FINANCIAL POSITION

	THE GROUP			THE COMPANY		
	UNAUDITED	AUDITED	UNAUDITED	AUDITED	UNAUDITED	AUDITED
	31 Dec 22	31 Dec 21	30 Jun 22	31 Dec 22	31 Dec 21	30 Jun 22
MRs000						
Assets						
Non-current assets						
Investment property	4,822,520	4,640,338	4,822,521	4,686,521	4,501,614	4,686,521
Other non-current assets	332,991	321,993	336,183	132,255	122,019	132,004
	5,155,511	4,962,331	5,158,704	4,818,776	4,623,633	4,818,525
Current assets	313,852	131,710	179,916	444,544	279,176	333,804
Total assets	5,469,363	5,094,041	5,338,620	5,263,320	4,902,809	5,152,329
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	2,352,983	2,142,239	2,311,485	2,059,010	1,837,615	2,021,447
Total equity	4,352,983	4,142,239	4,311,485	4,059,010	3,837,615	4,021,447
Liabilities						
Non-current liabilities						
Borrowings	534,000	498,000	534,000	534,000	498,000	534,000
Other non-current liabilities	284,864	238,289	280,743	232,916	192,844	231,743
	818,864	736,289	814,743	766,916	690,844	765,743
Current liabilities						
Borrowings	132,491	89,808	59,573	140,965	113,738	79,536
Other current liabilities	165,025	125,705	152,819	296,429	260,612	285,603
	297,516	215,513	212,392	437,394	374,350	365,139
Total liabilities	1,116,380	951,802	1,027,135	1,204,310	1,065,194	1,130,882
Total equity and liabilities	5,469,363	5,094,041	5,338,620	5,263,320	4,902,809	5,152,329
MRs						
Net assets per share	2.176	2.071	2.156	2.030	1.919	2.011
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	UNAUDITED	AUDITED
	6 mths to 31 Dec 22	6 mths to 31 Dec 21	Year to 30 Jun 22	6 mths to 31 Dec 22	6 mths to 31 Dec 21	Year to 30 Jun 22
MRs000						
Net cash generated from/(used in) operating activities	40,966	(14,708)	47,134	47,192	(11,486)	44,180
Net cash (used in)/generated from investing activities	(47,806)	16,898	(70,007)	(44,254)	(9,528)	(64,952)
Net cash used in financing activities	(76,446)	(29,066)	(17,350)	(76,446)	(1,366)	(10,450)
Net decrease in cash and cash equivalents	(83,286)	(26,876)	(40,223)	(73,508)	(22,380)	(31,222)
Cash and cash equivalents at beginning of the year	(34,938)	4,848	4,848	(27,479)	3,428	3,428
Effect of foreign exchange rate changes	141	181	437	(9)	105	315
Cash and cash equivalents at end of the period/year	(118,083)	(21,847)	(34,938)	(100,996)	(18,847)	(27,479)
Analysis of cash and cash equivalents						
Bank and cash balances	10,008	9,689	11,935	6,869	8,919	10,657
Bank overdrafts	(128,091)	(31,536)	(46,873)	(107,865)	(27,766)	(38,136)
	(118,083)	(21,847)	(34,938)	(100,996)	(18,847)	(27,479)

Notes

The abridged interim financial statements for the period ended December 31st 2022 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 2022 and comply with IAS 34.

Results

The group registered a profit after tax of MRS41.5m during the period of six months under review (December 31st 2021: loss of MRS2.6m). Our property segment delivered a good performance compared to the prior period on the back of net increase in rentals, lower renovation costs, reversal of impairment charges and the continued progression of our F&B department. This was, however, offset to some extent by higher finance costs incurred in line with the rising interest rates and increased indebtedness, in as much as our own funds were used to finance the reinstatement costs of Barkly Wharf pending final disbursements of the insurance claim. Our security segment, for its part, posted a small loss and continued to be impacted by the general economic downturn.

Outlook

The global outlook remains challenging given the economic situation and rising interest rates. In this context, we shall continue to pursue our business strategy diligently, focusing on operational efficiencies and resilience. Management is actively working on improving the tenant mix offering and the newly renovated Barkly Wharf building which opened in December 2022 is expected to attract new tenants in the coming months.

Basic and diluted earnings per share

The earnings per share has been calculated based on:

	UNAUDITED			THE GROUP		
	6 mths to 31 Dec 22	6 mths to 31 Dec 21	3 mths to 31 Dec 22	3 mths to 31 Dec 21	Year to 30 Jun 22	Year to 30 Jun 22
MRs000						
Profit/(loss) attributable to owners of the parent	41,498	(2,611)	19,287	(539)	169,831	169,831
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	2,000,000
Adjusted earnings/(loss) per share is calculated on the basis of the group profit/(loss) for the period/year excluding net gain from fair value adjustment on investment property divided by the number of shares in issue and ranking for dividends.						
Profit/(loss) attributable to owners of the parent	41,498	(2,611)	19,287	(539)	169,831	169,831
Net gain from fair value on investment property (net of deferred tax)	-	-	-	-	(151,612)	(151,612)
Adjusted earnings/(loss) attributable to owners of the parent	41,498	(2,611)	19,287	(539)	18,219	18,219

Other income relates to claim receivable under our insurance policy in respect of rent remissions granted to tenants for the period up to November 30th 2022.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	UNAUDITED			THE GROUP			UNAUDITED			THE COMPANY		
	6 mths to 31 Dec 22	6 mths to 31 Dec 21	3 mths to 31 Dec 22	3 mths to 31 Dec 21	Year to 30 Jun 22	Year to 30 Jun 22	6 mths to 31 Dec 22	6 mths to 31 Dec 21	3 mths to 31 Dec 22	3 mths to 31 Dec 21	Year to 30 Jun 22	Year to 30 Jun 22
MRs000												
Revenue	286,866	232,980	154,489	118,388	478,191	478,191	121,201	92,625	65,212	46,796	184,461	184,461
Operating expenses	(255,841)	(230,145)	(135,919)	(119,736)	(460,884)	(460,884)	(97,887)	(87,299)	(52,645)	(47,939)	(164,832)	(164,832)
Operating profit/(loss)	31,025	2,835	18,570	(1,348)	17,307	17,307	23,314	5,326	12,567	(1,143)	19,629	19,629
Net gain from fair value on investment property	-	-	-	-	182,665	182,665	-	-	-	-	185,390	185,390
Other income	26,433	9,680	10,573	9,680	41,398	41,398	26,433	8,210	10,573	8,210	39,928	39,928
Profit before finance costs and impairment on financial assets	57,458	12,515	29,143	8,332	241,370	241,370	49,747	13,536	23,140	7,067	244,947	244,947
Net impairment on financial assets	5,601	(1,777)	431	(1,315)	(6,293)	(6,293)	1,131	(943)	(519)	(781)	(1,181)	(1,181)
Net finance costs	(14,256)	(11,581)	(8,100)	(5,611)	(23,326)	(23,326)	(8,574)	(6,665)	(3,695)	(3,161)	(13,208)	(13,208)
Profit/(loss) before income tax	48,803	(843)	21,474	1,406	211,751	211,751	42,304	5,928	18,926	3,125	230,558	230,558
Taxation	(7,305)	(1,768)	(2,186)	(1,945)	(41,920)	(41,920)	(4,741)	(1,887)	(969)	(1,727)	(42,686)	(42,686)
Profit/(loss) for the period/year attributable to owners of the parent	41,498	(2,611)	19,288	(539)	169,831	169,831	37,563	4,041	17,957	1,398	187,872	187,872
Other comprehensive income:												
Items that will not be reclassified to profit or loss:												
Remeasurement of retirement benefit obligations, net of deferred tax	-	-	-	-	(3,196)	(3,196)	-	-	-	-	-	1
Other comprehensive income for the period/year attributable to owners of the parent	-	-	-	-	(3,196)	(3,196)	-	-	-	-	-	1
Total comprehensive income for the period/year attributable to owners of the parent	41,498	(2,611)	19,287	(539)	166,635	166,635	37,563	4,041	17,956	1,398	187,873	187,873
MRs												
Basic and diluted earnings/(loss) per share	0.0207	(0.0013)	0.0096	(0.0003)	0.0849	0.0849						
Adjusted earnings/(loss) per share	0.0207	(0.0013)	0.0096	(0.0003)	0.0091	0.0091						

STATEMENTS OF CHANGES IN EQUITY

	Share Capital	Retained Earnings	Total Equity	
MRs000				
Attributable to owners of the parent				
THE GROUP				
At July 1st 2021	2,000,000	2,144,850	4,144,850	
Loss for the period	-	(2,611)	(2,611)	
At December 31st 2021	2,000,000	2,142,239	4,142,239	
At July 1st 2021	2,000,000	2,144,850	4,144,850	
Profit for the year	-	169,831	169,831	
Other comprehensive income for the year	-	(3,196)	(3,196)	
At June 30th 2022	2,000,000	2,311,485	4,311,485	
At July 1st 2022	2,000,000	2,311,485	4,311,485	
Profit for the period	-	41,498	41,498	
At December 31st 2022	2,000,000	2,352,983	4,352,983	
THE COMPANY				
At July 1st 2021	2,000,000	1,833,574	3,833,574	
Profit for the period	-	4,041	4,041	
At December 31st 2021	2,000,000	1,837,615	3,837,615	
At July 1st 2021	2,000,000	1,833,574	3,833,574	
Profit for the year	-	187,872	187,872	
Other comprehensive income for the year	-	1	1	
At June 30th 2022	2,000,000	2,021,447	4,021,447	
At July 1st 2022	2,000,000	2,021,447	4,021,447	
Profit for the period	-	37,563	37,563	
At December 31st 2022	2,000,000	2,059,010	4,059,010	
Segment Reporting				
MRs000				
December 31st 2022				
External sales	146,096	140,770	-	286,866
Intersegment sales	2,640	11,846	(14,486)	-
Total revenue	148,736	152,616	(14,486)	286,866
Segment result	32,106	(948)	(133)	31,025
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	5,074	(2,043)	(196)	2,835
June 30th 2022				
External sales	221,069	257,122	-	478,191
Intersegment sales	4,800	20,227	(25,027)	-
Total revenue	225,869	277,349	(25,027)	478,191
Segment result	24,353	(6,625)	(422)	17,307

Segment Reporting

	Property	Security Eliminations	Total
MRs000			
December 31st 2022			
External sales	146,096	140,770	-
Intersegment sales	2,640	11,846	(14,486)
Total revenue	148,736	152,616	(14,486)
Segment result	32,106	(948)	(133)
December 31st 2021			
External sales	108,041	124,939	-
Intersegment sales	2,400	9,322	(11,722)
Total revenue	110,441	134,261	(11,722)
Segment result	5,074	(2,043)	(196)
June 30th 2022			
External sales	221,069	257,122	-
Intersegment sales	4,800	20,227	(25,027)
Total revenue	225,869	277,349	(25,027)