

CAUDAN DEVELOPMENT LIMITED

ABRIDGED AUDITED FINANCIAL STATEMENTS

JUNE 30th 2023

CAUDAN
DEVELOPMENT



STATEMENTS OF FINANCIAL POSITION

	THE GROUP		THE COMPANY	
	30 Jun 23	30 Jun 22	30 Jun 23	30 Jun 22
MRs000				
Assets				
Non-current assets				
Investment property	4,952,940	4,822,521	4,802,065	4,686,521
Other non-current assets	330,299	336,183	130,318	132,004
	5,283,239	5,158,704	4,932,383	4,818,525
Current assets	262,905	179,916	395,270	333,804
Total assets	5,546,144	5,338,620	5,327,653	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
Retained earnings	2,432,456	2,311,485	2,129,376	2,021,447
Total equity	4,432,456	4,311,485	4,129,376	4,021,447
Liabilities				
Non-current liabilities				
Borrowings	534,000	534,000	534,000	534,000
Other non-current liabilities	298,424	280,743	242,518	231,743
	832,424	814,743	776,518	765,743
Current liabilities				
Borrowings	112,757	59,573	124,142	79,536
Other current liabilities	168,507	152,819	297,617	285,603
	281,264	212,392	421,759	365,139
Total liabilities	1,113,688	1,027,135	1,198,277	1,130,882
Total equity and liabilities	5,546,144	5,338,620	5,327,653	5,152,329
MRs				
Net asset value per share	2.22	2.16	2.06	2.01
No.000				
Number of shares	2,000,000	2,000,000	2,000,000	2,000,000

STATEMENTS OF CASH FLOWS

	THE GROUP		THE COMPANY	
	30 Jun 23	30 Jun 22	30 Jun 23	30 Jun 22
MRs000				
Net cash generated from operating activities	78,466	47,134	76,947	44,180
Net cash used in investing activities	(79,681)	(70,007)	(70,283)	(64,952)
Net cash used in financing activities	(62,620)	(17,350)	(67,620)	(10,450)
Net decrease in cash and cash equivalents	(63,835)	(40,223)	(60,956)	(31,222)
Cash and cash equivalents at beginning of the year	(34,938)	4,848	(27,479)	3,428
Effect of foreign exchange rate changes	427	437	289	315
Cash and cash equivalents at end of the year	(98,346)	(34,938)	(88,146)	(27,479)
Analysis of cash and cash equivalents disclosed above				
Bank and cash balances	10,011	11,935	7,896	10,657
Bank overdrafts	(108,357)	(46,873)	(96,042)	(38,136)
	(98,346)	(34,938)	(88,146)	(27,479)

Notes

The abridged financial statements have been audited by Ernst & Young and have been extracted from the audited financial statements for the year ended June 30th 2023 which have been prepared in compliance with the Companies Act 2001 and in accordance with International Financial Reporting Standards (IFRSs) for the year under review.

Results

Our profit for the year stood at MRs119.6m (2022: MRs169.8m). This includes fair value gains net of deferred tax of MRs72.6m in respect of revaluation of Investment Property (2022: MRs151.6m). Note that these adjustments are unrealised and have no impact on the cash flows of the business.

After excluding these fair value gains, the underlying group profit stood at MRs47.1m versus MRs18.2m in 2022. The improved performance was attributable to higher net rental income, lower renovation costs incurred, reversal of expected credit losses coupled with a turnaround in the F&B department and the Caudan Arts Centre. However, higher finance charges were incurred in line with rising interest rates trends and increased debt levels.

Other income relates to claim receivable under our insurance policy in respect of loss of rent for the period up to November 2022.

Outlook

We remain positive that with our exceptional assets and the newly renovated Barkly Wharf, we will be able to enhance long term earnings. Management is also actively working on improving the offering to enhance the customer experience whilst focusing on achieving operational efficiencies.

Basic and diluted earnings per share

The earnings per share has been calculated based on:

	THE GROUP		THE COMPANY	
	Year ended	Year ended	Year ended	Year ended
	30 Jun 23	30 Jun 22	30 Jun 23	30 Jun 22
MRs000				
Profit attributable to owners of the parent	119,618	169,831	119,618	169,831
Weighted average number of shares in issue during the year (thousands)	2,000,000	2,000,000	2,000,000	2,000,000
Adjusted earnings per share is calculated on the basis of the group profit for the year excluding net gain from fair value on investment property divided by the number of shares in issue and ranking for dividends.				
Profit attributable to owners of the parent	119,618	169,831	119,618	169,831
Net gain from fair value on investment property (net of deferred tax)	(72,563)	(151,612)	(72,563)	(151,612)
Adjusted earnings attributable to owners of the parent	47,055	18,219	47,055	18,219

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	THE GROUP		THE COMPANY	
	30 Jun 23	30 Jun 22	30 Jun 23	30 Jun 22
MRs000				
Revenue	585,953	478,191	249,708	184,461
Operating expenses	(532,136)	(460,884)	(208,585)	(164,832)
Operating profit	53,817	17,307	41,123	19,629
Net gain from fair value on investment property	87,426	182,665	72,551	185,390
Profit before finance costs, impairment on financial assets and impairment on goodwill	141,243	199,972	113,674	205,019
Net impairment on financial assets	6,634	(6,293)	249	(1,181)
Other income	25,902	41,398	25,902	39,928
Net finance costs	(33,055)	(23,326)	(16,528)	(13,208)
Profit before income tax	140,725	211,751	123,297	230,558
Taxation	(21,107)	(41,920)	(16,000)	(42,686)
Profit for the year attributable to owners of the parent	119,618	169,831	107,297	187,872
Other comprehensive income:				
Items that will not be reclassified to profit or loss:				
Remeasurement of retirement benefit obligations, net of deferred tax	1,353	(3,196)	632	1
Other comprehensive income for the year attributable to owners of the parent	1,353	(3,196)	632	1
Total comprehensive income for the year attributable to owners of the parent	120,971	166,635	107,929	187,873
MRe				
Basic and diluted earnings per share	0.0598	0.0849	0.0598	0.0849
Adjusted earnings per share	0.0235	0.0091	0.0235	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
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 year	-	119,618	119,618
Other comprehensive income for the year	-	1,353	1,353
At June 30th 2023	2,000,000	2,432,456	4,432,456
THE COMPANY			
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 year	-	107,297	107,297
Other comprehensive income for the year	-	632	632
At June 30th 2023	2,000,000	2,129,376	4,129,376

Segment Reporting

	Property	Security	Eliminations	Total
MRs000				
June 30th 2023				
External sales	300,724	285,229	-	585,953
Intersegment sales	5,280	25,665	(30,945)	-
Total revenue	306,004	310,894	(30,945)	585,953
Segment result before other income	59,099	(4,771)	(511)	53,817
Other income *	25,902	-	-	25,902
Segment result after other income	85,001	(4,771)	(511)	79,719
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 before other income	24,352	(6,625)	(421)	17,307
Other income *	41,398	-	-	41,398
Segment result after other income	65,750	(6,625)	(421)	58,705

* "Other income" is in respect of loss of rent fully covered by insurance.

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 audited financial statements were approved for issue by the Board of Directors on September 27th 2023.

By order of the board

MCB Group Corporate Services Ltd
Secretary

September 27th 2023

These abridged audited financial statements are issued pursuant to listing rule 12.14 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 audited financial statements.

Copies of the abridged audited 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.