

ABRIDGED UNAUDITED GROUP FINANCIAL STATEMENTS FOR THE 9 MONTHS ENDED 30 JUNE 2019



LAVASTONE LTD REPORTED A 18% INCREASE IN NET OPERATIONAL INCOME FOR THE 9 MONTHS ENDED 30TH JUNE 2019

COMMENTS ON THE NINE MONTHS ENDED 30 JUNE 2019

OPERATIONAL REVIEW

The Group performed well with an increase of 19% and 18% in the Net Operational Income for the quarter and the nine months ended 30 June 2019 to reach MUR28.7m and MUR89m respectively.

The profits for the period ended 30 June 2019 amounted to MUR46.6M (2018 - MUR51.7m) are in line with expectations.

OUTLOOK

The investment in the Victoria Urban Terminal Project was approved by the Board and the launch of this project marks an important milestone in the regeneration of Port Louis.

The other main projects of the Group are progressing according to plan and prospects for the full financial year remain positive with the Group maintaining high occupancy rates across the portfolio of investment properties.

By order of the Board

8th August 2019

The board of directors of Lavastone Ltd accepts full responsibility for the accuracy of the information contained in this report. The abridged financial statements are unaudited and have been prepared using same accounting policies as the audited financial statements for the year ended 30 September 2018 except for the adoption of new International Financial Reporting Standards issued which are now effective. Copies of this report are available free of charge and upon request from the Company Secretary at the registered office of Lavastone Ltd. The abridged unaudited 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 (Disclosure Obligations of Reporting Issues) Rules 2007 is available, free of charge at the registered office: corner Edith Cavell Street & Mere Barthelemy Street, Port Louis, 11324

ABRIDGED UNAUDITED GROUP FINANCIAL STATEMENTS FOR THE 9 MONTHS ENDED 30 JUNE 2019

UNAUDITED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

In MUR 000	Unaudited quarter ended 30-06-2019	Unaudited quarter ended 30-06-2018	Unaudited 9 months ended 30-06-2019	Unaudited 9 months ended 30-06-2018	Audited year ended 30-09-2018
Revenue	41,610	35,008	125,270	102,929	140,285
Operating expenses	(12,857)	(10,762)	(36,259)	(27,414)	(40,651)
Net operational income	28,753	24,246	89,011	75,515	99,634
Investment and other income	-	2,264	-	6,661	8,951
Administrative expenses	(9,589)	(6,596)	(27,055)	(21,003)	(27,669)
Operating profit	19,164	19,914	61,956	61,173	80,916
Increase in fair value of investment properties	-	-	-	-	551
Profit before finance costs	19,164	19,914	61,956	61,173	81,467
Finance costs	(499)	-	(1,322)	(39)	(39)
Profit before tax	18,665	19,914	60,634	61,134	81,428
Income tax expense	(5,616)	(3,652)	(13,973)	(9,442)	(15,167)
Profit for the period/year	13,049	16,262	46,661	51,692	66,261
Other comprehensive income	-	-	-	-	-
Total comprehensive income for the period/year	13,049	16,262	46,661	51,692	66,261
Total comprehensive income attributable to:					
- Ordinary equity holders of the parent	13,544	16,262	47,821	51,692	66,261
- Non-controlling interests	(495)	-	(1,160)	-	-
	13,049	16,262	46,661	51,692	66,261
Number of ordinary shares in issue					
Class A	680,523,310	519,465	680,523,310	519,465	450,000
Weighted average number of ordinary shares in issue	620,518,693	519,465	411,785,957	519,465	485,399
Basic earnings per share (MUR)	0.02	31.31	0.12	99.51	136.51
Net asset value per share (MUR)	4.40	1,823.03	4.40	1,823.03	3,414.60
Interim dividend per share (MUR)	-	-	0.02	-	-
Diluted earnings per share (MUR)	-	-	-	-	0.10
Diluted Net asset value per share (MUR)	-	-	-	-	2.26

UNAUDITED STATEMENTS OF FINANCIAL POSITION

In MUR 000	Unaudited 9 months ended 30-Jun-19	Unaudited 9 months ended 30-Jun-18	Audited year ended 30-Sep-18
ASSETS			
Non-current assets			
Investment properties	2,638,682	1,215,750	1,237,029
Assets under construction	-	-	-
Other equipment	1,253	-	-
Intangible assets	44,656	45,969	45,304
Goodwill	261,242	-	-
Total non-current assets	2,945,833	1,261,719	1,282,333
Current assets	145,222	159,530	302,769
Total assets	3,091,055	1,421,249	1,585,102
EQUITY AND LIABILITIES			
Shareholders' Equity			
Stated capital	1,721,081	450,000	450,000
Share application monies	-	-	575,000
Revaluation and other reserves	380,598	-	-
Retained earnings	555,869	496,999	511,568
Non-controlling interests	337,541	-	-
Total equity	2,995,089	946,999	1,536,568
Non-current liabilities			
Borrowings	35,601	81,895	-
Other liabilities	38,021	25,694	28,603
Total non-current liabilities	73,622	107,589	28,603
Current liabilities			
Borrowings	-	70,000	-
Other liabilities	22,344	296,661	19,931
Total current liabilities	22,344	366,661	19,931
Total equity and liabilities	3,091,055	1,421,249	1,585,102

ABRIDGED UNAUDITED GROUP FINANCIAL STATEMENTS FOR THE 9 MONTHS ENDED 30 JUNE 2019



LAVASTONE
PROPERTIES

UNAUDITED STATEMENTS OF CHANGES IN EQUITY

In MUR 000

GROUP

Balance at 01 Oct, 2017

Reduction of capital

Total comprehensive income for the period

At 30 June, 2018

Balance at 01 October, 2018

Issue of shares

On acquisition of subsidiaries

Dividend paid

Total comprehensive income for the period

At 30 June, 2019

	Stated Capital	Retained Earnings	Capital reserves	Non-Controlling Interests	Total
Balance at 01 Oct, 2017	519,466	445,307	-	-	964,773
Reduction of capital	(69,466)	-	-	-	(69,466)
Total comprehensive income for the period	-	51,692	-	-	51,692
At 30 June, 2018	450,000	496,999	-	-	946,999
Balance at 01 October, 2018	450,000	511,568	-	-	961,568
Issue of shares	1,258,081	-	-	-	1,258,081
On acquisition of subsidiaries	13,000	11,230	380,598	337,561	742,389
Dividend paid	-	(13,610)	-	-	(13,610)
Total comprehensive income for the period	-	46,661	-	-	46,661
At 30 June, 2019	1,721,081	555,849	380,598	337,561	2,995,089

MUR bn

3

TOTAL ASSETS + 17%

98.7%

OCCUPANCY

(Jun 2018:97.8%)

MUR m

89

**NET OPERATIONAL
INCOME + 18%**

UNAUDITED STATEMENTS OF CASH FLOWS

In MUR 000

Net cash generated from operating activities

Net cash (used in)/from investing activities

Net cash (used in)/from financing activities

Net (decrease)/increase in cash and cash equivalents

Cash and cash equivalents - opening

Cash flow from acquisition of subsidiary companies

Cash and cash equivalents - closing

	Unaudited 9 months ended 30-06-2019	Unaudited 9 months ended 30-06-2018	Audited year ended 30-09-2018
Net cash generated from operating activities	44,777	56,852	183,383
Net cash (used in)/from investing activities	(303,913)	(190,146)	(210,862)
Net cash (used in)/from financing activities	222,214	213,528	102,455
Net (decrease)/increase in cash and cash equivalents	(36,922)	80,234	74,976
Cash and cash equivalents - opening	85,620	10,644	10,644
Cash flow from acquisition of subsidiary companies	14,323	-	-
Cash and cash equivalents - closing	63,021	90,878	85,620

MUR

4.4

**NET ASSET VALUE
PER SHARE**