

ABRIDGED AUDITED STATEMENT OF FINANCIAL POSITION -
YEAR ENDED JUNE 30, 2017

	THE GROUP	
	2017 Rs '000	2016 Rs '000
ASSETS		
Non-current assets	2,252,739	2,110,086
Current assets	29,100	8,966
Total assets	2,281,839	2,119,052
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent	2,050,071	1,961,299
LIABILITIES		
Non-current liabilities	104,264	31,913
Current liabilities	127,504	125,840
Total liabilities	231,768	157,753
Total equity and liabilities	2,281,839	2,119,052

ABRIDGED AUDITED STATEMENT OF CHANGES IN EQUITY -
YEAR ENDED JUNE 30, 2017

	Attributable to equity holders of the parent						
	Stated Capital Rs'000	Share Premium Rs'000	Other Reserves Rs'000	Retained Earnings Rs'000	Total Rs'000	Non-Controlling Interest Rs'000	Total Rs'000
At July 1, 2015	105,600	24,632	126,088	1,724,052	1,980,373	(96)	1,980,277
Derecognition of subsidiary	-	-	-	-	-	96	96
Other comprehensive loss for the year	-	-	(24,627)	(4,413)	(29,041)	-	(29,041)
Profit for the year	-	-	-	9,967	9,967	-	9,967
At June 30, 2016	105,600	24,632	101,461	1,729,606	1,961,299	-	1,961,299
At July 1, 2016	105,600	24,632	101,461	1,729,606	1,961,299	-	1,961,299
Other comprehensive income	-	-	435	166	601	-	601
Profit for the year	-	-	-	88,171	88,171	-	88,171
At June 30, 2017	105,600	24,632	101,896	1,817,943	2,050,071	-	2,050,071

ABRIDGED AUDITED STATEMENT OF COMPREHENSIVE INCOME -
YEAR ENDED JUNE 30, 2017

	THE GROUP	
	2017 Rs '000	2016 Rs '000
Revenue	35,679	21,719
Other income	467	22,639
Operating expenses	(28,344)	(20,887)
Operating profit	7,802	23,471
Net gain in fair value of investment properties	91,643	-
Gain on winding up of subsidiary	-	159
Finance costs	(11,274)	(13,662)
Profit before tax	88,171	9,968
Income tax expense	-	(1)
Profit for the year	88,171	9,967
Other comprehensive income/(loss)	601	(29,041)
Total comprehensive income/(loss) for the year	88,772	(19,074)

NOTES TO THE ABRIDGED AUDITED FINANCIAL STATEMENTS

Review of Results

The net profit of the Group for the year under review was Rs. 88.1M compared to Rs. 9.9M for year ended 30 June 2016. Other comprehensive income/(loss) was Rs0.6M, compared to Rs (29)M last year.

Investment Properties

Investment properties which consist of freehold land and buildings were revalued on 12 July 2017 by Noor Dilmohamed & Associates, Chartered Practising Valuer. Fair value of the properties was determined by using open market value. This means that valuations performed by the valuer are based on active market prices, significantly adjusted for difference in the nature, location or conditions of the specific property. This valuation amounted to Rs. 2,185,311,775 on a vacant possession basis and Rs. 1,821,082,418 on the current use basis. The independent valuer is a well-known established and experienced land surveyor in Mauritius performing valuations on freehold land and building. He is a Certified Practising Valuer of the Fellow Australian Property Institute and a registered valuer under the laws of Mauritius.

Available-for-sale Investments

The fair value of shares quoted on the SEM and the DEM are based on the prices prevailing at the reporting date.

There are 2 disputes currently pending before the Supreme Court of Mauritius with respect to the shareholding of the UDL Group in Société Libra. The first dispute relates to what the UDL Group considers to be breaches of the shareholders agreement, "Pacte de Sociétaires" agreed upon by UDL Group and Société Pronema pertaining to their investment in Société Libra. The UDL Group is seeking the dissolution of Société Libra. The other dispute (initiated by Société Pronema) relates to the entitlement of the Group to maintain its shareholding in Société Libra and also to the Group's right and ability to appoint representatives on the administrative organs of the entity. As the Group is currently unable to exercise its rights as members of Société Libra, the Directors consider that it would not be appropriate to classify the "parts sociales" as investment in associate. Accordingly, the investment has since 30 June 2007 been classified as available-for-sale investment and shall remain so until the final resolution of the dispute. Since the beginning of the dispute, the Group has been prevented from having access to any financial information of Société Libra. As a result, the Directors have not been able to determine the fair value and have measured the investment at cost. The investment has also not been assessed for impairment as the Directors are not able to determine the estimated future cash flows expected to arise from the investment in Société Libra.

ABRIDGED AUDITED STATEMENT OF CASH FLOWS -
YEAR ENDED JUNE 30, 2017

	THE GROUP	
	2017 Rs '000	2016 Rs '000
Operating activities		
Net cash flows generated from operating activities	2,964	11,065
Investing activities		
Net cash flows (used in)/generated from investing activities	(51,186)	46,202
Financing activities		
Net cash flows from/(used in) financing activities	62,763	(67,980)
Net increase/(decrease) in cash	14,541	(10,713)
At July 1	(110,494)	(99,781)
At June 30	(95,953)	(110,494)

The Group holds 49.9% in Société Libra. Through its investment in Société Libra the Group holds an effective interest of 13.41% in Harel Mallac Ltd, a listed company. The directors are of the opinion that the fair value is significantly higher than its carrying value of Rs. 134,997,906, which is also its initial cost. The Directors wish to highlight that on June 26, 2006, the date of acquisition of the shares in Société Libra, the cost of acquisition carried a premium of 40% over the relevant share of market capitalisation of Harel Mallac Ltd and represented a discount of 18% over the relevant share of net assets as at that date. At June 30, 2017, the cost of acquisition exceeded the share of market capitalisation by 38% but was at a 49% discount over the share of net assets. A qualified audit opinion has been issued in the audit report due to a lack of information to fair value of the investment in Société Libra as at 30 June 2017.

The company owns 99,503 shares in Axys Group Ltd ('Axys'), representing a 20% shareholding with an original cost of Rs. 23,932,462. On June 2010, the board of directors of the company accepted an offer pursuant to which the company's shares in Axys would be exchanged for shares in United Investments Ltd. However, due to a dispute before the Commercial Division of the Supreme Court concerning the company's ownership rights to its shares in Axys, the transfer could not be effected. On 27 July 2017, the Privy Council delivered a judgment in favour of the company where the latter's full ownership rights with regards to its shares in Axys have been reinstated. Management has since requested all dividends (together with interests) declared by Axys from 30 June 2010 to date be paid and has further requested for communication of financial statements for the year ended June 2016 and June 2017. Management is still awaiting the response of Axys in respect of both requests.

Data per share

	2017 Rs.	2016 Rs.
Earnings - (Basic and diluted)	8.35	0.94
Net assets	194.14	185.73

Earnings per share has been calculated on a profit of Rs. 88.1M for this year and a profit of Rs. 9.9M for last year based on the number of shares in issue, i.e. 10,560,000 shares.

By Order of the Board

EXECUTIVE SERVICES LTD.

Corporate Secretary
2nd Floor, Les Jamalacs Building
Vieux Conseil Street
Port Louis

28 September 2017

Copies of the Audited Financial Statements are available to the public free of charge at the Company's registered office: Kwan Tee Street, Caudan, Port Louis. These Abridged Audited Financial Statements are issued pursuant to Listing Rule 12.14. The Board of Directors of United Docks Ltd accepts full responsibility of the accuracy of the information contained in these abridged audited Financial Statements.