



Dear Shareholder,

The Board of Directors is pleased to present the Annual Report of Novus Properties Ltd and its subsidiaries for the year ended June 30, 2019, the contents of which are listed below:

This report was approved by the Board of Directors on 27 September 2019.



Didier Merven
Non-Executive Director
and Chairman



Omabhinavsingh Juddoo
Executive and Managing Director



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CORPORATE INFORMATION

YEAR ENDED JUNE 30, 2019

DIRECTORS

Didier Merven
Laurent Bourgault Du Coudray
Mark Colin Cridlan
Omabhinavsingh Juddoo
Christine Dove

Date appointed

December 8, 2005
April 3, 2014
June 30, 2018
June 30, 2018
June 30, 2018

SECRETARY

NWT Secretarial Services Ltd
6th Floor, Dias Pier Building,
Le Caudan Waterfront,
Caudan, Port Louis.

REGISTERED OFFICE

C/o NWT Secretarial Services Ltd
6th Floor, Dias Pier Building,
Le Caudan Waterfront,
Caudan, Port Louis.

AUDITORS

BDO & CO
Essar Building,
10, Frère Felix de Valois Street,
Port Louis.

BANKERS

The Mauritius Commercial Bank Limited
Sir William Newton Street,
Port Louis.

STATUTORY DISCLOSURES

YEAR ENDED JUNE 30, 2019

PRINCIPAL ACTIVITY

The principal activity of the Company is property development for sale and/or rent.

BUSINESS REVIEW

RESULTS

Company

The results for the year are shown on page 28.

The Company's rental, investment and other income for the year amounted to Rs.7,442,247 (2018:Rs.9,149,805). The profit for the year after taxation amounted to Rs.1,066,862 (2018: Rs.4,197,298).

Group

The Group's rental, investment and other income for the year amount to Rs.15,676,524 (2018:Rs.13,046,982) and the profit for the year after tax amounted to Rs.6,015,447 (2018: Rs.10,445,200).

DIRECTORS

The name of directors of the Company and each subsidiary at the end of the accounting period are :

Novus Properties Ltd

Mr. Didier Merven
Mr. Laurent Bourgault Du Coudray
Mr. Mark Colin Cridlan
Mr. Omabhinavsingh Juddoo
Mrs. Christine Dove

Novus Industrial Properties Ltd

Mr. Didier Merven
Mr. Laurent Bourgault Du Coudray

Novus GRNW Properties Ltd

Mr. Laurent Bourgault Du Coudray
Mr. Omabhinavsingh Juddoo

Novus Northern Properties Ltd

Mr. Didier Merven
Mr. Omabhinavsingh Juddoo

DIRECTORS' SERVICE CONTRACTS

None of the directors of the Company and its subsidiaries have service contracts.

DIRECTORS' REMUNERATION AND BENEFITS

None of the directors received any remuneration and benefits from the Company and its subsidiaries.

CONTRACT OF SIGNIFICANCE WITH DIRECTORS

There was no contract of significance subsisting during the period to which the Company and its subsidiaries is a party and in which a director is or was materially interested, either directly or indirectly.

DONATIONS

The Company and its subsidiaries did not make any political or charitable donations during the year (2018:Nil).

AUDITORS' FEES	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
Audit fees	135,000	125,000	135,000	125,000
Other services	60,000	40,000	60,000	40,000
	195,000	165,000	195,000	165,000

Approved by the Board of Directors on 27 September 2019 and signed on its behalf by:



Didier Merven
Non-Executive Director
and Chairman



Omabhinavsingh Juddoo
Executive and Managing Director

CHAIRMAN'S STATEMENT





Dear Shareholders,

It is my pleasure to present the Novus Properties Ltd (“NOVUS”) annual report for the financial year ended 30th June 2019. This past year has been challenging for NOVUS due to non-recurring expenses and a lower average occupancy rate at our properties impacting on the profitability of the company.

Portfolio

NOVUS has three main property investments valued at Rs188M, of which two are classified as “light industrial” whereas the third is classified as “office space” whose details are as follows:

Light Industrial

- Situated at Pailles and held through our fully owned subsidiary Novus Industrial Properties (“NIP”). Average occupancy rate during the year stood at 80% (2018: 88%).
- Situated at Grand River North West (“GRNW”) and held through our fully owned subsidiary Novus GRNW Properties Ltd (NGL). This building has been fully (100%) occupied since acquisition.

Office Space

- 23 units located at Grand Bay Business Park Phase 2. Average occupancy rate during the year stood at 78% (2018: 89%).

Results

Rental income increased by 37% to Rs15.6M boosted by the full year rental of our industrial building located at GRNW. This property was acquired in May 2018 therefore only contributing for two months during the previous financial year. Investment and other income was reduced by Rs1.5M following the disposal of our investment in MDA properties in November 2017.

The noticeable gains in top line rental were however adversely impacted by unexpected remedial works undertaken at Grand Bay Business Park to upgrade its waterproofing. These works resulted in a four-fold jump in operating expenses and not expected to recur in the upcoming financial year. Further, as a result of greater borrowings taken on for the acquisition of the GRNW industrial building, finance costs increased also impacting results. Consequently, Profit after tax (“PAT”) decreased to Rs5.4M (2018: Rs8.7M).

During the year under review NOVUS declared a total dividend per share of 36cts (2018: 50cts) in line with the lower PAT. Subsequently, the final dividend was declared together with full-year results publications instead of financial year end.

Outlook

NOVUS aims to increase its portfolio value through further acquisitions in the future with a focus on the light industrial segment. Having now established solid foundations upon which NOVUS can expand, your Board of Directors is earnestly considering the appointment of a Chief Executive to propel the company through its next developmental/growth phase.

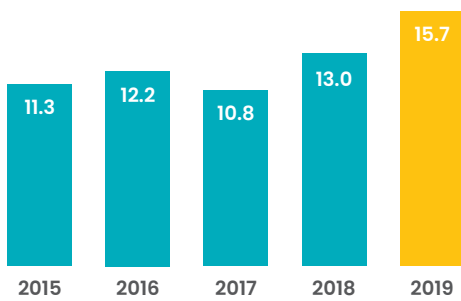


Didier Merven

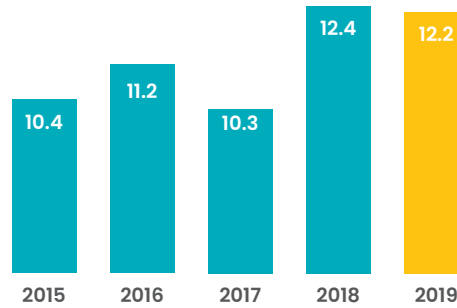
*Non-Executive Director
and Chairman*

FIVE YEAR REVIEW

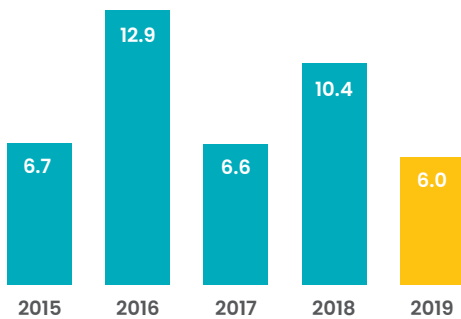
Revenue (in Rs M)



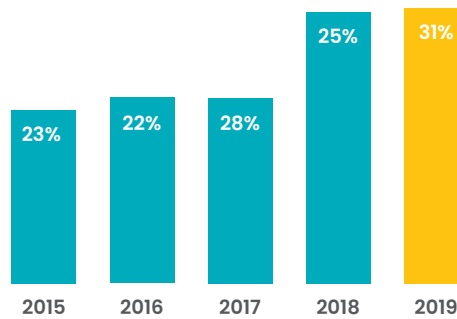
Operating Profit (in Rs M)



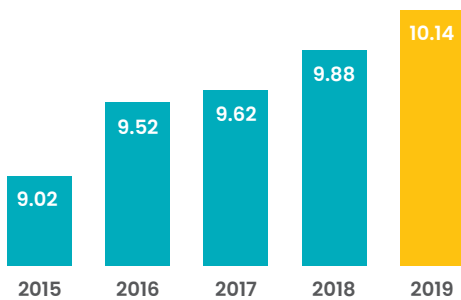
PAT (in Rs M)



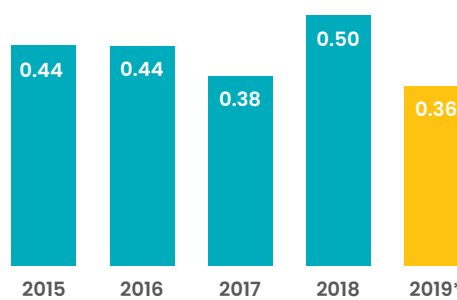
Loan-to-asset ratio (in %)



NAV per share (in Rs)



Dividend per share (in Rs)



* In 2019, final dividend of 18 cents with respect to financial year end 30 June 2019, was declared after year end.





CORPORATE GOVERNANCE REPORT

YEAR ENDED JUNE 30, 2019

INTRODUCTION

Novus Properties Ltd ('Novus' or the 'Company') and its subsidiaries (together referred to as the 'Group') are committed to achieving high standards of corporate governance and recognises the importance of good governance to ensure continued growth and create sustainable value for all its stakeholders. The principal activity of the Group is property development for sale and/or rent. As a Public Interest Entity ('PIE'), the Board of Directors (the 'Board') has made concerted effort to apply the principles as set out in the National Code of Corporate Governance for Mauritius (2016) (the 'Code') which is based on a 'apply and explain' basis.

PRINCIPLE 1: GOVERNANCE STRUCTURE

The Board is collectively responsible for the Group's leadership, strategy, values, standards, control, management and the long-term success of the Group. It is also responsible for providing strong leadership and independent judgement for complying with all legal and regulatory requirements.

The Board Charter, Code of Ethics and Statement of Accountabilities are in process of being finalised and will be published on the Company's website once approved by the Board.

Key Governance Positions

Chairman of the Board

The key responsibilities of the Chairman of the Board are as follows:

- To preside over meetings, encourage participation of Directors in Board matters and mediate differences of opinion;
- To participate in the nomination of Directors to ensure that the Board has the right mix of competencies, skills, objectivity and expertise;
- To monitor and evaluate Board and directors' appraisals;
- To guide the Board and Senior Management, ensuring time for consultation, preparing of Board's agenda and minutes, and supervision of implementation of resolutions;
- To ensure adequate succession planning for the Directors and Management;
- To ensure that all relevant information on financial and operating matters are placed before the Board to enable Directors to reach informed decisions;
- To ensure adoption of good corporate governance practices; and
- To maintain relations with the shareholders of the Company and ensure that information is clearly communicated to them through appropriate disclosure.

Mr Didier Merven is the Chairman of the Board and a brief profile is found on page 12.

Executive & Managing Director

The key responsibilities of the Executive & Managing Director are as follows:

- To develop and implement the Group's long and short-term strategy with a view to creating shareholder value;
- To responsible for the day to day management of the Group;
- To monitor and supervises all processes, work in progress and the activities of the Group as a whole; and
- To be the main point of contact between the Board and Management.

Mr. Omabhinavsingh Juddoo is the Executive & Managing Director and a brief profile is found on page 12.

The Company does not have any employees at senior governance position since it has a management contract with AXYS Treasury Ltd for management, consultancy and accounting services. As at reporting date, Mr. Omabhinavsingh Juddoo and Mrs. Christine Dove who are employed by AXYS Treasury Ltd, sit on the Board of Novus and its subsidiaries.

The Company's website is under construction and is expected to be ready by end of year 2019.

PRINCIPLE 1: GOVERNANCE STRUCTURE (CONT'D)

Key Governance Positions (cont'd)

Company Secretary

All Directors have access to the advice and services of the Company Secretary, NWT Secretarial Services Ltd, through its representative V.Oomadevi Chetty, who is responsible for providing guidance to the Board as to their duties, responsibilities and powers.

The Company Secretary ensures that the Board procedures are followed and that applicable rules and regulations as well as principles of good governance are adhered to.

PRINCIPLE 2: THE STRUCTURE OF THE BOARD AND ITS COMMITTEES

The Board has aimed to create the right balance and composition in such a way as to best serve the Group. Given the size and the sector of activities of the Group, the Directors consider that the current Board is of reasonable size and possess the appropriate mix of competencies, experience, skill and independence to efficiently manage the affairs of the Group. A majority of the Directors has a relationship with the Company.

The Group is currently managed by a unitary Board of five (5) members who are all residents of Mauritius, out of whom two (2) Executive Directors, two (2) Non-Executive Directors and one (1) Independent Non-Executive Director.

BOARD OF DIRECTORS



From left to right:
Omabhinavsingh Juddoo, Christine Dove, Didier Merven,
Laurent Bourgault Du Coudray, Mark Colin Cridlan



BOARD OF DIRECTORS



Jean Didier Merven (Didier Merven)
Non-Executive Director & Chairman

Didier Merven spent many years in Australia and moved back to Mauritius in 1988. He started portfolio management on an individual basis before setting up Portfolio & Investment Management Ltd (PIM) in 1992, the very first professional portfolio management company in Mauritius. Over the following 22 years, PIM developed the AXYS Group which evolved from these beginnings into a diversified financial services company.

Directorship in other listed companies: United Investments Ltd, Novare Africa Fund PCC in respect of its cell Novare Africa Property Fund One.



Omabhinavsingh Juddoo
Executive & Managing Director

Omabhinavsingh Juddoo holds a Masters in International Business from Curtin University of Australia and is a member of the ACCA (UK) and Member of the Chartered Institute of Bankers in Scotland. His fields of expertise are Project Management, Treasury and Transaction Advisory. He has been managing the operations of the Company and its subsidiaries since he joined AXYS Group in 2013 and extensively contributes to the expansion of the Group. He was also actively involved in the process of listing of the Company in the Development and Enterprise Market of the Stock Exchange of Mauritius in 2014.

Directorship in other listed companies: None.



Laurent Bourgault Du Coudray
Executive Director

Laurent Bourgault du Coudray graduated in accounting and finance from Curtin University in Perth, Australia and is a member of the Institute of Chartered Accountants in Australia. He has worked over four years in Perth providing corporate and international tax services before joining United Investments Limited (UIL) in January 2013 where he acted as Project Manager and Business Developer. With a focus on the hospitality sector, Laurent joined in April 2019 one of UIL's investees, namely Attitude Hospitality Management Ltd, as the Chief Business Development Officer.

Directorship in other listed companies: Les Gaz Industriels Ltd.



Marie Christine Dove (Christine Dove)
Non-Executive Director

Christine Dove is a qualified member of ACCA (UK). She has previously worked for three years in the Audit department at DCDM and a further 3-years in the Accounting team of Rogers Group. She joined AXYS Group in 2005 as Financial Accountant, where she headed the Accounts and Finance department. In August 2010, Christine was appointed Financial Accountant for UIL Group.

Directorship in other listed companies: None.

BOARD OF DIRECTORS (CONT'D)



Mark Colin Cridlan
Independent Director

Mark Cridlan is a Chartered Quantity Surveyor (RICS) and a member of the Mauritius Association of Quantity Surveyors. He is director of Milestone Construction Consultants Ltd and has more than 38 years of experience in the construction industry. He has vast experience in the construction of large mass housing projects, high end houses under the PDS / RES / IRS schemes, office buildings and showrooms, refurbishment of offices including fit-out, power stations, commercial developments, new hotels and renovation of hotels as well as residential developments.

Directorship in other listed companies: None.

PRINCIPLE 2: THE STRUCTURE OF THE BOARD AND ITS COMMITTEES (CONT'D)

Directors' and officers' interests in Novus shares

The Directors follow the principles of the model code on securities transactions as detailed in the Mauritius Stock Exchange listing rules and in accordance with the Companies Act 2001, written records of the interests of the Directors and their closely related parties in the shares of the Company are kept in a Register of Directors' Interests by the Company Secretary. The register is available to shareholders upon request to the Company Secretary.

As soon as a Director becomes aware that he is interested in a transaction or that his holdings or his associates' holdings have changed, the interest should be reported to the Group in writing. The Register of Interests is updated with every transaction entered into by the Directors and persons closely associated with them. When it appears to be a conflict of interest, any Director who could have such a conflict of interest will abstain from discussions at Board meetings when the relevant matter is tabled.

Moreover, pursuant to the Securities Act 2005, Novus registered itself as a reporting issuer with the Financial Services Commission ('FSC') and makes every effort to follow the relevant disclosure requirements. The Group keeps a Register of its Insiders and the said register is updated with the notification of interest in securities submitted by the Directors, the officers and the other insiders of Novus.

List of Directors' Direct and Indirect Interest in Novus as at June 30, 2019

Directors	Direct Shareholding		Indirect Shareholding
	Number of shares	Percentage (%)	Percentage (%)
Didier Merven	-	-	2.60
Omabhinavsingh Juddoo	4,400	0.03	0.09
Laurent Bourgault Du Coudray	23,000	0.17	-
Christine Dove	-	-	0.00
Mark Colin Cridlan	-	-	-

Board Committees

An Audit Committee (the 'AC') was set up on 26 September 2018 to provide assistance to the Board and its Directors in discharging their duties through a more comprehensive evaluation of specific issues. The AC reports regularly to the Board to whom it submits its recommendations. The Company Secretary also acts as secretary to the AC. The AC operates within clearly defined Terms of Reference which is in process of being finalised. Once approved by the Board, the Terms of Reference of the Audit Committee will be published on the Company's website.

Composition of the Audit Committee:

- Laurent Bourgault Du Coudray (Chairperson)
- Christine Dove
- Mark Colin Cridlan

The profiles and qualification of the members of the AC are disclosed from page 12 to 14. The Board considers that the members of the AC are appropriately qualified to discharge the responsibilities their role requires. Reasonable resources are made available to the AC to discharge its functions properly with the cooperation of Management. The internal & external Auditors have unrestricted access to the members of the AC.

CORPORATE GOVERNANCE REPORT (CONT'D)

YEAR ENDED JUNE 30, 2019

PRINCIPLE 2: THE STRUCTURE OF THE BOARD AND ITS COMMITTEES (CONT'D)

Board Committees (cont'd)

The core functions of the Audit Committee are to:

- Review the appropriateness of the accounting policies and assess the effectiveness of the systems of internal controls and auditing processes in the day-to-day management of the Group;
- Determine the balance between the scope of financial and operational priorities to ensure, procedurally, a value-added contribution to the interactive processes governing both the economic imperatives and effectiveness of internal controls of the Company;
- Facilitate communication between the Board, Management and internal and external auditors; and
- Serve as an independent arbitrator to the stakeholders of the Group.

During the year under review, the Audit Committee met on 2 occasions and the external and internal auditors are requested to attend the meetings as and when required.

Board and Committees Attendance

During the year under review, attendance at Board and Committee meetings were as follows:

Directors	Board	Audit Committee
Number of meetings	3	2
Didier Merven	2	-
Omabhinavsingh Juddoo	3	-
Laurent Bourgault Du Coudray	2	1
Christine Dove	3	2
Mark Colin Cridlan	3	2

PRINCIPLE 3: DIRECTOR'S APPOINTMENT PROCEDURES

The Board is responsible in appointing Directors and major factors that are considered in the appointment procedures are:

- Skills, knowledge and expertise required on the Board;
- Skills, knowledge and expertise of the proposed Director;
- Balance on the Board such as gender and age;

- Fees requested by prospective Director; and
- Potential conflict of interest.

The appointment of new directors is subject to confirmation by shareholders at the next Annual Meeting of Shareholders following their appointment.

Succession planning and Board Induction

The Board is responsible for succession planning of senior executives which involves the identification and development of candidates for leadership role in the Company in order to ensure continuity of management and leadership. The Board is also responsible for the induction of new Directors and the newly appointed Directors receive a complete induction pack which includes their duties and responsibilities under the respective legislations.

Though the Board does not organise or enrol its members on specific training session, it encourages all its Directors to keep on enhancing their knowledge and competencies through development programmes offered by various institutions in Mauritius.

Board Evaluation

Good governance encourages the Board to undertake a formal, regular and rigorous evaluation of its own performance and that of its Committees and individual Directors and produce a development plan on an annual basis.

No evaluation was carried out during the financial year ended 30 June 2019.

PRINCIPLE 4: DIRECTOR'S DUTIES, REMUNERATION AND PERFORMANCE

All the Directors on the Board are fully apprised of their legal and fiduciary duties as laid out in the Companies Act 2001.

The Group is committed to the highest standards of integrity and ethical conduct in dealing with all its stakeholders. This commitment, which is actively endorsed by the Board, is based on the fundamental belief that business should be conducted honestly, fairly and legally.

Related Party Transactions

Related party transactions are disclosed on note 21 of the financial statements.

PRINCIPLE 4: DIRECTOR'S DUTIES, REMUNERATION AND PERFORMANCE (CONT'D)

Remuneration Policy

The remuneration policy is focused on optimizing performance within the Group while taking into account the efforts and merits of the personnel. The remuneration of Directors is dealt with at Board level and only the independent directors are remunerated. A fee of Rs 100,000 was provided but not paid to the independent director during financial year ended June 30, 2019.

Information Technology and information IT Security

The Board of Directors is aware that a strategic alignment of information security with business strategy is important to achieve organisational goals. As such, it ensures that appropriate resources are allocated for the implementation of an information and IT security framework within the organisation.

The Board is responsible to ensure that adequate controls and information systems are in place to implement the Group's policy on IT which also falls under the Operational Risks of the Group.

PRINCIPLE 5: RISK GOVERNANCE AND INTERNAL CONTROL

The Directors are responsible for maintaining an effective system of risk management and internal control. The governance of risk, the nature and risk appetite of the Group remain the ultimate responsibility of the Board which is assisted by management to monitor, implement and enforce internal controls to minimise risk as well as achieve strategic objectives.

While it is not possible to identify or anticipate every risk due to the changing business environment, the Group has an established risk management process to manage and mitigate those key risks which could impact on its activities.

The following key risks have been identified:

- **Financial risk**

The Group maintains a system of financial control that is designed to provide assurance regarding the keeping of proper accounting records and the reliability of financial information used within the business and for publication. This risk is addressed by Internal Control, Accounting, Auditing and Internal Audit practices (as detailed below).

- **Compliance risk**

The Board takes the necessary actions to ensure compliance to the applicable laws and regulations in the operations of the Group.

- **Technological risk**

The Board ensures that IT systems are in place to provide financial and operational performance data for management accounting purposes.

- **Business continuity**

Novus has its registered address at the office of UIL. For business under the custody of UIL group of companies, daily back-ups of data are made and are kept at end of each week in a safety deposit box offsite and a disaster recovery plan has contracted with a renowned telecommunication institution.

- **Solvency and liquidity risk**

Prudent solvency and liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding from an adequate amount of committed credit facilities and the ability to close out market conditions. The Company aims at maintaining flexibility in funding by keeping committed credit lines available.

- **Physical, operational and human resource risk**

The Group has a renewal insurance contract covering the Group's assets against disasters, loss of rent and public liability.

For each major risk identified, a mitigating or correcting measure is taken.

Internal controls

The Board has overall responsibility for the system of internal control. A sound system of internal control is designed to manage the risk of failure to achieve business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss. The system of internal control put in place by management to respond to the above includes:

- Maintaining proper accounting records to ensure effective operation of the business and compliance;
- Implementing the strategies and policies adopted by the Board, and for managing all of the activities, including the operation of the internal control system.

The Board has also established key processes for monitoring the system of internal control as follows:

- IT systems are in place to provide financial and operational performance data for management accounting purposes; and
- Review of the accounting information takes place on a regular basis at Board level and remedial action is taken promptly, where necessary.

CORPORATE GOVERNANCE REPORT (CONT'D)

YEAR ENDED JUNE 30, 2019

PRINCIPLE 6: REPORTING WITH INTEGRITY

The Board is responsible for the preparation of the financial statements in accordance to the International Financial Reporting Standards which fairly present the state of affairs of the Group. The financial and operational performance of the Group is detailed in the Annual Report.

Safety, Health and Environment

Novus has its registered address at the office of United Investments Ltd, which believes in providing and maintaining a safe and healthy work environment for all Directors of Novus and its project administrators. The Group through its established policies encourages the enhancement of safety and health standards in the workplace.

Code of Ethics

Though the Group has not yet adopted a formal Code of Ethics, it is committed to the highest standards of integrity and ethical conduct in dealing with all stakeholders. The Group firmly believes in values such as honesty, respect, fairness, steadiness and courtesy.

PRINCIPLE 7: AUDIT

Internal Auditors

No internal audit investigation was requested during the year ended June 30, 2019 (2018: Nil).

External Auditors

The Board is responsible for the appointment and if necessary, the replacement and removal of the external auditors. Audit fees are set in a manner that enables an effective external audit on behalf of shareholders. Auditors should observe the highest standards of business and professional ethics and in particular their independence should not be impaired in any manner.

The current auditors are BDO & Co since June 2015 and their tenure of office will be reviewed in due course in line with good governance.

The Board is responsible for reviewing with the external auditors the letter of engagement, terms and nature of the audit scope and approach and ensure that no restrictions or limitations have been placed on the scope. The external auditors report directly to the Board which is also responsible for monitoring the external auditors' independence, objectivity and compliance with ethical, professional and regulatory requirements.

Auditors are expected to observe the highest standards of business and professional ethics and, in particular, that their independence is not impaired in any manner.

The fees to the auditors BDO & Co for audit and other services were accrued as follows:

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Audit fees	135,000	125,000	135,000	125,000
Other services	60,000	40,000	60,000	40,000
Total	195,000	165,000	195,000	165,000

Non-audit related services

No non-audit related services have been provided by BDO & Co during the year under review (2018: Nil).

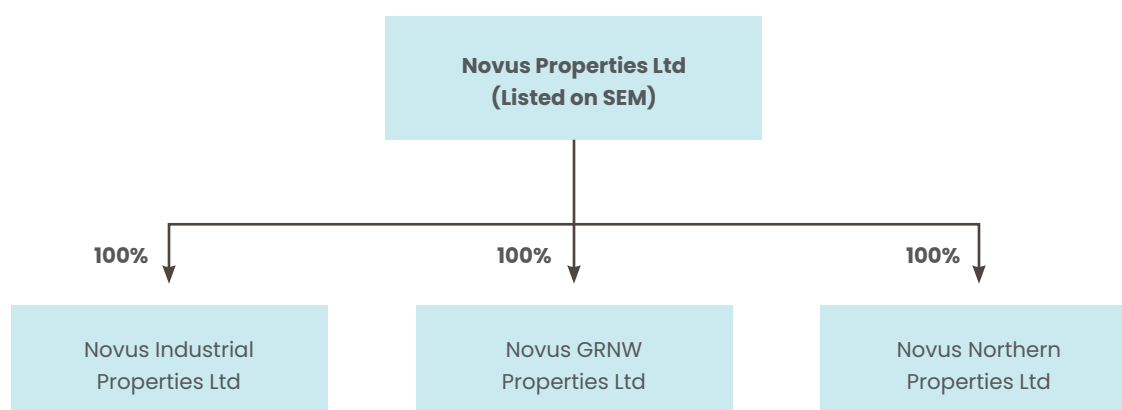
PRINCIPLE 8: RELATIONS WITH SHAREHOLDER AND OTHER KEY STAKEHOLDERS

The Board of Directors places great importance on an open and transparent communication with all the stakeholders of the Group. It also endeavours to regularly inform the shareholders on matters affecting the Group by announcements in the press, disclosures in the Annual Report and at the Annual Meeting of shareholders.

The following shareholders held 5% or more of the shareholding of the Group as at June 30, 2019:

Shareholders	% Holding
Firefox Ltd	34
Michel PITOT	10
United Investments Ltd	7

The shareholding structure of the Group as at June 30, 2019 was as follows:



Calendar

November 2019	Publication of 1st quarter results
December 2019	Annual Meeting of Shareholders
February 2020	Publication of 2nd quarter results
May 2020	Publication of 3rd quarter results
September 2020	Publication of audited financial statements for the year ending June 30, 2020

Agreements

No major agreements, other than those in the ordinary course of business, were contracted by Novus during the year under review.

Dividend Policy

The Company does not have any formal dividend policy and the dividend pay-out is subject to the performance of the Company and to the satisfaction of the solvency test as defined in the Companies Act 2001.

An interim dividend of Rs.2,480,166 has been declared and paid during the financial year under review. Last financial year, an interim dividend had been declared and paid of Rs.3,444,675 and a final dividend had been declared but not yet paid of Rs.3,444,675.

CORPORATE GOVERNANCE REPORT (CONT'D)

YEAR ENDED JUNE 30, 2019

PRINCIPLE 8: RELATIONS WITH SHAREHOLDER AND OTHER KEY STAKEHOLDERS (CONT'D)

Employee Share Option Plan

The Group does not have any Share Option Plan.

Donations

The Group made no social or political donations during the year under review (2018: Nil).

Statement of Directors' Responsibilities in Respect of the Financial Statements at 30 June 2019

The Directors are responsible for the preparation and fair presentation of the financial statements, comprising the statement of financial position at June 30, 2019, the statement of profit or loss and other comprehensive income, the statement of changes in equity, the statement of cash flows, and the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes for the year ended June 30, 2019, in accordance with International Financial Reporting Standards and in compliance with the requirements of the Companies Act 2001 and Financial Reporting Act 2004.

The Director's responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of these financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting judgments and estimates that have been used consistently.

The Directors have made an assessment of Group's ability to continue as a going concern and have no reason to believe the business will not be a going concern in the year ahead.

The Directors report that the external auditors are responsible for reporting on whether the financial statements are fairly presented.

The Directors confirm that:

- i. adequate accounting records and an effective system of internal controls and risk management have been maintained;
- ii. appropriate accounting policies supported by reasonable and prudent judgements and estimates have been used consistently; and
- iii. International Financial Reporting Standards have been complied with.

The Directors confirm that the Code of Corporate Governance has been adhered to, except to those disclosed in the Statement of Compliance on page 21.



Didier Merven

*Non-Executive Director
and Chairman*



Omabhinavsingh Juddoo

Executive and Managing Director

27 September 2019

STATEMENT OF COMPLIANCE

Name of PIE: Novus Properties Ltd

Reporting Period: 30 June 2019

We, the Directors of the Company confirm that to the best of our knowledge that the Group has complied with all its obligations and requirements under the Code of Corporate Governance except for the following:

Principles	Reasons for non-compliance
Principle 1: Code of ethics, Board Charter and Statement of Accountabilities	The Code of Ethics, Board Charter and Statement of Accountabilities are in process of being finalised and will be published on the Company's website once approved by the Board.
Principle 4: Board evaluation process and development plan Evaluation process and Development plan of Board, Board Committees and Directors	No Board Evaluation and Development Plan have been conducted for the year under review. The Board is, however, considering the implementation of a formal Board Evaluation and Development plan in line with the Code.
Principle 5: Whistle-Blowing procedures Documentation on internal whistle-blowing rules and procedures	Whistle-blowing procedures will be elaborated within the Code of Ethics and will be published on the Company's website.



Didier Merven

*Non-Executive Director
and Chairman*



Omabhinavsingh Juddoo

Executive and Managing Director

27 September 2019

COMPANY'S SECRETARY CERTIFICATE YEAR ENDED JUNE 30, 2019

(Pursuant to Section 166 (d) of the Companies Act 2001)

We certify that, based on the records and information made available to us by the directors and shareholders of the Company, the Company has filed with the Registrar of Companies, for the financial year ended June 30, 2019, all such returns as are required of the Company under the Companies Act 2001.



V.Oomadevi Chetty

Per NWT Secretarial Services Ltd
Company Secretary
7th Floor, Dias Pier Building,
Le Caudan Waterfront,
Caudan, Port Louis, Mauritius.

27 September 2019

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Novus Properties Ltd

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the consolidated financial statements of Novus Properties Ltd and its subsidiaries (the Group), and the Company's separate financial statements on pages 28 to 63 which comprise the statements of financial position as at June 30, 2019 and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements on pages 28 to 63 give a true and fair view of the financial position of the Group and of the Company as at June 30, 2019, and of their financial performance and their cash flows for the year then ended in accordance with International Financial Reporting Standards and comply with the Companies Act 2001.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group and of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Mauritius, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

Corporate Governance Report

Our responsibility under the Financial Reporting Act is to report on the compliance with the Code of Corporate Governance disclosed in the annual report and assess the explanations given for non-compliance with any requirement of the Code. From our assessment of the disclosures made on corporate governance in the annual report, the public interest entity has, pursuant to section 75 of the Financial Reporting Act, complied with the requirements of the Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed

in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

VALUATION ON INVESTMENT PROPERTIES

Investment Properties is the largest amount in the Group's Statement of Financial Position and is valued at Rs. 188m at June 30, 2019 (2018: Rs. 185.3m).

The Group measures its Investment Properties at fair value. Valuations are performed by an independent professionally accredited expert, in accordance with Royal Institute of Chartered Surveyors (RICS) Standards and performed with sufficient regularity to ensure that the carrying value is not materially different from the fair value at the Statement of Financial Position date.

The policy of the Group is to value its Investment Properties by External Valuers, every 3 years, the last one being performed in June 2019.

AUDIT RESPONSE

The Sales Comparison Approach, the Depreciated Replacement Cost Approach and the Income Capitalisation Approach have been used by the expert to value Investment Properties in June 2019.

We ensured that there has been no major fluctuation in market values of properties since last valuation.

The results of these procedures did not identify any issues with valuation of Investment Properties in the financial statements.

Responsibilities of Directors and Those Charged with Governance for the Financial Statements.

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards and in compliance with the requirements of the Companies Act 2001, and for such internal control as the directors determine is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Group and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group and the Company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Novus Properties Ltd

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONT'D)

Responsibilities of Directors and Those Charged with Governance for the Financial Statements. (cont'd)

Those charged with governance are responsible for overseeing the Group and the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group and the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by directors.
- Conclude on the appropriateness of directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group and the Company's ability to continue as a going concern. If we conclude that a material uncertainty

exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Companies Act 2001

We have no relationship with, or interests in, the Company or any of its subsidiaries, other than in our capacity as auditors and dealings in the ordinary course of business.

Report on Other Legal and Regulatory Requirements (cont'd)

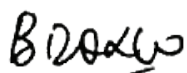
Companies Act 2001 (cont'd)

We have obtained all information and explanations we have required.

In our opinion, proper accounting records have been kept by the Company as far as it appears from our examination of those records.

Other Matter

This report is made solely to the members of Novus Properties Ltd (the "Company"), as a body, in accordance with Section 205 of the Companies Act 2001. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.



BDO & CO
Chartered Accountants



Per Georges Chung Ming Kan F.C.C.A.
Licensed by FRC

Port Louis,
Mauritius.

27 September 2019





STATEMENTS OF FINANCIAL POSITION

JUNE 30, 2019

	Notes	THE GROUP		THE COMPANY	
		2019	2018	2019	2018
		Rs.	Rs.	Rs.	Rs.
ASSETS					
Non-current assets					
Property, plant and equipment	5	1,627,791	2,185,258	166,520	152,115
Investment properties	6	188,000,000	185,300,000	94,500,000	94,500,000
Intangible assets	7	2,038,641	2,038,641	-	-
Investment in subsidiaries	8	-	-	22,149,371	22,149,271
Deferred tax assets	9	893,164	798,490	893,164	798,490
		192,559,596	190,322,389	117,709,055	117,599,876
Current assets					
Trade and other receivables	10	143,217	1,538,476	118,217	22,748,395
Other financial assets at amortised cost	10A	1,400,887	-	23,374,637	-
Cash and cash equivalents		8,106,244	17,134,502	3,765,748	16,417,904
		9,650,348	18,672,978	27,258,602	39,166,299
TOTAL ASSETS		202,209,944	208,995,367	144,967,657	156,766,175
EQUITY AND LIABILITIES					
Equity					
Share capital	11	106,042,887	106,042,887	106,042,887	106,042,887
Retained earnings		33,612,553	30,077,272	14,781,176	16,194,480
Total equity		139,655,440	136,120,159	120,824,063	122,237,367
Non-current liabilities					
Deferred tax liabilities	9	24,977	22,817	24,977	22,817
Borrowings	12	59,000,000	37,000,000	22,000,000	-
		59,024,977	37,022,817	22,024,977	22,817
Current liabilities					
Trade and other payables	13	2,718,151	21,710,568	2,118,617	21,061,316
Borrowings	12	-	10,127,569	-	10,000,000
Current tax liabilities	18(b)	811,376	569,579	-	-
Dividends payable	14	-	3,444,675	-	3,444,675
		3,529,527	35,852,391	2,118,617	34,505,991
Total liabilities		62,554,504	72,875,208	24,143,594	34,528,808
TOTAL EQUITY AND LIABILITIES		202,209,944	208,995,367	144,967,657	156,766,175

These financial statements have been approved for issue by the Board of Directors on 27 September 2019.



Didier Merven

*Non-Executive Director
and Chairman*



Omabhinavsingh Juddoo

Executive and Managing Director

The notes from pages 35 to 63 form an integral part of these financial statements.
Auditors' report from pages 23 to 25.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

JUNE 30, 2019

	Notes	THE GROUP		THE COMPANY	
		2019	2018	2019	2018
		Rs.	Rs.	Rs.	Rs.
REVENUE					
Rental income	15	15,632,284	11,393,838	6,798,007	7,401,934
Investment and other income	15	44,240	1,653,144	644,240	1,747,871
		15,676,524	13,046,982	7,442,247	9,149,805
EXPENSES					
Direct operating expenses relating to investment properties		(3,473,952)	(683,120)	(3,407,178)	(613,281)
Administrative expenses		(3,110,081)	(1,884,846)	(1,698,529)	(1,114,049)
Finance costs	16	(3,687,363)	(1,742,811)	(1,362,192)	(1,361,164)
		(10,271,396)	(4,310,777)	(6,467,899)	(3,088,494)
Increase in fair value of investment properties	6	1,507,525	-	-	-
Subsidiary acquisition costs	20(a)	-	(1,496,558)	-	(1,461,558)
Gain on bargain purchase	20(a)	-	4,000,000	-	-
PROFIT BEFORE TAXATION	17	6,912,653	11,239,647	974,348	4,599,753
Income tax (charge)/credit	18(a)	(897,206)	(794,447)	92,514	(402,455)
PROFIT FOR THE YEAR		6,015,447	10,445,200	1,066,862	4,197,298
Other comprehensive income		-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		6,015,447	10,445,200	1,066,862	4,197,298
EARNINGS PER SHARE	19	0.44	0.76		

The notes from pages 35 to 63 form an integral part of these financial statements.

Auditors' report from pages 23 to 25.

STATEMENT OF CHANGES IN EQUITY

JUNE 30, 2019

	Note	Share capital Rs.	Retained earnings Rs.	Total Rs.
THE GROUP				
Balance at July 1, 2018		106,042,887	30,077,272	136,120,159
Profit for the year		-	6,015,447	6,015,447
Dividends - 2019	14	-	(2,480,166)	(2,480,166)
Balance at June 30, 2019		106,042,887	33,612,553	139,655,440
Balance at July 1, 2017		106,042,887	26,521,422	132,564,309
Profit for the year		-	10,445,200	10,445,200
Dividends - 2018	14	-	(6,889,350)	(6,889,350)
Balance at June 30, 2018		106,042,887	30,077,272	136,120,159
THE COMPANY				
Balance at July 1, 2018		106,042,887	16,194,480	122,237,367
Profit for the year		-	1,066,862	1,066,862
Dividends - 2019	14	-	(2,480,166)	(2,480,166)
Balance at June 30, 2019		106,042,887	14,781,176	120,824,063
Balance at July 1, 2017		106,042,887	18,886,532	124,929,419
Profit for the year		-	4,197,298	4,197,298
Dividends - 2018	14	-	(6,889,350)	(6,889,350)
Balance at June 30, 2018		106,042,887	16,194,480	122,237,367

The notes from pages 35 to 63 form an integral part of these financial statements.
Auditors' report from pages 23 to 25.

STATEMENTS OF CASH FLOWS

JUNE 30, 2019

Notes	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Cash flows from operating activities				
Profit before taxation	6,912,653	11,239,647	974,348	4,599,753
<i>Adjustments for:</i>				
Depreciation on property, plant and equipment	592,267	577,133	20,395	14,779
Interest expense	3,687,363	1,742,811	1,362,192	1,361,164
Dividend income	-	(1,252,382)	-	(1,252,382)
Interest income	(44,240)	(212,932)	(44,240)	(212,932)
Increase in fair value of investment properties	(1,507,525)	-	-	-
Gain on bargain purchase	-	(4,000,000)	-	-
<i>Changes in working capital:</i>				
- trade and other payables	(18,992,417)	1,473,570	(18,942,799)	1,230,093
- trade and other receivables	1,395,259	(130,596)	22,630,178	2,965,002
- financial assets at amortised cost	(1,400,887)	-	(23,374,637)	-
- prepayments	-	-	-	-
Cash (used in)/generated from operations	(9,357,527)	9,437,251	(17,374,563)	8,705,477
Tax paid	(747,923)	(705,780)	-	-
Interest paid	(3,687,363)	(1,742,811)	(1,362,192)	(1,361,164)
Interest received	44,240	212,932	44,240	212,932
Net cash (used in)/generated from operating activities	(13,748,573)	7,201,592	(18,692,515)	7,557,245
Cash flows from investing activities				
Purchase of property, plant and equipment	(34,800)	(371,739)	(34,800)	(73,739)
Additions to investment properties	(1,192,475)	-	-	-
Loans granted to related parties	-	(8,457,050)	-	(8,457,050)
Loans repayments received from related parties	-	8,457,050	-	8,457,050
Proceeds on sale of investments	-	32,540,350	-	32,540,350
Dividends received	-	1,252,382	-	1,252,382
Net cash (used in)/from investing activities	(1,227,275)	33,420,993	(34,800)	33,718,993

Notes	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Cash flows from financing activities				
Dividends paid to Company's shareholders	(5,924,841)	(6,200,415)	(5,924,841)	(6,200,415)
Proceeds from long-term borrowings	22,000,000	-	22,000,000	-
Payment of long-term borrowings	(10,000,000)	(25,000,000)	(10,000,000)	(25,000,000)
Net cash from/(used in) financing activities	6,075,159	(31,200,415)	6,075,159	(31,200,415)
Net (decrease)/increase in cash and cash equivalents	(8,900,689)	9,422,170	(12,652,156)	10,075,823
Movement in cash and cash equivalents				
At July 1,	17,006,933	7,502,383	16,417,904	6,342,081
Acquired on business combination	-	82,380	-	-
(Decrease)/increase	(8,900,689)	9,422,170	(12,652,156)	10,075,823
At June 30,	8,106,244	17,006,933	3,765,748	16,417,904

20(c)

The notes from pages 35 to 63 form an integral part of these financial statements.
Auditors' report from pages 23 to 25.





NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2019

1. GENERAL INFORMATION

Novus Properties Ltd (the “Company”) is a limited liability company incorporated in Mauritius under the Companies Act 2001. The address of its registered office and principal place of business is at 6th/7th Floor, Dias Pier Building, Le Caudan Waterfront, Caudan, Port Louis 11307. The principal activity of the Company is property development for sale and/or rent. As from October 20, 2014, the Company is listed on the Development & Enterprise Market. These financial statements will be submitted for consideration and approval at the forthcoming Annual Meeting of Shareholders of the Company.

2. SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1. Basis of preparation

The financial statements of Novus Properties Ltd comply with the Companies Act 2001 and have been prepared in accordance with International Financial Reporting Standards (IFRS). The financial statements include the consolidated financial statements of the parent company and its subsidiary companies (The “Group”) and the separate financial statements of the parent company (The “Company”). The financial statements are presented in Mauritian Rupees and all values are rounded to the nearest unit, except when otherwise indicated.

“Where necessary, comparative figures have been amended to conform with change in presentation in the current year. The financial statements are prepared under the historical cost convention, except that:

- i. investment properties are stated at fair values; and
- ii. relevant financial assets and financial liabilities are stated at their fair values.”

Standards, Amendments to published Standards and Interpretations effective in the reporting period

IFRS 9 replaces the provisions of IAS 39 that relate to the recognition, classification and measurement of financial assets and financial liabilities, derecognition of financial instruments, impairment of financial assets and hedge accounting. The adoption of IFRS 9 Financial Instruments from January 1, 2018 resulted in changes in accounting policies and adjustments to the amounts recognised in the financial statements. The new accounting policies are set out in note 2.6. The Group has elected to apply the exemption in IFRS 9 paragraph 7.2.15 not to restate prior periods in the year of initial application of the standard. The Group has chosen to adopt the simplified expected credit loss model for trade receivables in accordance with IFRS 9 paragraph 5.5.15.

IFRS 15 Revenue from Contracts with Customers is based on the principle that revenue is recognised when control of a good or service transfers to a customer. The group has adopted IFRS 15 Revenue from Contracts with Customers from January 1, 2018 which resulted in changes in accounting policies and adjustments to the amounts recognised in the financial statements. The new accounting policies are set out in note 2.16. In accordance with the transition provisions in IFRS 15, the group has not restated comparatives for the 2018 financial year.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2.1. Basis of preparation (cont'd)

Standards, Amendments to published Standards and Interpretations effective in the reporting period (cont'd)

Classification and Measurement of Share-based Payment Transactions (Amendments to IFRS 2)

The amendments clarify the measurement basis for cash-settled share-based payments and the accounting for modifications that change an award from cash-settled to equity-settled. The amendment has no impact on the Group's financial statements.

Applying IFRS 9 Financial Instruments with IFRS 4 Insurance Contracts (Amendments to IFRS 4)

The amendment provides two different solutions for insurance companies: a temporary exemption from IFRS 9 for entities that meet specific requirements (applied at the reporting entity level), and the 'overlay approach'. Both approaches are optional. The amendment has no impact on the Group's financial statements.

Annual Improvements to IFRSs 2014-2016 Cycle

- IFRS 1 - deleted short-term exemptions covering transition provisions of IFRS 7, IAS 19 and IFRS 10 which are no longer relevant.
- IAS 28 - clarifies that the election by venture capital organisations, mutual funds, unit trusts and similar entities to measure investments in associates or joint ventures at fair value through profit or loss should be made separately for each associate or joint venture at initial recognition. The amendment has no impact on the Group's financial statements.

IFRIC 22 Foreign Currency Transactions and Advance Consideration. The interpretation clarifies how to determine the date of transaction for the exchange rate to be used on initial recognition of a related asset, expense or income where an entity pays or receives consideration in advance for foreign currency-denominated contracts. The amendment has no impact on the Group's financial statements.

Transfers of Investment Property (Amendments to IAS 40). The amendments clarify that transfers to, or from, investment property can only be made if there has been a change in use that is supported by evidence. A change in use occurs when the property meets, or ceases to meet, the definition of investment property. A change in intention alone is not sufficient to support a transfer. The amendment has no impact on the Group's financial statements.

Standards, Amendments to published Standards and Interpretations issued but not yet effective

Certain standards, amendments to published standards and interpretations have been issued that are mandatory for accounting periods beginning on or after January 1, 2019 or later periods, but which the Group has not early adopted.

At the reporting date of these financial statements, the following were in issue but not yet effective:

Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to IFRS 10 and IAS 28)

IFRS 16 Leases

IFRS 17 Insurance Contracts

IFRIC 23 Uncertainty over Income Tax Treatments

Prepayment Features with negative compensation (Amendments to IFRS 9)

Long-term Interests in Associates and Joint Ventures (Amendments to IAS 28)

Annual Improvements to IFRSs 2015-2017 Cycle

Plan Amendment, Curtailment or Settlement (Amendments to IAS 19)

Definition of a Business (Amendments to IFRS 3)

Definition of Material (Amendments to IAS 1 and IAS 8)

Where relevant, the Group is still evaluating the effect of these Standards, Amendments to published Standards and Interpretations issued but not yet effective, on the presentation of its financial statements.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 4.

2.2. Property, plant and equipment

Property, plant and equipment are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the assets' carrying amount or recognised as a separate asset as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably.

Depreciation is calculated on the straight-line method to write off the cost of each asset to their residual values over their estimated useful lives. The annual rates used are as follows:

	%
Office Equipment	10
Plant & Machinery	10 – 15
Furniture & Fittings	20

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively, if appropriate, at the end of each reporting period.

Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount.

Gains and losses on disposals of property, plant and equipment are determined by comparing proceeds with carrying amount and are included in profit or loss.

2.3. Investment properties

Investment properties, held to earn rentals or capital appreciation or both and not occupied by the Group are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are carried at fair value, representing open market value determined by external valuers.

Changes in the fair values are included in profit or loss and in the period in which they arise.

Where an investment property undergoes a change in use, evidenced by commencement of development with a view to sale, the property is transferred to inventories. A property's deemed cost for subsequent accounting as inventories is its fair value at the date of change in use. Changes in fair values are included in profit or loss as part of other income.

2.4. Intangible assets

Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

Goodwill is tested annually for impairment.

Goodwill is allocated to cash-generating units for the purpose of impairment testing.

On disposal of a subsidiary, the attributable amount of goodwill is included in the determination of the gains and losses on disposal.

2.5. Investment in subsidiaries

Separate financial statements of the investor

In the separate financial statements of the investor, investment in subsidiaries is carried at cost. The carrying amount is reduced to recognise any impairment in the value of the individual investments.

Consolidated financial statements

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's net assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree (if any) over the fair value of the identifiable net assets acquired is recorded as goodwill. If this is less than the fair value of the net assets of the subsidiary acquired in

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2.5. Investment in subsidiaries (cont'd)

the case of a bargain purchase, the difference is recognised directly in profit or loss as a bargain purchase gain.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

2.6. Financial assets

The Group classifies its financial assets into one of the categories discussed below, depending on the purpose for which the asset was acquired. Other than financial assets in a qualifying hedging relationship, the Group's accounting policy for each category is as follows:

(i) Amortised cost

These assets arise principally from the provision of goods and services to customers (eg trade receivables), but also incorporate other types of financial assets where the objective is to hold these assets in order to collect contractual cash flows and the contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Impairment provisions for trade receivables are recognised based on the simplified approach within IFRS 9 using the lifetime expected credit losses. During this process the probability of the non-payment of the trade receivables is assessed. This probability is then multiplied by the amount of the expected loss arising from default to determine the lifetime expected credit loss for the trade receivables. For trade receivables, which are reported net, such provisions are recorded in a separate provision account with the loss being recognised within cost of sales in the statement of comprehensive income. On confirmation that the trade receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Impairment provisions for receivables from related parties and loans to related parties are recognised based on a forward looking expected credit loss model. The methodology used to determine the amount of the provision is based on whether there has been a significant increase in

credit risk since initial recognition of the financial asset. For those where the credit risk has not increased significantly since initial recognition of the financial asset, twelve month expected credit losses along with gross interest income are recognised. For those for which credit risk has increased significantly, lifetime expected credit losses along with the gross interest income are recognised. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

From time to time, the Group elects to renegotiate the terms of trade receivables due from customers with which it has previously had a good trading history. Such renegotiations will lead to changes in the timing of payments rather than changes to the amounts owed and, in consequence, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in the statement of comprehensive income (operating profit).

The Group's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the statement of financial position.

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less, and – for the purpose of the statement of cash flows – bank overdrafts. Bank overdrafts are shown within loans and borrowings in current liabilities on the statement of financial position.

2.7. Financial liabilities

Financial liabilities include the following items:

- Bank borrowings are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried in the statement of financial position. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as any interest or coupon payable while the liability is outstanding.
- Trade payables and other short-term monetary liabilities, which are initially recognised at fair value

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2.7. Financial liabilities (cont'd)

and subsequently carried at amortised cost using the effective interest method.

2.8. Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, are capitalised until such time as the assets are substantially ready for their intended use or sale.

Other borrowing costs are expensed.

2.9. Current and deferred income tax

The tax expense for the period comprises of current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current tax

The current income tax charge is based on taxable income for the year calculated on the basis of tax laws enacted or substantively enacted by the end of the reporting period.

Deferred tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, if the deferred income tax arises from initial recognition of an asset or liability in a transaction, other than a business combination, that at the time of the transaction affects neither accounting nor taxable profit or loss, it is not accounted for.

Deferred income tax is determined using tax rates that have been enacted or substantively enacted at the reporting date and are expected to apply in the period when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which deductible temporary differences can be utilised.

For the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The

presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

2.10. Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as deduction, net of tax, from proceeds.

2.11. Borrowings

Borrowings are recognised initially at fair value being their issue proceeds net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least twelve months after the end of the reporting period.

2.12. Trade and other payables

Trade payables are stated at fair value and subsequently measured at amortised cost using the effective interest method.

2.13. Provisions

Provisions are recognised when: the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources that can be reliably estimated will be required to settle the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2.14. Foreign currencies

(i) Functional and presentation currency

Items included in the financial statements are measured using Mauritian rupees, the currency of the primary economic environment in which the entity operates ("functional currency"). The consolidated financial statements are presented in Mauritian rupees, which is the Group's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing on the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss, except when deferred in equity as qualifying cash flow hedges and qualifying net investment hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in profit or loss within 'finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other (losses)/gains - net'.

Non-monetary items that are measured at historical cost in a foreign currency are translated using the exchange rate at the date of the transaction.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date the fair value was determined.

Translation differences on non-monetary items, such as equities held at fair value through profit or loss, are reported as part of the fair value gain or loss. Translation differences on non-monetary items, such as equities classified as available-for-sale financial assets, are included in the fair value reserve in equity.

2.15. Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which

the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash flows (cash-generating units).

2.16. Revenue recognition

(a) Revenue from contracts with customers

Performance obligations and timing of revenue recognition

Revenue is derived from selling services with revenue recognised at a point in time when control of the services has transferred to the customer. This is generally when the services are delivered to the customer.

The Group's revenue is derived from the rental income received on letting the investment properties. There is limited judgement needed in identifying the point control passes; once services have been rendered, the Company will have a present right to payment and retains none of the significant risks and rewards of the services in question.

Determining the transaction price

Revenue is derived from the fixed price for each contract and therefore the amount of revenue to be earned from each contract is determined by reference to those fixed prices.

Allocating amounts to performance obligations

For all contracts, there is a fixed unit price for each service rendered, with yearly increment equivalent of the Mauritian CPI. Therefore, there is no judgement involved in allocating the contract price to each service ordered in such contracts (it is the total contract price divided by the type of services rendered).

Practical Exemptions

The Group has taken advantage of the practical exemptions:

- not to account for significant financing components where the time difference between receiving consideration and transferring control of goods (or services) to its customer is one year or less; and
- expense the incremental costs of obtaining a contract when the amortisation period of the asset otherwise recognised would have been one year or less.

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

2.16. Revenue recognition (cont'd)

(b) Other revenues earned by the Group are recognised on the following bases:

- Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance). Other income is recognised as it accrues unless collectability is in doubt.
- Dividend income - when the shareholder's right to receive payment is established.

2.17. Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's financial statements in the period in which the dividends are declared.

3. FINANCIAL RISK MANAGEMENT

3.1. Financial risk factors

The Group's activities expose it to a variety of financial risks, including liquidity risk, credit risk, cash flow and fair value interest rate risk and insurable risks.

The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effect on the Group's financial performance.

A description of the significant risk factors is given below together with the risk management policies applicable.

(i) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivery of cash or another financial asset.

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding from an adequate amount of committed credit facilities and the ability to close out market positions. The Group aims at maintaining flexibility in funding by keeping committed credit lines available.

Management monitors rolling forecasts of the Group's liquidity reserve on the basis of expected cash flow.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

3. FINANCIAL RISK MANAGEMENT (CONT'D)

3.1. Financial risk factors (cont'd)

(i) Liquidity risk (cont'd)

The table below analyses the Group's and the Company's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date.

	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years	Total
	Rs.	Rs.	Rs.	Rs.	Rs.
THE GROUP					
At June 30, 2019					
Bank borrowings	-	-	59,000,000	-	59,000,000
Trade and other payables	2,718,151	-	-	-	2,718,151
	2,718,151	-	59,000,000	-	61,718,151
At June 30, 2018					
Bank borrowings	10,127,569	-	37,000,000	-	47,127,569
Trade and other payables	21,710,568	-	-	-	21,710,568
	31,838,137	-	37,000,000	-	68,838,137
THE COMPANY					
At June 30, 2019					
Bank borrowings	-	-	22,000,000	-	22,000,000
Trade and other payables	2,118,617	-	-	-	2,118,617
	2,118,617	-	22,000,000	-	24,118,617
At June 30, 2018					
Bank borrowings	10,000,000	-	-	-	10,000,000
Trade and other payables	21,061,316	-	-	-	21,061,316
	31,061,316	-	-	-	31,061,316

(ii) Credit risk

Credit risk arises from cash and cash equivalents and credit exposure to customers, including outstanding receivables.

Credit risk is managed on a Group basis. For banks and financial institutions, only independently rated parties are accepted.

The Group has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers. The Group has policies in place to ensure that property is rented or sold to customers with an appropriate credit history. Advance payments are requested where necessary until positive credit rating is established.

3. FINANCIAL RISK MANAGEMENT (CONT'D)

3.1. Financial risk factors (cont'd)

(iii) Cash flow and fair value interest rate risk

As the Group has no significant interest-bearing assets, the Group's income and operating cash flows are substantially independent of changes in market interest rates. The Group's interest rate risk arises from long term borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk. Borrowings issued at fixed rates expose the Group to fair value interest-rate risk.

The following table demonstrates the sensitivity of the Group's profit before tax and equity to a reasonably possible change in the market interest rates.

		THE GROUP		THE COMPANY	
		2019	2018	2019	2018
		Rs.	Rs.	Rs.	Rs.
Increase in interest rates	0.10%	(58,998)	(25,509)	(21,795)	(19,436)
Decrease in interest rates	0.10%	58,998	25,509	21,795	19,436

(iv) Insurable Risks

The Group has adequate insurance cover for its properties and material contents, loss of profits and public liability. The sum insured for each insurance cover are reviewed annually in accordance with recommendations from professional advisers, where applicable.

3.2. Financial instruments by category

Financial assets

The carrying amounts of each of the categories of the financial instruments as at the date of the statement of financial position are as follows:

		THE GROUP		THE COMPANY	
		2019	2018	2019	2018
		Rs.	Rs.	Rs.	Rs.
Cash and cash equivalents		8,106,244	17,134,502	3,765,748	16,417,904
Trade and other receivables		143,217	1,538,476	118,217	22,748,395
Other financial assets at amortised cost		1,400,887	-	23,374,637	-
		9,650,348	18,672,978	27,258,602	39,166,299
Financial liabilities					
Trade and other payables		2,718,151	21,710,568	2,118,617	21,061,316
Borrowings		59,000,000	47,127,569	22,000,000	10,000,000
		61,718,151	68,838,137	24,118,617	31,061,316

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

3. FINANCIAL RISK MANAGEMENT (CONT'D)

3.3. Fair value estimation

The fair value of financial instruments traded in active markets is based on quoted market prices at the end of the reporting period. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1. Instruments included in level 1 comprise primarily quoted equity investments classified as trading securities or available-for-sale.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

Specific valuation techniques used to value financial instruments include:

- Quoted market prices or dealer quotes for similar instruments.
- The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves.
- The fair value of forward foreign exchange contracts is determined using forward exchange rates at the end of the reporting period, with the resulting value discounted back to present value.
- Other techniques, such as discounted cash flow analysis, are used to determine fair value for the remaining financial instruments.

3.4. Capital Risk Management

The Group manages its capital to ensure that it will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sells assets to reduce debt.

The Group monitors its capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by shareholders' fund. Net debt is calculated as total borrowings (including current and non current borrowings) less cash and cash equivalents. The shareholders' fund comprise of issued capital, reserves and shareholders funding.

	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
Total debt (Note 12)	59,000,000	47,127,569	22,000,000	10,000,000
Less cash and cash equivalents	(8,106,244)	(17,134,502)	(3,765,748)	(16,417,904)
Net debt	50,893,756	29,993,067	18,234,252	(6,417,904)
Total equity	139,655,440	136,120,159	120,824,063	122,237,367
Net debt to equity ratio	36%	22%	15%	N/A

The increase in the debt-to-equity ratio for the Group and the Company resulted primarily from a bank loan contracted for payment for a subsidiary company acquired during the previous financial year.

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continuously evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

4.1. Critical accounting estimates and assumptions

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

a. Estimated impairment of goodwill

The Group tests annually whether goodwill has suffered any impairment, in accordance with the accounting policy stated in Note 2.4.

If the actual gross margin had been higher or the pre-tax discounted rate lower than management's estimates, the Group would not be able to reverse any prior impairment losses that had arisen on goodwill.

b. Revaluation of investment properties

The Group carries its investment properties at fair value, with changes in fair value being recognised in the statement of profit and loss and other comprehensive income. The Group engaged independent valuation specialists (the 'Valuer') on a regular basis to determine fair value of its investment properties held for capital appreciation or rental. The Valuer has assessed the fair value on an open-market basis, valuation which is based on a number of assumptions using their best expertise as well as judgements. The estimated fair value could differ from actual market value.

c. Limitation of sensitivity analysis

Sensitivity analysis in respect of market risk demonstrates the effect of a change in a key assumption while other assumptions remain unchanged. In reality, there is a correlation between the assumptions and other factors. It should also be noted that these sensitivities are non-linear and larger or smaller impacts should not be interpolated or extrapolated from these results.

Sensitivity analysis does not take into consideration that the Group's assets and liabilities are managed. Other limitations include the use of hypothetical market movements to

demonstrate potential risk that only represent the Group's view of possible near-term market changes that cannot be predicted with any certainty.

d. Asset lives and residual values

Property, plant and equipment are depreciated over its useful life taking into account residual values, where appropriate. The actual lives of assets and residual values are assessed annually and may vary depending on a number of factors. In reassessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values. Consideration is also given to the extent of current profits and losses on the disposal of similar assets.

e. Depreciation policies

Property, plant and equipment are depreciated to their residual values over their estimated useful lives. The residual value of an asset is the estimated net amount that the Group and the Company would currently obtain from disposal of the asset, if the asset were already of the age and in condition expected at the end of its useful life.

The directors therefore make estimates based on historical experience and use best judgement to assess the useful lives of the assets and to forecast the expected residual values of the assets at the end of their expected useful lives.

f. Impairment of assets

Goodwill is considered for impairment at least annually. Property, plant and equipment, and intangible assets are considered for impairment if there is a reason to believe that impairment may be necessary. Factors taken into consideration in reaching such a decision include the economic viability of the asset itself and where it is a component of a larger economic unit, the viability of that unit itself.

Future cash flows expected to be generated by the assets or cash-generating units are projected, taking into account market conditions and the expected useful lives of the assets. The present value of these cash flows, determined using an appropriate discount rate, is compared to the current net asset value and, if lower, the assets are impaired to the present value. The impairment loss is first allocated to goodwill and then to the other assets of a cash-generating unit.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONT'D)

4.1. Critical accounting estimates and assumptions (cont'd)

f. Impairment of assets (cont'd)

Cash flows which are utilised in these assessments are extracted from formal five-year business plans which are updated annually. The Group utilises the valuation model to determine asset and cash-generating unit values supplemented, where appropriate, by discounted cash flow and other valuation techniques.

g. Deferred tax on investment properties

For the purposes of measuring deferred tax liabilities or deferred tax assets arising from investment properties, the directors reviewed the Group's and the Company's investment property portfolio and concluded that none of the Group's and the Company's investment properties are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Therefore, in determining the Group's and the Company's deferred taxation on investment properties, the directors have determined that the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is not rebutted. As a result, the Group has not recognised any deferred taxes on changes in fair value of investment properties as the Group and the Company are not subject to any capital gain taxes on disposal of its investment properties.

5. PROPERTY, PLANT AND EQUIPMENT

	Office Equipment	Plant & Equipment	Furniture & Fittings	Total
(a) THE GROUP	Rs.	Rs.	Rs.	Rs.
COST				
At July 1, 2018	357,233	3,716,726	101,457	4,175,416
Additions	-	34,800	-	34,800
At June 30, 2019	357,233	3,751,526	101,457	4,210,216
DEPRECIATION				
At July 1, 2018	188,118	1,715,060	86,980	1,990,158
Charge for the year	29,547	549,922	12,798	592,267
At June 30, 2019	217,665	2,264,982	99,778	2,582,425
NET BOOK VALUE				
At June 30, 2019	139,568	1,486,544	1,679	1,627,791
(b) THE GROUP				
COST				
At July 1, 2017	357,233	3,344,987	101,457	3,803,677
Additions	-	371,739	-	371,739
At June 30, 2018	357,233	3,716,726	101,457	4,175,416
DEPRECIATION				
At July 1, 2017	158,570	1,187,766	66,689	1,413,025
Charge for the year	29,548	527,294	20,291	577,133
At June 30, 2018	188,118	1,715,060	86,980	1,990,158
NET BOOK VALUE				
At June 30, 2018	169,115	2,001,666	14,477	2,185,258

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

5. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

	Plant & Equipment	
	2019	2018
(C) THE COMPANY	Rs.	Rs.
COST		
At July 1, 2018	186,547	112,808
Additions	34,800	73,739
At June 30,	221,347	186,547
DEPRECIATION		
At July 1, 2018	34,432	19,653
Charge for the year	20,395	14,779
At June 30,	54,827	34,432
NET BOOK VALUE		
At June 30,	166,520	152,115

(d) Depreciation charge of Rs. 592,267 (2018: Rs.577,133) for the Group and Rs.20,395 (2018: Rs.14,779) for the Company has been included in administrative expenses.

6. INVESTMENT PROPERTIES

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
At July 1,	185,300,000	126,300,000	94,500,000	94,500,000
Additions	1,192,475	-	-	-
Increase in fair value	1,507,525	-	-	-
Acquisition through business combination (note 20(a))	-	59,000,000	-	-
At June 30,	188,000,000	185,300,000	94,500,000	94,500,000

6. INVESTMENT PROPERTIES (CONT'D)

(a) The freehold land and building included in investment properties have been valued at June 30, 2019 on an open-market basis by Elevante Investments Limited, an independent professional qualified valuer. Investment properties are valued every three years by external valuers.

Details of the Group's and the Company's investment properties and information about the fair value hierarchy as at June 30, 2019 are as follows:

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Level 2			
	Rs.	Rs.	Rs.	Rs.
Land	64,607,171	61,907,171	40,207,171	40,207,171
Buildings	123,392,829	123,392,829	54,292,829	54,292,829
Total	188,000,000	185,300,000	94,500,000	94,500,000

There were no transfers between levels during the year.

(b) Details of rental income and the direct operating expenses relating to investment properties are shown on the statement of profit or loss and other comprehensive income.

(c) Bank borrowings are secured by floating charges on the assets of the Group including investment properties.

7. INTANGIBLE ASSETS

THE GROUP

At July 1, 2018 and June 30, 2019

2019 & 2018	
Rs.	
	2,038,641

Intangible assets represent goodwill arising on acquisition of subsidiaries.

8. INVESTMENT IN SUBSIDIARIES

At July 1,
Additions
At June 30,

THE COMPANY	
2019	2018
Rs.	Rs.
22,149,271	4,350,000
100	17,799,271
22,149,371	22,149,271

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

8. INVESTMENT IN SUBSIDIARIES (CONT'D)

The details of the Company's subsidiaries are as follows:

Name	Year end	Country of incorporation and operation	Class of shares held	Proportion of direct ownership interest	
				2019	2018
Novus Industrial Properties Ltd	June 30	Mauritius	Ordinary	100%	100%
Novus GRNW Properties Ltd	June 30	Mauritius	Ordinary	100%	100%
Novus Northern Properties Ltd	June 30	Mauritius	Ordinary	100%	-

9. DEFERRED INCOME TAX

Deferred income tax is calculated on all temporary differences under the liability method at 15% (2018: 15%).

(a) There is a legally enforceable right to offset current tax assets against current tax liabilities and deferred income tax assets and liabilities when the deferred income taxes relates to the same fiscal authority on the same entity. The following amounts are shown in the statement of financial position.

	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
Deferred tax assets	893,164	798,490	893,164	798,490
Deferred tax liabilities	(24,977)	(22,817)	(24,977)	(22,817)
	868,187	775,673	868,187	775,673

At the end of the reporting period, the Company had unused tax losses of Rs. 5,954,428 (2018: Rs.5,323,267) available for offset against future profits. A deferred tax asset has been recognised in respect of such losses. The tax losses is not subject to expiry since they comprise of tax losses on capital allowances.

(b) The movement in the deferred income tax account is as follows:

	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
Net deferred tax assets				
At July 1,	775,673	1,178,128	775,673	1,178,128
Profit or loss credit/(charge) (note 18(a))	92,514	(402,455)	92,514	(402,455)
At June 30,	868,187	775,673	868,187	775,673

9. DEFERRED INCOME TAX (CONT'D)

(c) The movement in deferred tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same fiscal authority on the same entity, is as follows:

Net deferred tax assets	Accelerated capital allowance	Tax losses	Total
THE GROUP	Rs.	Rs.	Rs.
At July 1, 2017	(13,973)	1,192,101	1,178,128
Charged to statement of profit or loss	(8,844)	(393,611)	(402,455)
At June 30, 2018	(22,817)	798,490	775,673
Charged/(credited) to statement of profit or loss	(2,160)	94,674	92,514
At June 30, 2019	(24,977)	893,164	868,187

THE COMPANY

At July 1, 2017	(13,973)	1,192,101	1,178,128
Charged to statement of profit or loss	(8,844)	(393,611)	(402,455)
At June 30, 2018	(22,817)	798,490	775,673
Charged/(credited) to statement of profit or loss	(2,160)	94,674	92,514
At June 30, 2019	(24,977)	893,164	868,187

(d) Tax losses available for net off against future taxable profit of the Company are as follows:

	Rs.
Non-expiring tax losses on capital allowances (for the financial years from June 30, 2009 to June 30, 2018)	5,323,267
Tax losses for the year	631,161
At June 30, 2019	5,954,428

10. TRADE AND OTHER RECEIVABLES

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Trade receivables	1,374,737	847,246	651,380	478,374
Less provisions for impairment	(1,231,520)	(642,962)	(533,163)	(468,564)
Trade debtors - net	143,217	204,284	118,217	9,810
Receivable from subsidiary (Note 21)	-	-	-	21,851,459
Other receivables	-	1,334,192	-	887,126
	143,217	1,538,476	118,217	22,748,395

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

10. TRADE AND OTHER RECEIVABLES (CONT'D)

(a) Impairment of trade receivables

The Group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on the payment profiles of rental income over a period of 36 months before June 30, 2019 or July 1, 2018 respectively and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the GDP of Mauritius, where it sells its services, to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

On that basis, the loss allowance as at June 30, 2019 and July 1, 2018 (on adoption of IFRS 9) was determined as follows for the trade receivables.

	Current	Less than 30 days past due	More than 30 days past due	More than 90 days past due	Total
	Rs.	Rs.	Rs.	Rs.	Rs.
THE GROUP					
At June 30, 2019					
Expected loss rate	3.82%	100.00%	78.97%	100.00%	
Gross carrying amount - trade receivables	120,665	29,613	129,172	1,095,287	
Loss allowance	4,613	29,613	102,007	1,095,287	
At July 1, 2018					
Expected loss rate	0.00%	0.00%	0.00%	85.59%	
Gross carrying amount - trade receivables	38,560	28,750	28,750	751,186	847,246
Loss allowance	-	-	-	642,962	642,962
THE COMPANY					
At June 30, 2019					
Expected loss rate	0.00%	0.00%	72.72%	100.00%	
Gross carrying amount - trade receivables	91,053	-	99,559	460,768	651,380
Loss allowance	-	-	72,395	460,768	533,163
At July 1, 2018					
Expected loss rate	0.00%	0.00%	0.00%	100.00%	
Gross carrying amount - trade receivables	9,810	-	-	468,564	478,374
Loss allowance	-	-	-	468,564	468,564

10. TRADE AND OTHER RECEIVABLES (CONT'D)

(a) Impairment of trade receivables (cont'd)

The closing loss allowances for trade receivables as at June 30, 2019 reconcile to the opening loss allowances as follows:

	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
At June 30, 2018 (IAS 39)	642,962	642,962	468,564	468,564
Amounts restated through opening retained earnings	-	-	-	-
Loss allowance as at July 1, 2018 (IFRS 9)	642,962	642,962	468,564	468,564
Loss allowance recognised in profit or loss during the year	588,558	-	64,599	-
At June 30,	1,231,520	642,962	533,163	468,564

In previous years, the impairment of trade receivables was assessed based on the incurred loss model. Individual receivables which were known to be uncollectible were written off by reducing the carrying amount directly. The other receivables were assessed collectively to determine whether there was objective evidence that an impairment had been incurred but not yet been identified. For these receivables the estimated impairment losses were recognised in a separate provision for impairment.

(b) The carrying amounts of the trade and other receivables are denominated in Mauritian Rupees.

(c) The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable mentioned above.

(d) In 2018, trade receivables were recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade receivables was established when there was objective evidence that the Company would not be able to collect all amounts due according to the original terms of receivables.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

10(A). FINANCIAL ASSETS AT AMORTISED COST

	THE GROUP	THE COMPANY
	2019	2019
	Rs.	Rs.
Receivable from related parties (note 21)	-	22,609,624
Other receivables (see note (a) below)	1,400,887	765,013
	1,400,887	23,374,637

(a) Other receivables

These amounts generally arise from transactions outside the usual operating activities of the Company. Collateral is not normally obtained.

(b) Fair values of financial assets at amortised cost

Due to the short-term nature of the current receivables, their carrying amount is considered to be the same as their fair value.

(c) Impairment and risk exposure

(i) Financial assets at amortised cost did not include any loss allowance at June 30, 2019.

(ii) All of the financial assets at amortised cost are denominated in Mauritian rupee. As a result, there is no exposure to foreign currency risk.

(d) The financial assets at amortised cost were accounted for as receivables in the previous year.

11. SHARE CAPITAL

At July 1, 2018 and June 30, 2019

THE GROUP AND THE COMPANY	
Number of shares	Amount Rs.
13,778,700	106,042,887

- The shares are issued at no par value.
- All issued shares are fully paid.
- Fully paid ordinary shares carry one vote per share and carry a right to dividends.

12. BORROWINGS

	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
Non-current				
Bank loans	59,000,000	37,000,000	22,000,000	-
Current				
Bank loans	-	10,000,000	-	10,000,000
Bank overdraft	-	127,569	-	-
	-	10,127,569	-	10,000,000
Total borrowings	59,000,000	47,127,569	22,000,000	10,000,000

(a) THE GROUP

The Group's borrowings include secured liabilities amounting to Rs. 59,000,000 (2018: Rs.47,127,569). The bank borrowings are secured by a floating charge and a fixed charge on the Group's assets comprising of its investment properties (note 6). The rate of interest on those borrowings is ranged from 6.25% to 7% per annum (2018: 6.25% to 7%).

THE COMPANY

The Company's borrowings include secured liabilities amounting to Rs.22,000,000 (2018: Rs.10,000,000). The bank borrowings are secured by a floating charge and a fixed charge on the Company's assets comprising of its investment properties (note 6). The rate of interest on those borrowings is ranged from 6.25% to 7% per annum (2018: 6.25% to 7%).

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

12. BORROWINGS (CONT'D)

(b) The exposure of the Group's and the Company's borrowings to interest-rate changes and the contractual repricing dates are as follows:

	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
Borrowings (6 months or less)	-	10,127,569	-	10,000,000
Borrowings (more than 6 months)	59,000,000	37,000,000	22,000,000	-
	59,000,000	47,127,569	22,000,000	10,000,000

(c) The maturity of non-current borrowings is as follows:

	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
2 - 5 years	59,000,000	37,000,000	22,000,000	-

(d) The carrying amounts of the Group's and the Company's borrowings are denominated in Mauritian Rupees.

(e) The carrying amounts of borrowings are approximate to their fair values.

13. TRADE AND OTHER PAYABLES

	THE GROUP		THE COMPANY	
	2019 Rs.	2018 Rs.	2019 Rs.	2018 Rs.
Deposits on rent	1,309,794	1,320,794	1,075,232	1,111,232
Other payables and accrued expenses	1,408,357	20,389,774	1,043,385	19,950,084
	2,718,151	21,710,568	2,118,617	21,061,316

14. DIVIDENDS

Amounts recognised as distributions to equity holders during the year:

Paid and distributed during the year

Interim dividend for the year ended June 30, 2019 of Re.0.18 per share (2018: Re.0.25 per share)

Unpaid as at June 30,

Final dividend for the year ended June 30, 2019: Nil (2018: Re.0.25 per share)

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Interim dividend for the year ended June 30, 2019 of Re.0.18 per share (2018: Re.0.25 per share)	2,480,166	3,444,675	2,480,166	3,444,675
Final dividend for the year ended June 30, 2019: Nil (2018: Re.0.25 per share)	-	3,444,675	-	3,444,675
	2,480,166	6,889,350	2,480,166	6,889,350

15. TOTAL REVENUE

The following is an analysis of the Group's and the Company's revenue for the year:

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Rental income	15,632,284	11,393,838	6,798,007	7,401,934
Investment and other income (see note (a) below)	44,240	1,653,144	644,240	1,747,871
	15,676,524	13,046,982	7,442,247	9,149,805
Timing of revenue recognition				
At a point in time	15,676,524	13,046,982	7,442,247	9,149,805
Over time	-	-	-	-
	15,676,524	13,046,982	7,442,247	9,149,805
(a) Investment and other income				
Interest income	44,240	212,932	44,240	212,932
Dividend income	-	1,252,382	-	1,252,382
Management fees	-	-	600,000	120,000
Other income	-	187,830	-	162,557
	44,240	1,653,144	644,240	1,747,871

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

16. FINANCE COSTS

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Interest on bank loans	3,687,363	1,742,811	1,362,192	1,361,164

17. PROFIT BEFORE TAXATION

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Profit before taxation is arrived at after:				
Crediting:				
Increase in fair value of investment properties	1,507,525	-	-	-
Gain on bargain purchase	-	4,000,000	-	-
and charging:				
Subsidiary acquisition costs	-	1,496,558	-	1,461,558
Depreciation on property, plant and equipment	592,267	577,133	20,395	14,779

(a) The Group and the Company do not have any employee.

18. TAXATION

(a) Statements of profit or loss and other comprehensive income

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Current tax on the adjusted profit for the year at 15% (2018: 15%)	897,806	346,736	-	-
CSR charge	91,914	45,256	-	-
Deferred tax (credit)/charge (note 9(b))	(92,514)	402,455	(92,514)	402,455
Tax charge/(credit)	897,206	794,447	(92,514)	402,455

18. TAXATION (CONT'D)

(b) Statements of financial position

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
At July 1,	569,579	351,068	-	-
Balance acquired on business combination	-	532,299	-	-
Current tax on the adjusted profit for the year at 15% (2018: 15%)	897,806	346,736	-	-
CSR charge	91,914	45,256	-	-
Tax paid	(747,923)	(705,780)	-	-
At June 30,	811,376	569,579	-	-

(c) Tax reconciliation

The tax on the Group's and the Company's profit before taxation differs from the theoretical amount that would arise using the basic tax rate of the Group and the Company as follows:

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Profit before taxation	6,912,653	11,239,647	974,348	4,599,753
Tax calculated at a rate of 15% (2018: 15%)	1,036,898	1,685,947	146,152	689,963
Income not subject to tax	(261,579)	(650,814)	(6,579)	(187,857)
Capital allowances	(587,248)	(562,504)	(407,499)	(413,340)
Expenses not deductible for tax purpose	613,036	405,512	173,252	305,596
Utilisation of previously unrecognised tax losses	-	(531,405)	-	(394,362)
Tax loss for the year	96,699	-	94,674	-
CSR charge	91,914	45,256	-	-
Deferred tax movement	(92,514)	402,455	(92,514)	402,455
Tax charge/(credit)	897,206	794,447	(92,514)	402,455

19. EARNINGS PER SHARE

The calculation of earnings per ordinary share is based on the following parameters:

	THE GROUP	
	2019	2018
	Rs.	Rs.
Profit attributable to the equity shareholders	6,015,447	10,445,200
Number of shares in issue	13,778,700	13,778,700
Earnings per share	0.44	0.76

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

20. NOTES TO THE STATEMENTS OF CASH FLOWS

(a) Acquisition of subsidiary

On May 1, 2018, the Group acquired 100% of the share capital of Novus GRNW Properties Ltd (formerly known as Mechanization Investment Ltd) for Rs 17,799,271. The main activity of the newly acquired subsidiary is to rent its properties.

The following table summarises the consideration paid for Novus GRNW Properties Ltd and the amounts of the assets and liabilities assumed recognised at the acquisition date.

	2018 Rs.
Consideration	
Cash	17,799,271
Acquisition-related costs (included in statement of profit or loss and other comprehensive income)	1,496,558
Recognised amounts of identifiable assets acquired and liabilities assumed	
Cash and cash equivalents	82,380
Investment properties	59,000,000
Trade and other receivables	249,190
Borrowings	(37,000,000)
Current tax liabilities	(532,299)
Total identifiable net assets	21,799,271
Gain on bargain purchase	(4,000,000)
Consideration payable in cash	17,799,271
Net cash outflow on acquisition of subsidiary	
Consideration payable in cash	17,799,271
Less: Cash and cash equivalent balances acquired	(82,380)
	17,716,891

During previous financial year, the acquisition of Novus GRNW Properties Ltd resulted in a gain on bargain purchase of Rs.4 million as the fair value of the net assets acquired (Rs.21,799,271) exceeded the cash consideration. The fair value of the trade and other receivables was Rs.249,190. The revenue included in the consolidated financial statements since May 1, 2018 to June 30, 2018 contributed by Novus GRNW Properties Ltd was Rs.937,000. Novus GRNW Properties Ltd also contributed profits of Rs.506,158 over the same period.

Had Novus GRNW Properties Ltd been consolidated from July 1, 2017 to June 30, 2018, the revenue would have been Rs. 5,510,960 and profit would have been Rs.2,589,584.

20. NOTES TO THE STATEMENTS OF CASH FLOWS (CONT'D)

(b) Cash and cash equivalents

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Cash in hand and at bank	8,106,244	17,134,502	3,765,748	16,417,904

(c) Cash and cash equivalents and bank overdrafts

Cash and cash equivalents and bank overdraft include the following for the purpose of statements of cash flows:

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Cash and cash equivalents	8,106,244	17,134,502	3,765,748	16,417,904
Bank overdrafts	-	(127,569)	-	-
	8,106,244	17,006,933	3,765,748	16,417,904

(d) Reconciliation of liabilities arising from financing activities

	THE GROUP			
	At July 1, 2018	Cash flows	Non-cash changes	At June 30, 2019
			Acquisitions	
	Rs.	Rs.	Rs.	Rs.
Long-term borrowings	47,000,000	12,000,000	-	59,000,000

	THE COMPANY			
	At July 1, 2018	Cash flows	Non-cash changes	At June 30, 2019
			Acquisitions	
	Rs.	Rs.	Rs.	Rs.
Long-term borrowings	10,000,000	12,000,000	-	22,000,000

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

YEAR ENDED JUNE 30, 2019

21. RELATED PARTY TRANSACTIONS

	Mangement fees Rs.	Amount owed by related parties Rs.
THE COMPANY - 2019		
Subsidiaries	600,000	22,609,624
THE COMPANY - 2018		
Subsidiary	120,000	21,851,459

- The amount owed by the related party are unsecured, interest free and settlement occurs in cash.
- There has been no guarantees provided or received for any related party receivables.
- For the year ended June 30, 2019, the Company has not recorded any impairment of receivables relating to amounts owed by the related party (2018: Nil). This assessment is undertaken each financial year through the examining the financial position of the related party and the market in which the related party operates.

22. NET ASSETS VALUE

	THE GROUP		THE COMPANY	
	2019	2018	2019	2018
	Rs.	Rs.	Rs.	Rs.
Net Assets Value	10.14	9.88	8.77	8.87

23. SEGMENT INFORMATION

The main revenue derived by the Group is from rental of properties. The Board of Directors considers the business as a single reporting segment.

There were no changes in the reportable segment during the year.

24. CHANGES IN ACCOUNTING POLICIES

(a) Impact on the financial statements

IFRS 9 and IFRS 15 were adopted without restating comparative information. Any adjustments arising from the new accounting policies are not reflected in the comparatives year ended June 30, 2018 but are recognised in the opening reserves on July 1, 2018.

The following tables show the adjustments recognised for each individual line item.

STATEMENT OF FINANCIAL POSITION	June 30, 2018	Impact of adoption of IFRS 9	July 1, 2018 Restated
	Rs.	Rs.	Rs.
THE GROUP			
Current assets			
Trade and other receivables	1,538,476	(1,538,476)	-
Trade receivables	-	204,284	204,284
Other financial assets at amortised cost	-	1,334,192	1,334,192
THE COMPANY			
Current assets			
Trade and other receivables	22,748,395	(22,748,395)	-
Trade receivables	-	9,810	9,810
Other financial assets at amortised cost	-	22,738,585	22,738,585

Trade receivables and retained earnings of the Group and the Company at July 1, 2018 were not changed as the impact of the adoption of IFRS 9 and IFRS 15 is considered immaterial.

(b) IFRS 9 Financial Instruments

Impairment of financial assets

The Group's trade receivables are subject to IFRS 9's new expected credit loss model.

The Group was required to revise its impairment methodology under IFRS 9 for this class of assets. The impact of the changes in impairment methodology on the Group's was not material and has been accounted in the profit or loss for the year ended June 30, 2019.

While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial.

(c) IFRS 15 Revenue from Contracts with customers

There are no changes to the amounts reported in the financial statements for the year ended June 30, 2019 under IFRS 15 to the amounts that would have been reported had the Company continued to report in accordance with IAS 18, Revenue.

25. EVENTS AFTER REPORTING DATE

On September 27, 2019, the Board of Directors has declared a final dividend of 18 cents per share in respect of the financial year ended June 30, 2019 amounting in total to Rs.2,480,166.

NOTICE OF ANNUAL MEETING

Notice is hereby given that the Annual Meeting of Shareholders of Novus Properties Ltd (the 'Company') will be held at the Registered Office of the Company, 6th Floor Dias Pier Building, Le Caudan Waterfront, Caudan, Port Louis on Friday 29 November 2019 at 11:00 hours to transact the following business:

AGENDA

1. To consider the Annual Report 2019 of the Company.
2. To receive the report of Messrs BDO & CO, the Auditors of the Company.
3. To consider and adopt the Audited Financial Statements of the Company for the year ended 30 June 2019.

Ordinary Resolution I

"Resolved that the Audited Financial Statements of the Company for the year ended 30 June 2019 be hereby adopted."

4. To approve the re-appointment of Messrs BDO & CO, as Auditors of the Company to hold office until the next Annual Meeting of Shareholders and to authorise the Board to fix their remuneration for the financial year 2019/2020.

Ordinary Resolution II

"Resolved that Messrs BDO & CO be re-appointed as Auditors of the Company to hold office until the next Annual Meeting of Shareholders and that the Board be hereby authorised to fix the Auditor's remuneration for the financial year 2019/2020".

By Order of the Board



NWT Secretarial Services Ltd

Company Secretary

Dated this 23 October 2019

NOTES:

1. A member of the Company entitled to attend and vote at this meeting, may appoint a proxy (whether a member or not) to attend and vote in his stead. Proxy forms must be lodged with the Corporate Secretary, NWT Secretarial Services Ltd, 6/7th Floor, Dias Pier Building, Le Caudan Waterfront, Caudan, Port Louis, not less than twenty four (24) hours before the meeting.
2. Duly signed minutes of the Annual Meeting held on 28 December 2018 are available for consultation by the shareholders at the Registered Office of the Company.
3. For the purpose of this Annual Meeting, the Directors have resolved, in compliance with Section 120 (3) of the Companies Act 2001, that the shareholders who are entitled to receive notice of the meeting and attend such meeting shall be those shareholders whose names are registered in the share register of the Company as at 30 October 2019.
4. The Board of Directors of NOVUS PROPERTIES LTD accepts full responsibility for the accuracy of the information contained in this notice.



PROXY FORM

I/We _____ of _____ being a shareholder of Novus Properties Ltd (the 'Company'), hereby appoint _____ of _____ or failing him/her, _____ of _____, as my/our proxy to vote for me/us at the Annual Meeting of Shareholders of the Company to be held at the Registered Office of the Company, 6/7th Floor Dias Pier Building, Le Caudan Waterfront, Caudan, Port Louis on 29 November 2019 commencing at 11:00 hours and at any adjournment thereof.

I/We direct my/our proxy to vote in the following manner:

Vote With a Tick

FOR	AGAINST	ABSTAIN
-----	---------	---------

RESOLUTION I Resolved that the Audited Financial Statements of the Company for the year ended 30 June 2019 be hereby adopted

RESOLUTION II Resolved that Messrs BDO & CO be re-appointed as Auditors of the Company to hold office until the next Annual Meeting of Shareholders and that the Board be hereby authorised to fix the Auditor's remuneration for the financial year 2019/2020.

Signed this _____ day of _____ 2019

Signature _____



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