PROMOTION AND DEVELOPMENT LTD
Abridged unaudited interim financial statements
DECEMBER 31 st 2022
STATEMENTS OF FINANCIAL POSITION

|  | $\begin{gathered} \text { THHE } \\ \hline \text { UNAUDITED } \\ \text { 31 Dec } 22 \quad 31 \text { Dec } 21 \end{gathered}$ |  | AUDITED <br> 30 Jun 22 | UNAUDITED <br> 31 Dec 2231 Dec 21 |  | AUDITED <br> 30 Jun 22 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  |
| MRs000 |  |  |  |  |  |  |
| Assets |  |  |  |  |  |  |
| Non-current assets |  |  |  |  |  |  |
| Investment property | 4,975,445 | 4,792,952 | 4,975,445 | 187,500 | 177,200 | 187,500 |
| Investments in subsidiary companies |  |  |  | 1,197,834 | 1,385,609 | 1,337,116 |
| Investments in associates <br> Financial assets at fair value through other $\mathbf{8 , 6 5 3 , 9 3 1}$ $8,332,390$ $8,595,137$ $\mathbf{3 , 2 5 0 , 8 2 0}$ $2,973,630$ $3,191,319$ |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| Other non-current assets | 419,492 | 421,300 | 421,712 | 80,330 | 94,083 | 80,341 |
|  | 16,925,851 | 16,326,172 | 16,787,765 | 7,589,385 | 7,405,517 | 7,587,427 |
| Current assets | 366,290 | 190,533 | 254,514 | 81,058 | 66,481 | 82,842 |
| Total assets | 17,292,141 | 16,516,705 | 17,042,279 | 7,670,443 | 7,471,998 | 7,670,269 |
| Equity and liabilities |  |  |  |  |  |  |
| Capital and reserves |  |  |  |  |  |  |
| Share capital | 194,854 | 194,854 | 194,854 | 194,854 | 194,854 | 194,854 |
| Other reserves | 8,563,861 | 8,421,717 | 8,511,569 | 3,022,087 | 2,866,830 | 3,026,759 |
| Retained earnings | 4,800,509 | 4,457,940 | 4,714,745 | 3,060,271 | 3,103,578 | 3,085,023 |
|  | 13,559,224 | 13,074,511 | 13,421,168 | 6,277,212 | 6,165,262 | 6,306,636 |
| Less: Treasury shares | (144) | (144) | (144) | (144) | (144) | (144) |
| Equity attributable to owners of the parent | 13,559,080 | 13,074,367 | 13,421,024 | 6,277,068 | 6,165,118 | 6,306,492 |
| Non-controlling interests | 1,279,988 | 1,220,963 | 1,268,074 |  |  |  |
| Total equity | 14,839,068 | 14,295,330 | 14,689,098 | 6,277,068 | 6,165,118 | 6,306,492 |
| Liabilities |  |  |  |  |  |  |
| Non-current liabilities |  |  |  |  |  |  |
| Borrowings | 1,151,500 | 1,050,500 | 1,151,500 | 617,500 | 552,500 | 617,500 |
| Other non-current liabilities | 270,595 | 220,349 | 269,808 | 9,884 | 8,039 | 16,074 |
|  | 1,422,095 | 1,270,849 | 1,421,308 | 627,384 | 560,539 | 633,574 |
| Current liabilities |  |  |  |  |  |  |
| Borrowings | 860,504 | 797,592 | 730,759 | 748,013 | 707,784 | 671,186 |
| Dividend proposed |  |  | 38,942 |  |  | 38,942 |
| Other current liabilities | 170,474 | 152,934 | 162,172 | 17,978 | 38,557 | 20,075 |
|  | 1,030,978 | 950,526 | 931,873 | 765,991 | 746,341 | 730,203 |
| Total liabilities | 2,453,073 | 2,221,375 | 2,353,181 | 1,393,375 | 1,306,880 | 1,363,777 |
| Total equity and liabilities | 17,292,141 | 16,516,705 | 17,042,279 | 7,670,443 | 7,471,998 | 7,670,269 |
| Net assets per share (MRs) | 348.19 | 335.74 | 344.64 | 161.19 | 158.32 | 161.95 |
| Number of shares | 38,941,789 38,941,789 38,941,789 38,941,789 38,941,789 38,941,789 |  |  |  |  |  |



| THE GROUP At July 1st 2021 | 194,854 | (261) | 8,384,604 | 3,904,731 | 12,483,928 | 1,222,317 | 13,706,245 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Exercise of share options |  | 117 | 1,659 |  | 1,776 |  | 1,776 |
| Dividend |  |  |  | $(118,701)$ | $(118,701)$ |  | $(118,701)$ |
| Profit/(loss) for the period |  |  |  | 383,449 | 383,449 | $(1,354)$ | 382,095 |
| Transfer |  |  | $(300,550)$ | 300,550 |  |  |  |
| Disposal of subsidiary by associate |  |  | 1,056 | $(12,089)$ | $(11,033)$ |  | $(11,033)$ |
| Other comprehensive income for the periodAt December 31st 2021 |  |  | 334,948 |  | 334,948 |  | 334,948 |
|  | 194,854 | (144) | 8,421,717 | 4,457,940 | 13,074,367 | 1,220,963 | 14,295,330 |
| At July 1 st 2021 | 194,854 | (261) | 8,384,604 | 3,904,731 | 12,483,928 | 1,222,317 | 13,706,245 |
| Exercise of share options |  | 117 | 1,659 |  | 1,776 |  | 1,776 |
| Dividend |  |  |  | $(157,643)$ | $(157,643)$ |  | $(157,643)$ |
| Profit for the year |  |  |  | 620,740 | 620,740 | 46,696 | 667,436 |
| Transfer |  |  | $(348,788)$ | 348,788 |  |  |  |
| Disposal of subsidiary by associate |  |  | 2,136 | $(1,871)$ | 265 |  | 265 |
| Other comprehensive income for the yearAt June 30 th 2022 |  |  | 471,958 |  | 471,958 | (939) | 471,019 |
|  | 194,854 | (144) | 8,511,569 | 4,714,745 | 13,421,024 | 1,268,074 | 14,689,098 |
| At July 1st 2022 | 194,854 | (144) | 8,511,569 | 4,714,745 | 13,421,024 | 1,268,074 | 14,689,098 |
| Dividend |  |  |  | $(155,767)$ | $(155,767)$ |  | $(155,767)$ |
| Profit for the period |  |  |  | 232,931 | 232,931 | 11,914 | 244,845 |
| Transfer |  |  | $(9,018)$ | 9,018 |  |  |  |
| Acquisition of non-controlling interests by associates |  |  |  | (418) | (418) |  | (418) |
| Other comprehensive income for the period At December 31st 2022 |  |  | 61,310 |  | 61,310 |  | 61,310 |
|  | 194,854 | (144) | 8,563,861 | 4,800,509 | 13,559,080 | 1,279,988 | 14,839,068 |
| the Company |  |  |  |  |  |  |  |
| At July 1 st 2021 | 194,854 | (261) | 2,811,554 | 3,167,224 | 6,173,371 |  |  |
| Exercise of share options |  | 117 | 1,659 |  | 1,776 |  |  |
| Dividend |  |  |  | $(118,701)$ | $(118,701)$ |  |  |
| Profit for the period |  |  |  | 55,055 | 55,055 |  |  |
| Other comprehensive income for the period |  |  | 53,617 |  | 53,617 |  |  |
| At December 31st 2021 | 194,854 | (144) | 2,866,830 | 3,103,578 | 6,165,118 |  |  |
| At July 1 st 2021 | 194,854 | (261) | 2,811,554 | 3,167,224 | 6,173,371 |  |  |
| Exercise of share options |  | 117 | 1,659 |  | 1,776 |  |  |
| Dividend |  |  |  | $(157,643)$ | $(157,643)$ |  |  |
| Profit for the year |  |  |  | 75,442 | 75,442 |  |  |
| Other comprehensive income for the year At June 30th 2022 |  |  | 213,546 |  | 213,546 |  |  |
|  | 194,854 | (144) | 3,026,759 | 3,085,023 | 6,306,492 |  |  |
| At July 1st 2022 | 194,854 | (144) | 3,026,759 | 3,085,023 | 6,306,492 |  |  |
| Dividend |  |  |  | $(155,767)$ | $(155,767)$ |  |  |
| Profit for the period | - |  |  | 131,015 | 131,015 |  |  |
| Other comprehensive income for the periodAt December 31st 2022 | - | . | $(4,672)$ |  | $(4,672)$ |  |  |
|  | 194,854 | (144) | 3,022,087 | 3,060,271 | 6,277,068 |  |  |


| STATEMENTS OF CASH FLOWS |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | unaudited |  | R O U P AUDITED <br> Year to <br> 30 Jun 22 | $\begin{aligned} & \text { THE C } \\ & \text { UNAUDITED } \end{aligned}$ |  | MPANY |
|  | 6 mths to | 6 mths to |  | 6 mths to | 6 mth to | Yeart |
|  | 31 Dec 22 | 31 Dec 21 |  | 31 Dec 22 | 31 Dec 21 | 30 Jun 22 |
| MRs000 |  |  |  |  |  |  |
| Net cash used in operating activities | $(14,349)$ | $(71,246)$ | $(70,404)$ | $(54,623)$ | $(53,102)$ | (113,147) |
| Net cash generated from investing activities | 126,002 | 140,078 | 106,939 | 174,202 | 143,084 | 174,725 |
| Net cash flow before financing activities | 111,653 | 68,832 | 36,535 | 119,579 | 89,982 | 61,578 |
| Net cash used in financing activities | $(255,649)$ | $(82,640)$ | $(180,212)$ | $(180,407)$ | $(77,012)$ | $(165,012)$ |
| (Decrease)/increase in cash and cash equivalents | $(143,996)$ | $(13,808)$ | $(143,677)$ | $(60,828)$ | 12,970 | $(103,434)$ |
| Cash and cash equivalents at beginning of the year | $(659,077)$ | $(515,837)$ | $(515,837)$ | $(624,177)$ | $(520,743)$ | (520,743) |
| Effect of foreign exchange rate changes | 141 | 181 | 437 |  |  |  |
| Cash and cash equivalents at end of the period/year | $(802,932)$ | $(529,464)$ | $(659,077)$ | $(685,005)$ | $(507,773)$ | $(624,177)$ |
| Analysis of cash and cash equivalents |  |  |  |  |  |  |
| Bank and cash balances | 10,172 | 9,856 | 11,982 | 8 | 11 |  |
| Bank overdrafts | $(813,104)$ | $(539,320)$ | (671,059) | $(685,013)$ | (507,784) | (624,186) |
|  | $(802,932)$ | $(529,464)$ | $(659,077)$ | $(685,005)$ | $(507,773)$ | (624,177) |

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
6 mthsto UNAUDITED UNAUDITED THE COMPANY AUDITED


## MRs000

Revenue
Operating expenses
Net impairment on financial assets
Gain on bargain purchase
Net finance costs
Net gain from fair value on investment property
Share of results of associates
Profit bef
Taxation
Profit for
Taxation
Profit for the period/year

| 361,611 | 309,976 | 163,539 | 124,509 | 604,66 | 185,594 | 88,212 | 58,098 | 12,8 | 162,873 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| (274,724) | $(272,135)$ | $(143,832)$ | (149,776) | $(535,997)$ | $(25,550)$ | (47,429) | $(12,055)$ | $(32,323)$ | $(86,779)$ |
| 86,887 | 37,841 | 19,707 | $(25,267)$ | 68,668 | 160,044 | 40,783 | 46,043 | $(19,492)$ | 76,094 |
| 5,601 | $(2,058)$ | 431 | $(1,336)$ | $(5,363)$ |  | (281) |  | (21) | 930 |
| 513 |  |  |  |  |  |  |  |  |  |
| $(46,406)$ | $(34,612)$ | $(26,363)$ | $(17,229)$ | (71,334) | $(32,977)$ | (23,857) | $(18,676)$ | $(12,031)$ | (49,660) |
|  |  |  |  | 82,128 |  |  |  |  | 10,300 |
| 26,433 |  | 10,57 | 9,680 | 41,399 |  | 38,950 |  | 38,950 | 38,950 |
| 174,980 | 373,556 | 52,420 | 331,759 | 492,800 |  |  |  |  |  |
| 248,008 | 384,407 | 56,768 | 297,607 | 708,298 | 127,067 | 5,59 | 27,367 | 7,40 | 76,614 |
| $(3,163)$ | $(2,312)$ | 2,789 | $(2,103)$ | $(40,862)$ | 3,948 | (540) | 4,878 | (157) | (1,172) |
| 244,845 | 382,095 | 59,557 | 295,504 | 667,436 | 131,015 | 55,055 | 32,245 | 7,249 | 75,442 |

Other comprehensive income:
Items that will not be reclassified to profit or loss:
Remeasurement of retirement benefit obligations, net of deferred tax
Group's share of other comprehensive income of associates
income
Changes in fair value of investments in subsidiaries
Changes in fair value of investments in subsidiaries
Changes in fair value of investments in associates
Items that may be reclassified subsequently to profit or loss: Group's share of other comprehensive income of associates
Other comprehensive income for the period/year, net of tax

Total comprehensive income for the period/year
Profit for the period/year attributable to:
Owners of the parent
Non-controlling inter
Total comprehensive income for the period/year attributable to
Owners of the parent

## MRs Basic and diluted earnings per share

Adjusted earnings per share
Notes
The abridged interim financial statements for the period ended December 31 st 2022 are unaudited and comply with 1 AS 34 and have been prepared using the same accounting policies and methods
of computation followed per the audited financial statements for the year ended June 30 th 2022 . Net assets value (NAV)
Company NAV stood at
Company NAV
MRS348.19.
Adjusted earnings
The adjusted earnings below has been arrived at by making adjustments to remove the effect of unusual revenue and expenses and one-time influences

|  |  | unaud |  |  | audited |  | unaud |  |  | AUDITED |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 6 mths to | 6 mths to | 3 mths to | 3 mths to | Yearto | 6 mths to | 6 mths to | 3 mths to | 3 mth sto | Year to |
|  | 31 Dec 22 | 31 Dec 21 | 31 Dec 22 | 31 Dec 21 | 30 Jun 22 |  | 31 Dec 21 | 31 Dec 22 | 31 Dec 21 |  |
| MRs000 |  |  |  |  |  |  |  |  |  |  |
| Adjusted profit before share of profit/(loss) of associates | 57,438 | 9,893 | 1,610 | $(35,809)$ | 17,311 | 131,015 | 16,105 | 32,245 | (31,701) | 26,575 |
| Adjusted share of profit/(loss) of associates | 83,552 | 15,144 | 43,334 | (9,568) | (72,960) |  |  |  |  |  |
| Profit on total sales of land by associate | 96,151 | 314,746 | 13,809 | 301,685 | 456,529 |  |  |  |  |  |
| Adjusted profit/(loss) attributable to owners of the parent | 237,141 | 339,783 | 58,753 | 256,308 | 400,880 | 131,015 | 16,105 | 32,245 | (31,701) | 26,575 |
| Net gain from fair value on investment property by associates |  | 7,101 |  | 3,328 | 39,887 |  |  |  |  |  |
| Exceptional income from associate |  |  |  |  |  |  | 38,950 |  | 38,950 | 38,950 |
| Other (losses)/gains - associates | $(4,723)$ | 36,565 | (4,723) | 36,314 | 69,345 |  |  |  |  |  |
| Gain on bargain purchase | 513 |  |  |  |  |  |  |  |  |  |
| Net gain from fair value on investment property (net of non-controlling interests and deferred tax) | . |  | . |  | 110,628 |  |  |  |  |  |
| Reported profit atrributable to owners of the parent | 232,931 | 383,449 | 54,030 | 295,950 | 620,740 | 131,015 | 55,055 | 32,245 | 7,249 | 75,442 |
| Basic and diluted earnings per share |  |  |  |  |  |  |  |  |  |  |
| The basic and diluted earnings per share has been calculated |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  | UNAUD |  |  |  |
|  |  |  |  |  |  | 6 mths to | 6 mths to | 3 mths to | 3 mths to | Year to |
|  |  |  |  |  |  | 31 Dec 22 | 31 Dec 21 | 31 Dec 22 | 31 Dec 21 | ) Jun 22 |
| MR5000 |  |  |  |  |  |  |  |  |  |  |
| Profit attributable to owners of the parent |  |  |  |  |  | 232,931 | 383,449 | 54,030 | 295,950 | 620,740 |
| Weighted average number of shares in issue and ranking for did | od/year |  |  |  |  | 8,941,789 | 8,922,752 | 8,941,789 | 38,927,224 | 8,932,192 |
| Segment Reporting |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  | Property | Shares | Security | Other | Eliminations | Total |
| MR5000 |  |  |  |  |  |  |  |  |  |  |
| December 2022 |  |  |  |  |  |  |  |  |  |  |
| External sales |  |  |  |  | 146,929 | 66,791 | 140,765 | 7,126 |  | 361,611 |
| Intersegment sales |  |  |  |  | 2,640 | 105,023 | 11,850 | 6,703 | $(126,216)$ |  |
| Total revenues |  |  |  |  | 149,569 | 171,814 | 152,615 | 13,829 | $(126,216)$ | 361,6 |
| Segment result |  |  |  |  | 33,954 | 159,037 | (948) | . | $(105,156)$ | 86,8 |
| December 2021 |  |  |  |  |  |  |  |  |  |  |
| External sales |  |  |  |  | 108,699 | 74,854 | 124,934 | 1,489 |  | 309,9 |
| Intersegment sales |  |  |  |  | 2,400 | 3,000 | 9,327 | 6,328 | (21,055) |  |
| Total revenues |  |  |  |  | 111,099 | 77,854 | 134,261 | 7,817 | (21,055) | 309,9 |
| Segment result |  |  |  |  | $(10,914)$ | 53,999 | $(2,043)$ |  | $(3,201)$ | 37,841 |
| June 2022 |  |  |  |  |  |  |  |  |  |  |
| External sales |  |  |  |  | 222,340 | 121,153 | 257,113 | 4,059 |  | 604,665 |
| Intersegment sales |  |  |  |  | 4,800 | 21,242 | 20,237 | 11,741 | (58,020) |  |
| Total revenues |  |  |  |  | 227,140 | 142,395 | 277,350 | 15,800 | $(58,020)$ | 604,6 |
| Segment result |  |  |  |  | $(2,022)$ | 99,003 | (6,625) |  | $(21,688)$ | 68,6 |

Results
The profitatributable to shareholders for the six months ended December 31st
of MRs232.9m was registered in comparison to MRS 383.4 m in December 2021.
At company level, our results were boosted by dividend income receivable from Medine Limited which had not been declared during the corresponding period last year and by the dividend income booked from MFD Group Ltd
However, this was offset to some extent by higher finance charges incurred in line with rising interest rates and increased indebtedness.
Our results at group level were impacted by the performance of our main associate, Medine Limited, that posted a lesser pront from the sale of land during the period. On the other hand, our subsidiary, Caudan Development Itd, delivere a

Outlook
We expect economic conditions to remain challenging. However, with our strong portfolio, we remain positive of the Group's future prospects. The Group continues to review and develop its strategies to meet the
Dividend
Dividend
A final div

The statement of direct and indirect interests of officers pursuant to rule $8(2)($ (m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 is availabe, upon request. free of charge, at
These abridged unaudited interim financial statements were approved for issue by the Board of Directors on February 13 th 2023.
By order of the board
MCB Group Corporate Services Ltd
Secretary
February 13th 2023
These abridged unaudited interim financial statements are issued pursuant to lo isting rule 12.20 and section 88 of the Securties Act 200 -


