

Report of the Directors and  
Financial Statements for the Year Ended 31 December 2019  
for  
L'Union Estate Company Limited

L'Union Estate Company Limited

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for the Year Ended 31 December 2019

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L'Union Estate Company Limited

Company Information  
for the Year Ended 31 December 2019

**DIRECTORS:**

Mr Frank Hoareau - Chairman  
Ms Corinne Delpech - Director  
Mr Damien Thesee - Director  
Mr Gerald Lablache - Director  
Mr Andreix Rosalie - Director  
Mr Barry Assary - Director (Appointed on 01/04/2019)

**REGISTERED OFFICE:**

L'Union Estate,  
La Digue,  
Seychelles

**REGISTERED NUMBER:**

969 (Seychelles)

**AUDITORS:**

Bhanderi & Co  
Chartered Certified Accountants  
Post Box: 796  
Ocean Gate House, Room 13  
Mahe  
Seychelles

## L'Union Estate Company Limited

### Report of the Directors for the Year Ended 31 December 2019

The directors present their report with the financial statements of the company for the year ended 31 December 2019.

#### **PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of agriculture, poultry, pig farming, tourism by way of collection of entrance fees from visitors of the estate, building contractor and commercial renting.

#### **REVIEW OF BUSINESS**

As shown in the income statement the activities for the current year give the company net profit including provisions of SR 9,561,347 and after taxation.

#### **APPLICATION OF PROFIT AND REVENUE**

The result for the current year and revenue reserves from prior year gives the company a revenue surplus of SR 15,184,038.

#### **DIVIDENDS**

No dividends will be distributed for the year ended 31 December 2019.

#### **FIXED ASSETS**

Fixed asset addition during the year relates to property, plant & equipments and motor vehicles SR 3,895,665 and, computer software SR 45,966.

The carrying amount of property is reviewed to determine whether they are in excess of their market or recoverable amount at balance sheet date. If the carrying amount exceeds the recoverable amount, the asset is written down to the lower amount.

#### **DIRECTORS**

The directors set out in the table below have held office during the whole of the period from 1 January 2019 to the date of this report.

The directors of the company during the year and their interests in accordance with the register maintained under Section 111 of the Companies Act 1972, were as follows:-

Mr Frank Hoareau - Chairman  
Ms Corinne Delpech - Director  
Mr Damien Thesee - Director  
Mr Gerald Lablache - Director  
Mr Andreix Rosalie - Director  
Mr Barry Assary – Director (Appointed on 01/04/2019)

No contract of significance subsisted with the company at any time during the year in which the directors has directly or indirectly, a material interest.

#### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations.

The directors are required to prepare financial statements for each financial year. The directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.
- Disclose and explain any material departure from applicable accounting standards.

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**      **Continued**

The Companies Act 1972 also requires the directors to keep adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors consider they have met their responsibilities as set in The Companies Act 1972.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

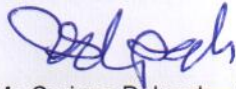
**AUDITORS**

The retiring auditors, Bhandari & co., will be proposed for re-appointment at the forthcoming Annual General Meeting.

**ON BEHALF OF THE BOARD:**



Mr Frank Hoareau – Chairman



Ms Corinne Delpech – Director



Mr Damien Thesee – Director



Mr Gerald Lablache – Director



Mr Andreix Rosalie – Director



Mr Barry Assary – Director

10 March 2020

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## **Report of the Independent Auditors to the Members of L'Union Estate Company Limited**

### **Opinion**

We have audited the financial statements of L'Union Estate Company Limited for the year ended 31 December 2019 on pages six to eighteen. The Financial Statements have been prepared by management, under the historical cost convention and the financial reporting provision of the Seychelles Companies Act 1972.

This report is made solely to the company's members, as a body in accordance with Section 158 of the Seychelles Companies Act 1972. 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.

In our opinion except for the financial effect, mentioned under the Emphasis of matter the financial statements:

- Give a true and fair view of the state of the company's affairs as at 31 December 2019 and of its profit for the year then ended;
- have been properly prepared in accordance with Generally Accepted Accounting Standards in Seychelles; and
- have been prepared in accordance with the requirements of the Companies Act 1972.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the Seychelles, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the Companies Act 1972 require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

### **Emphasis of matter**

- (a) The company has made provisions relating to social security payable to Seychelles Revenue Commission and tax arrears, based on their assessment notice. The company has objected with Seychelles Revenue Commission relating to these balances, detail working relating to these provisions was not made available during the audit in order to justify the claim.

### **Other information**

The directors are responsible for the other information. The other information comprises the information in the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



**Report of the Independent Auditors to the Members of  
L'Union Estate Company Limited**

**Other information – Continued.....**

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

**Opinion on other matters prescribed by the Seychelles Companies Act 1972**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Directors has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 1972 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

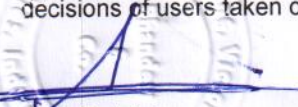
**Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two and three, the directors are responsible for the preparation of the financial statements in accordance with Generally Accepted Accounting Standards in Seychelles and in compliance with the Seychelles Companies Act, 1972, and satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of 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 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 company or to cease operations, or have no realistic alternative but to do so.

**Our 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 a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Generally Accepted Accounting Standards in Seychelles 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.



Bhanderi & Co  
Chartered Certified Accountants  
& Registered Auditors

10 March 2020

L'Union Estate Company Limited

Statement of Profit or Loss

for the Year Ended 31 December 2019

Financial statements are prepared in Seychelles Rupees

	Notes	31.12.19	31.12.18
<b>CONTINUING OPERATIONS</b>			
Revenue		30,486,855	25,316,117
Cost of sales		<u>(7,895,031)</u>	<u>(5,119,076)</u>
<b>GROSS PROFIT</b>		22,591,824	20,197,041
Gain/loss on revaluation of investments		39,018	-
Administrative expenses		<u>(11,943,072)</u>	<u>(10,195,786)</u>
<b>OPERATING PROFIT</b>		10,687,770	10,001,255
Finance income	4	<u>488,432</u>	<u>124,929</u>
<b>PROFIT BEFORE INCOME TAX</b>	5	11,176,202	10,126,184
Income tax	6	<u>(1,614,855)</u>	<u>(1,345,400)</u>
<b>PROFIT FOR THE YEAR</b>		<u><u>9,561,347</u></u>	<u><u>8,780,784</u></u>

The notes form part of these financial statements



L'Union Estate Company Limited

Statement of Profit or Loss and Other Comprehensive Income  
for the Year Ended 31 December 2019  
Financial statements are prepared in Seychelles Rupees

	31.12.19	31.12.18
<b>PROFIT FOR THE YEAR</b>	9,561,347	8,780,784
<b>OTHER COMPREHENSIVE INCOME</b>	<u>-</u>	<u>-</u>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<u>9,561,347</u>	<u>8,780,784</u>

The notes form part of these financial statements

Statement of Financial Position

31 December 2019

Financial statements are prepared in Seychelles Rupees

	Notes	31.12.19	31.12.18
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Intangible assets	7	129,691	139,888
Property, plant and equipment	8	17,319,123	14,036,314
Investments	9	<u>64,018</u>	<u>25,000</u>
		<u>17,512,832</u>	<u>14,201,202</u>
<b>CURRENT ASSETS</b>			
Inventories	10	6,156,897	4,395,596
Trade and other receivables	11	2,539,895	1,055,741
Tax receivable		1,200,710	808,299
Investments	12	4,792,937	7,118,131
Cash and cash equivalents	13	<u>10,199,061</u>	<u>3,912,888</u>
		<u>24,889,500</u>	<u>17,290,655</u>
<b>TOTAL ASSETS</b>		<u><u>42,402,332</u></u>	<u><u>31,491,857</u></u>
<b>EQUITY</b>			
<b>SHAREHOLDERS' EQUITY</b>			
Called up share capital	14	7,292,500	7,292,500
Retained earnings	15	<u>15,184,038</u>	<u>5,622,691</u>
<b>TOTAL EQUITY</b>		<u><u>22,476,538</u></u>	<u><u>12,915,191</u></u>
<b>LIABILITIES</b>			
<b>NON-CURRENT LIABILITIES</b>			
Trade and other payables	16	12,620,697	12,620,697
Pension liability	17	<u>5,158,335</u>	<u>4,983,483</u>
		<u>17,779,032</u>	<u>17,604,180</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	16	708,050	972,486
Tax payable		<u>1,438,712</u>	<u>-</u>
		<u>2,146,762</u>	<u>972,486</u>
<b>TOTAL LIABILITIES</b>		<u><u>19,925,794</u></u>	<u><u>18,576,666</u></u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><u>42,402,332</u></u>	<u><u>31,491,857</u></u>

The notes form part of these financial statements

L'Union Estate Company Limited (Registered number: 969)

Statement of Financial Position - continued

31 December 2019

Financial statements are prepared in Seychelles Rupees

The financial statements were approved by the Board of Directors on 10 March 2020 and were signed on its behalf by:



Mr Frank Hoareau – Chairman



Ms Corinne Delpech – Director




Mr Damien Thesee – Director



Mr Gerald Lablache – Director



Mr Andreix Rosalie – Director



Mr Barry Assary - Director

The notes form part of these financial statements

L'Union Estate Company Limited

Statement of Changes in Equity  
for the Year Ended 31 December 2019  
Financial statements are prepared in Seychelles Rupees

	Called up share capital	Retained earnings	Total equity
<b>Balance at 1 January 2018</b>	7,292,500	(3,158,093)	4,134,407
<b>Changes in equity</b>			
Total comprehensive income	<u>-</u>	<u>8,780,784</u>	<u>8,780,784</u>
<b>Balance at 31 December 2018</b>	<u>7,292,500</u>	<u>5,622,691</u>	<u>12,915,191</u>
<b>Changes in equity</b>			
Total comprehensive income	<u>-</u>	<u>9,561,347</u>	<u>9,561,347</u>
<b>Balance at 31 December 2019</b>	<u>7,292,500</u>	<u>15,184,038</u>	<u>22,476,538</u>

The notes form part of these financial statements

L'Union Estate Company Limited

Statement of Cash Flows

for the Year Ended 31 December 2019

Financial statements are prepared in Seychelles Rupees

	Notes	31.12.19	31.12.18
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	9,023,902	8,118,239
Tax paid		<u>(568,554)</u>	<u>(952,990)</u>
Net cash from operating activities		<u>8,455,348</u>	<u>7,165,249</u>
<b>Cash flows from investing activities</b>			
Purchase of intangible fixed assets		(45,966)	(21,335)
Purchase of tangible fixed assets		(4,936,835)	(3,351,856)
Investment in CBS Treasury Bills		2,389,858	(7,000,387)
Interest received		421,268	4,685
Dividends received		<u>2,500</u>	<u>2,500</u>
Net cash from investing activities		<u>(2,169,175)</u>	<u>(10,366,393)</u>
<b>Increase/(decrease) in cash and cash equivalents</b>			
<b>Cash and cash equivalents at beginning of year</b>	2	<u>3,912,888</u>	<u>7,114,032</u>
<b>Cash and cash equivalents at end of year</b>	2	<u><u>10,199,061</u></u>	<u><u>3,912,888</u></u>

The notes form part of these financial statements



Notes to the Statement of Cash Flows

for the Year Ended 31 December 2019

Financial statements are prepared in Seychelles Rupees

1. **RECONCILIATION OF PROFIT BEFORE INCOME TAX TO CASH GENERATED FROM OPERATIONS**

	31.12.19	31.12.18
Profit before income tax	11,176,202	10,126,184
Depreciation charges	1,710,189	1,492,948
Gain on revaluation of investments	(39,018)	-
Movement in provision for bad debts	-	(999,992)
Retirement benefit obligation charge	471,778	603,637
Retirement benefit obligation paid	(296,926)	(598,405)
Finance income	<u>(488,432)</u>	<u>(124,929)</u>
	12,533,793	10,499,443
Increase in inventories	(1,761,301)	(2,772,125)
(Increase)/decrease in trade and other receivables	(1,484,154)	776,770
Decrease in trade and other payables	<u>(264,436)</u>	<u>(385,849)</u>
<b>Cash generated from operations</b>	<u><u>9,023,902</u></u>	<u><u>8,118,239</u></u>

2. **CASH AND CASH EQUIVALENTS**

The amounts disclosed on the Statement of Cash Flows in respect of cash and cash equivalents are in respect of these Statement of Financial Position amounts:

**Year ended 31 December 2019**

	31.12.19	1.1.19
Cash and cash equivalents	<u>10,199,061</u>	<u>3,912,888</u>

**Year ended 31 December 2018**

	31.12.18	1.1.18
Cash and cash equivalents	<u>3,912,888</u>	<u>7,114,032</u>

1. **STATUTORY INFORMATION**

L'Union Estate Company Limited is a private company, limited by shares, registered in Seychelles. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Seychelles Rupees (SCR).

2. **ACCOUNTING POLICIES**

**Basis of preparation**

The statements of the company are prepared in accordance with the requirement of the Seychelles Companies Act 1972 and the Generally Accepted Accounting Standard in Seychelles. They have been prepared under the historical cost convention.

**Critical accounting judgements and key sources of estimation uncertainty**

The critical judgements made in the process of applying the accounting policies that have the most significant effect on the amounts recognised in the financial statements and the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting year, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities currently or within the next reporting year are discussed below. These estimates and assumptions are periodically monitored to ensure they incorporate all relevant information available at the date when financial statements are prepared. However, this does not prevent actual figures differing from estimates.

**Revenue recognition**

The revenue amount is the fair value of the consideration received or receivable from the gross inflow of economic benefits during the reporting year arising from the course of the activities of the entity and it is shown net of any related sales taxes and rebates.

Revenue of the company comprises the following:

- (i) Revenue from the sale of agriculture and animal products are recognised when significant risks and rewards of ownership are transferred to the buyer, the amount of revenue and the costs incurred or to be incurred in respect of the transaction can be measured reliably.
- (ii) Revenue from entrance fees is recognised upon the actual sale of tickets to the visitors of the estate.
- (iii) Rental revenue and other income is recognised as and when it falls due unless recoverability is in doubt.

**Property, plant and equipment**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Property, plant and equipment is stated at historical cost less accumulated depreciation and accumulated impairment loss. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner indicated by the management.

The company adds to the carrying amount of an item of property, the cost of replacing parts such an item when cost is incurred if the replacement part is expected to provide future benefits to the company. The carrying amount of the replaced part is derecognised. All repairs and maintenance are charged to the statement of income during the period they are incurred

**2. ACCOUNTING POLICIES - continued**

**Property, plant and equipment - continued**

Land is not depreciated. Depreciation on other assets is charged so as to allocate the costs of the assets less their residual value over their estimated useful lives. The depreciation policy is as follows;

Buildings	- 30 years
Plant & Equipment	- 8 years
Computer software	- 5 years
Motor Vehicles	- 4 years

The assets residual values and depreciation methods are reviewed, and adjusted prospectively, if there is an indication or a significant change since the last reporting date.

**Inventories**

Inventories are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**Taxation**

Current taxes are based on the results shown in the financial statements and are calculated according to local tax rules, using tax rates enacted or substantially enacted by the statement of financial position date.

**Foreign currencies**

The functional currency is the Seychelles Rupees as it reflects the primary economic environment in which the entity operates. Transactions in foreign currencies are recorded in the functional currency at the rates ruling at the dates of the transactions. At each end of the reporting year, recorded monetary balances and balances measured at fair value that are denominated in non-functional currencies are reported at the rates ruling at the end of the reporting year and fair value measurement dates respectively. All realised and unrealised exchange adjustment gains and losses are dealt with in profit or loss except when recognised in other comprehensive income.

**Employee benefit costs**

Seychelles Employment Act requires employees to be compensated upon retirement, resignation or on completion of five years or more of continuous service from date of their employment. The financial statements include liability accrued to the employee in full with the expense included as part employment costs.

**Impairment of financial assets**

The carrying amounts of the financial assets are reviewed by the directors periodically to determine whether it is in excess of its market or recoverable amount in the statement of financial position. If there is any evidence of other than a temporary impairment in the carrying amount of an asset, it is written down to its fair value or recoverable amount and the loss recognised in the income statement.

**Provisions**

A liability or provision is recognised when there is a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. A provision is made using best estimates of the amount required in settlement and where the effect of the time value of money is material, the amount recognised is the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense. Changes in estimates are reflected in profit or loss in the reporting year they occur.

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2019  
Financial statements are prepared in Seychelles Rupees

<b>3. EMPLOYEES AND DIRECTORS</b>		
	31.12.19	31.12.18
Wages and salaries	6,375,742	5,848,116
Social security costs	351,778	487,457
Other pension costs	<u>212,206</u>	<u>171,667</u>
	<u>6,939,726</u>	<u>6,507,240</u>
	31.12.19	31.12.18
Directors' fees and Allowances	<u>377,277</u>	<u>273,589</u>
<b>4. NET FINANCE INCOME</b>		
	31.12.19	31.12.18
Finance income:		
Dividend received	2,500	2,500
Fixed Deposit interest income	57,000	4,685
Treasury bill interest income	<u>428,932</u>	<u>117,744</u>
	<u>488,432</u>	<u>124,929</u>
<b>5. PROFIT BEFORE INCOME TAX</b>		
The profit before income tax is stated after charging:		
	31.12.19	31.12.18
Depreciation - owned assets	1,654,026	1,445,978
Computer software amortisation	56,163	46,970
Auditors' remuneration	195,000	195,000
Foreign exchange differences	<u>12</u>	<u>6,230</u>
<b>6. INCOME TAX</b>		
<b>Analysis of tax expense</b>		
	31.12.19	31.12.18
Current tax:		
Tax	1,438,712	1,192,410
CSR Tax	78,627	152,990
Tourism Marketing Tax	<u>97,516</u>	<u>-</u>
Total tax expense in statement of profit or loss	<u>1,614,855</u>	<u>1,345,400</u>

7. INTANGIBLE ASSETS

	Computer software
<b>COST</b>	
At 1 January 2019	234,847
Additions	<u>45,966</u>
At 31 December 2019	<u>280,813</u>
<b>AMORTISATION</b>	
At 1 January 2019	94,959
Amortisation for year	<u>56,163</u>
At 31 December 2019	<u>151,122</u>
<b>NET BOOK VALUE</b>	
At 31 December 2019	<u>129,691</u>
At 31 December 2018	<u>139,888</u>

8. PROPERTY, PLANT AND EQUIPMENT

	Freehold property	Improvements to property	Plant and machinery	Motor vehicles	Totals
<b>COST</b>					
At 1 January 2019	21,959,182	-	10,109,072	2,285,220	34,353,474
Additions	<u>983,447</u>	<u>1,041,170</u>	<u>2,893,378</u>	<u>18,840</u>	<u>4,936,835</u>
At 31 December 2019	<u>22,942,629</u>	<u>1,041,170</u>	<u>13,002,450</u>	<u>2,304,060</u>	<u>39,290,309</u>
<b>DEPRECIATION</b>					
At 1 January 2019	11,339,862	-	7,222,279	1,755,019	20,317,160
Charge for year	<u>444,411</u>	<u>-</u>	<u>876,636</u>	<u>332,979</u>	<u>1,654,026</u>
At 31 December 2019	<u>11,784,273</u>	<u>-</u>	<u>8,098,915</u>	<u>2,087,998</u>	<u>21,971,186</u>
<b>NET BOOK VALUE</b>					
At 31 December 2019	<u>11,158,356</u>	<u>1,041,170</u>	<u>4,903,535</u>	<u>216,062</u>	<u>17,319,123</u>
At 31 December 2018	<u>10,619,320</u>	<u>-</u>	<u>2,886,793</u>	<u>530,201</u>	<u>14,036,314</u>

Freehold land and building at cost is analysed as follows:

	31.12.19	31.12.18
Freehold Land	1,517,086	1,517,086
Building	<u>21,425,543</u>	<u>20,442,096</u>
Total cost of Freehold land and Building	<u>22,942,629</u>	<u>21,959,182</u>



9. **INVESTMENTS**

	SCB Shares
<b>COST OR VALUATION</b>	
At 1 January 2019	25,000
Revaluations	<u>39,018</u>
At 31 December 2019	<u>64,018</u>
<b>NET BOOK VALUE</b>	
At 31 December 2019	<u>64,018</u>
At 31 December 2018	<u>25,000</u>

Company holds investment of 250 shares of SR 100 each with Seychelles Commercial Bank Limited.

10. **INVENTORIES**

	31.12.19	31.12.18
Stocks	<u>6,156,897</u>	<u>4,395,596</u>

Inventory includes animal live stock, goods in main store, agricultural seeds, fertilisers and pesticides and other construction materials.

Inventories are valued at the lower of cost and net realisable value.

11. **TRADE AND OTHER RECEIVABLES**

	31.12.19	31.12.18
Current:		
Trade debtors	1,417,022	910,520
Provision for Bad Debts	(425,507)	(425,507)
Other debtors	1,328,292	482,013
Prepayments	<u>220,088</u>	<u>88,715</u>
	<u>2,539,895</u>	<u>1,055,741</u>

12. **INVESTMENTS**

	31.12.19	31.12.18
Central Bank of Seychelles Treasury Bills	4,610,529	7,000,387
CBS T-Bill interest receivable	<u>182,408</u>	<u>117,744</u>

Company has invested in short term (not more than 1 year) treasury bills released by Central Bank of Seychelles.

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2019  
Financial statements are prepared in Seychelles Rupees

13. CASH AND CASH EQUIVALENTS

	31.12.19	31.12.18
Cash in hand	782,168	137,183
Bank accounts	<u>9,416,893</u>	<u>3,775,705</u>
	<u>10,199,061</u>	<u>3,912,888</u>

14. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			31.12.19	31.12.18
Number:	Class:	Nominal value:		
72,925	Ordinary shares	SR 100	<u>7,292,500</u>	<u>7,292,500</u>

15. RESERVES

	Retained earnings
At 1 January 2019	5,622,691
Profit for the year	<u>9,561,347</u>
At 31 December 2019	<u>15,184,038</u>

16. TRADE AND OTHER PAYABLES

	31.12.19	31.12.18
Current:		
Other creditors	-	2,798
Accrued expenses	460,441	753,959
VAT	<u>247,609</u>	<u>215,729</u>
	<u>708,050</u>	<u>972,486</u>
Non-current:		
Social security payable	6,280,701	6,280,701
Tax arrears payable	6,335,996	6,335,996
Other creditors	<u>4,000</u>	<u>4,000</u>
	<u>12,620,697</u>	<u>12,620,697</u>
Aggregate amounts	<u>13,328,747</u>	<u>13,593,183</u>

**17. EMPLOYEE BENEFIT OBLIGATIONS**

Changes in the present value of the employee benefit obligation are as follows:

	Employee Benefit Obligation	
	31.12.19	31.12.18
Opening employee benefit obligation	4,983,483	4,978,251
Current service cost	471,778	603,637
Benefits paid during the year	<u>(296,926)</u>	<u>(598,405)</u>
	<u>5,158,335</u>	<u>4,983,483</u>

**18. CONTINGENT LIABILITIES**

The directors are not aware of any outstanding contingent liabilities as at 31 December 2019.

**19. CAPITAL COMMITMENTS**

There were no capital commitments, either contracted for or approved by the directors but not contracted for as at 31 December 2019.

L'Union Estate Company Limited

Income Statement Summaries

for the Year Ended 31 December 2019

Financial statements are prepared in Seychelles Rupees

	31.12.19	31.12.18
<b>REVENUE</b>		
Sale of Farm products	8,533,369	4,770,957
Entrance fees collection	19,503,184	17,977,110
Rental Income	1,745,088	1,838,783
Excavation fees	171,790	288,870
Pumping fees	158,218	243,783
Other Income	<u>375,206</u>	<u>196,614</u>
	<u>30,486,855</u>	<u>25,316,117</u>
<b>COST OF SALES</b>		
Cost of sales farm products	2,869,225	702,315
Cost of sales farm salaries	4,540,924	3,707,613
Cost of sales excavation	160,488	349,351
Cost of sales excavation salaries	157,026	191,240
Cost of sales pumping	28,904	46,604
Cost of sales pumping salaries	<u>138,464</u>	<u>121,953</u>
	<u>7,895,031</u>	<u>5,119,076</u>
<b>GAIN/LOSS ON REVALUATION OF ASSETS</b>		
Gain/loss on revaluation of investments	<u>39,018</u>	<u>-</u>
	<u>39,018</u>	<u>-</u>
<b>FINANCE INCOME</b>		
Dividend received	2,500	2,500
Fixed Deposit interest income	57,000	4,685
Treasury bill interest income	<u>428,932</u>	<u>117,744</u>
	<u>488,432</u>	<u>124,929</u>

This page does not form part of the statutory financial statements

L'Union Estate Company Limited

Income Statement Summaries

for the Year Ended 31 December 2019

Financial statements are prepared in Seychelles Rupees

	31.12.19	31.12.18
<b>ADMINISTRATIVE EXPENSES</b>		
Utilities	756,747	579,632
Directors' fees	377,277	273,589
Staff salaries & wages	5,998,465	5,574,527
Gratuity and Compensation	351,778	487,457
Pension employer contribution	212,206	171,667
Other staff cost	360,000	313,300
Telephone and Internet charges	126,345	102,010
Post and stationery	173,055	157,922
Advertising and Promotions	277,668	147,578
Travelling & subsistence	304,085	215,185
Motor and fuel expenses	134,984	151,885
Licences and insurance	71,962	81,654
Transportation expenses	213,081	148,225
Repairs and renewals	170,069	431,685
Cleaning expenses	27,011	39,412
Staff welfare expenses	86,333	196,833
Staff training cost	56,905	13,138
Sundry expenses	(66,581)	61,625
Survey fees	25,891	30,500
Legal and professional fees	100,852	116,604
GOP expenses	165,152	81,200
Auditors' remuneration	195,000	195,000
Donations	73,807	63,105
Foreign exchange losses	12	6,230
Amortisation of intangible fixed assets	56,163	46,970
Depreciation of tangible fixed assets	1,654,026	1,445,978
Entertainment	13,590	28,872
Provision for bad debts	-	(999,992)
Bank charges	27,189	33,995
	<u>11,943,072</u>	<u>10,195,786</u>

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