

2020 DEVELOPMENT (SEYCHELLES) LIMITED

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CORPORATE INFORMATION

DIRECTORS	: Barry Faure Sabrina Agathine Yves Choppy
REGISTERED OFFICE	: ICCS Building, 2nd Floor, Room 9 Victoria, Mahé Seychelles
PRINCIPAL PLACE OF BUSINESS	: Mahé Seychelles
AUDITORS	: BDO Associates Chartered Accountants Seychelles
BANKERS	: Bank of Baroda Absa Bank (Seychelles) Limited Seychelles International Mercantile Banking Corporation Limited

DIRECTORS' REPORT - DECEMBER 31, 2019

The Directors are pleased to present their report together with the audited financial statements of the Company for the year ended December 31, 2019.

PRINCIPAL ACTIVITY

The principal activity of the Company remained unchanged during the year and consists of real estate development.

RESULTS

	SR
Profit for the year	1,058,677
Revenue deficit brought forward	<u>(6,155,008)</u>
Revenue deficit carried forward	<u><u>(5,096,331)</u></u>

DIVIDENDS

The Directors did not recommend any dividend for the year under review (2018 : Nil).

PROPERTY AND EQUIPMENT

Additions to property and equipment for the year under review amounted to SR 2.7m (2018: SR 9.4m) and comprised work in progress (WIP) and equipment.

The Directors are of the opinion that the carrying value of the property and equipment at December 31, 2019 approximates its fair value.

SUBSEQUENT EVENT - EFFECTS OF COVID - 19 PANDEMIC

The World's economy has experienced and continues to experience significant volatility resulting from the spread of the pandemic known as COVID-19, beginning January 2020 and the Company has not been spared since its main activity is in the real estate development. Although it is not possible to reliably estimate the length or severity of this outbreak and hence its financial impact, Management is of the opinion that the Company continues operating as a going concern (*refer to note 19*).

DIRECTORS AND DIRECTORS' INTEREST

The Directors of the Company and their interest since the date of the last report and the date of this report are:

	<u>2019 & 2018</u>
	<u>Ordinary shares</u>
Barry Faure	1
Sabrina Agathine	-
Yves Choppy	-

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The Directors are responsible for the overall management of the affairs of the Company including the operations of the Company and making investment decisions.

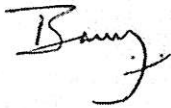
The Board is responsible for the preparation and fair presentation of these financial statements in accordance with Generally Accepted Accounting Standards in Seychelles and in compliance with the Seychelles Companies Act, 1972. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances. The Directors have the general responsibility of safeguarding the assets, both owned by the Company and those that are held in trust and used by the Company.

The Directors consider that they have met their aforesaid responsibilities.

AUDITORS

The retiring auditors, Messrs. BDO Associates, being eligible offer themselves for re-appointment.

BOARD APPROVAL



Barry Faure
Director



Sabrina Agathine
Director



Yves Choppy
Director

Dated: 12 APR 2021
Victoria, Seychelles

2020 DEVELOPMENT (SEYCHELLES) LIMITED

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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS

Report on the audit of the Financial Statements

Qualified Opinion

We have audited the financial statements of **2020 DEVELOPMENT (SEYCHELLES) LIMITED**, set out on pages 4 to 15 which comprise the Balance Sheet as at December 31, 2019, the Income Statement, Statement of Changes in Equity and the Statement of Cash Flow for the year ended December 31, 2019 and a summary of significant accounting policies and other explanatory notes.

In our opinion, except for the effects of the matters described in the Bases for Qualified Opinion section of our report, the accompanying financial statements on pages 4 to 15 give a true and fair view of the financial position of the Company at December 31, 2019 and of its financial performance and its cash flows for the period then ended in accordance with Generally Accepted Accounting Standards and comply with the Companies Act, 1972.

Bases for Qualified Opinion

(i) Registration of plots

We were unable to obtain sufficient appropriate audit evidence from the Company's lawyers concerning the registration of plots / date of submission to the Registry, which is our basis for revenue recognition on leases. Consequently, we were unable to determine whether any adjustments to the amount disclosed in the financial statements were required.

(ii) Accuracy of amount payable to Ellipse Consultancy Ltd

The Company appointed Ellipse Consultancy Ltd as "Technical advisor and negotiator of 2020 Development (Seychelles) Ltd for development of Ile Soleil. The agreement stated that payment to the Technical advisor (Ellipse Consultancy Ltd) was 28% of savings made on GIBB (Seychelles) (The Consultant) quotation for development of Ile Soleil and the actual costs incurred by UCPS (The Contractor) for the work done.

Although a total liability of **SR 36.7m** was agreed by the Board (Minutes dated June 30, 2020), we could not obtain a confirmation from Ellipse Consultancy Ltd that they are agreeable to this since they had previously invoiced the Company **SR 45.7m** as their 28% share of savings. We were therefore unable to obtain reasonable assurance on the accuracy of amount payable to Ellipse Consultancy Ltd.

We were also unable to independently compute the 28% savings made due to lack of supporting evidence on development costs.

(iii) Interest expense accrued

As per the signed agreement between the Company and Ellipse Consultancy Ltd, the Company was liable to pay a 10% interest per annum for all amounts that remained unpaid to Ellipse Consultancy Ltd. The interest expense recognised in the financial statements is based on the total liability determined by the Board, not as per invoiced amount by Ellipse Consultancy Ltd. We were therefore unable to determine whether any adjustment to the amount disclosed in the financial statements is required.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS (CONT'D)

Report on the audit of the Financial Statements (Cont'd)

We conducted our audit in accordance with Generally Accepted Standards on Auditing in Seychelles. 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 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 Seychelles, 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 qualified opinion.

Emphasis of Matter

Going concern

(i) Shareholders' deficit

Without further qualifying our Opinion, we draw attention that the Company had a Shareholders' deficit of **SR 5.1m** as at December 31, 2019 (2018: SR 6.1m). Notwithstanding the aforesaid, the financial statements have been prepared on a going concern basis as the Company has **SR 111.9m** (2018: SR 113.1m) worth of revenue deferred into the future and the Company will be able to meet its liabilities both current and contingent as and when they fall due. The Board also confirmed that they would be able to obtain the support of their Shareholder, the Government of Seychelles as and when required.

(ii) Effects of Covid - 19

We draw attention to Note 15 of the financial statements which describes a material uncertainty regarding the Coronavirus pandemic which is affecting severely the whole World including the Seychelles. The Company, being in the real estate development business, has not been spared too.

The Directors of the Company together with Management are confident that they will continue to have the financial and otherwise support from their Shareholder, Government of Seychelles and are therefore of the opinion that the going concern basis of preparation of these financial statements remains appropriate in the foreseeable future.

Our opinion is not qualified in respect of the matters above.

Responsibilities of Directors for the audit of the Financial Statements

As stated on page 2(a) of the Director's Report, the Board of Directors are responsible for preparation of the financial statements.

Auditor's responsibility for the audit of the Financial Statements

The objectives of our audit 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 Generally Accepted Standards on Auditing 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.



2020 DEVELOPMENT (SEYCHELLES) LIMITED

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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS (CONT'D)

Report on the audit of the Financial Statements (Cont'd)

Auditor's responsibility for the audit of the Financial Statements (Cont'd)

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor's consider internal control relevant to the Company's preparation and fair presentation of the financial statements 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 Company's internal control. An audit also include evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Directors, as well as evaluating the overall presentation of the financial statements.

Report on Other Legal and Regulatory Requirements

Companies Act, 1972

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

Public Enterprise Monitoring Commission Act, 2013

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

We have obtained all the information necessary for the purpose of our audit and are satisfied with the information received.

Other matter

This report is made solely to the members of the Company, as a body. Our audit work has been undertaken so that we might state to the Company's members those matters which 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 ASSOCIATES
Chartered Accountants

Dated: 12 APR 2021
Mahé, Seychelles

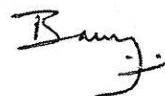
2020 DEVELOPMENT (SEYCHELLES) LIMITED

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BALANCE SHEET AS AT DECEMBER 31, 2019

	Notes	2019 SR	2018 SR
ASSET			
Non-current asset			
Property and equipment	5	102,066,872	100,071,573
Current assets			
Trade and other receivables	6	30,992,460	30,632,503
Cash and cash equivalents	7	5,638,860	2,957,284
		<u>36,631,320</u>	<u>33,589,787</u>
Total assets		<u><u>138,698,192</u></u>	<u><u>133,661,360</u></u>
(DEFICIT) / EQUITY AND LIABILITIES			
Shareholders' equity / (deficit)			
Share capital	8	10,000	10,000
Revenue deficit		(5,096,331)	(6,155,008)
		<u>(5,086,331)</u>	<u>(6,145,008)</u>
LIABILITY			
Non Current liabilities			
Deferred revenue	9	110,642,605	111,853,053
Current liabilities			
Deposit from customers	2(c)(iii) & 10	4,000,000	4,627,402
Trade and other payables	11	27,931,470	22,115,465
Deferred revenue	9	1,210,448	1,210,448
		<u>33,141,918</u>	<u>27,953,315</u>
Total equity and liability		<u><u>138,698,192</u></u>	<u><u>133,661,360</u></u>

These financial statements have been approved for issue by the Board of Directors on: 12 APR 2021



Barry Faure
Director



Sabrina Agathine
Director



Yves Choppy
Director

The notes on pages 8 to 15 form an integral part of these financial statements
Auditor's report on pages 3 to 3(b)

INCOME STATEMENT FOR THE YEAR ENDED DECEMBER 31, 2019

	Notes	2019 SR	2018 SR
Income			
Sale of property	2(d)	-	8,281,752
Revenue from leased Property	2(e)	1,210,448	1,210,448
Other income		4,631,402	-
		<u>5,841,850</u>	<u>9,492,200</u>
Expenses			
Property developments costs expensed		662,629	8,306,035
Advertising and marketing expenses		100,884	11,834
Professional fees		254,363	1,384,200
Rent		180,000	180,000
Directors' remuneration		211,760	119,882
Salaries and wages		541,294	199,390
Auditors' remuneration		57,500	57,500
Depreciation		29,081	27,216
Exchange (gain) / loss		(359,957)	715,620
Other operating expenses		3,105,619	3,001,482
		<u>4,783,173</u>	<u>14,003,159</u>
Profit / (Loss) for the year		<u><u>1,058,677</u></u>	<u><u>(4,510,959)</u></u>

The notes on pages 8 to 15 form an integral part of these financial statements
Auditor's report on pages 3 to 3(b)

STATEMENT OF CHANGES IN EQUITY - YEAR ENDED DECEMBER 31, 2019

	Share capital	Revenue deficit	Total
	SR	SR	SR
At January 1, 2018	10,000	(1,644,049)	(1,634,049)
Loss for the year	-	(4,510,959)	(4,510,959)
At December 31, 2018	<u>10,000</u>	<u>(6,155,008)</u>	<u>(6,145,008)</u>
Profit for the year	-	1,058,677	1,058,677
At December 31, 2019	<u><u>10,000</u></u>	<u><u>(5,096,331)</u></u>	<u><u>(5,086,331)</u></u>

The notes on pages 8 to 15 form an integral part of these financial statements
Auditor's report on pages 3 to 3(b)

CASH FLOW STATEMENT - YEAR ENDED DECEMBER 31, 2019

	Notes	2019 SR	2018 SR
Cash flows from operating activities			
Profit / (Loss) for the year		1,058,677	(4,510,959)
<i>Adjustments for:</i>			
Depreciation of property and equipment	5	29,081	27,216
Property developments costs expensed	5(a)	662,629	8,306,035
		<u>1,750,387</u>	<u>3,822,292</u>
<i>Changes in working capital:</i>			
- Increase in trade and other receivables		(359,957)	(3,590,523)
- Decrease in deposit from customers		(1,837,850)	(3,764,013)
- Increase in trade and other payables		5,816,005	6,043,895
Net cash inflow from operating activities		<u>5,368,585</u>	<u>2,511,651</u>
Cash flow from investing activity			
Additions to property and equipment and Net cash outflow from investing activities	5	<u>(2,687,009)</u>	<u>(9,353,418)</u>
Net increase / (decrease) in cash and cash equivalents		<u>2,681,576</u>	<u>(6,841,767)</u>
Movement in cash and cash equivalents			
At January 1,		2,957,284	9,799,051
Increase / (Decrease)		2,681,576	(6,841,767)
At December 31,	7	<u>5,638,860</u>	<u>2,957,284</u>

The notes on pages 8 to 15 form an integral part of these financial statements
Auditor's report on pages 3 to 3(b)

1. GENERAL INFORMATION

2020 Development (Seychelles) Limited is a limited liability Company, incorporated on February 21, 2012 and domiciled in the Republic of Seychelles. Its registered office is located at ICCS, Victoria, Mahé, Seychelles.

These financial statements will be submitted for consideration and approval at the forthcoming Annual General 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.

(a) Basis of preparation

The financial statements have been prepared under the historical cost convention and comply with Generally Accepted Accounting Standards and the Companies Act, 1972. Where necessary comparative figures have been amended to conform with change in presentation in current year. The financial statements of the Company have been prepared under the historical cost convention.

(b) Property and equipment

All property and equipment are stated at historical cost less accumulated depreciation. 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 is expected 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 life as follows:

	%
Equipment	20

Properties in the course of construction are carried at cost, less any recognised impairment loss. Cost includes professional fees and for qualifying assets, borrowing costs capitalised in accordance with the Company's accounting policy. Development costs capitalised are apportioned to Income Statement based on total development costs to match with expected revenue to be recognised on leases.

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

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

Gains and losses on disposals of equipment are determined by comparing the proceeds with their carrying amount and are included in the income statement.

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**(c) Financial instruments**

Financial instruments are recognised in the balance sheet when the Company has become a party to the contractual provisions of the instrument. The financial instruments of the Company comprise the following:

(i) Trade and other receivables

Trade and other receivables are recognised initially at fair value less any provision for impairment. A provision for impairment of trade and other receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables. The amount of provision is recognised in the Income Statement.

The amount of provision is the difference between the asset's carrying amount and the present value of estimated future cash flows.

(ii) Cash and cash equivalents

Cash comprises cash in hand, cash at bank. Cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

(iii) Deposit from customers

Deposits are from customers for plots of land reserved and are interest free.

(iv) Other payables

Other payables are stated at fair value and subsequently measured at amortised cost using the effective interest method. The carrying amount of other payables approximate its amortised cost.

(v) Equity instruments

Ordinary shares are classified as equity. Dividends on ordinary shares are recognised in equity in the period in which they were declared.

(d) Revenue recognition

Revenue derived from sale of property is recognised upon registration and execution of sub-leases and sale of plots.

(e) Income from Operating Lease

Income from leased property is recognised as revenue on a straight-line basis over the period of the lease. Lease incentives granted are recognised as an integral party of the lease.

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**(f) Government grants**

Grants for revenue expenditure are netted against the cost incurred by the Company. Where retention of a government grant is dependent on the Company satisfying certain criteria, it is initially recognised as deferred income. When the criteria for retention have been satisfied, the deferred income balance is released to the Income Statement or netted against the cost incurred.

(g) Tax

Tax on the profit or loss for the year comprises current tax. Current tax is the expected amount of taxes payable in respect of the taxable profit for the period and is measured using the tax rates that have been enacted at the balance sheet date. No provision has been made for deferred tax.

No provision is required for current tax as the Company does not have any taxable income as per the provisions of the Business Tax Act, 2009.

(h) Provisions

Provisions are recognised when the Company has 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.

3. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's financial risk management policy seeks to ensure that adequate financial resources are available for the development of the Company's businesses whilst managing its interest rate, foreign exchange, liquidity and credit risk. The Company operates within clearly defined guidelines that are approved by the Board and the Company's policy is not to engage in speculative transactions. The Company's activities expose it to a variety of financial risks including the following:

(a) Interest rate risk

The Company finances its operations through operating cash flows which are principally denominated in Seychelles Rupees. Interest rate risk is considered to be low.

(b) Foreign exchange risk

The Company is exposed to foreign exchange risk with respect to foreign currency arising from payments from overseas customers. Foreign exchange risk is not hedged.

(c) Credit risk

Credit risk relates to the possibility of default by customers and agents in settling their obligations to the Company. The Company has established policies to ensure that sales of its services are made to customers with an appropriate credit history.

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.

The Company 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.

(i) Deferred revenue

Long term leases are accounted for as deferred revenue and released to Income statement over the lease period. Should there be a change in circumstances, the life of lease may change and release to Income Statement will be impacted. These factors include the changes in the allocated time frame of the Company to operate. Management will assess these factors annually.

The split between current and non current of this balance is based on straight line basis.

(ii) Allocation of development costs

These are costs incurred to develop Ile Soleil. Development costs have been apportioned based on estimated total costs to match with expected total revenue to be recognised on leases. Any change to development costs or revenue expected will affect amounts recognised in the financial statements.

NOTES TO THE FINANCIAL STATEMENTS - YEAR ENDED DECEMBER 31, 2019

5. PROPERTY AND EQUIPMENT

COST	Work-in-	Equipment	Total
	progress (WIP)		
	SR	SR	SR
At January 1, 2018	99,007,138	99,411	99,106,549
Additions	9,309,418	44,000	9,353,418
Cost of development costs expensed	(8,306,035)	-	(8,306,035)
At December 31, 2018	100,010,521	143,411	100,153,932
Additions	2,667,634	19,375	2,687,009
Cost of development costs expensed	(662,629)	-	(662,629)
At December 31, 2019	102,015,526	162,786	102,178,312

ACCUMULATED DEPRECIATION

At January 1, 2018	-	55,143	55,143
Charge for the year	-	27,216	27,216
At December 31, 2018	-	82,359	82,359
Charge for the year	-	29,081	29,081
At December 31, 2019	-	111,440	111,440

NET BOOK VALUE

At December 31, 2019	102,015,526	51,346	102,066,872
At December 31, 2018	100,010,521	61,052	100,071,573

(a) DEVELOPMENT COSTS EXPENSED

On April 12, 2017, the Company was instructed by the Government through the Ministry of Habitat, Infrastructure and Land Transport, its main shareholder that upon completion and acceptance of roads and other utilities built on Ile Soleil, that these assets were to be handed over to the relevant Government Department and agencies responsible for regulating and operating these public infrastructure assets.

At December 31, 2019, total cumulative costs incurred effective 2014 amounted to **SR 149.2m** (Breakdown in Appendices A(1) to (5)), (up to December 31, 2018: SR 146.5m). Since these costs incurred related also to development of plots under leases, Management decided to match these to leases executed and transferred to Owners upon yearly occurrence. Therefore, costs for the year ended December 2019 have been apportioned by applying the formular $\{(Revenue\ on\ leases\ recognised\ in\ 2019 / (Unrecognised\ revenue\ on\ leases\ at\ December\ 31,\ 2018)) * (Unapportioned\ development\ costs\ at\ December\ 31,\ 2018 + additional\ development\ costs\ incurred\ in\ 2019)\}$.

NOTES TO THE FINANCIAL STATEMENTS - YEAR ENDED DECEMBER 31, 2019

6. TRADE AND OTHER RECEIVABLES

	2019	2018
	SR	SR
Trade receivables (note 6(a))	29,797,211	29,437,254
Other receivables	1,195,249	1,195,249
	<u>30,992,460</u>	<u>30,632,503</u>

- (a) The balance receivable related to amounts owed by a Buyer for the purchase of T1 plot, "Crystal Properties" on Parcel S9140 at Ile Soleil and which has been outstanding since 2016.
- (b) The carrying amounts of trade and other receivables approximate their amortised cost and are denominated in Seychelles Rupees and USD.

7. CASH AND CASH EQUIVALENTS

	2019	2018
	SR	SR
Cash at bank	5,639,197	2,956,228
Cash in hand	(337)	1,056
	<u>5,638,860</u>	<u>2,957,284</u>

8. SHARE CAPITAL

	2019 & 2018
	SR
Authorised and issued share capital 100 ordinary shares of SR 100 each	<u>10,000</u>

9. DEFERRED REVENUE

	2019	2018
	SR	SR
At January 1,	116,284,600	110,941,500
Additions for the year	-	5,343,100
At December 31,	<u>116,284,600</u>	<u>116,284,600</u>
Release to Income Statement / Retained earnings		
At January 1,	3,221,099	2,010,651
Release to Income Statement	1,210,448	1,210,448
At December 31,	<u>4,431,547</u>	<u>3,221,099</u>
Carrying amount		
At December 31,	<u>111,853,053</u>	<u>113,063,501</u>
Analysed as:		
Non-current	110,642,605	111,853,053
Current	1,210,448	1,210,448
	<u>111,853,053</u>	<u>113,063,501</u>

NOTES TO THE FINANCIAL STATEMENTS - YEAR ENDED DECEMBER 31, 2019

9. DEFERRED REVENUE (CONT'D)

- (a) The Company entered into a transaction with a Buyer with respect to "Crystal Properties" Parcel S 9140 at Ile Soleil as well as other commercial plots which were treated as operating leases. These Parcels were on an operating lease agreements with the lessee for a period of 99 years regarding Crystal properties and 69 years for the other commercial plots. The upfront payments for these leases have been accounted for as Deferred Revenue and the release to the Income Statement will be over the periods of the leases.

10. DEPOSITS FROM CUSTOMERS

	2019	2018
	SR	SR
At January 1,	4,627,402	12,524,067
Movements during the year	(627,402)	(7,896,665)
At December 31,	<u>4,000,000</u>	<u>4,627,402</u>

11. TRADE AND OTHER PAYABLES

	2019	2018
	SR	SR
Trade payables	14,123,022	14,123,020
Other payables	13,808,448	7,992,445
	<u>27,931,470</u>	<u>22,115,465</u>

- (a) The carrying amounts of trade and other payables approximates their amortised cost.

13. CAPITAL COMMITMENTS

There were no capital commitments as at December 31, 2019 (2018: nil).

14. CONTINGENT LIABILITIES

There were no contingent liabilities as at December 31, 2019 (2018: Nil).

15. SUBSEQUENT EVENT - EFFECTS OF COVID - 19 PANDEMIC

The World's economy has experienced and continues to experience significant volatility resulting from the spread of the pandemic known as COVID-19, beginning January 2020. Although it is not possible to reliably estimate the length or severity of this outbreak and hence its financial impact, the Company may be materially and possibly adversely affected by this virus spread since its activities are within the real estate development business. The extent of the impact of COVID-19 on the Company's operational and financial performance will depend on future market dynamics and developments, including the duration and spread of the outbreak.

The Directors together with the Management of the Company have assessed the Company's ability to continue as a going concern and are confident that they will continue to have the financial and otherwise support from their Shareholder (Government of Seychelles) and they are of the opinion that the going concern basis of preparation of these financial statements remains appropriate in the foreseeable future.

NOTES TO THE FINANCIAL STATEMENTS - YEAR ENDED DECEMBER 31, 2019

16. FINANCIAL SUMMARY

	2019	2018	Restated 2017	Restated 2016	2015*
	SR'000	SR'000	SR'000	SR'000	SR'000
Profit / (Loss) for the year	1,059	(4,511)	(2,668)	(70,851)	(1,125)
Revenue deficit brought forward	(6,155)	(1,644)	1,024	(2,575)	(1,450)
- Effect of prior year change	-	-	-	74,450	-
Revenue deficit carried forward	(5,096)	(6,155)	(1,644)	1,024	(2,575)
SHAREHOLDERS' DEFICIT					
Share capital	10	10	10	10	10
Revenue deficit	(5,096)	(6,155)	(1,644)	1,024	(2,575)
	(5,086)	(6,145)	(1,634)	1,034	(2,565)

* Figures for year 2015 have not been restated to comply with the changes in accounting policies due to impracticability and costs out of proportion to the benefit of Stakeholders.

BREAK DOWN OF DEVELOPMENT COSTS

APPENDIX A(1)

Date	Supplier	Description	SCR	Total SCR	
Deferred Development expense-2013 (b/f)					
19/08/2014	United Concrete Products (Seychelles) Limited	provision of utilities and infrastructure	9,048,066	3,138,434	
12/10/2014	United Concrete Products (Seychelles) Limited	Contract Soleil 02	1,365,245		
14/01/2014	Ellipse Consultancy Ltd	Contract Soleil 02	523,250		
12/03/2014	GeoConsul Ltee	geotechnical investigation at Ile Soleil	52,837		
09/05/2014	Ellipse Consultancy Ltd	Consultancy	161,000		
08/07/2014	Ellipse Consultancy Ltd	Consultancy fees	81,500		
21/08/2014	Ellipse Consultancy Ltd	consultancy fees- July & August 2014	81,500		
30/10/2014	Ellipse Consultancy Ltd	Consultancy fees	39,400		
26/11/2014	Ellipse Consultancy Ltd	consultancy fees- Nov 14	40,250		
Total Property Development Expense-2014					
				14,531,482	
01/16/2015	GIBB (Seychelles) Ltd	Invoice 14-75 Soleil 02: Claim 1; 5months (Jul-Nov 14)	201,068	38,157,660	
01/28/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	7,639,645		
01/29/2015	United Concrete Products (Seychelles) Limited	Contract NO.2 - Certificate #4	1,119,587		
02/03/2015	United Concrete Products (Seychelles) Limited	Contract Soleil 02: Interim Payment Certificate 3	1,301,463		
04/07/2015	United Concrete Products (Seychelles) Limited	Contract NO.2 - Certificate #5	2,490,462		
04/07/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	1,712,521		
04/21/2015	GIBB (Seychelles) Ltd	Provision of Utilities & Infrastructure	313,647		
05/28/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	1,600,395		
06/22/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	3,350,254		
06/30/2015	United Concrete Products (Seychelles) Limited	Contract No No2-Interim Payment Certificate 7	1,007,624		
07/06/2015	Quarry Products Seychelles	Reclamation of meteo plot	224,796		
07/20/2015	GIBB (Seychelles) Ltd	Claim 02; Soleil 2 & Claim 01; Soleil 1	273,434		
08/12/2015	GIBB (Seychelles) Ltd	Inv 15-17 Design fee	378,025		
08/27/2015	GIBB (Seychelles) Ltd	Provision of Utilities & Infrastructure	182,289		
09/09/2015	GIBB (Seychelles) Ltd	inv 15-21 Additional fee for design stage	402,500		
09/11/2015	GIBB (Seychelles) Ltd	Provision of Utilities & Infrastructure	250,316		
09/11/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	1,178,151		
Development cost c/f					

BREAK DOWN OF DEVELOPMENT COSTS

APPENDIX A(2)

Date	Supplier	Description	SCR	Total SCR
Development cost b/f				
09/11/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	2,215,895	38,157,660
09/11/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	3,009,569	
10/22/2015	GIBB (Seychelles) Ltd	Provision of Utilities & Infrastructure	91,145	
10/29/2015	Quarry Products Seychelles	Provision of Utilities & Infrastructure	208,023	
11/06/2015	GIBB (Seychelles) Ltd	Provision of Utilities & Infrastructure	91,145	
11/10/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	2,918,933	
11/10/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	1,647,932	
11/30/2015	GIBB (Seychelles) Ltd	Provision of Utilities & Infrastructure	182,289	
12/23/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	935,811	
12/23/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	2,647,393	
01/28/2015	Ellipse Consultancy Ltd	Consultancy fees- December 2014	40,250	
03/18/2015	Ellipse Consultancy Ltd	Consultancy Jan & Feb 15	80,500	
04/23/2015	Ellipse Consultancy Ltd	March & April Fees	80,500	
06/02/2015	Ellipse Consultancy Ltd	Consultancy April & May	40,250	
08/12/2015	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	5,374,933	
09/03/2015	Ellipse Consultancy Ltd	Jun, July & Aug 15	120,750	
11/03/2015	Ellipse Consultancy Ltd	september; consultancy fees	40,250	
12/29/2015	Ellipse Consultancy Ltd	Consultancy fees Nov & Dec 15	80,500	
Total Property Development Expense-2015			57,963,727	

BREAK DOWN OF DEVELOPMENT COSTS

APPENDIX A(3)

Date	Supplier	Description	SCR	Total SCR
Development cost b/f				57,963,727
28/01/2016	GIBB (Seychelles) Ltd	Provision of Utilities & Infrastructure contract 02; IPC 13	91,145	
28/01/2016	United Concrete Products (Seychelles) Limited	contract 02; IPC 13	740,651	
28/01/2016	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure contract 02; IPC 14	857,930	
16/03/2016	United Concrete Products (Seychelles) Limited	contract 02; IPC 15	1,691,903	
14/04/2016	United Concrete Products (Seychelles) Limited	contract 02; IPC 15	2,075,384	
20/04/2016	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	1,352,134	
26/04/2016	GIBB (Seychelles) Ltd	consultancy soleil 02 & 03 Inv. 16-09 feb 16	91,145	
26/04/2016	GIBB (Seychelles) Ltd	consultancy soleil 02 & 03 Inv. 16-16 mar 16	91,145	
12/05/2016	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	4,148,499	
16/06/2016	Lyra Vidot	compensation paid for road built on parcel of third party contract 02, IPC no. 16	100,000	
20/06/2016	United Concrete Products (Seychelles) Limited	contract 02, IPC no. 16	2,967,186	
22/06/2016	Elipse Consultancy Ltd	consultancy	80,500	
01/08/2016	United Concrete Products (Seychelles) Limited	consultancy	3,877,692	
01/08/2016	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	1,138,960	
12/08/2016	Elipse Consultancy Ltd	consultancy	33,530	
01/09/2016	United Concrete Products (Seychelles) Limited	Anse aux pins bus station	579,657	
01/09/2016	United Concrete Products (Seychelles) Limited	Anse aux pins junction reclamation	1,380,000	
29/09/2016	United Concrete Products (Seychelles) Limited	contract 02 IPC 18	3,000,000	
17/10/2016	Elipse Consultancy Ltd	consultancy	80,500	
02/11/2016	Government of Seychelles	funds grant from GOS for anse aux pins bus stop	(1,846,026)	
04/11/2016	Eco Green	Landscaping contractor	125,070	
14/11/2016	United Concrete Products (Seychelles) Limited	Provision of Utilities & Infrastructure	5,285,491	
02/12/2016	Jean Paul Antoine	Excavation and transport of soil	24,000	
21/12/2016	Elipse Consultancy Ltd	consultancy fees for 2016	80,500	
30/12/2016	Elipse Consultancy Ltd	consultancy fees for 2016	12,183,127	
Total Deferred Development expense-2016				98,193,847

BREAK DOWN OF DEVELOPMENT COSTS

APPENDIX A(4)

Date	Supplier	Description	SCR	Total SCR
Development cost b/f				
03/02/2017	Eco Green	landscaping	197,295	98,193,847
07/02/2017	Flocel Adeline	hiring of excavator and truck for coral fill	10,000	
09/02/2017	United Concrete Products (Seychelles) Limited	infrastructural works for anse aux pins	848,346	
10/02/2017	United Concrete Products (Seychelles) Limited	infrastructural works for anse aux pins	1,027,515	
06/03/2017	Eco Green	completion of landscaping works	310,035	
09/03/2017	United Concrete Products (Seychelles) Limited	construction of bridge access road	751,650	
09/03/2017	United Concrete Products (Seychelles) Limited	construction of bridge access road	1,147,699	
13/03/2017	PUC	Electricity transformers for Ile Soleil	871,492	
27/03/2017	GIBB (Seychelles) Ltd	Design and supervision of landscaping work	26,071	
27/03/2017	GIBB (Seychelles) Ltd	Design of bases for street furniture	4,654	
31/03/2017	United Concrete Products (Seychelles) Limited	IPC 18 50% & IPC 20 50%	2,203,298	
04/04/2017	Eco Green	handing over payment and adjustment of 1st payment	72,225	
31/05/2017	GIBB (Seychelles) Ltd	Detailed design for AAP junction	168,156	
06/06/2017	United Concrete Products (Seychelles) Limited	IPC 20 50% final	2,161,734	
24/07/2017	Aquarpis Consultancy	Architectural & Engineering design cost	32,750	
26/07/2017	Jiangsu Jiuzhou Bridge Engineering	Bailey Bridge	867,533	
26/07/2017	Chongqing Arlau	Provision of Utilities & Infrastructure	86,067	
14/08/2017	United Concrete Products (Seychelles) Limited	Construction of Breakwater & Reclamation at AAP IPC 1.	1,531,977	
22/09/2017	Aquarpis Consultancy	Airfare / peridium for bridge inspection in China	24,699	
27/09/2017	Jiangsu Jiuzhou Bridge Co.	Bailey Bridge	1,007,941	
27/09/2017	Arlau Co.	Payment of outstanding balance for Ile Soleil garden furnitu	16,518	
06/11/2017	United Concrete Products (Seychelles) Limited	Construction of Breakwater & reclamation of land	552,930	
14/11/2017	Societe Seychellois de navigation	Bailey Bridge and Garden Furniture	12,245	
20/11/2017	Seychelles Revenue Commission	Bailey Bridge and Garden Furniture	332,921	
20/11/2017	Land Marine	Handling costs for bridge and garden furniture containers	17,500	
21/11/2017	Societe Seychellois de navigation	Bridge and Garden furniture containers	70,000	
21/11/2017	Land Marine	Containers transportation costs to Ile Soleil	17,750	
Contribution SFA Soleil 06				
18/10/2017	Seychelles Fishing Authority	Payment from SFA for Soleil 06 IPC 1	(1,531,977)	
26/12/2017	Seychelles Fishing Authority	Contribution SFA Contract 06 IPC2	(1,665,911)	
Total Deferred Development expense-2017				109,366,960

BREAK DOWN OF DEVELOPMENT COSTS

APPENDIX A(5)

Date	Supplier	Description	SCR	Total SCR
Total deferred development costs (2014-2017)				
Represented by the following Suppliers:				
	Opening balance at beginning of 2014			109,366,960
	United Concrete Products (Seychelles) Limited			3,138,434
	Ellipse Consultancy Ltd			89,884,512
	Others			13,868,057
	Total deferred development costs			2,475,957
Additional costs incurred in 2018-per Supplier				
	Bridge - Material			37,123,953
	Consultancy - Ellipse			96,639
	Consultancy - GIBBS			24,475,474
	Consultancy - Voltaire Investments			400,000
	Other Costs - Infrastructure and utility Development			3,339,061
	STP Plant			67,600
	Bridge - Other Exp			589,727
	Bridge Contractor - Blackstone (Pty) Ltd - Labour n Eqpt			611,826
	UCPS - Contract 2			1,058,000
	UCPS - Contract 3			4,286,738
	UCPS Other Contracts			3,332,157
	Total costs to date (Construction is assumed complete)			146,490,913
Additional construction costs for 2019				
	Consultancy Fee - DM Civil Engineer			2,667,634
	Consultancy Fee - Aquapris			15,000
	Consultancy Fee - GIBBS			74,700
	Consultancy Fee STP Project - Water & Wastewater Engineering			60,939
	Contractor - Amesbury & Amesbury Enterprise			491,754
	Contractor - J.H.M Engineer			1,845,602
	Other Costs - Clearing Charges			50,000
	Other costs of construction			71,733
	Total costs to date (Construction is assumed complete)			149,158,547

ALLOCATION OF SALES AND WORK IN PROGRESS

APPENDIX B(1)

ALLOCATION OF WORK IN PROGRESS

	SCR	
Gross revenue for 2020 Ile Soleil Project		167,410,921
Total revenue from leases (excluding T1 plot) (Refer to Appendix B(3))	A	59,290,921
Revenue from T1 (8,000,000 *13.5)		108,120,000
Total development costs	B	149,158,547
Annual revenue recognised		
	C	
	FY 2016	32,637,361
	FY 2017	10,988,581
	FY 2018	9,492,200
	FY 2019	1,210,448
Allocation of development costs		
	(FY 2016/A)*B	28,558,930
	(FY 2017/A)*B	9,615,426
	(FY 2018/A)*B	8,306,035
	(FY 2019/(A-ΣC))*(B-D))	662,629
Effect of revising development costs		
As previously recognised in 2016	98,193,847	
Revised amount for 2016	28,558,930	
Amount adjusted in Retained earnings and PPE note		69,634,917
As previously recognised in 2017	18,266,298	
Revised amount for 2017	9,615,426	
Amount adjusted in Retained earnings and PPE note		8,650,872
Development costs expensed in 2018		8,306,035
Development costs allocated as at December 31, 2018 (Total)	D	86,591,824
Development costs expensed in 2019		662,629

ALLOCATION OF SALES AND WORK IN PROGRESS - LEASES (CONT'D)

APPENDIX B(2)

Plot	Parcel No	Name of client	Document Period of Executed lease (years)	Class	Consideration (SR)	Allotment Date	Date title received	Registration of lease
R19	S9173	Nichol Latulippe	Lease	Residential	467,640	16-Apr-14	05.12.2014	2016
R20	S9175	Norria JD Fred & Julia Cultreri	Lease	Residential	372,600	16-Apr-14	05.12.2014	2016
R21	S9176	Mike and Jill Gappy	Lease	Residential	276,480	3-Mar-15	05.12.2014	2016
R22	S9177	France De Sylva	Lease	Residential	335,880	16-Apr-14	05.12.2014	2016
R23	S9178	Nisset Chang Time	Lease	Residential	388,800	16-Apr-14	05.12.2014	2016
R24	S9179	David Esparon	Lease	Residential	368,280	16-Apr-14	05.12.2014	2016
R25	S9180	Nabil Surman	Lease	Residential	344,520	16-Apr-14	05.12.2014	2016
R26	S9170	Neil Valmont & Celine Payet-Va	Lease	Residential	643,680	16-Apr-14	05.12.2014	2016
R27	S9171	Caroline Richardson White	Lease	Residential	502,200	16-Apr-14	05.12.2014	2018
R29	S9181	Sarka Viktorova	Lease	Residential	521,640	16-Apr-14	05.12.2014	2016
R28	S9182	Natasha De St Maurice	Lease	Residential	660,960	24-Sep-15	05.12.2014	2018
R30	S9183	Marie-Josée Durup	Lease	Residential	590,760	28-Apr-16	05.12.2014	2017
R31	S9185	Anna-Belle Reddy	Lease	Residential	636,120	4-Dec-14	05.12.2014	2016
R32	S9188	Winsley Felix & Lorna Julitta Fe	Lease	Residential	484,920	16-Apr-14	05.12.2014	2018
R33	S9191	Dagma Cadeau	Lease	Residential	506,520	16-Apr-14	05.12.2014	2017
R34	S9169	Jean-Marc Matombe	Lease	Residential	763,140	16-Apr-14	05.12.2014	2016
R35	S9172	Floren Guy Low	Lease	Residential	535,440	5-Aug-14	05.12.2014	2016
R36	S9174	Juliette Butler Hoareau	Lease	Residential	463,680	16-Apr-14	05.12.2014	2016
R37	S9184	Rand Alkayem	Lease	Residential	869,400	16-Apr-14	05.12.2014	2016
R38	S9186	Daniel Mancienne	Lease	Residential	701,000	12-Sep-18	05.12.2014	2016
R39	S9187	Jim Louis	Lease	Residential	651,360	16-Apr-14	05.12.2014	2016
R40	S9189	Brigitte & Denis Esparon	Lease	Residential	565,800	16-Apr-14	05.12.2014	2016
R41	S9190	Sanjay Naidoo	Lease	Residential	518,880	10-Jun-17	05.12.2014	2016
R42	S9210	Marie-Laure Low	Lease	Residential	420,900	5-Aug-14	05.12.2014	2016
R43	S9200	Alan Daniel Low	Lease	Residential	510,600	5-Aug-14	05.12.2014	2016
R44	S9199	Ahmed Raza	Lease	Residential	495,420	16-Apr-14	05.12.2014	2016
R45	S9198	Dino Ernesta & Beverly William	Lease	Residential	459,540	16-Apr-14	05.12.2014	2016
R46	S9201	Effie and Philip Michel	Lease	Residential	411,240	16-Apr-14	05.12.2014	2016
R47	S9202	Venkatesan Ragupathy	Lease	Residential	378,120	16-Apr-14	05.12.2014	2016
					14,845,520			