

Report of the Directors and  
Financial Statements for the Year Ended 31 December 2021  
for  
L'Union Estate Company Limited

L'Union Estate Company Limited

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for the Year Ended 31 December 2021

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L'Union Estate Company Limited

Company Information  
for the Year Ended 31 December 2021

**DIRECTORS:**

Mr. Nigel Rosette (appointed on 11.04.2022)  
Mr. Damien Thesee (appointed on 01.02.2021)  
Ms. Nadine Maillet (appointed on 01.02.2021)  
Ms. Kaline Jeannevole (appointed on 01.02.2021)  
Mr. Carl Mills (appointed on 01.02.2021)  
Mr. Melton Ernesta (appointed on 01.02.2021)  
Mr. Vincent Cedras (appointed on 01.02.2021)  
Mr. Jean- Pierre Morin (appointed on 05.10.2021)

**REGISTERED OFFICE:**

L'Union Estate,  
La Digue,  
Seychelles

**REGISTERED NUMBER:**

969 (Seychelles)

**AUDITORS:**

Bhanderi & Co  
Chartered Certified Accountants  
Arpent Vert Building  
Mont Fleuri, P.O. Box 796  
Victoria, Mahe  
Seychelles

L'Union Estate Company Limited

Report of the Directors  
for the Year Ended 31 December 2021

The directors present their report with the financial statements of the company for the year ended 31 December 2021.

**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 11,357,364 (2020: loss SR 5,893,366) 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 20,648,036.

**DIVIDENDS**

No dividends will be distributed for the year ended 31 December 2021.

**FIXED ASSETS**

Fixed asset addition during the year relates to property, plant & equipments and motor vehicles SR 4,293,720.

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 2021 to the date of this report.

The directors shown below were in office at 31 December 2021 but did not hold any interest in the Ordinary shares shares of SR 100 each at 1 January 2021 or 31 December 2021.

Mr. Nigel Rosette	- Chairman/Director (appointed on 11.04.2022)
Ms. Nadine Maillet	- Vice-Chairperson/Director (appointed on 01.02.2021)
Mr. Damien Thesee	- Director (appointed on 01.02.2021)
Ms Kaline Jeannevole	- Director (appointed on 01.02.2021)
Mr. Carl Mills	- Director (appointed on 01.02.2021)
Mr. Melton Ernesta	- Director (appointed on 01.02.2021)
Mr. Vincent Cendras	- Director (appointed on 01.02.2021)
Mr. Jean- Pierre Morin	- Director (appointed on 05.10.2021)

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.

L'Union Estate Company Limited

Report of the Directors  
for the Year Ended 31 December 2021

**STATEMENT OF DIRECTORS' RESPONSIBILITIES - continued**

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.

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.

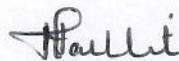
**AUDITORS**

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

**ON BEHALF OF THE BOARD:**

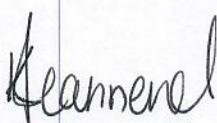


Mr. Nigel Rosette – Director



Ms. Nadine Maillet – Director

Mr. Damien These – Director



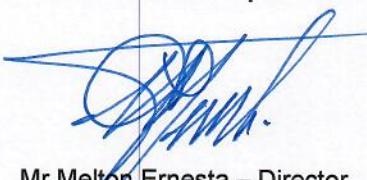
Ms Kaline Jeannevoie – Director



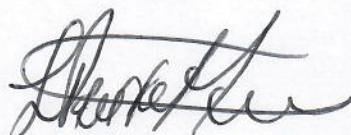
Mr Carl Mills – Director



Mr. Vincent Cedras – Director



Mr Melton Ernesta – Director



Mr. Jean-Pierre Morin - Director

22 April 2022

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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 2021 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 the financial statements:

- Give a true and fair view of the state of the company's affairs as at 31 December 2021 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.

### 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.

**Auditors' 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.

Bhandari & Co  
Chartered Certified Accountants  
& Registered Auditors  
22 April 2022

L'Union Estate Company Limited

Statement of Profit or Loss and Other Comprehensive Income

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

	Notes	31.12.21	31.12.20
<b>CONTINUING OPERATIONS</b>			
Revenue		20,635,845	13,930,005
Grant - Ministry of Finance	19	13,485,940	
Cost of sales		<u>(9,133,633)</u>	<u>(10,723,829)</u>
<b>GROSS PROFIT</b>		24,988,152	3,206,176
Other operating income		(217,691)	771,162
Administrative expenses		<u>(8,431,199)</u>	<u>(9,935,144)</u>
<b>OPERATING PROFIT/(LOSS)</b>		16,339,262	(5,957,806)
Finance income	4	<u>-</u>	<u>152,907</u>
<b>PROFIT/(LOSS) BEFORE INCOME TAX</b>	5	16,339,262	(5,804,899)
Income tax	6	<u>(4,981,898)</u>	<u>(88,467)</u>
<b>PROFIT/(LOSS) FOR THE YEAR</b>		11,357,364	(5,893,366)
<b>OTHER COMPREHENSIVE INCOME</b>		<u>-</u>	<u>-</u>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<u>11,357,364</u>	<u>(5,893,366)</u>

The notes form part of these financial statements

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

Statement of Financial Position

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

	Notes	31.12.21	31.12.20
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Intangible assets	7	36,475	99,008
Property, plant and equipment	8	21,382,427	19,256,697
Investments	9	64,018	64,018
		<u>21,482,920</u>	<u>19,419,723</u>
<b>CURRENT ASSETS</b>			
Inventories	10	4,313,731	5,824,393
Trade and other receivables	11	1,346,778	1,318,328
Tax receivable		-	1,282,653
Cash and cash equivalents	12	6,024,811	7,345,968
		<u>11,685,320</u>	<u>15,771,342</u>
<b>TOTAL ASSETS</b>		<u>33,168,240</u>	<u>35,191,065</u>
<b>EQUITY</b>			
<b>SHAREHOLDERS' EQUITY</b>			
Called up share capital	13	7,292,500	7,292,500
Retained earnings	14	20,648,036	9,290,672
<b>TOTAL EQUITY</b>		<u>27,940,536</u>	<u>16,583,172</u>
<b>LIABILITIES</b>			
<b>NON-CURRENT LIABILITIES</b>			
Trade and other payables	15	4,000	12,620,697
Pension liability	16	4,157,250	5,421,575
		<u>4,161,250</u>	<u>18,042,272</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	15	802,409	565,621
Tax payable		264,045	-
		<u>1,066,454</u>	<u>565,621</u>
<b>TOTAL LIABILITIES</b>		<u>5,227,704</u>	<u>18,607,893</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>33,168,240</u>	<u>35,191,065</u>

The notes form part of these financial statements

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

Statement of Financial Position - continued

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

The financial statements were approved by the Board of Directors and authorised for issue on 22 April 2022 and were signed on its behalf by:

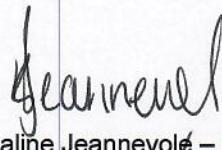


Mr. Nigel Rosette – Director



Ms. Nadine Maillet – Director

Mr. Damien These – Director



Ms Kaline Jeannevole – Director



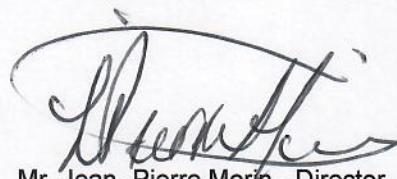
Mr Carl Mills – Director



Mr Vincent Cedras – Director



Mr Melton Ernesta – Director



Mr. Jean-Pierre Morin - 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 2021

Financial statements are prepared in Seychelles Rupees

	Called up share capital	Retained earnings	Total equity
<b>Balance at 1 January 2020</b>	7,292,500	15,184,038	22,476,538
<b>Changes in equity</b>			
Total comprehensive income	-	(5,893,366)	(5,893,366)
<b>Balance at 31 December 2020</b>	<u>7,292,500</u>	<u>9,290,672</u>	<u>16,583,172</u>
<b>Changes in equity</b>			
Total comprehensive income	-	11,357,364	11,357,364
<b>Balance at 31 December 2021</b>	<u>7,292,500</u>	<u>20,648,036</u>	<u>27,940,536</u>

The notes form part of these financial statements

L'Union Estate Company Limited

Statement of Cash Flows

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

	Notes	31.12.21	31.12.20
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	(7,078,177)	(2,109,633)
Tax paid		(3,435,200)	(1,609,122)
Grant - Ministry of Finance		<u>13,485,940</u>	<u>-</u>
Net cash from operating activities		<u>2,972,563</u>	<u>(3,718,755)</u>
<b>Cash flows from investing activities</b>			
Purchase of intangible fixed assets		-	(31,850)
Purchase of tangible fixed assets		(4,293,720)	(4,048,332)
Investment in CBS Treasury Bills		-	4,610,529
Interest received		-	335,315
Net cash from investing activities		<u>(4,293,720)</u>	<u>865,662</u>
<b>Decrease in cash and cash equivalents</b>		<b>(1,321,157)</b>	<b>(2,853,093)</b>
<b>Cash and cash equivalents at beginning of year</b>	2	<u>7,345,968</u>	<u>10,199,061</u>
<b>Cash and cash equivalents at end of year</b>	2	<u><u>6,024,811</u></u>	<u><u>7,345,968</u></u>

The notes form part of these financial statements

L'Union Estate Company Limited

Notes to the Statement of Cash Flows  
for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

**1. RECONCILIATION OF PROFIT/(LOSS) BEFORE INCOME TAX TO CASH GENERATED FROM OPERATIONS**

	31.12.21	31.12.20
Profit/(loss) before income tax	16,339,262	(5,804,899)
Depreciation charges	2,195,523	2,063,122
Loss on assets written off	35,000	-
Retirement benefit obligation charge	913,576	1,069,316
Retirement benefit obligation paid	(2,177,901)	(806,076)
Grant - Ministry of Finance (Note:19)	(13,485,940)	-
Finance income	-	(152,907)
Decrease in inventories	3,819,520	(3,631,444)
(Increase)/decrease in trade and other receivables	1,510,662	442,673
Decrease in trade and other payables	(28,450)	1,221,567
	<u>(12,379,909)</u>	<u>(142,429)</u>
<b>Cash generated from operations</b>	<b>(7,078,177)</b>	<b>(2,109,633)</b>

**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 2021**

	31.12.21	1.1.21
Cash and cash equivalents	<u>6,024,811</u>	<u>7,345,968</u>

**Year ended 31 December 2020**

	31.12.20	1.1.20
Cash and cash equivalents	<u>7,345,968</u>	<u>10,199,061</u>

The notes form part of these financial statements

## L'Union Estate Company Limited

### Notes to the Financial Statements for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

#### **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

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:

L'Union Estate Company Limited

Notes to the Financial Statements - continued

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

**2. ACCOUNTING POLICIES - continued**

**Property, plant and equipment - continued**

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.

L'Union Estate Company Limited

Notes to the Financial Statements - continued

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

**3. EMPLOYEES AND DIRECTORS**

	31.12.21	31.12.20
Wages and salaries	2,114,315	3,888,139
Social security costs	(33,502)	717,727
Other pension costs	196,871	204,656
	<u>2,277,684</u>	<u>4,810,522</u>

	31.12.21	31.12.20
Directors' fees and allowances	<u>245,917</u>	<u>268,693</u>

**4. NET FINANCE INCOME**

	31.12.21	31.12.20
Finance income:		
Fixed Deposit interest income	-	65,844
Treasury bill interest income	-	<u>87,063</u>
	<u>-</u>	<u>152,907</u>

**5. PROFIT/(LOSS) BEFORE INCOME TAX**

The profit before income tax (2020 - loss before income tax) is stated after charging/(crediting):	31.12.21	31.12.20
Depreciation - owned assets	2,167,990	2,000,589
Computer software amortisation	62,533	62,533
Auditors' remuneration	230,000	230,000
Foreign exchange differences	<u>217,691</u>	<u>(771,162)</u>

L'Union Estate Company Limited

Notes to the Financial Statements - continued

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

**6. INCOME TAX**

**Analysis of tax expense**

	31.12.21	31.12.20
Current tax:		
Tax	4,918,863	2,775
CSR Tax	19,981	59,650
Tourism Marketing Tax	<u>43,054</u>	<u>26,042</u>
Total tax expense in statement of profit or loss and other comprehensive income	<u>4,981,898</u>	<u>88,467</u>

**7. INTANGIBLE ASSETS**

Computer software

**COST**

At 1 January 2021	
and 31 December 2021	<u>312,663</u>

**AMORTISATION**

At 1 January 2021	213,655
Amortisation for year	<u>62,533</u>

At 31 December 2021

276,188

**NET BOOK VALUE**

At 31 December 2021	<u>36,475</u>
At 31 December 2020	<u>99,008</u>

L'Union Estate Company Limited

Notes to the Financial Statements - continued

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

**8. PROPERTY, PLANT AND EQUIPMENT**

	Freehold property	Plant and machinery	Motor vehicles	Totals
<b>COST</b>				
At 1 January 2021	23,150,864	17,742,696	2,334,912	43,228,472
Additions	1,613,073	2,636,903	43,744	4,293,720
Disposals	-	(35,000)	-	(35,000)
At 31 December 2021	<u>24,763,937</u>	<u>20,344,599</u>	<u>2,378,656</u>	<u>47,487,192</u>
<b>DEPRECIATION</b>				
At 1 January 2021	12,234,931	9,434,491	2,302,353	23,971,775
Charge for year	499,050	1,645,581	23,359	2,167,990
Eliminated on disposal	-	(35,000)	-	(35,000)
At 31 December 2021	<u>12,733,981</u>	<u>11,045,072</u>	<u>2,325,712</u>	<u>26,104,765</u>
<b>NET BOOK VALUE</b>				
At 31 December 2021	<u>12,029,956</u>	<u>9,299,527</u>	<u>52,944</u>	<u>21,382,427</u>
At 31 December 2020	<u>10,915,933</u>	<u>8,308,205</u>	<u>32,559</u>	<u>19,256,697</u>
<b>Freehold land and building at cost is analysed as follows:</b>				
		31.12.20	31.12.20	
Freehold Land		1,517,086	1,517,086	
Building		<u>23,246,851</u>	<u>21,633,778</u>	
Total cost of Freehold land and Building	<u>24,763,937</u>	<u>23,150,864</u>		

**9. INVESTMENTS**

SCB  
Shares

**COST**

At 1 January 2021  
and 31 December 2021 64,018

**NET BOOK VALUE**

At 31 December 2021 64,018  
At 31 December 2020 64,018

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

L'Union Estate Company Limited

Notes to the Financial Statements - continued

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

**10. INVENTORIES**

	31.12.21	31.12.20
Stocks	3,285,026	4,118,423
Work-in-progress	<u>1,028,705</u>	<u>1,705,970</u>
	<u>4,313,731</u>	<u>5,824,393</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**

	31.12.21	31.12.20
Current:		
Trade debtors	1,407,432	1,235,730
Provision for Bad Debts	(425,507)	(425,507)
Other debtors	325,104	397,604
VAT	-	89,868
Prepayments	<u>39,749</u>	<u>20,633</u>
	<u>1,346,778</u>	<u>1,318,328</u>

**12. CASH AND CASH EQUIVALENTS**

	31.12.21	31.12.20
Cash in hand	232,006	454,279
Bank accounts	<u>5,792,805</u>	<u>6,891,689</u>
	<u>6,024,811</u>	<u>7,345,968</u>

**13. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			
Number:	Class:	Nominal value:	31.12.21
72,925	Ordinary shares	SR 100	<u>7,292,500</u>

**14. RESERVES**

	Retained earnings
At 1 January 2021	9,290,672
Profit for the year	<u>11,357,364</u>
At 31 December 2021	<u>20,648,036</u>

L'Union Estate Company Limited

Notes to the Financial Statements - continued

for the Year Ended 31 December 2021

Financial statements are prepared in Seychelles Rupees

**15. TRADE AND OTHER PAYABLES - continued**

Current:

Accrued expenses

VAT

31.12.21 31.12.20

608,723 565,621

193,686 -

802,409 565,621

Non-current:

Social security payable

- 6,280,701

Tax arrears payable

- 6,335,996

Other creditors

4,000 4,000

4,000 12,620,697

Aggregate amounts

806,409 13,186,318

**16. EMPLOYEE BENEFIT OBLIGATIONS**

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

	Employee Benefit Obligation	
	31.12.21	31.12.20
Opening employee benefit obligation	5,421,575	5,158,335
Current service cost	913,576	1,069,316
Actuarial losses/(gains)	(615,746)	-
Benefits paid	(1,562,155)	<u>(806,076)</u>
	<u>4,157,250</u>	<u>5,421,575</u>

**17. CONTINGENT LIABILITIES**

The directors are not aware of any outstanding contingent liabilities as at 31 December 2021.

**18. CAPITAL COMMITMENTS**

There were no capital commitments, either contracted for or approved by the directors but not contracted for as at 31 December 2021.

**19. EXCEPTIONAL ITEM**

Grant - Ministry of Finance

Tax receivable – Brought forward from previous year	(1,282,653)
Social security payable – Brought forward from previous year	6,280,701
Tax arrears payable – Brought forward from previous year	3,833,074
Difference written off during the year	<u>4,654,818</u>
At 31 December 2021	<u>13,485,940</u>

L'Union Estate Company Limited

Income Statement Summaries  
for the Year Ended 31 December 2021  
Financial statements are prepared in Seychelles Rupees

	31.12.21	31.12.20
<b>REVENUE</b>		
Sale of farm products	9,688,573	7,248,311
Entrance fees collection	8,611,077	5,208,337
Rental Income	1,476,739	1,057,348
Excavation fees	355,880	97,319
Pumping fees	131,087	90,739
Other Income	372,489	227,951
Grant - Ministry of Finance	<u>13,485,940</u>	-
	<u>34,121,785</u>	<u>13,930,005</u>
<b>COST OF SALES</b>		
Cost of sales farm products	5,264,377	6,035,654
Cost of sales farm salaries	3,455,738	4,132,056
Cost of sales excavation	170,375	253,924
Cost of sales excavation salary	124,323	142,088
Cost of sales pumping	12,291	26,862
Cost of sales pumping salaries	<u>106,529</u>	<u>133,245</u>
	<u>9,133,633</u>	<u>10,723,829</u>
<b>OTHER OPERATING INCOME</b>		
Exchange gains	<u>(217,691)</u>	<u>771,162</u>
	<u>(217,691)</u>	<u>771,162</u>
<b>FINANCE INCOME</b>		
Fixed Deposit interest income	-	65,844
Treasury bill interest income	<u>-</u>	<u>87,063</u>
	<u>-</u>	<u>152,907</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 2021  
Financial statements are prepared in Seychelles Rupees

	31.12.21	31.12.20
<b>ADMINISTRATIVE EXPENSES</b>		
Utilities	1,128,462	890,161
Directors' fees	245,917	268,693
Staff salaries & wages	1,868,398	3,619,446
Gratuity and Compensation	(33,502)	717,727
Pension employer contribution	196,871	204,656
Other staff cost	344,100	356,820
Telephone and Internet charges	153,423	156,043
Post and stationery	88,112	67,473
Advertising and Promotions	272,661	140,600
Travelling & subsistence	48,994	130,591
Motor and fuel expenses	235,388	84,898
Licences and insurance	78,608	119,164
Transportation expenses	222,648	242,091
Repairs and renewals	121,828	44,743
Cleaning expenses	19,932	14,117
Staff welfare expenses	555,391	131,166
Sundry expenses	40,896	26,476
Survey fees	8,815	30,000
Legal and professional fees	259,999	182,149
GOP expenses	79,150	168,150
Auditors' remuneration	230,000	230,000
Donations	5,000	10,000
Amortisation of intangible fixed assets	62,533	62,533
Depreciation of tangible fixed assets	2,132,990	2,000,589
Bank charges	<u>64,585</u>	<u>36,858</u>
	<u>8,431,199</u>	<u>9,935,144</u>

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