

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2022

## 5. PROPERTY, PLANT AND EQUIPMENT (continued)

### (b) Cost or valuation (continued)

THE COMPANY							
	Freehold land and yard MUR '000	Freehold buildings MUR '000	Plant and machinery MUR '000	Motor vehicles MUR '000	Furniture, computer, office and other equipment MUR '000	Containers MUR '000	Total MUR '000
<b>2021</b>							
At 1 July 2020	1 106 764	694 976	2 413 494	305 631	809 380	320 930	5 651 175
Additions	11 768	11 615	218 334	15 597	18 715	74 710	350 739
Disposals	–	–	(121 570)	(32 676)	(4 637)	(61 683)	(220 566)
*Impairment	(12 419)	(2 763)	–	–	–	–	(15 182)
<b>At 30 JUNE 2021</b>	<b>1 106 113</b>	<b>703 828</b>	<b>2 510 258</b>	<b>288 552</b>	<b>823 458</b>	<b>333 957</b>	<b>5 766 166</b>
DEPRECIATION							
At 1 July 2020	8 027	43 362	1 280 716	157 496	528 635	133 678	2 151 914
Charge for the year	6 105	24 302	91 518	19 047	63 874	62 734	267 580
Disposals	–	–	(121 485)	(32 425)	(4 413)	(61 683)	(220 006)
*Impairment	–	(368)	–	–	–	–	(368)
<b>At 30 JUNE 2021</b>	<b>14 132</b>	<b>67 296</b>	<b>1 250 749</b>	<b>144 118</b>	<b>588 096</b>	<b>134 729</b>	<b>2 199 120</b>
NET BOOK VALUE							
<b>At 30 JUNE 2021</b>	<b>1 091 981</b>	<b>636 532</b>	<b>1 259 509</b>	<b>144 434</b>	<b>235 362</b>	<b>199 228</b>	<b>3 567 046</b>
Capital expenditure in progress	–	9 950	37 438	–	12 578	8 422	68 388
<b>TOTAL PROPERTY, PLANT AND EQUIPMENT</b>	<b>1 091 981</b>	<b>646 482</b>	<b>1 296 947</b>	<b>144 434</b>	<b>247 940</b>	<b>207 650</b>	<b>3 635 434</b>

\* During the year 2021, the Directors have assessed the carrying amount of a specific property and consider the property to be of no business use and development that will lead economic benefits to flow to the Group. The Directors have therefore impaired land and buildings which had a carrying amount of MUR 14.8m at 30 June 2021.

### (c) In respect of freehold land and buildings of the Company:

- Freehold land and buildings were revalued in June 2022 by CDDS land surveyors and property, an independent valuer. The basis of valuation of land was arrived at by comparing the value of other land in the neighbourhood giving due consideration to their respective location, shape, extent, development and potential. The values of buildings were arrived at by taking into consideration their depreciated replacement cost after making allowance for their age, standard and state of repair. The carrying amount was adjusted to the revalued amount at 30 June 2022 and the revaluation surplus was recorded under revaluation reserve.

#### In respect of freehold land and buildings of Edena S.A. and SCI Edena:

- Freehold land and buildings were revalued in June 2022 by Galtier Valuation an independent valuer. The basis of valuation of land and buildings was arrived at using an average of the following: comparing the value of other land and buildings in the neighbourhood giving due consideration to their respective location, shape, extent, development and potential; taking into consideration the depreciated replacement cost of buildings after making allowance for their age, standard and state of repair; and capitalised earnings.

Freehold land and buildings are revalued every 4-6 years.

- (d) Fair value hierarchy measurement of freehold land and yard are classified as level 2 amounting to MUR 1 354.4m (2021: MUR 1 221.1m) for the Group and MUR 1 230.0m (2021: MUR 1 092.0m) for the Company and buildings as level 3 amounting to MUR 1 054.8m (2021: MUR 827.5m) for the Group and MUR 887.6m (2021: MUR 636.5m) for the Company.

- (e) There were no transfers under level 2 and 3 during the year.

- (f) Bank borrowings are secured by fixed and floating charges over the assets of the Group, which include property, plant and equipment.

- (g) Information about fair value measurements using significant unobservable inputs (Level 3)

THE GROUP						
Description	Fair value at 30 June		Valuation technique	Unobservable inputs	Range of unobservable inputs (probability-weighted average)	Relationship of unobservable inputs to fair value
	2022 MUR '000	2021 MUR '000				
Buildings	1 043 618	827 469	Replacement cost less depreciation approach	Price per square metre	MUR 3 200 - MUR 54 740 per square metre	The higher the price per square metre, the higher the fair value

There was no change in the valuation technique during the year.