Financial Review

Unaudited Half-Year ended 31 December 2020

CIEL delivers strong operational performance across all its clusters except for its tourism activities which continue to weigh on the Group's results

CIEL Group's is demonstrating tangible recovery from the unprecedented disruption caused by the coronavirus pandemic outbreak nearly a year ago. While the Hotels & Resorts cluster will continue to weigh on the Group's profits until the complete restart of the industry, CIEL's positioning in international markets and strategic segments shows strong operational results, particularly from its Healthcare and Agro & Property clusters but also its Finance cluster. It is worth noting the very good performance of CIEL Textile which is already back to a healthy pre-crisis dynamic and is well positioned to benefit from significant volumes moving out of China. While the global macro-economic context remains uncertain, particularly with regards to the timing for the restart of the tourism industry, the proven resilience of the Group's business model and its capacity to generate foreign exchange earnings bode well for the future.

Half-Year Highlights

- Revenue totalled MUR 9.15bn. This 1.5% increase over the second half of the prior year shows the Group's gradual recovery from the impact of the global pandemic with growing revenue from the first to the second quarter in the Finance and the Healthcare clusters in particular. This compensates for the continued weakness of the Hotels and Resorts cluster strongly affected by the closure of borders.

- Earnings before Interests, Taxation, Depreciation, Amortisation and Reorganisation costs stood at MUR 986M, leading to a double-digit EBITDA margin of 10.8%. The Textile and Healthcare clusters delivered further profitability increase on the second half of last financial year. The Hotels and Resorts cluster benefitted from the reopening of the Kanuhura resort in the Maldives since 15 November 2020.

- Loss after taxation of MUR 450M. This is a marked (+MUR 2,508M) improvement from the MUR 2,958M loss incurred in the second half of last financial year which included impairment of MUR1,913M (financial assets, non financial assets and goodwill), reorganisation costs of MUR 108M and impairment of associates of MUR109M, primarily incurred by the Hotels and Resorts, Textile and the Finance clusters. All clusters posted profits after tax in the first half year under review, except the Hotels and Resorts cluster which however significantly lowered its cost base. Loss attributable to owners stood at MUR 158M (2019: Profit attributable to owners of MUR 368M).

- Net cash from operating activities rose to 24 % of revenue in the period under review from 16% in the prior year period. With cash management, tight control over working capital and capital expenditure optimisation remaining a priority, a higher Free Cash Flow of MUR 854M, was achieved as at 31 December 2020, MUR 159M above the prior year. Capital expenditure at the Hotels and Resorts as well as the Textile clusters were substantially reduced compared to the year ago.

- Net interest-bearing debt, most of which comes from the Hotels and Resorts cluster and is not guaranteed by the Group, fell marginally to MUR 16.8bn from MUR 16.9bn as at 30 June 2020 with a gearing ratio of 48.1%.

CLUSTER REVIEW

CIEL Textile had a remarkable rebound from the pandemic and is well poised to benefit from a shift in customer sourcing away from China

The cluster recovered from the second half of the prior financial year: its EBITDA margin was a healthy 11.4% in the period under review, a 1.7 percentage point gain over the same period in prior financial year supported by significant progress in Madagascar and India. Profit after tax stood at MUR 249M despite reorganisation costs of MUR 90M absorbed over the last quarter. With a diversified product mix and competitive geographic positioning, the cluster was able to capture the incremental growth opportunities offered by e-commerce and casual wear. In the Woven segment, low demand for the shirt business continued to drive sales volumes down while the higher price of raw materials is putting pressure on margins and logistics remain a major challenge. This was more than offset by the good performance of the Knits, Fine Knits and Knitwear segments, reflecting a good order book and improved margins.

CIEL's Finance cluster shows resilience although its results have been impacted by higher provisions taken in the current context

The Finance cluster's banking operations' in Madagascar – BNI Madagascar SA – displayed healthy balance sheet growth, strong foreign exchange revenues and continued progress on the digital banking front in Madagascar in particular. Good cost containment helped mitigate the impact of higher impairment charges under IFRS 9 – Financial Instruments. The cluster's results have also been subdued by impairment charges and higher provisions at Bank One, in line with the cluster's cautious approach to risk management. Bank One is supported by a high capital adequacy ratio and a strong liquidity position. The cluster's EBITDA margin was resilient at 26.1% in the first half year, against 32.4% in the prior year period. Sequentially, profit after tax rose substantially in the first half-year from the low level recorded in the second half of the prior year.

CIEL's Healthcare cluster on a significant growth trajectory with profits driven mostly by C-Care's operations

The Healthcare cluster delivered another improvement in EBITDA margin: it stood at 19.5% as at 31 December 2020 against 12.8% in the first half and 14.7% in the second half of the prior year. The performance was primarily driven by sustained growth at C-Care (Mauritius) Ltd's ('C-Care') resulting from increased activities in both clinics and the laboratories. The operations in Uganda reported an increase in occupancy rate due to higher COVID-19 admissions. The cluster's profit after tax increased 4.5 times against the prior year period. The Healthcare cluster continues to invest in the latest technologies and medical expertise to deliver the best quality healthcare in Mauritius and abroad.

The Agro & Property cluster posted good results on the back of higher sugar price in Mauritius and Tanzania with higher production and sales volumes in Kenya

The Agro & property cluster restored its profitability as results after tax rebounded significantly in the first semester from the corresponding period of the prior year, owing to the good performance of Alteo Group ('Alteo'). Alteo's sugar operations performed well on the back of enhanced sugar prices in Mauritius, resulting from the depreciation of the Mauritian Rupee, a better average price in Tanzania while reporting an increase in production and sales volume in Kenya. Furthermore, the finalisation of a higher number of sales deeds at Anahita, compared to prior year resulted in higher property revenue for the semester.

The Hotels & Resorts cluster remains heavily impacted by the COVID-19 crisis despite cost saving efforts and continues to weigh on CIEL's results

The Hotels and Resorts cluster's results continue to be significantly affected by the strict border restrictions in Mauritius requiring a 14-day quarantine until 31 March 2021 given the persisting uncertainties regarding the evolution of lockdowns in Europe and South Africa in particular. At SUN Limited ('SUN') level, minimal revenues have been generated from the partial reopening of resorts for quarantine purposes and for the Mauritius market during weekends, holidays or special events. Kanuhura in the Maldives has shown an encouraging momentum since reopening on 15 November 2020 as stronger sales and marketing drove a significant increase in the Average Daily Rate. Occupancy for the month of December was very encouraging despite significantly lower arrivals in that country compared to prior years.At the SUN group level, operating expenses have been considerably lowered since the pandemic outbreak, including a significant reduction in fixed costs and overheads. In addition, SUN has launched a number of initiatives to diversify and increase revenue streams such as a new offering for long-term business stays. Furthermore, Mauritius Investment Corporation Ltd has committed to subscribe for redeemable and convertible secured bonds, totalling Rs 3.1 billion through two wholly owned subsidiaries, namely Anahita Hotel Limited (owning Four Seasons Resort Mauritius at Anahita) and Long Beach Resort Ltd (owning Long Beach Resort). All transaction agreements concerning the Long Beach Resort Ltd have now been completed and those of Anahita Hotel Ltd are currently being finalised.

KEY FIGURES

GROUP CONSOLIDATED REVENUE	EARNINGS BEFORE INTERESTS, TAXATION, DEPRECIATION, AMORTISATION AND REORGANISATION COSTS	GROUP (LOSS)/PROFIT AFTER TAX	(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE PARENT	GROUP NAV PER SHARE
▽ MUR 9.15 bn	▽ MUR 986 M	▽ MUR (450) M	▽ MUR (158) M	▽ MUR 6.47
MUR 12.91bn - 31 Dec 2019	MUR 2,044M - 31 Dec 2019	MUR 795M - 31 Dec 2019	MUR 368M - 31 Dec 2019	MUR 6.67 - 30 June 2020

HALF-YEAR ENDED 30 DECEMBER 2020 FIGURES

		Half-Year ended 31 December			Quarter ended 31 December		
		2020	2019	Variance	**2020**	2019	Variance
Group Income Statement							
Revenue	**MUR 'M**	**9,147**	12,906	**(29%)**	**4,517**	6,633	**(32%)**
Textile	MUR 'M	**5,403**	6,385	(15%)	**2,502**	2,888	(13%)
Finance	MUR 'M	**1,798**	1,663	8%	**914**	844	8%
Agro and Property	MUR 'M	**59**	75	(21%)	**27**	36	(25%)
Healthcare	MUR 'M	**1,588**	1,362	17%	**806**	695	16%
Hotels and Resorts	MUR 'M	**283**	3,445	(92%)	**261**	2,189	(88%)
CIEL*	MUR 'M	**133**	455	(71%)	**62**	200	(69%)
Group Elimination	MUR 'M	**(117)**	(479)	76%	**(55)**	(219)	75%
Earnings before Interest, Tax, Depreciation, Amortisation and Reorganisation costs	**MUR 'M**	**986**	2,044	**(52%)**	**555**	1,316	**(58%)**
Textile	MUR 'M	**614**	621	(1%)	**348**	260	34%
Finance	MUR 'M	**469**	538	(13%)	**191**	281	(32%)
Agro and Property	MUR 'M	**(18)**	5	(460%)	**(3)**	(1)	(200%)
Healthcare	MUR 'M	**310**	175	77%	**149**	85	75%
Hotels and Resorts	MUR 'M	**(362)**	766	(147%)	**(111)**	737	(115%)
CIEL*	MUR 'M	**17**	307	(94%)	**1**	118	(99%)
Group Elimination	MUR 'M	**(44)**	(368)	88%	**(20)**	(164)	88%
(Loss)/Profit after tax	**MUR 'M**	**(450)**	795	**(157%)**	**(180)**	669	**(127%)**
Textile	MUR 'M	**249**	302	(18%)	**111**	101	10%
Finance	MUR 'M	**225**	488	(54%)	**87**	265	(67%)
Agro and Property	MUR 'M	**88**	(3)	3033%	**45**	15	200%
Healthcare	MUR 'M	**173**	38	355%	**83**	10	730%
Hotels and Resorts	MUR 'M	**(1,097)**	99	(1208%)	**(449)**	358	(225%)
CIEL*	MUR 'M	**(44)**	238	(118%)	**(35)**	83	(142%)
Group Elimination	MUR 'M	**(44)**	(367)	88%	**(22)**	(163)	87%

*Includes CIEL Limited's figures as well as wholly owned subsidiaries - CIEL Corporate Services & Azur Financial Services (Head Office & Treasury services of CIEL Group), Procontact Ltd (44.43%), and EM Insurance Brokers Limited (51%)

		31-Dec	30-Jun	
		2020	**2020**	**Variance**
Statement of Financial Position				
Group total assets	MUR 'M	**78,991**	77,063	3%
Total portfolio	MUR 'M	**14,492**	13,068	11%
Company net asset value per share	MUR	**6.80**	6.00	13%

INCOME STATEMENT REVIEW

Group revenue for the half-year stood at MUR 9.15bn (2019: MUR 12.91bn). The Textile cluster showed good momentum particularly the Knits and Knitwear segments where order books are healthy and growing although the Woven segment of the Textile cluster saw a drop in revenue due to the lower demand for formal shirts. The Healthcare cluster's improved turnover was driven by higher occupancy levels and increased activities in Mauritius and the growing income of the Finance cluster resulted from higher net interest income generated by its banking activity – BNI Madagascar SA. The Hotels & Resorts cluster continued to be impacted by the low tourist activity caused by the COVID-19 pandemic although since its reopening in mid-November 2020, Kanuhura, Maldives – SUN's luxury resort – has achieved an occupancy rate of 50% in December and a much-improved Average Daily Rate ('ADR').

Earnings before Interests, Tax, Depreciation, Amortisation and Reorganisation costs for the period under review was at MUR 986M (2019: MUR 2,044M). Tight cost measures taken at all levels, notably the Hotels and Resorts cluster and the Textile cluster helped in the recovery of EBITDA towards pre-COVID-19 levels. The Healthcare cluster posted a double-digit EBITDA margin of 19.5% mainly due to the better performance of C-Care. BNI Madagascar SA in the Finance cluster has also performed well although the results have been toned down by the IFRS 9 – Financial Instruments impairment charges.

Depreciation and amortisation charges increased slightly to MUR 748M from MUR 729M during the semester.

The **reorganisation costs** of MUR 91M are made up of costs related CIEL Textile Limited's ('CTL') closure of one production unit of the Woven segment's in Mauritius.

The increase in **net finance costs** from MUR 525M to MUR 681M is mainly attributable to an ineffective cash flow hedge on SUN's foreign denominated debts which resulted in a loss of MUR 113M and an increase in finance costs incurred on SUN's bridging loans.

The **share of results of joint ventures** was a loss of MUR 73M (2019: Profit of MUR 177M) mainly impacted by the provisions taken by Bank One and to a lesser extent due to the losses borne by Anahita Golf and Spa Resorts with the low level of activity.

The **share of results of Associates** rose to MUR 135M from MUR 15M in the same period prior year owing to the good performance of Alteo's operations, mainly the sugar segment which benefitted from a higher sugar price in Mauritius, Tanzania and Kenya. Despite poorer sugar yields in Mauritius, the depreciation of the rupee helped increase the price of sugar which compensated for the lower volume.

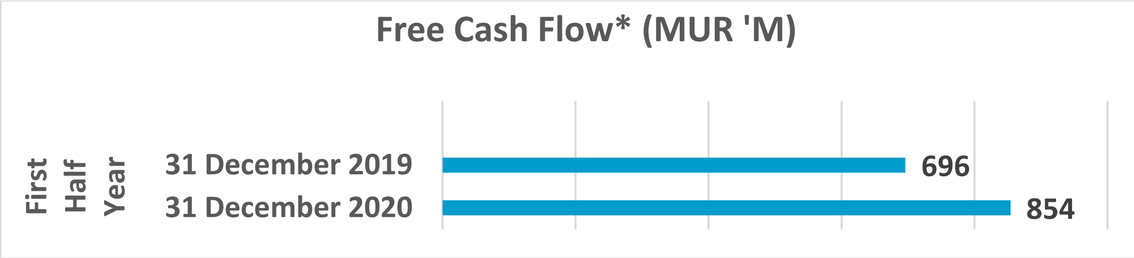
(Loss)/Profit before tax stood at MUR 472M for the semester under review compared to MUR a positive of MUR 983M in prior year.

Taxation fell from a charge of MUR 187M to a gain of MUR 23M due to the tax credit recognised from the losses of the Hotels and Resorts cluster during the period.

(Loss)/Profit after tax fell from a positive of MUR 795M to a loss of MUR 450M while (Loss)/Profit attributable to owners fell from a positive MUR 368M to a loss of MUR 158M.

FINANCIAL STRUCTURE AS AT 31 DECEMBER 2020

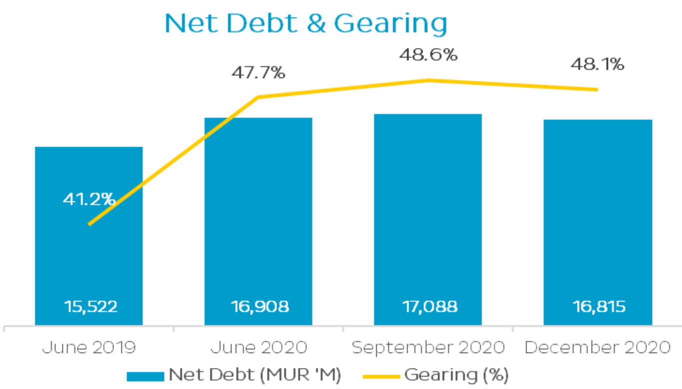
CASH FLOW



* Cash flow from operations net of working capital movements after recurrent capital expenditure (Excluding specific banking working capital movements)

With cash preservation a key priority, the Group tightened its cash flow management processes with closer debtor monitoring, deferment or cancellation of non-essential capital investments and close capital expenditure tracking. The Textile cluster mainly alongside the Healthcare and Finance clusters have shown an improvement in FCF.

GROUP NET DEBT AND GEARING

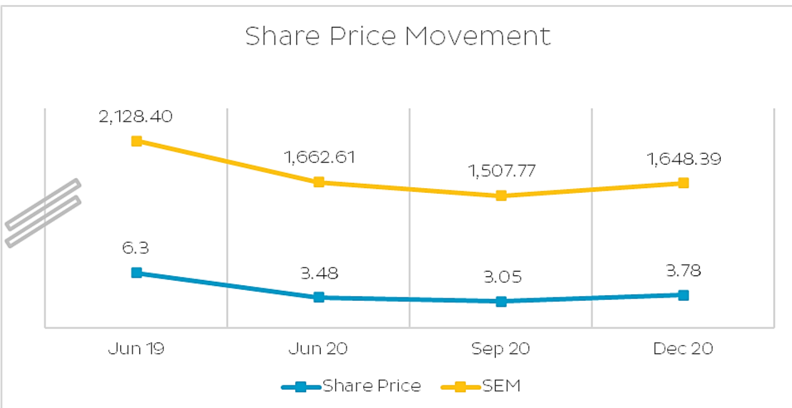


Net debt fell from MUR 16.9bn as at 30 June 2020 to MUR 16.8bn as at 31 December 2020. A slight decrease explained by the fall in the net interest bearing debt of the Textile cluster owing to efficient working capital, capital expenditure and stock management partially subdued by the increase in net borrowings and the revaluation loss of the foreign denominated debts of the Hotels and Resorts cluster.

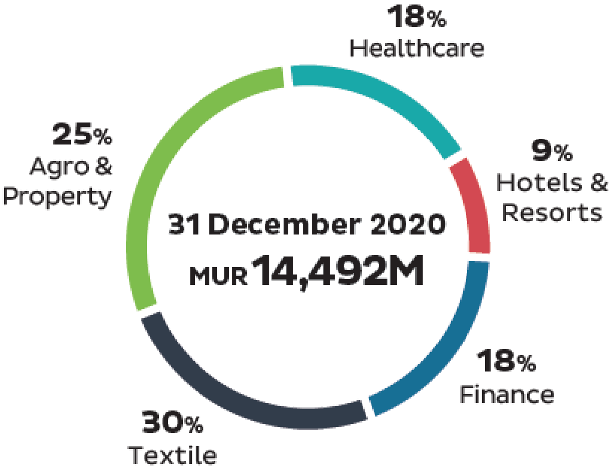
CIEL maintains a stable financial structure with a gearing ratio of 48.1% as at 31 December 2020.

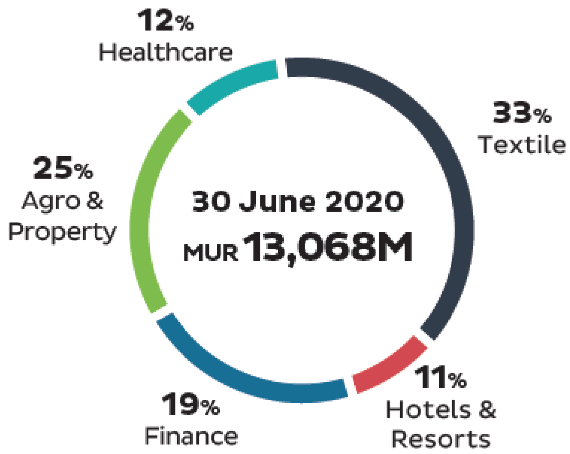
SHARE PRICE

CIEL shares continue to follow the trend of the Stock Exchange of Mauritius with a slight increase in the December 2020 quarter. CIEL share price closes at MUR 3.78 as at 31 December 2020.



COMPANY INVESTMENT PORTFOLIO

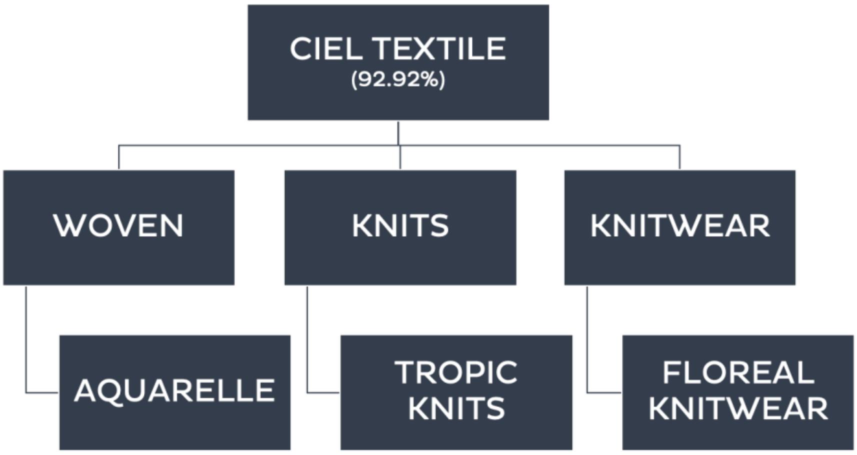




- All listed subsidiaries are valued at market price except for SUN which is valued at market price plus a 10% premium.
- Over the semester ended 31 December 2020, at Company level, the total portfolio value has increased by 11% mainly due to a increase in the share price of C-Care and Alteo by 76% and 37% respectively.
- No change in CTL's valuation using the discounted cash flow model to arrive at a price of MUR 42 per share.
- The value of the Finance investment rose due to increase in the performance and market multiples used to value its Fiduciary company – MITCO.
- The Hotels & Resorts cluster's lower contribution to the portfolio is due to the 6.8% fall in the share price of SUN from MUR 14.80 as at 30 June 2020 to MUR 13.80 as at 31 December 2020.
- Alteo's (from the Agro & Property cluster) share price rose by 37% from MUR 15.20 as at 30 June 2020 to MUR 20.75 as at 31 December 2020.
- The value of the Healthcare cluster increased due to a 76% increase in the share price of C-Care from MUR 4.34 in June 2020 MUR 7.64 as at 31 December 2020.
- The Company Net Asset Value ('NAV') per share stood at MUR 6.80 a 13.3% rise compared to the price of MUR 6.00 as at 30 June 2020.

BUSINESS CLUSTER REVIEW

TEXTILE



HALF-YEAR ENDED 31 DECEMBER 2020

Audited Full Year			Half-Year ended 31 December			Quarter ended 31 December		
June 2020			2020	2019	Variance	2020	2019	Variance
	Income Statement							
10,600	Revenue	MUR'M	5,403	6,385	-15%	2,502	2,888	-13%
517	Earnings before Interest, Tax, Depreciation, Amortisation and Reorganisation costs	MUR'M	614	621	-1%	348	260	34%
(656)	Profit/(Loss) after tax	MUR'M	249	302	-18%	111	101	10%

Half-year highlights

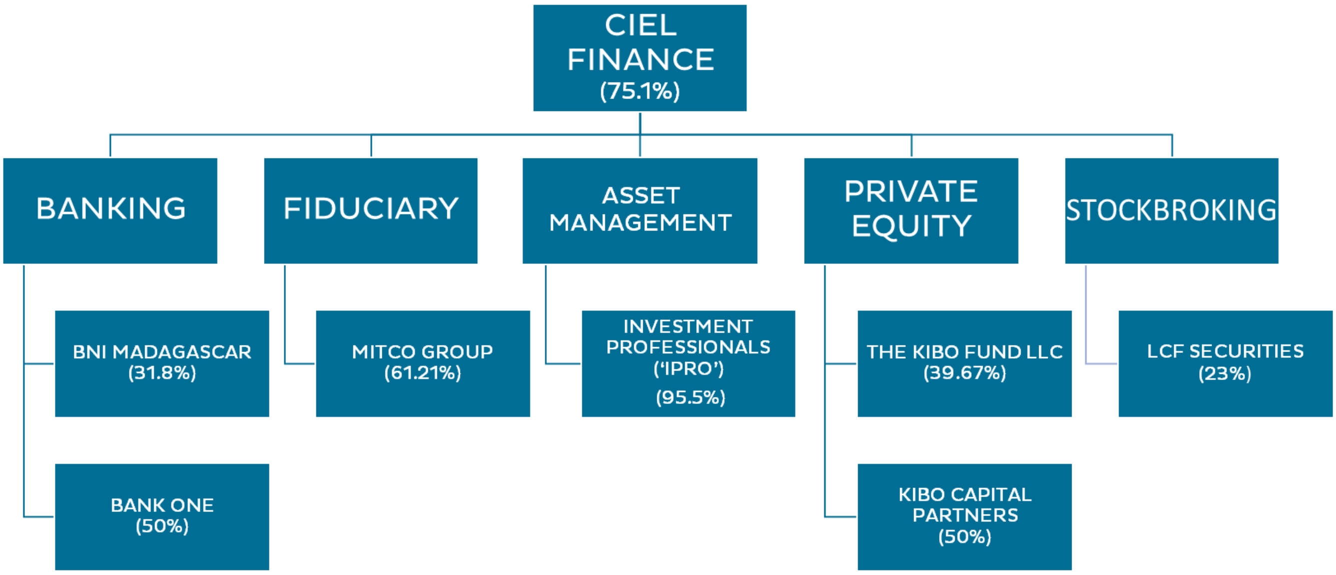
The Textile cluster is showing good recovery from the COVID-19 pandemic and strong operational performance mainly within its Knits and Knitwear segments. EBITDA margin for the semester stood at 11.4% owing to effective cost reduction measures coupled with a good order book. Excluding MUR 90M reorganisation costs incurred during the closure of one of the Woven segment's factory, profit after tax would stand at MUR 340M.

The Knits segment has performed very well on the back of a good order book at high margins. E-commerce has picked up and the demand for casual wear has pushed sales volumes up. Manufacturing performance and customer satisfaction are on the upside and have contributed to the segment's good results. Both in India and in the region, factories were fully loaded which have contributed to the segment's profitability.

The Knitwear segment is also benefitting from an increase in demand specially in the Region with a good order book. Sales dynamics on the front end have contributed higher sales volumes while operational efficiencies have led to good customer satisfaction.

Sales volumes remain a challenge in the Woven segment with the drop in demand for shirts and margins were under pressure with the high price of raw materials. Tight cost management has helped support good profitability despite the lower activity. The focus remains on marketing strategies to reverse the downward sales trend.

Financial Services



HALF-YEAR ENDED 31 DECEMBER 2020

Audited Full Year			Half-Year ended 31 December			Quarter ended 31 December		
June 2020			2020	2019	Variance	2020	2019	Variance
	Income Statement							
3,462	Revenue	MUR'M	1,798	1,663	8%	914	844	8%
1,305	Earnings before Interest, Tax, Depreciation, Amortisation and Reorganisation costs	MUR'M	469	538	(13%)	191	281	(32%)
501	Profit after tax	MUR'M	225	488	(54%)	87	265	(67%)

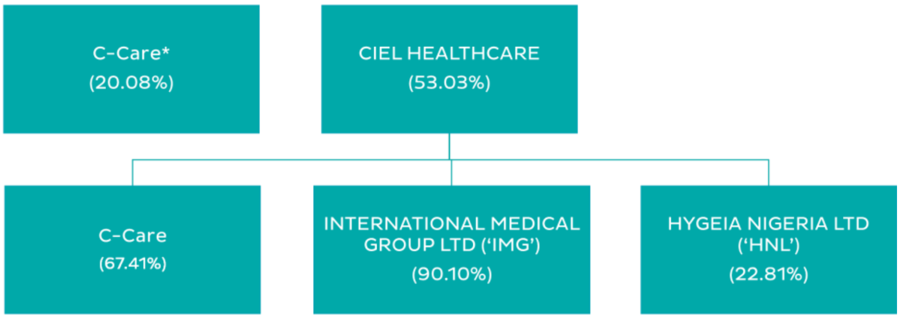
The Finance cluster continued to post sustained growth in revenue while EBITDA was affected by IFRS 9 – Financial Instruments' impairment charges at BNI Madagascar level. Overall, profits were affected by provisions made on credit books.

BNI Madagascar S.A continues to perform well with a healthy loan book, strong FX revenues and well contained costs. Net interest margin income has improved and loans and advances have progressed satisfactorily despite the overall economic bloom. The impact of a favourable MGA/MUR exchange rate contributed to an improved performance of BNI Madagascar in the books of CIEL. However, whilst local provisions remained under control, additional provisions have been recorded under IFRS 9 – Financial Instruments due to higher Expected Credit Losses ('ECL') in response to the forecast economic impact of the pandemic as at 31 December 2020. The bank remains focused on growing more rapidly its franchise on the retail and informal markets while continuing with the digitalisation of products and services.

Under a new leadership, Bank One continues to develop its presence on the global market, with a mandate to focus on building client-centred solutions, digital services and fee-generating activities across all business lines, whilst strengthening its governance, particularly related to compliance. However, with the pandemic, transaction volumes and asset growth have slowed down, with priority given to strengthening the Bank's capital base and liquidity. Also, Bank One's bottom-line has been affected by impairment charges booked in the December 2020 semester. Apart from the two foreign non-performing assets, largely provisioned over the past quarters, the overall credit portfolio quality remains sound, under the current circumstances.

MITCO – the Finance cluster's fiduciary arm – has reported better profits despite a slowdown in new business incorporations and increased ECL in response to the pandemic. Costs saving measures have contributed to the better performance in addition to various new services offered to clients. The impact of the recent decision by the European Union to place Mauritius on the so-called 'blacklist' has been marginal so far. Whilst it should have limited direct impacts on MITCO's customer base, the perspective that Mauritius may stay on the list at least until December 2021 might impact the global business sector and thus have an effect on MITCO's competition landscape, with possible negative effects.

Healthcare



* Direct shareholding by CIEL Limited

HALF-YEAR ENDED 31 DECEMBER 2020

		Unaudited First Quarter ended 30 September			Audited Full Year ended 30 June		
		2020	2019	Variance	2020	2019	Variance
Income Statement							
Revenue	MUR'M	782	668	17%	2,711	2,495	9%
EBITDA before Impairments	MUR'M	161	90	79%	342	207	65%
Profit/(Loss) after tax	MUR'M	90	28	221%	(96)	(143)	33%

Half-Year highlights

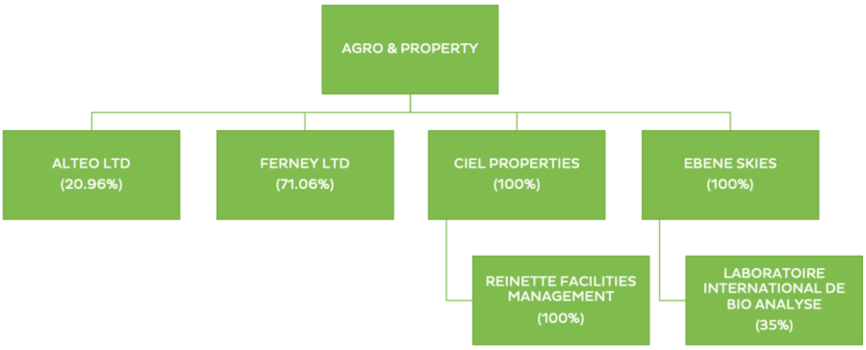
The Healthcare cluster performed well with a double-digit increase in revenue owing to the increased activities at C-Care. Additional revenues were generated mainly from the increase in C-Care's bed occupancy and the higher number of complex operating theatre cases handled.

Also, 11 new rooms have been opened since July 2020 and COVID-19 tests are bringing in more income. Coupled with cost containment measures the Healthcare cluster saw a rise of 7.2% in EBITDA margin during the December 2020 semester compared to the same period in prior year.

C-Care remains focused on patient care and quality while delivering clinical and non-clinical procedures.

The Ugandan operations posted better results as the hospital welcomed COVID-19 patients for treatment. Cost containment measures also contributed to the better results.

Agro and Property



HALF-YEAR ENDED 31 DECEMBER 2020

Audited Full Year			Half-Year ended 31 December			Quarter ended 31 December		
2020			2020	2019	Variance	2020	2019	Variance
	Income Statement							
113	Revenue	MUR'M	59	75	(21%)	27	36	(25%)
184	Earnings before Interest, Tax, Depreciation, Amortisation and Reorganisation costs	MUR'M	(18)	5	(460%)	(3)	(1)	(200%)
131	(Loss)/Profit after tax	MUR'M	88	(3)	3033%	45	15	200%

Alteo Group reports significantly improved results driven by the better performance of all its segments as follows:

Sugar

Mauritius
In Mauritius, the better performance was largely explained by the strengthening sugar prices, higher special sugar orders, ongoing cost reductions through restructuring and a favourable movement in the fair value of biological assets against the comparative period. However, a significantly lower sugar accruing was realised as the impact of poorer sugar cane yields was only partly mitigated by a higher recovery.

The exposure of the Sugar cluster to the effects of the pandemic has been limited to date and the weaker Rupee is expected to provide some level of support to the industry in Mauritius. As previously reported and despite being on a recovery trend, the Mauritian sugar operations remain under stress at still unviable price levels. Further, the closure of the refinery in August 2020 will have a bearing on the cluster's performance over the remaining quarters. At industry level, Government is yet to come forth with sustainable reforms, including a comprehensive biomass framework setting out a remuneration mechanism for bagasse, now that the World Bank study on the viability of the sugar cane industry in Mauritius has been completed.

Tanzania
The Tanzanian operations realised significantly higher profits for the semester explained by the better average price achieved on the domestic market and a favourable biological asset fair value movement. Sales volumes were stable while production improved on the back of better yields and recovery resulting in higher stocks at the end of the period under review.

The current crop in Tanzania is promising with yields achieved to date being back to the long term average.

Kenya
The marked improvement in Kenya was mainly driven by the higher production and sales volumes as sugar cane availability stabilised and recovery as well as factory reliability improved. The Kenyan operations also benefitted from higher domestic prices during the period.

A stable sugar cane availability and an improved recovery and factory reliability are expected to continue to be beneficial to the Kenyan sugar operations.

Energy
The Energy cluster results improved as more power generated from bagasse and cane trash was exported to the grid and better efficiencies were achieved.

The energy cluster is expected to be affected by a lower bagasse availability in the second semester.

Agro and Property(continued)

Property

The finalisation of sales deeds for 5 serviced plots at Anahita, against 2 in the comparative period, resulted in higher property revenues for the semester. However, revenue recognition pertaining to construction works in progress on villas sold off-plan was lower compared to last year. The cluster results continued to be adversely affected by losses incurred by Anahita Golf & Spa Resort and Anahita Golf Club which attracted a negligible level of activity in the current context.

The Covid-19 pandemic and resulting disruptions around the world will continue to have lasting effects on the Group's Property cluster and more specifically Anahita Golf and Spa Resort and Anahita Golf Club. On the property development front, reservations secured prior to the lockdown should continue to help revenue generation in the next quarters.

CIEL Properties cluster

No property sale finalised during the first semester ended 31 December 2020.

With regards to the Ferney Technopole, an integrated project on approximately 300 Hectares focused on sustainable property development, the cluster has received the Letter Of Intent from the Economic Development Board of Mauritius. The marketing phase of Ferney Technopole has been initiated.

In parallel, the Ferney Agri-Hub project and the Ferney Nature Lodge projects launched in the September 2020 quarter are progressing.

CIEL Properties continues to work with CIEL Group companies in developing and re-purposing low yielding assets which shall materialise in the coming years.

Hotels & Resorts

HALF-YEAR ENDED 31 DECEMBER 2020

Audited Full Year			Half-Year ended 31 December			Quarter ended 31 December		
June 2020			2020	2019	Variance	2020	2019	Variance
	Income Statement							
5,058	Revenue	MUR'M	283	3,445	(92%)	261	2,189	(88%)
1,029	Earnings before Interest, Tax, Depreciation, Amortisation and Reorganisation costs	MUR'M	(362)	766	(147%)	(111)	737	(115%)
(1,833)	(Loss)/Profit after tax	MUR'M	(1,097)	99	(1208%)	(449)	358	(225%)

Half-year highlights

SUN's results for the half-year remained severely affected by the COVID-19 pandemic with the closed borders and the strict 14-day quarantine maintained until 31 March 2021 in Mauritius.

Long Beach and Ambre – two of SUN's resorts – have been converted into quarantine hotels while all the other resorts except The Four Seasons at Anahita are open to the local market at specific periods. Kanuhura Resort, Maldives, is fully operational since mid-November 2020 and it has seen great momentum with an increase in Average Daily Rate of 15% compared to H1 2020 and an occupancy rate of 50% in December 2020.

New initiatives have been launched to generate income and some of the innovative concepts include the implementation of Sun Members Club and Business Suites, in partnership with The Hive (a co-working company) for long-term business stay. In parallel, SUN's cost base has been considerably reduced and the teams continue to focus on cost reduction measures.

In terms of refinancing, the Mauritius Investment Corporation Ltd has committed to subscribe to redeemable and convertible secured bonds, totalling MUR 3.1bn through two wholly owned subsidiaries, namely Anahita Hotel Limited (owning Four Seasons Resort Mauritius at Anahita) and Long Beach Resort Ltd (owning Long Beach Resort). All transaction agreements concerning the Long Beach Resort Ltd have now been completed and those of Anahita Hotel Ltd are currently being finalised.

Although COVID-19 vaccination campaigns around the world are encouraging, there is still a lack of visibility regarding the opening of our borders and the lifting of travel restrictions. The availability of vaccines in Mauritius, a vigorous vaccination planning process and the resumption of air access will be key to borders opening and recovery in a timely manner.

In the meantime, efforts are centred on hotel bookings in Mauritius and in the Maldives while preparing for a rebound as soon as market conditions become favourable.

APPENDIX
UNAUDITED FINANCIAL PERFORMANCE FOR THE HALF-YEAR ENDED 31 DECEMBER 2020

CONDENSED STATEMENTS OF COMPREHENSIVE INCOME

	THE GROUP			
	HALF-YEAR ENDED		QUARTER ENDED	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
	MUR '000	MUR '000	MUR '000	MUR '000
Revenue	9,147,239	12,906,449	4,517,179	6,633,260
Earnings Before Interests, Taxation, Depreciation, Amortisation and Reorganisation costs	986,189	2,044,381	554,960	1,316,283
Depreciation and amortisation:	(748,417)	(728,726)	(377,524)	(368,359)
- On right of use assets	(91,991)	(104,484)	(47,794)	(56,535)
- On PPE[1], intangible assets and leasehold rights	(656,426)	(624,242)	(329,730)	(311,824)
Earnings Before Interests, Taxation and Reorganisation costs	237,772	1,315,655	177,436	947,924
Reorganisation cost	(90,765)	-	(90,765)	-
Finance income	3,840	13,286	(906)	7,748
Finance costs:	(685,063)	(538,075)	(308,341)	(266,608)
- Cash flow hedge[2]	(112,764)	-	(3,671)	-
- On right of use assets	(127,490)	(109,350)	(66,582)	(57,026)
- On bank loans and other borrowings	(444,809)	(428,725)	(238,088)	(209,582)
Share of results of joint ventures net of tax	(72,894)	177,080	(20,679)	117,870
Share of results of associates net of tax	134,805	14,683	57,557	24,067
(Loss)/Profit before tax	(472,305)	982,629	(185,698)	831,001
Taxation	22,718	(187,825)	5,635	(162,213)
(Loss)/Profit after tax	(449,587)	794,804	(180,063)	668,788
(Loss)/Profit attributable to:				
Owners	(158,451)	367,589	(69,290)	294,982
Non controlling interests	(291,136)	427,215	(110,773)	373,806
	(449,587)	794,804	(180,063)	668,788
Basic and diluted (loss)/ earnings per share MUR	(0.09)	0.22	(0.04)	0.18
Weighted average no. of ord shares for EPS Calculation (000)	1,686,752	1,680,144	1,686,752	1,680,144

	THE GROUP			
	HALF-YEAR ENDED		QUARTER ENDED	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
TOTAL COMPREHENSIVE INCOME	MUR '000	MUR '000	MUR '000	MUR '000
(Loss)/Profit after tax	(449,587)	794,804	(180,063)	668,788
Other comprehensive income for the period	(323,048)	38,031	(162,937)	(29,224)
Total comprehensive income for the period	(772,635)	832,835	(343,000)	639,564
Attributable to:				
Owners	(314,240)	108,254	(164,599)	302,715
Non-controlling interests	(458,395)	724,581	(178,401)	336,849
	(772,635)	832,835	(343,000)	639,564

(1) PPE: Property, Plant and Equipment
(2) Arising from the depreciation of the Mauritian rupee and on the portion of the foreign currency revenue of the Hotels & Resorts cluster that was hedged but that will most probably not materialise.

APPENDIX
UNAUDITED FINANCIAL PERFORMANCE FOR THE HALF-YEAR ENDED 31 DECEMBER 2020

CONDENSED STATEMENTS OF FINANCIAL POSITION

		THE GROUP	
		31-Dec-20	30-Jun-20
ASSETS		MUR '000	MUR '000
Non-current assets		37,979,204	38,280,417
Current assets		8,608,188	8,843,370
Non-current assets classified as held for sale		111,788	131,969
Total non specific banking assets		46,699,180	47,255,756
Total specific banking assets		32,291,879	29,807,374
TOTAL ASSETS		78,991,059	77,063,130
EQUITY AND LIABILITIES			
Capital and Reserves			
Owners' interests		10,919,376	11,244,236
Non controlling interest		7,215,554	7,292,242
Current liabilities		12,994,490	13,217,268
Non current liabilities		16,931,627	16,595,910
Specific banking liabilities*		30,930,012	28,713,474
TOTAL EQUITY AND LIABILITIES		78,991,059	77,063,130
NET ASSET VALUE PER SHARE	MUR	6.47	6.67
N° OF SHARES IN ISSUE	'000	1,686,752	1,686,752
NET INTEREST BEARING DEBT**		16,815,203	16,907,743
Gearing = Debt/(Debt+Equity)		48.1%	47.7%

* Specific banking liabilities relate to deposits from customers of BNI Madagascar
** Exclude right of use liabilities under IFRS 16 and Banking liabilities

CONDENSED STATEMENTS OF CASH FLOWS

	THE GROUP	
	31-Dec-20	31-Dec-19
	MUR '000	MUR '000
Cash from operating activities before working capital movements	561,778	1,399,991
Movement of working capital of specific banking assets and liabilities*	1,048,981	981,532
Movement of working capital of non-specific banking assets and liabilities	591,473	(336,093)
Net cash generated from operating activities	2,202,232	2,045,430
Net cash used in investing activities	(432,839)	(1,187,989)
Net cash generated used in financing activities	(161,875)	(208,975)
Increase in cash and cash equivalents	1,607,518	648,466
Movement in cash and cash equivalents		
At 1 July	6,884,247	4,501,358
Increase in cash and cash equivalents	1,607,518	648,466
Effect of foreign exchange	137,038	89,877
At 31 December	8,628,803	5,239,701

*Specific banking assets and liabilities consist of: Loans and advances to customers, Loans to banks, Investment in securities and Deposits from customers.

APPENDIX
UNAUDITED FINANCIAL PERFORMANCE FOR THE HALF-YEAR ENDED 31 DECEMBER 2020

CONDENSED STATEMENTS OF CHANGES IN EQUITY

THE GROUP	Owner's Interest Total	Non-Controlling Interests	Total Equity
	MUR '000	MUR '000	MUR '000
Balance at 1 July 2020	11,244,236	7,292,242	18,536,478
Total comprehensive income for the period	(314,240)	(458,395)	(772,635)
Dividends	-	(28,553)	(28,553)
Other movements	(10,620)	410,260	399,640
Balance at 31 Dec 2020	**10,919,376**	**7,215,554**	**18,134,930**
Balance at 1 July 2019	12,424,674	8,749,719	21,174,393
Total comprehensive income for the year	(1,074,880)	(204,822)	(1,279,702)
Dividends	(134,307)	(458,694)	(593,001)
Other movements	28,749	(793,961)	(765,212)
Balance at 30 June 2020	**11,244,236**	**7,292,242**	**18,536,478**

About CIEL:
CIEL is a leading diversified investment group headquartered in Mauritius, operating five business clusters (Agro & Property, Textile, Hotels and Resorts, Financial Services and Healthcare) spread across Mauritius, Africa and Asia with 35,000 employees. Since its beginnings in agriculture in 1912, the pioneering group is continuously exploring new avenues of development and international expansion. In 2014, following the merger of one of its investment companies, CIEL Investment Ltd, into the Group's holding company, Deep River Investment Ltd, the Group was renamed CIEL Limited. It has now acquired an international dimension not only at operational level but also at shareholder level, while the ultimate control of the company remains with local shareholders. With a market capitalisation of about MUR 5.86Bn (USD 157M) as at 30 June 2020 and a consolidated audited turnover of MUR 21.92bn (USD 586M) for its financial year ended 30 June 2020, CIEL is one of the largest listed Mauritian companies.
For more information, visit www.cielgroup.com
CIEL Annual Report 2019 Website: https://www.cielgroup.com/media/sqen21e0/ciel-integrated_report_2019-small.pdf
The unaudited condensed financial statements are available on https://www.cielgroup.com/en/investors/financial-publications

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