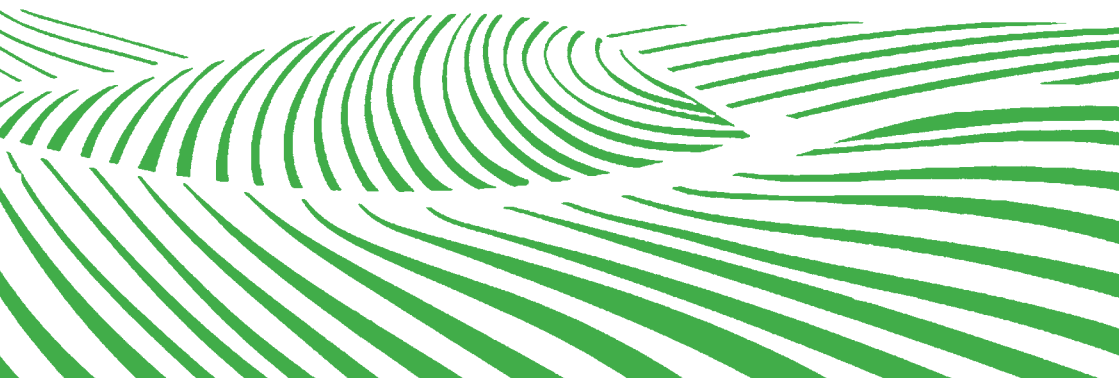




ANNUAL REPORT
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CORPORATE INFORMATION



Mrs Nishta Jooty-Needroo
Chief Executive Officer



Mr Brijendrasingh Naëck
Chairperson

Board of Directors : Mr Brijendrasingh Naëck (Chairperson)
Mr Vijay Koomar Bojeenauth
Dr. Dhanandjay Kawol
Mr Shyamduthsingh Ramdhary
Mr Kylashsingh Dhunputh
Mr Ramanand Kankeea Ellapah
Mr Swaraj Soojhawon
Mr Satyvanoo Gopal
Mr Sobeersen Sanmukhiya

Secretary, Registrar and Transfer Office : SIT Corporate and Secretarial Services Ltd
Ground floor, NG Tower
Ebene, Cybercity 72201
Republic of Mauritius

Registered office : Ground floor, NG Tower
Ebene, Cybercity 72201
Republic of Mauritius

Auditors : Bacha and Bacha
Chartered Accountants
Les Bacha Building
Cathedral Square
Port Louis
Republic of Mauritius

Bankers : The Mauritius Commercial Bank
Sir William Newton Street
Port Louis
Republic of Mauritius

ABSA Bank (Mauritius) Ltd
ABSA House
68, Wall Street
Cybercity, Ebene
Republic of Mauritius

MauBank Ltd
25 Bank Street
Cybercity, Ebene
Republic of Mauritius

SBM Bank (Mauritius) Ltd
SBM Tower
1, Queen Elizabeth II Avenue
Port Louis
Republic of Mauritius

Bank One Ltd
16, Sir William Newton Street
Port Louis
Republic of Mauritius

Legal Advisor : Me Dheerendra Kumar Dabee,
G.O.S.K, S.C
Attorney General's Office
2nd — 6th Floor, Renganaden
Seeneevassen Building
Port Louis
Republic of Mauritius

Our Vision

Mission & Values

Our Vision

To be among the leading companies through sustainable investments in key viable economic sectors that support capital appreciation and ensure consistent income streams.

Our Mission

To be recognised as the leading organisation in economic empowerment through our drive for excellence, creation and distribution of wealth.

Core values

- Integrity
- Professionalism
- Teamwork
- Passion
- Commitment
- Customer Focus
- Diligence
- Attentiveness

Our Overriding Objective

The overriding objective of the Board and Management is to ensure the company's financial stability, profitability, growth and sustainability to maximise shareholders' wealth with a view to providing an enhanced and consistent dividend distribution and appreciation of share value to all shareholders.

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MESSAGE FROM THE CHAIRMAN OF THE BOARD

Dear Shareholders,

It is with determination and compassion that I present to you the annual report of SIT Land Holdings Ltd (SITLH) for the financial year ending June 30, 2024.

This year has been one of both challenge and renewal. While the wider SIT Group is engaged in a profound restructuring, SITLH has remained focused on its mission: to manage and optimise land assets responsibly, to revitalise our agricultural base, and to create sustainable value for shareholders and the communities we serve.

Agriculture, particularly sugarcane continues to be the historic foundation of SITLH. In 2024, a total of 420 hectares were harvested in the Britannia and Mon Trésor regions, yielding 16,436 tons of cane and around 1,148 tons of sugar. These results highlight the urgency of our structured cane replantation programme, which has already begun with 130 hectares of land prepared for cultivation. Our target is clear: 500 hectares replanted by 2028, with improved varieties, mechanisation, and precision agriculture ensuring higher yields, greater efficiency, and reduced dependency on scarce manual labour.

Beyond cane, we are working to achieve full potential of our land through diversified leasing initiatives. Revised lease frameworks, rotational short-term leases, and new partnerships are transforming previously underutilised land into productive, income-generating areas, while supporting food security and encouraging a new generation of planters to engage in agriculture. These initiatives are not only about today's returns, they are about building opportunities for future generations.

On the development front, SITLH continues to progress steadily and surely. The Domaine Île d'Ambre agricultural morcellement remains one of our most promising projects, with preparations underway to revive this important initiative.

The strength of SITLH lies not only in its land portfolio, but also in its governance. Our Board is composed of experienced and dynamic directors who bring valuable expertise and perspective. Decision-making at SITLH is guided by teamwork, collective wisdom, and a shared commitment to act in the best interests of our shareholders and stakeholders. This spirit of collaboration gives me confidence that our company is on the right path.

Looking ahead, our strategy is clear:

- Reaffirming our agricultural mandate through replantation of sugar cane and food security initiatives.
- Creating value from our land assets responsibly and transparently.
- Driving development opportunities that balance shareholder returns with community impact.

We remain steadfast in upholding the values of integrity, professionalism, teamwork, passion, and customer focus. With these principles, SITLH will continue to weather the challenges of today while preparing for a stronger tomorrow.

I extend my heartfelt thanks to my fellow board members for their dedication, to our CEO and management team for their leadership, and to our employees for their commitment. Above all, I thank you, our shareholders, for your trust and support. Together, we will ensure that SITLH continues to progress steadily and surely, towards a future of stability, growth, and shared opportunity.

With my highest regards,



Mr. Brijendrasingh Naëck
Chairman of the Board
SIT Land Holdings Ltd

MESSAGE FROM THE CHIEF EXECUTIVE OFFICER

It is with great humility, determination, and a profound sense of responsibility that I address you as Chief Executive Officer of the Sugar Investment Trust (SIT). As I assumed this position on the 15th April 2025, I was fully aware of the weight of the challenges ahead, not only as a professional, but as a citizen entrusted with safeguarding the legacy of an institution built for and by more than 40,000 small planters of Mauritius.

From the very beginning, my mission has been clear:

To restore financial discipline, rebuild institutional credibility, and realign SIT with its core mandate: to serve its shareholders with integrity and purpose. I am committed to transparency, accountability, and action, and this commitment remains the cornerstone of my leadership.

A Sobering Inheritance

Upon taking office, I was faced with a sobering reality. SIT was and remains, in a state of deep financial and structural crisis. Years of mismanagement, unsound decisions, and lack of oversight had pushed the group to the brink of economic collapse. The magnitude of the challenges became rapidly evident, spanning across all sectors and subsidiaries, from land holdings and leisure to property development and corporate services.

As of today, SIT's debt stands at approximately MUR 1.6 billion, compounded by escalating borrowing costs. These financial pressures have led to sustained annual losses exceeding MUR 150 million for several years.

The asset base, once a defining strength of SIT, has been severely eroded. From an original land bank of over 7,000 arpents, only 2,100 arpents remain. There are indications that significant parcels of land were sold without being revalued, with prices remaining unchanged since the inception of the respective projects. Alarming, the proceeds from these sales were not directed towards reducing debt, but were instead funnelled into questionable, underperforming projects, launched without proper feasibility studies or financial viability.

As a result, SIT's share value has declined significantly, with the Net Asset Value (NAV) per share falling from Rs 8.4 in 2014 to Rs 4.8 in 2024. This reflects a system that has failed to deliver on its commitments to shareholders and has drifted away from its founding mission.

Corporate Management, Governance & Structure

A new corporate governance framework is currently being rolled out across SIT and its subsidiaries. We are currently:

- Reviewing the overall structure of the organisation: loss-making entities are being dismantled, and operations regrouped into three main sectors: Agriculture, Property, and Energy. This process will take time and is already underway;
- Restructuring the organigram and reporting lines;
- Introducing performance-based targets and KPIs for all senior management;
- Reviewing all contracts to ensure alignment with governance principles;
- Establishing a Strategic Implementation Committee to oversee all projects and assess their financial viability.

Uncovering Irregularities, Enforcing Accountability

My immediate priority was to establish truth and transparency. Within weeks of taking office, I convened a press conference to inform shareholders and the public of the serious financial and ethical breaches that were uncovered, and have already begun taking immediate corrective actions where necessary. A full internal audit was promptly launched, and all findings have been submitted to the Financial Crime Commission, which has now opened a formal investigation.

In parallel, we have begun to take immediate corrective action:

- Expired and irregular service contracts are under thorough review.
- All future engagements will follow transparent procurement processes.
- A new legal framework for lease agreements is being finalised to enforce compliance and protect SIT's remaining assets.

MESSAGE FROM THE CHIEF EXECUTIVE OFFICER (CONTINUED)

Uncovering Irregularities, Enforcing Accountability (Continued)

I have made it a priority to protect employment, preserve dignity, and re-instil a culture of performance and integrity throughout the group. Simultaneously, the Financial Crime Commission (FCC) is undertaking internal investigations. As CEO, I am committed to promoting a culture of accountability by encouraging staff to come forward, while guaranteeing their protection through a strong and confidential whistleblower mechanism.

A New Strategic Direction

Despite the gravity of the situation, I remain resolutely confident in SIT's potential for recovery. But recovery will not be accidental, it will require discipline, bold decisions, and a clearly defined plan. To this end, we have launched a Strategic Recovery Plan.

The plan focuses on four critical pillars:

1. Debt restructuring and financial consolidation
2. Operational realignment and transparency
3. Asset optimisation and strategic project evaluation
4. Return to core mission: agriculture, sustainability, and service to small planters

For ease of understanding and implementation, this strategy has been broken down into sector-specific action plans, as outlined in the sections that follow:

- Property
- Leisure
- Agriculture
- Energy

Each of these areas is being addressed with a new mindset: one rooted in facts, guided by prudence, and measured by results.

I invite you to read through these developments in detail, with the assurance that SIT is being repositioned not just to survive, but to rebuild and thrive.

1. Property

Residential morcellements

Our strategic development arm is currently undergoing a comprehensive revaluation and restructuring process. All SIT assets including; land, buildings, and infrastructure are being thoroughly reevaluated to ensure that our financial figures are current, reliable, and reflective of actual market values. This exercise is crucial to restoring transparency and rebuilding a credible foundation for future planning and investment.

Going forward, all new projects will be subject to a rigorous review process by a dedicated internal committee, assessing both viability and long-term sustainability. Each project must receive formal approval from both the Board of Directors and the Ministry prior to execution. Additionally, any disposal of land and buildings will require mandatory clearance from the same bodies, reinforcing the governance and accountability that SIT has long lacked.

One of the key projects on our immediate agenda is the Auréa Phase 4 morcellement, named Bois de Canelle. This initiative has been formally approved and work is already underway. Building on the proven concept of previous phases, this new development retains the same appeal while introducing enhanced features and improvements. Auréa has a strong track record, with earlier phases experiencing high public demand, to date, only five plots remain unsold from those stages. We are confident that Bois de Canelle will follow in this success and generate vital revenue to support debt alleviation and capital recovery.

Following *Bois de Canelle*, we have already earmarked two additional sites for the development of residential lots/morcellements; namely, Auréa Phase 5 itself, and another location in Belle Rive.

MESSAGE FROM THE CHIEF EXECUTIVE OFFICER (CONTINUED)

1. Property (Continued)

Agricultural morcellements

We also have two main agricultural morcellements around the island: at Domaine Île d'Ambre and at Deux Bras Heaven. These projects include serviced plots made available to the public, and we aim to sell all remaining plots:

- Domaine Île d'Ambre: 39 plots remaining out of 190
- Deux Bras Heaven: 49 plots remaining out of 98

The sale of these remaining lots is expected to generate additional revenue and contribute to SIT's financial recovery, while supporting rural economic activity and sustainable land use.

Smart City

As for the Le Bouchon "Smart City" project, while it is not currently progressing in its initial form, it has not been written off. The project is now under thorough feasibility reassessment, and its future will be determined based on updated market intelligence, national interests, and overall strategic fit.

Office Rentals

In the commercial office rental segment, both The Core and NG Tower remain key assets in our property portfolio. We are actively implementing a strategic plan to boost rental revenue. This includes lease restructuring, enhanced marketing efforts, stronger tenant engagement, and reinforced financial controls. As part of this process, legal recovery actions are ongoing to address outstanding receivables. These initiatives form part of our broader strategy to maximise rental yield and unlock the full potential of our commercial property assets.

2. Leisure Sector: Splash n Fun

The Splash n Fun Leisure Park, formerly the Belle Mare waterpark, has been generating structural losses of approximately MUR 2 million per month since 2015, despite over MUR 350 million in capital investment between 2018 and 2019, much of which was applied without proper feasibility studies or oversight.

Following a detailed safety and financial review, operations were halted in February 2025, with a formal closure announced in May 2025 as part of our broader recovery plan. The park is permanently closed, and all movable assets are slated for sale, in order to recover as much of the sunk capital as possible.

Employee welfare has been a key priority during this transition, with the clear objective of avoiding any dismissals. Out of the 48 affected employees, 47 have been successfully redeployed across the SIT Group, and for 8 of them, redeployment procedures have also been initiated toward institutions under the Ministry of Agro-Industry. Only one case has required referral to the Redundancy Board, as no suitable alternative was identified, in accordance with the relevant provisions of the Workers' Rights Act. We remain committed to preserving every job possible and ensuring a responsible and respectful process for all colleagues concerned.

While the leisure park has reached the end of its life cycle, the experience and operational insights gained have reinforced the critical importance of robust feasibility, safety compliance, and transparent oversight in all future SIT investments.

3. Agriculture

Sugarcane

Agriculture, and particularly sugarcane cultivation remains the historic and foundational pillar of SIT's mandate. While this sector has faced a significant decline in recent years due to aging ratoon fields, low market prices, and limited reinvestment, it is imperative that we recenter our purpose around what SIT was created to serve: the small planters of Mauritius and the long-term sustainability of our agricultural base.

MESSAGE FROM THE CHIEF EXECUTIVE OFFICER (CONTINUED)

3. Agriculture (Continued)

Sugarcane (Continued)

In 2024, a total of 420 hectares were harvested across the Britannia and Mon Trésor regions, yielding 16,436 tons of cane and approximately 1,148 tons of sugar. These figures reflect a declining trend that we are addressing through a structured replantation and revitalisation programme.

We have already begun preparing 130 hectares of land for replanting, with operations starting in February 2025, and a target to replant 500 hectares by the end of 2028. The focus will be on introducing improved cane varieties, ensuring higher yields, and increasing sugar content. We are also collaborating with other institutions like the MCIA to get access to mechanisation, including harvesters and precision agriculture tools, to reduce our dependency on increasingly scarce and costly manual labour, while improving field efficiency and reducing wastage.

Non-sugar activities

Lease of Land

In line with our objective to enhance revenue streams and attract committed agricultural partners, the lease rates for the 200 arpents of land at Britannia have been revised upwards. Additionally, SITLH has extended new long-term leases to planters for mixed farming activities, as part of a broader strategy to optimise underutilised land assets. This initiative is converting previously dormant and non-productive land into income-generating areas.

As part of SITLH's ongoing sugarcane replantation programme, rotational short-term leases have also been implemented to maintain land productivity and reduce future preparation costs for sugarcane cultivation. To date, approximately 40 hectares have been leased under this scheme, contributing to interim revenue while ensuring the upkeep of the fields pending replantation.

Food Security

It aligns fully with the Government's strategy to reduce dependency on imported produce, promote agro-ecology, and ensure the sustainable transformation of rural economies. SIT is working closely with the Ministry of Agro-Industry to ensure full integration with national food security and land optimisation frameworks.

Going forward, 80% of SIT's strategic efforts in the agricultural sector will be concentrated on reinforcing and expanding this axis. This is not just a business decision, it is a reaffirmation of SIT's core mandate to serve its 40,000 planter-shareholders, and a moral responsibility to contribute to the nation's food future.

Nursery

Nursery Development: A Core Priority

Parallel to sugarcane, our nursery operations have been elevated as a top strategic priority. The rebranding of our nursery from "St Avold Nursery" to "La Pépinière", marks a turning point. This is more than a change in name; it is a commitment to repositioning the nursery as a vibrant, revenue-generating business unit.

We have launched an ambitious 12-month strategic plan, with clearly defined KPIs:

- +50% revenue growth
- +50% increase in footfall and reach
- +15% increase in engagement (physical and digital)
- 60%+ customer satisfaction rate

A new digital communication strategy has been rolled out, including a dedicated Facebook page, updates on the SIT website, and targeted awareness campaigns, to improve visibility and attract a broader audience, from households to landscapers, and institutions to smallholder farmers.

MESSAGE FROM THE CHIEF EXECUTIVE OFFICER (CONTINUED)

4. Energy

We are planning to explore new opportunities in renewable energy, in alignment with national development goals.

Mauritius is currently facing significant financial challenges related to electricity production. In response, we are keen to venture into diversified avenues that will allow us to contribute meaningfully to this national priority. Lands have already been earmarked in areas such as Carreau Acacia, Belle Rive and Virginia for the development of future solar farm projects. These initiatives will support both SIT's diversification strategy and Mauritius's broader energy transition.

Dividend Policy & Financial Sustainability

In the past, SIT has declared dividends despite incurring major losses, a practice that must end. The new dividend distribution policy will align with prudent financial principles:

- No more than 40% of net profit after tax and finance costs will be distributed;
 - The remainder will be allocated to reserves and debt repayment;
 - Distribution will be contingent on SIT's positive cash flow and profitability.
-

Looking Ahead: A New Dawn for SIT

SIT is at a crossroads. Our mandate is sacred, to safeguard the interests of the thousands of small planters and ensure the long-term viability of this institution.

While the damage is significant, it is not irreversible. We have initiated bold, honest, and sometimes painful decisions to confront the situation head-on. We are now laying the foundation for a financial, structural, and ethical turnaround.

As CEO, I remain personally committed to overseeing each action plan, with transparency and accountability as guiding principles. Our recovery will not happen overnight, but with discipline, integrity, and your continued trust, SIT will rise again, stronger, leaner, and more sustainable.

Above all, I will continue to fight for our shareholders. Every decision will be made in their best interest and in the long-term interest of SIT.



Nishta Jooty-Needroo
Chief Executive Officer
Sugar Investment Trust

STATUTORY DISCLOSURES FOR YEAR ENDED JUNE 30, 2024

The Directors are pleased to present their report and the audited financial statements of SIT Land Holdings Ltd (“SITLH” or the “Company”) for the financial year ended June 30, 2024.

1. PRINCIPAL ACTIVITIES

The principal activities of the Company are:

- Dealing in matters relating to agriculture in general
- Acquire, hold and/or dispose of properties in general
- Investment holding

2. DIRECTORS

The directors who held office at the reporting date were as follows:

No.	Name of Director	Date of Appointment	Date of Cessation	Capacity
1	Mrs. Madoobala Jeetah, OSK	10 May 2023	-	Non-Executive Director
2	Mr. Praveen Kumar Ramburn	11 July 2023	-	Non-Executive Director
3	Mrs. Indira Rugjee	09 May 2024	-	Non-Executive Director
4	Mr. Narainsamy Veeraragoo	10 May 2023	-	Non-Executive Director
5	Mr. Yosandeo Buchoo, MSK	10 May 2023	-	Non-Executive Director
6	Mr. Ramanand Kankeea Ellapah	10 May 2023	-	Non-Executive Director
7	Mr. Swaraj Soojhawon	10 May 2023	-	Non-Executive Director
8	Mr. Sobeersen Sanmukhiya	10 May 2023	-	Non-Executive Director
9	Mr. Satyvanoo Gopal	10 May 2023	-	Non-Executive Director
10	Mrs. Chitra Jissury	10 May 2023	11 July 2023	Non-Executive Director
11	Mrs. Moheenee Nathoo	10 May 2023	09 May 2024	Non-Executive Director

3. DIRECTORS’ SERVICE CONTRACTS

None of the directors have unexpired service contract.

4. DIRECTORS’ REMUNERATION AND BENEFITS

Remuneration and benefits received by the directors from the Company were as follows:

	2024	2023
	Rs’000	Rs’000
Non-executive directors	985	896

5. DONATIONS

The Company did not make any donations during the year (2023:Nil).

6. AUDITORS' REMUNERATION

The fees payable to the auditors for audit and other services for the year under review were:

	2024	2023
	Rs'000	Rs'000
Audit Services	276	276
Tax Compliance Services	23	23
	299	299

Approved and authorised by the Board of Directors and signed on its behalf by:


Director

Date: 26 September 2024


Director

Date: 26 September 2024

CORPORATE GOVERNANCE REPORT FOR YEAR ENDED JUNE 30, 2024

Principle 1: GOVERNANCE STRUCTURE

1.1 Statement of Compliance

SIT Land Holdings Ltd (hereinafter referred to as 'SITLH' or the 'Company') is a Public Interest Entity as defined under the First Schedule of the Financial Reporting Act 2004. Under the National Code of Corporate Governance for Mauritius 2016 (the 'Code' or the "New Code"), public interest entities are required to comply and explain how they adhere to the principles of the Code.

The Board is aware of its legal duties and assumes responsibility for leading and controlling the Company and meeting all legal and regulatory requirements. The Board considers that SITLH has complied in all material respects with the provisions of the New Code for the reporting year ended 30 June 2024, except as specifically stated in this Corporate Governance Report. Explanations have been given in this report of any departure from the practical recommendations of the Code.

1.2 Board Charter

The Board, as a governing body, fully understand its role, responsibility and authority in setting the direction, the management and control of the Company. A Board Charter is currently being prepared for adoption.

1.3 Code of Ethics

The Company is committed to the highest standards of integrity and ethical conduct in dealing with all its shareholders. Staff at all levels drew up the Company's code of ethics which reflects the Company's diversity and unique culture. Adequate grievances and disciplinary procedures are in place to enable enforcement of the Code of Ethics.

1.4 Company's Memorandum & Articles of Associations ("M&A")

The Company is governed by its M&A which was adopted by the Company at incorporation. Most of the provisions of the M&A is in conformity with the provisions of the Companies Act 2001. The M&A is available at the registered office of the Company and a copy can be requested through a written request to the Company Secretary.

1.5 Company Secretary

SIT Corporate and Secretarial Services Ltd is the Company Secretary to the Board of SITLH. All Directors have access to the advice and services of the Company Secretary.

The role of the Company secretary is to:

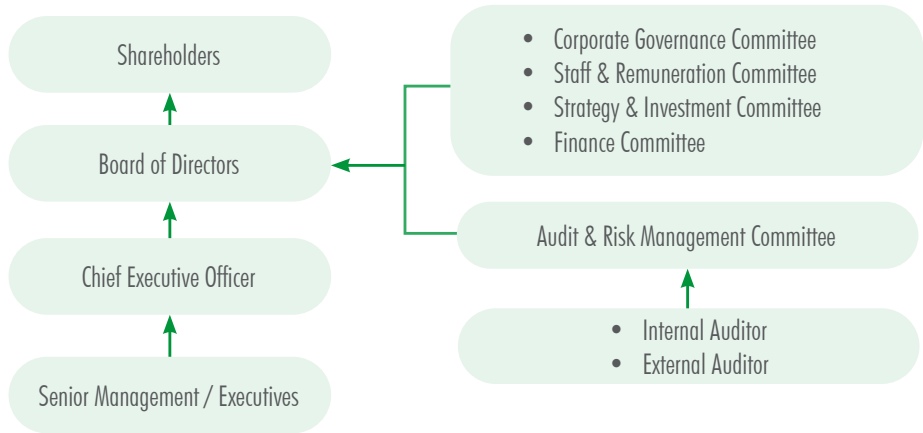
- ensure compliance with the Company's constitution and all relevant statutory and regulatory requirements, codes of conduct and rules established by the Board; and
- provide guidance and advice to the Board on matters of ethics and good governance.

1.6 Job Descriptions of key senior governance positions, organisational chart and statement of accountabilities

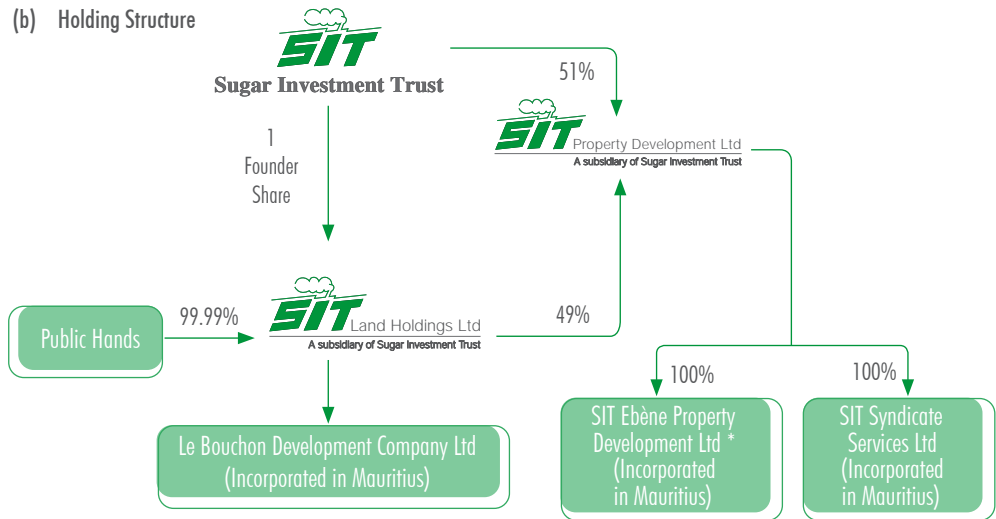
The Board has approved the appropriate job descriptions of key senior governance positions, an organisational chart and a statement of accountabilities.

1.6 Job Descriptions of key senior governance positions, organisational chart and statement of accountabilities (Continued)

(a) Organisational and Governance Structure



(b) Holding Structure



Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES

2.1 Board Structure

SITLH has a unitary Board structure. Article 78 of the Constitution of the Company provides that the number of Board Members shall not be less than five or more than nine. During the year under review, the Board was composed of 9 directors out of whom 5 were appointed by the Sugar Investment Trust (SIT), as holder of the founder share, and the remaining 4 are elected by shareholders in the categories of planters and employees. The Board of SITLH was last reconstituted during the Annual General Meeting (AGM) held on Wednesday 10th May 2023.

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)

2.1 Board Structure (Continued)

The Directors of SITLH come from diverse business and academic backgrounds and possess the necessary knowledge, skills, objectivity, integrity, experience and commitment to make sound judgements on various key issues relevant to the business of the Company. All Board members are ordinary resident of Mauritius. Although the National Code of Corporate Governance 2016 recommends having at least two Executive Directors and two Independent Directors, the Board believes that the Board composition is adequate due to the size and complexity of the business, which is in line with the Company's Constitution.

With a view of promoting gender balance, the Board has currently three women appointed as directors, including the Chairperson.

All directors receive timely information so that they are equipped to fulfil their duties in Board Meetings. All Board members have access to the Company Secretary for any further information they require. The Company Secretary ensures that the Board members receive appropriate training as necessary. Independent professional advice would be available to directors in appropriate circumstances, at the Company's expense.

The Board composition during the year under review was as follows:

No.	Name of Director	Date of Appointment	Date of Cessation
1	Mrs Madoobala Jeetah, OSK	10 th May 2023	-
2	Mr Praveen Kumar Ramburn	11 th July 2023	-
3	Mrs Indira Rugjee	09 th May 2024	-
4	Mr Narainsamy Veeraragoo	10 th May 2023	-
5	Mr Yosandeo Buchoo, MSK	10 th May 2023	-
6	Mr Ramanand Kankeea Ellapah	10 th May 2023	-
7	Mr Swaraj Soojhawon	10 th May 2023	-
8	Mr Sobeersen Sanmukhiya	10 th May 2023	-
9	Mr Satyvanoo Gopal	10 th May 2023	-
10	Mrs Chitra Jissury	10 th May 2023	11 th July 2023
11	Mrs Moheeneee Nathoo	10 th May 2023	09 th May 2024

2.2 Role of the Board

The Board is ultimately accountable and responsible for the performance and affairs of the Company. Its principal functions include the following:

- protecting and enhancing shareholders' value by identifying and monitoring key risks areas and key performance indicators;
- ensuring that the Company has clear strategies, policies, business plans, and monitoring its implementation;
- reviewing and approving the system of internal control and compliance with laws and regulations as may be appropriate and relevant to the business of the Company;
- approving such acquisition and disposal of assets as appropriate;
- exercising leadership, enterprise, intellectual honesty, integrity and judgement in directing the Company so as to achieve sustainable prosperity for the Company;
- ensuring timely communication with shareholders and other stakeholders;
- any conflict or potential conflict of interest occur, it would be the duty of any director of SIT Land Holdings Ltd to make a full and timely disclosure to the Board; and
- to manage any conflict or potential conflict of interest that might arise regarding transactions between the Company and its management, Directors and Shareholders.

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)

2.3 Role and function of the Chairperson (Continued)

The Board is subject to the firm and objective leadership of a Chairperson who brings out the best in each director and ensures the smooth functioning of the Board in the interests of good governance. The Chairperson's principal functions include the following:

- provide overall leadership to the Board, to encourage and ensure active participation of each director in discussions and board matters;
- overseeing a formal succession plan for the Board and Senior Management;
- ensuring that all the relevant information and facts are placed before the Board to enable the directors to reach informed decisions; and
- maintaining sound relations with the Company's shareholders and ensuring that the principles of effective communication and pertinent disclosure are followed.

2.4 Role and function of the Chief Executive Officer

The Chief Executive Officer (CEO) is appointed by the Board of the Sugar Investment Trust (SIT) who oversees the activities of all the entities of the SIT Group. The role of the CEO is separate from the Chairperson and is responsible for all day-to-day management decisions. The principal functions of the CEO include the following:

- develop and recommend to the Board a long-term vision and strategy for the Company that will generate satisfactory levels of shareholder value and positive relations with relevant stakeholders;
- strive consistently to achieve the Company's financial, operating goals and objectives and to ensure that the day-to-day business affairs of the company are appropriately managed and monitored;
- serve as the chief spokesperson for the Company on all operational and day-to-day matters; and
- develop and recommend to the Board annual business plans and budgets that support the Company's long-term strategy and ensure a proper assessment of the risks under a variety of possible or likely scenarios is undertaken and presented to the Board.

2.5 Profile of Directors

Mrs. Madoobala Jeetah, OSK is a non-executive Chairperson and is one of the five directors appointed by SIT. She is a devoted social worker since many years and on 12th March 2023, she was awarded the rank of Officer of the Order of the Star and Key of the Indian Ocean (O.S.K) for her contribution in the social field. She has previously served as Chairperson and Board member of the National Women Council for 15 years as well as President and Village Councillor of Flacq Village Council. She is presently the Chairperson of the Staff & Remuneration Committee (SRC) of the SIT Group and also represents SIT on the Board of Directors of Omnicane Holdings Ltd, Omnicane Limited, Omnicane Management & Consultancy Ltd and Omnicane Thermal Energy Operations (La Baraque) Limited.

Mr. Praveen Kumar Ramburn is a non-executive director and is one of the five directors appointed by the SIT. He holds a Diploma in Business and Industrial Administration. He has previously served as Mayor of the Municipal Council of Vacoas Phoenix and as Chairperson of the National Housing Development Co. Ltd (NHDC). He is presently the Chairperson of the Sugar Investment Trust and Councillor of the Municipal Council of Vacoas Phoenix.

Mrs. Indira Rugjee is a non-executive director and is one of the five directors appointed by the SIT. She is currently the Permanent Secretary at the Ministry of Agro Industry & Food Security and has ample experience in public administration at different ministries. Mrs. Rugjee is also a Board member of the Sugar Investment Trust and Chairperson of the Mauritius Cane Industry Authority.

Mr. Yosandeo Buchoo, MSK is a non-executive director and is one of the five directors appointed by the SIT. He has previously briefly served in the Mauritius Police Force before changing his career path to teaching sector. He holds an Advance Certificate in Education, Diploma in Education and Diploma in Educational Management has a rich experience as primary school teacher. Mr Buchoo is now retired and was awarded the rank of Member of the Star and Key of the Indian Ocean (MSK) by the President of the Republic of Mauritius. He is also currently the Chairperson of the L'Avenir and Beau Bois Village Council.

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)

2.5 Profile of Directors (Continued)

Mr. Narainsamy Veeraragoo is a non-executive director and is one of the five directors appointed by the SIT. He is holder of a Certificate in Personal Management (South Africa) and Diploma in Business English (Manchester, UK). He has a long working experience at the Central Water Authority (CWA), where he occupied various positions. He also served as Board member of the Medical Council in the past. Mr Veeraragoo is now retired. He is a devoted social worker and is currently the Chairman of 'Club des Seniors Dynamiques de Riche Terre'. He has previously served as Secretary at 'Action Civique de Le Hochet Terre Rouge'.

Mr. Sobeersen Sanmukhiya is a non-executive director who was elected by shareholders at the last AGM in the category of sugarcane planters. He is holder of an LLB and has followed a legal course conducted by the Legal and Vocational Education under the aegis of the Supreme Court of Mauritius. He is self-employed and has ample experience as planter in the sugar industry.

Mr. Swaraj Soojhawon is a non-executive director who was elected by shareholders at the last AGM in the category of employees of the sugarcane industry. He is holder of a Certificate in Sugarcane Production with Merit from the University of Mauritius (1993), Diploma in Agriscience and Technology from the University of Mauritius (2007), BSc (Hons) in Agriscience and Technology from the University of Mauritius (2009) and Master of Business Administration (General) from the University of Technology (2012). He has 30 years of working experience in the sugar sector and is currently employed at the Mauritius Cane Industry Authority (MCIA).

Mr. Satyvanoo Gopal is a non-executive director who was elected by shareholders at the last AGM in the category of planters of the sugarcane industry. He is holder of a Diploma in Civil Engineering from Madras College of Engineering. He joined the Mauritius Prison Service in 1980 where he remained in service for nearly 40 years and occupied various positions until he retired as Superintendent of Prison in February 2022. He also has a rich experience as sugarcane planter.

Mr. Ramanand Kankeea Ellapah is a non-executive director who was elected by the shareholders at the last AGM in the category of planters of the sugar industry. He has a vast experience in sugarcane cultivation and has represented SIT on the Board of Terra Milling Ltd in the past. He has also served as secretary to three cooperative societies in the past.

2.6 Common Directors

As at the date of reporting, the following directors held office on the Board of SITLH and other entities within the SIT Group:

No	NAME OF DIRECTOR	SIT LAND HOLDINGS LTD	SUGAR INVESTMENT TRUST	SIT PROPERTY DEVELOPMENT LTD
1	Mrs Madoobala Jeetah, OSK ¹	✓	✓	-
2	Mrs Indira Rugjee ³	✓	✓	-
3	Mr Praveen Kumar Ramburn ²	✓	✓	✓
4	Mr Narainsamy Veeraragoo ¹	✓	✓	✓
5	Mr Yosandeo Buchoo, MSK ¹	✓	✓	✓
6	Mr Sobeersen Sanmukhiya ¹	✓	-	✓
7	Mr Ramanand Kankeea Ellapah ¹	✓	-	✓
8	Mr Swaraj Soojhawon ¹	✓	-	✓
9	Mr Satyvanoo Gopal ¹	✓	-	✓
10	Mrs Chitra Jissury ⁴	✓	✓	-
11	Mrs Moheeneee Nathoo ⁵	✓	✓	-

¹Appointed on 10th May 2023

²Appointed on 11th July 2023

³Appointed on 09th May 2024

⁴Appointed on 10th May 2023 and ceased on 11th July 2023

⁵Appointed on 10th May 2023 and ceased on 09th May 2024

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)**2.7 Board Attendance**

The Board attendance as at the date of reporting was as follows:

No	Directors	No. of Board Meetings attended
1	Mrs Madoobala Jeetah, OSK (as from 10 th May 2023)	5/5
2	Mrs Indira Rugjee (as from 09 th May 2024)	-
3	Mr Praveen Kumar Ramburn (as from 11 th July 2023)	5/5
4	Mr Yosandeo Buchoo, MSK (as from 10 th May 2023)	5/5
5	Mr Narainsamy Veeraragoo (as from 10 th May 2023)	5/5
6	Mr Sobeersen Sanmukhiya (as from 10 th May 2023)	4/5
7	Mr Satyvanoo Gopal (as from 10 th May 2023)	5/5
8	Mr Swaraj Soojhawon (as from 10 th May 2023)	3/5
9	Mr Ramanand Kankeea Ellapah (as from 10 th May 2023)	5/5
10	Mrs Chitra Jissury (from 10 th May 2023 to 11 th July 2023)	-
11	Mrs Moheeneee Nathoo (from 10 th May 2023 to 09 th May 2024)	4/5

2.8 Interest in Shares and Option Certificates

Directors' holdings in shares and option certificates are as follows:

	Name of Director	Number of Ordinary Shares		Number of Option Certificates	
		Direct	Indirect	Direct	Indirect
1.	Mrs Madoobala Jeetah, OSK	30,000	Nil	Nil	Nil
2.	Mr Praveen Kumar Ramburn	15,000	Nil	Nil	Nil
3.	Mrs Indira Rugjee	Nil	Nil	Nil	Nil
4.	Mr Narainsamy Veeraragoo	Nil	1,000	Nil	Nil
5.	Mr Yosandeo Buchoo, MSK	30,000	Nil	2	Nil
6.	Mr Sobeersen Sanmukhiya	77,500	1,026,500	6	2
7.	Mr Ramanand Kankeea Ellapah	1,000	Nil	Nil	Nil
8.	Mr Satyvanoo Gopal	15,000	Nil	Nil	Nil
9.	Mr Swaraj Soojhawon	9,500	Nil	Nil	Nil
10.	Mrs Moheeneee Nathoo	Nil	Nil	Nil	Nil
11.	Mrs Chitra Jissury	Nil	Nil	Nil	Nil

The Option Certificates of the Company are traded on the Development and Enterprise Market (DEM) of the Stock Exchange of Mauritius. The shares on the other hand are not listed.

2.9 Directors' dealings

There were no directors dealing during the year.

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)

2.10 Committees

The Board is assisted in fulfilling its responsibilities by committees which have been set up by the parent company, Sugar Investment Trust. As per Principle 2 of the Guidance for Groups and Subsidiaries (of the National Code of Corporate Governance), subsidiary companies are not required to have separate sets of Board Committees. As such, the Committees namely the Corporate Governance Committee, Audit & Risk Management Committee, Strategy & Investment Committee, Finance Committee and Staff & Remuneration Committee, established by the SIT, assist the Board in discharging its duties and provide support as well as an in-depth focus on particular matters. These Committees operate under clearly defined terms of reference (reviewed by each committee as and when required and any proposed amendments submitted to the Board of the Parent Company for approval). The minutes of proceedings of each committee are recorded and the Committees regularly report and recommend specific matters to the Board for its approval. For the year under review, the Board is satisfied that the Committees have effectively honoured their responsibilities and assisted the Board in dealing with existing and new challenges.

It is to be noted that other committees are set up by the Board on an ad-hoc basis to consider specific matters when necessary.

a) Corporate Governance Committee

The Corporate Governance Committee acts as a useful mechanism for making recommendations to the Board on all corporate governance provisions to be adopted so that the Board remains effective and complies with the prevailing corporate governance principles.

The Committee has the following responsibilities:

- Determine, agree and develop the Company's general policy on corporate governance in accordance with the National Code of Corporate Governance;
- Ensure that disclosures are made in the annual report in compliance with the disclosure provisions of the code;
- Consult other non-executive directors in its evaluation of the Chairperson and the Chief Executive Officer of the Board;
- Regular review of the Board structure, size and composition and make recommendations with regards to any adjustments that are deemed necessary;
- Make recommendations for the continuation (or not) in services of any director who has reached the age of 70;
- Recommend directors retiring by rotation for re-election;
- Have due regard for principles of governance and code of best practice;
- Liaise with the Board in relation to the preparation of the Committee's report to Shareholders;
- Assessing the Board's relationships with Management and to recommend, where necessary, limits on Management's authority to act without explicit Board approval; and
- Considering recommendations regarding the appointment of the Chief Executive Officer of the SIT Group.

The Members of the Corporate Governance Committee are as follows:

- 1) Mrs Divanandum Packiy P. Chinien (Chairperson)
- 2) Mr Kamless Seeam
- 3) Mr Emmanuel Lindsay Hope
- 4) Mrs Madoobala Jeetah, OSK
- 5) Mr Yashwantsingh Ramdharee

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)**2.10 Committees (Continued)****b) Audit & Risk Management Committee**

The Audit & Risk Management Committee ("ARC") oversees the risk and audit-related issues and reviews and monitors the financial statements of SIT and its subsidiaries including SITLH. It also performs other duties and responsibilities as assigned by the Board.

The ARC meets regularly and mainly consists of non-executive directors. To ensure more independence and objectivity, an external resource person, preferably a Chartered Accountant with a fellow status, is appointed as the Chairperson of the ARC. The Company Secretary and Management executives attend the meetings as and when required.

The Committee has the following responsibilities:

- To monitor the integrity of the financial statements of the Company;
- To review financial statements prior to their approval;
- To review the Company's internal financial control and the risk management systems;
- To monitor and review the effectiveness of the Company's internal audit function;
- To make recommendations to the Board in relation to the appointment of the external auditors and to approve the remuneration and terms of engagement of the external auditors;
- To monitor and review the external auditors' independence, objectivity and effectiveness; and
- To develop and implement policy on the engagement of the external auditors to supply non-audit services.

The Committee has satisfied its responsibilities for the year, in compliance with its terms of reference. The Committee members and attendance for year under review were as follows:

No	Members	Attendance
1	Mr Madeven Sooben (<i>Chairperson</i>)	5/5
2	Mrs Madoobala Jeetah, OSK	5/5
3	Mr Thierry Désiré Laval Govinden	4/5
4	Mr Yousouf Oodally	-
5	Mr Narainsamy Veeraragoo	5/5

c) Strategy & Investment Committee

The Committee consists of 6 members. Its main objective is to discuss strategic matters and oversee strategic investment of the SIT Group. The Committee has the following functions:

- Ensure that the SIT Group has a proper strategy management system in place;
- Review the effectiveness of SIT Group strategy and make recommendation to the Board;
- Review strategic plans, corporate objectives and budgets and monitor performance compared to targets;
- Review and recommend strategic projects to the Board and monitor their implementation;
- Review management of the Group's capital resources;
- Seeking expert consultancy services pertaining to investment planning, due diligence, econometric modelling etc.; and
- Provide a rapid response forum capable of seizing opportunities as they arise.

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)

2.10 Committees (Continued)

c) Strategy & Investment Committee (Continued)

The Committee members and attendance for the year under review were as follows:

No	Members	Attendance
1	Mr Praveen Kumar Ramburn (<i>Chairperson</i>)	2/2
2	Mr Gansam Boodram	2/2
3	Mr Yousouf Oodally	2/2
4	Mrs Indira Rugjee	-
5	Mr Kamless Seeam	2/2
6	Mrs Madoobala Jeetah, OSK	2/2
7	Mrs Moheenee Nathoo (<i>Up to 09th May 2024</i>)	1/1

d) Staff & Remuneration Committee

The Staff & Remuneration Committee has been established to provide a mechanism to enhance communication and consultation between staff and management on matters of mutual interest in terms of work matters, issues and concerns. It also promotes the spirit of cooperation between management and staff, considers suggestions for continuous improvements in the Group's operational efficiency, ensures staff welfare and recognition of staff concerns and ensures that SIT Group is an inclusive workplace.

The functions of the Staff & Remuneration Committee are essentially to:

- Advise management on work matters of interest and of concern to staff;
- Determine, agree and develop the Group's general policy on recruitment, remuneration and conditions of employment;
- Co-ordinate its activities with the Chairperson of the Board and the Chief Executive Officer and consult them in formulating the Committee's remuneration policy and specific remuneration packages;
- Raise issues, initiate discussions and make suggestions to arrive at options to address the issues/concerns;
- Share with management staff ideas and suggestions for improvements to increase the Group's operational efficiency and ensure staff welfare;
- Act as a conduit for 2-way communication between staff and management and provide feedback both ways;
- Work such matters of interest/concern and issues/concerns for discussions that contribute towards achieving the Group's Mission and Vision;
- Personnel issues such as recruitment, staff training and development, performance management, grievance procedures, etc.;
- Administrative matters such as procurement, travel, transport, telecommunications, security, etc.;
- Staff relations and communications such as staff and customer satisfaction surveys, enhancing management/staff relationships, staff suggestions, etc.;
- New initiatives to benefit the SIT Group and the staff;
- Strategic issues for the future such as strategic staffing etc.;
- Matters relating to the wellbeing of staff – physical welfare, working conditions, sports and recreation, etc.; and
- Any other matters affecting the Group's operational efficiency and staff well-being.

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)**2.10 Committees (Continued)****d) Staff & Remuneration Committee (Continued)**

The Committee members and attendance for the year ended 30 June 2024 are as follows:

No	Members	Attendance
1	Mrs Madoobala Jeetah, OSK (<i>Chairperson</i>)	5/5
2	Mr Yousouf Oodally (<i>Up to 09th May 2024</i>)	5/5
3	Mr Thierry Désiré Laval Govinden	5/5
4	Mr Gansam Boodram	5/5
5	Mr Kamless Seem (<i>Up to 09th May 2024</i>)	4/5

e) Finance Committee

The Finance Committee has been established during the year under review with a view of ascertaining sound budgetary and financial management, including legal and regulatory compliance on financial matters for the SIT Group.

The Terms of Reference of the Finance Committee are as follows:

- (a) To perform an advisory role on the SIT Group's financial operations.
- (b) To review and make recommendation to the Board the following:
 - (i) Financial Management Policies and Strategies;
 - (ii) Cost Management Programme;
 - (iii) Cash Flow Management;
 - (iv) Examination and Monitoring of annual estimates;
 - (v) Budget administration; and
 - (vi) Financial Plans
- (c) To monitor expenditure and revenue performance with reference to approved budgets and recommend remedial action in case of slippages or overspending.
- (d) To undertake spending review to improve quality of expenditure.
- (e) To consider and pronounce upon management proposal for asset disposal.
- (f) To ensure compliance with legal and regulatory requirements with regards to financial matters.
- (g) To make recommendations to the Board on matters of finance and accounting in general.
- (h) To bring to the attention of the Board any perceived weaknesses in the accounting and finance system, with suitable recommendation for addressing such deficiencies.

The Committee members and attendance for the year ended 30 June 2024 are as follows:

No	Members	Attendance
1	Mr Praveen Kumar Ramburn	1/1
2	Mr Yousouf Oodally	1/1
3	Mrs Madoobala Jeetah, OSK	1/1
4	Mr Gansam Boodram	1/1
5	Mr Narainsamy Veeraragoo	1/1

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)

2.11 Senior Management

(a) Profile of Senior Management

Mr Yashwantsingh Ramdharee – Chief Executive Officer

Mr Ramdharee joined the SIT Group on 15th September 2023. He is holder of a BSc in Agriculture, an MSc in E-Business and an MBA with Specialisation in Marketing. He has 34 years of experience in the agriculture industry and has previously served as Manager at the MCIA (2011 to 2019), Acting Director, Farmers Services Agency (2019 to 2021) and Director at the Farmers Services Agency (2021 to September 2023). Mr Ramdharee has also served as Acting CEO of the MCIA on various occasions.

Mr Mahendra Kumar Ramroop – Chief Finance Officer

Mr Ramroop joined SIT in March 2017 and has vast experience in the field of finance. He has worked in the banking sector for over 18 years. After that he joined the SIC Group and worked in the leisure sector for 7 years. Subsequently, he was assigned responsibilities in Corporate Services and for at least 12 years in Fund Management. Mr Ramroop is a Fellow Member of the Association of Chartered Certified Accountants, UK. He is a member of M.I.P.A. He also holds an MBA with specialisation in Financial Management.

Mr Yajneesh Soobhug – Compliance Officer

Mr Soobhug joined the SIT Group in August 2011 and has occupied various positions until his appointment as Compliance Officer in June 2022. Before joining the SIT Group in August 2011, he had a brief working experience in the BPO sector. Mr Soobhug is holder of an LLB (Hons) from the University of Mauritius and a Diploma in Higher Education in Law from the University of London (International Programme). He has also undertaken a Law Practitioners Vocational Course (Barrister Stream). In addition to his functions as Compliance Officer, Mr Soobhug is also acting as Money Laundering Reporting Officer (MLRO) approved by the Financial Services Commission as well as Integrity Officer for the SIT Group. Mr Soobhug also served as Officer in Charge for the SIT Group from 08th December 2022 to 14th September 2023.

Mr Dayanand (Rakesh) Koobrawa – Team Leader – Administration & Human Resource

Mr Koobrawa joined SIT in June 2008 as Team Leader – Administration & Human Resources. He is a holder of an MBA General with Merit, a Degree in Human Resource Management, a Diploma in Occupational Health and Safety Management, a Diploma in Personnel Management and a Higher National Diploma in Computer Studies. He has also worked for 15 years as Administrative and Human Resource Manager at Triolet Bus Service Ltd.

Mrs Ranjeeta Deerpaul – Accountant

Mrs Deerpaul joined the SIT Group in May 2016 as Accountant. She is a Fellow Member of The Association of Chartered Certified Accountants, UK. Prior to joining the SIT Group, she spent 7 years at KPMG Mauritius where she gained valuable accounting and auditing experience in supervisory positions.

She was in charge of various audits of large institutions in the banking, manufacturing and hotel sector. She subsequently moved to London where she worked in a firm of accountants for 2 years. In 2011, she returned to Mauritius and joined Extell Investments Limited (a member of South African based Bravura Group) where she worked for 5 years as Finance Manager. Mrs Deerpaul has been acting as Officer in Charge for the SIT Group as from June 2022.

Mr Chitlall (Dhiraj) Chintaram – Internal Auditor

Mr Chintaram joined the SIT Group in January 2020. He has over 20 years of working experience in Auditing and Finance and prior to joining the SIT Group, Mr Chintaram has worked for 17 years at Harel Mallac & Co. Ltd as Group Internal Auditor. He is a Fellow Member of The Association of Chartered Certified Accountants, UK; the member of the Mauritius Institute of Professional Accountants and a Certified Internal Auditor from the Institute of Internal Auditors, USA. Mr. Chintaram is also a holder of an MBA with specialisation in Financial Management.

Principle 2: THE STRUCTURE OF BOARD AND ITS COMMITTEES (CONTINUED)

2.11 Senior Management (Continued)

(a) Profile of Senior Management (Continued)

Mr Oomar Essackjee – *Project Executive*

Mr Essackjee has been with the SIT Group for 18 years and has occupied various positions in the Land Business Unit. He is holder of a BSc (Hon) in Agriculture, Post Graduate Diploma in Information Technology and an MBA. Since April 2021, Mr Essackjee has been assigned the responsibility on a temporary basis to supervise and oversee the agricultural operation of SIT Land Holdings Ltd.

Mr Hansraj Dhawatal – *Civil Engineer*

Mr. Dhawatal joined the SIT Group in March 2024 as a Civil Engineer. He holds a Bachelor’s Degree in Civil Engineering. Prior to joining SIT, he worked at a private construction consultancy firm for 5 years. Mr. Dhawatal is a Registered Professional Civil Engineer with the Council of Registered Professional Engineers of Mauritius (CRPE) and a Member of the Institution of Engineering and Technology United Kingdom (IET). He is also an Associate Member of the Institution of Engineers Mauritius (IEM).

Mrs Sharone Morin – *Team Leader – Marketing*

Mr Morin joined SIT in May 2024 as Team Leader - Marketing. She holds a BA in Mass Communication with a specialization in Marketing and Public Relations, as well as an MIB (Masters in International Business), both from Curtin University. Additionally, she holds a Diplôme d’études en langues françaises with excellence from DELF. Prior to joining SIT, Mrs. Morin accumulated over 7 years of experience in marketing, spearheading national marketing campaigns and initiatives within prominent private groups in Mauritius such as Eclasia, Innodis, and Medine. Furthermore, she also garnered international experience by working remotely for one year with a Canadian web marketing agency, Bridge Media, based in Quebec.

b) Senior Management Interests

Senior management holding shares in the Company as at the date of reporting is as follows:

Name	Number of Ordinary Shares		Number of Option Certificate	
	Direct	Indirect	Direct	Indirect
Mr Yashwantsingh Ramdharee	Nil	Nil	Nil	Nil
Mr Mahendra Kumar Ramroop	Nil	Nil	Nil	Nil
Mr Yajneesh Soobhug	Nil	Nil	Nil	Nil
Mr Dayanand (Rakesh) Koobrawa	15,000	Nil	1	Nil
Mr Chitlall (Dhiraj) Chintaram	Nil	Nil	Nil	Nil
Mrs Ranjeeta Deerpaul	Nil	Nil	Nil	Nil
Mr Oomar Essackjee	Nil	Nil	Nil	Nil
Mr Arshad Soodhun	Nil	Nil	Nil	Nil
Mrs Sharone Morin	Nil	Nil	Nil	Nil
Mr. Hansraj Dhawatal	Nil	Nil	Nil	Nil

Principle 3: DIRECTOR APPOINTMENT PROCEDURE

The Directors are appointed at the Annual Meeting of Shareholders, where four directors are elected by the shareholders and the remaining five directors are appointed by the Founder Shareholder (SIT). Following the amendment brought to the Constitution in the year 2013 and which was adopted by its shareholder at a Special Meeting of Shareholders, the term office of each Board Member was limited to a term of three years. No person may be re-appointed or re-elected as Director before the expiry of three years after having previously served as Director.

CORPORATE GOVERNANCE REPORT FOR YEAR ENDED 30 JUNE, 2024 (CONTINUED)

Principle 3: DIRECTOR APPOINTMENT PROCEDURE (CONTINUED)

The Board of Directors was last reconstituted on 10th May 2023 at the last Annual General Meeting.

In line with the recommendations of the New Code of Corporate Governance 2016, the Board assumes the responsibilities for succession planning and for the appointment and induction of new directors to the Board.

Principle 4: DIRECTOR DUTIES, REMUNERATION AND PERFORMANCE

The directors are aware of their legal duties as provided under the Companies Act 2001.

4.1 Interests of directors and conflicts of interest

All directors declare their direct or indirect interests in the shares of the Company, as well as their interests in any transaction undertaken by the Company. In this respect, the Company Secretary maintains an interests register and is available for consultation to shareholders upon written request to the Company Secretary.

4.2 Directors' remuneration

The remuneration of the non-executive directors is determined whilst having due regard to market conditions and the interest of the shareholders. The board members are entitled to a fixed monthly remuneration and a travelling allowance. The Committee members are entitled to a fixed remuneration per sitting. There is no variable remuneration policy for the directors.

In line with the recommendations of the National Code of Corporate Governance, the names of the Directors of the Company holding office during the year and their respective earnings in terms of remunerations and other benefits are disclosed in the table hereunder:

Directors	Remunerations and other Benefits (Rs)
1. Mrs Madoobala Jeetah, OSK	194,500
2. Mr Praveen Kumar Ramburn	93,661
3. Mrs Indira Rugjee	13,935
4. Mr Narainsamy Veeraragoo	98,500
5. Mr Yosundeo Buchoo, MSK	98,500
6. Mr Sobeersen Sanmukhiya	98,000
7. Mr Satyvanoo Gopal	98,500
8. Mr Ramanand Kankeea Ellapah	98,500
9. Mr Swaraj Soojhawon	98,000
10. Mrs Chitra Jissury	11,339
11. Mrs Moheenee Nathoo	81,500
TOTAL	984,935

The Chairperson ensures that all Board Members received accurate, timely and clear information whereas the Company Secretary ensures that good information flows within the Board and its committees and between senior management and non-executive directors. The Board makes sure that the directors have access to independent professional advice at the Company's expense in cases where the directors judge it necessary for discharging their responsibilities as directors.

All Board Members have an obligation to treat all matters relating to the Company, learned in their capacity as directors, in strict confidentiality and private and must not under any circumstance divulge them to anyone without the authority of the Board.

Principle 4: DIRECTOR DUTIES, REMUNERATION AND PERFORMANCE (CONTINUED)

4.2 Directors' remuneration

The Board has not yet adopted any policy regarding board and director appraisal but intends to implement the same to be in line with the recommendations of the National Code of Corporate Governance.

4.3 Directors' service contract

The Directors have no service contracts with the Company.

4.4 Information, information technology and information security policy

The Company is responsible for the safety and security measures in place to protect the data it collects, stores and processes in compliance with the Data Protection Act 2017. In this perspective, SITLH has been registered with the Data Protection Office (DPO).

As such, the Board oversees information governance within the organisation and ensures the performance of information and information technology (IT) systems lead to business benefits and create value. An independent IT team has also been appointed who safeguards the IT framework at the SIT. The expenditures on information technology and information security policies are regularly reviewed and monitored and all major expenditures related to IT System are approved by the Board. An internal IT Committee has been set up comprising of the management team who is responsible for ensuring that the IT framework of the SIT Group is as per industry standards and applicable laws. The Committee also makes recommendations to the main Board of the Parent Company.

Principle 5: RISK GOVERNANCE AND INTERNAL CONTROL

5.1 Risk Management and Internal Control System

The Board is responsible for the governance of risk and for determining the nature and extent of the principal risks it is willing to take in achieving its strategic objectives. In this respect, the former audit committee and risk committee were merged into an Audit & Risk Management Committee as from 29 January 2019.

The Board acknowledges that internal control is one of the mechanisms used to reduce risk to an acceptable level. It is the role of Senior Management to oversee the establishment, administration and assessment of the system and processes. The monitoring and review exercise covers all material controls, including financial, operational and compliance. In this respect, internal control systems have been enhanced during the year to reduce risk and mitigate such deficiencies. The Internal Audit Department has implemented a risk register which compiles all identified risks (for all departments under the SIT Group). This risk register acts as a vehicle for capturing all the assessment and decisions made thereof. Regular meetings are held with the Management Team to monitor and review these risks. Emerging risks are taken on board and existing risks are rated according to impact and likelihood. The risk register is also tabled in the ARC which provides its recommendations, if any, for approval of the Board.

During the past years, the internal control systems regarding the operational activities were enhanced to improve the effectiveness of the organisation and as a result, the expenditures of SITLH were significantly reduced. The same internal control systems were in place for the harvest season 2022 and it was noted that the expenditures were again reduced. All areas of the operational activities were covered and no known risks or major deficiencies in the organisation's system were noted during the year under review.

5.2 Identification of key risk managements

A summary of key risk identified and affecting SITLH's ability to create value is as follows:

- Please refer to Note 3 of the Financial Statements for the key financial risks identified for the Company.

Principle 5: RISK GOVERNANCE AND INTERNAL CONTROL (CONTINUED)

5.2 Identification of key risk managements (Continued)

• Shareholders' Data Protection Risk

SIT Land Holdings Ltd has over 15,000 shareholders and therefore it has to ensure that the share register is properly maintained and duly updated. SIT Corporate and Secretarial Services Ltd, which acts as the Company Secretary of SITLH, ensures that all share transfers and amendments in shareholders' particulars are entered into the share register. The risk of leakage of shareholders' personal information definitely invites for a negative external image of the Company.

To overcome this risk, SIT Corporate and Secretarial Ltd has worked in close collaboration with the Central Depository & Settlement Co Ltd (CDS), to ensure the highest level of privacy of shareholders personal information. The share transfers and any change in shareholders particulars are stocked in an external IT database, monitored by CDS at its registered office. Moreover, regular interaction is made with the Commissioner of Data Protection Office to ensure that the provisions of the Data Protection Act are thoroughly complied with. Therefore, with the above structure in place, the likelihood of any leakage of shareholders' personal information can be said to be negligible.

Principle 6: REPORTING WITH INTEGRITY

The Board is responsible for the preparation of accounts that fairly present the state of affairs of SITLH and also have to ensure that such accounts adhere to IFRS, IAS and the Companies Act 2001.

6.1 Charitable donations

The Company did not make any donation during the year under review (2023: Rs nil).

6.2 Political donations

The Company, in line with its policy, did not make any political donation during the year under review (2023: Rs nil).

6.3 Carbon Reduction Reporting

In order to reduce its part of CO2 and other greenhouse gas emissions, the Company has implemented the following measures:

- The carrying out of an Energy Audit Exercise at the Core Building with a view to reduce energy consumption.
- The setting up of two solar farms in its residential morcellement project at Aurea- Living Harmony in collaboration with SIT Property Development Ltd. These solar farms is presently converting heat energy into electrical energy during the day and same is being transferred to the CEB Grid.
- The implementation of the VRF (Variable Refrigerant Flow) Air- Conditioning System in its office and at the Core Building.

All the above measures are contributing towards the reduction of the burning of crude oil and charcoal for the production of electricity locally and show that SITLH is committed in providing a green environment to the general public at large.

6.4 Sustainability reporting

The Company has developed and implemented social, safety, health and environmental policies and practices that in all material respects comply with existing legislative and regulatory frameworks.

6.5 Corporate and Social Responsibility

The Company has not undertaken any CSR activity during the year under review.

Principle 6: REPORTING WITH INTEGRITY (CONTINUED)**6.6 Material Clauses of the Memorandum and Articles of Association****Article 8.1 of the Memorandum and Articles of Association**

The Founder Shares shall confer upon the Sugar Investment Trust or its agents and instrumentalities the following rights and privileges namely: -

- (i) the right to appoint such number of Directors of the Company so as to control its Board of Directors; and
- (ii) the right to appoint the Chairman of the Board of Directors.

Article 78 of the Memorandum and Articles of Association

The Company shall appoint such number of Directors as the Company in General Meeting may decide provided that:

- (i) the majority of those Directors shall at all-time be appointed by the holder of the Founder Share of the Company; and
- (ii) out of the remaining other Directors, at least one shall be:
 - a. an Employee (as defined by the Sugar Industry Efficiency Act) of the sugar industry who is a member of the Company; and
 - a Planter (as defined by the Sugar Industry Efficiency Act) of the sugar industry who is a member of the Company.

A copy of the Memorandum & Articles of Association is available upon request at the registered office of the Company.

6.7 Shareholders' Agreement

There is no Shareholders' Agreement. However, Article 79 of the M&A of the Company provides that every director shall be a shareholder of the Company except the Directors appointed by the holder of Founder Share who shall not be required to hold any share of the Company for the purpose of eligibility for appointment as a Director of the Company.

6.8 Management Agreement

The Company has not entered into any management agreement with third parties.

Principle 7: AUDIT

An internal audit department was set up in January 2018. The scope of internal auditing within Sugar Investment Trust (the Group and its companies) is broad as companies in the Group have activities in sugar cane cultivation and harvesting, rental of buildings, waterpark business and property development projects.

The Institute of Internal Auditors (IIA) defines Internal Auditing as:

"An independent, objective assurance and consulting activity designed to add value and improve an organisation's operations. The internal audit activity helps an organisation accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control and governance processes."

Consistent with its mission, the Internal Audit Department (IAD) provides management with information, appraisals, recommendations, and counsel regarding the activities examined and other significant issues.

IAD performs the following tasks in accordance with its overall strategy:

- Verify the existence of assets and recommend proper safeguards for their protection;
- Evaluate the adequacy of the system of internal controls;
- Recommend improvements in controls;
- Assess compliance with policies and procedures and sound business practices;
- Assess compliance with laws, regulations and contractual obligations;

Principle 7: AUDIT (CONTINUED)

- Review operations/programs to ascertain whether results are with established objectives and whether the operations/programs are being carried out as planned;
- Investigate reported occurrences of fraud, embezzlement, theft, waste etc.
- Ad hoc assignments from the Chief Executive Officer, the ARC and the board of Directors.

The Internal Audit Department is headed by the Internal Auditor who reports directly to the Audit & Risk Management Committee and in carrying out his duties and responsibilities, the Internal Auditor issues reports to the Chief Executive Officer and who takes remedial actions immediately. Such reports are made available to the Chairperson of the Audit & Risk Management Committee.

The Board is mindful of the importance of the internal audit function which is key in providing reasonable assurance against material misstatements and losses. As such this responsibility of assessing the internal controls is fulfilled by the Audit & Risk Management Committee on behalf of the Board.

For this purpose, the Internal Audit Department have full, free and unrestricted access to management, employees, any of the Company’s financial and operational activities, physical operations and to all information/records considered necessary for the proper execution of internal audit’s work, subject to strict accountability for safekeeping and confidentiality thereof. An internal audit plan is prepared by the Internal Auditor following discussions with Senior Management under the supervision of the Audit & Risk Management Committee which ultimately approves the final audit plan.

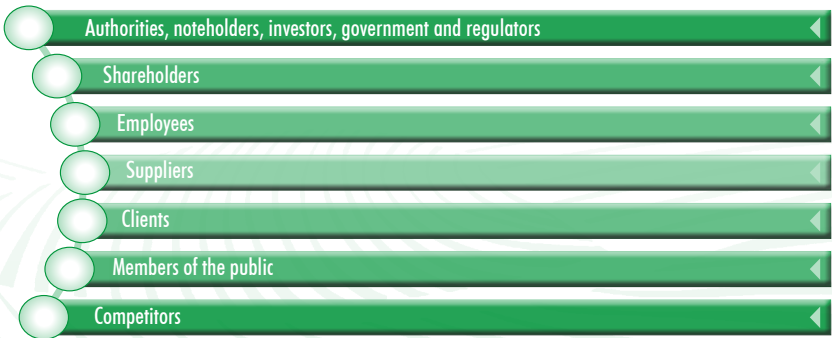
The Company as well as the SIT group has a policy to rotate its external auditors after every three financial years. As such, a new external auditor is appointed through bidding process after every three financial years. The last tender was launched in the year 2024 and Bacha & Bacha was appointed as External Auditors for the SIT Group.

The Audit & Risk Management Committee has met with the external auditor once during the year and discussed the critical policies, judgements and estimates with the external auditor. The auditor’s objectivity and independence are assessed by the Audit & Risk Management Committee.

Principle 8: RELATIONS WITH SHAREHOLDERS AND OTHER KEY STAKEHOLDERS

SITLH is a public company limited by shares and its shareholding structure is at Section 1.6 of the report.

The Board aims to properly understand the information needs of all shareholders and places great importance on an open and transparent communication with all those involved with the Company. It ensures that shareholders are kept informed on matters affecting the Company. Open lines of communication are maintained to ensure transparency and optimal disclosure. Communication with shareholders and stakeholders has been mainly through the annual report, the published results of the Company, the Annual General Meeting, dividend declarations, press communiqués and the website of the SIT Group. Social Media platforms like Facebook and LinkedIn are also used to reach stakeholders.



Principle 8: RELATIONS WITH SHAREHOLDERS AND OTHER KEY STAKEHOLDERS (CONTINUED)

Engagement with the above-mentioned stakeholders is regularly monitored in order to devise a systematic approach to ensure expectations, decisions, risk/issues and project progress information is delivered to the right person at the right time with the most efficient and effective level of information.

It is to be noted that shareholders are invited annually to attend the Annual General Meeting (“AGM”) to adopt the audited financial statements and to vote on the (re)appointment of directors and external auditors. Shareholders receive the notice of the AGM at least 14 days prior to the meeting. The last AGM of the Company was held on 26th June 2024.

The annual report, which includes the notice to shareholders, is published in full on the Company’s website, www.sit.mu.

8.1 Shareholders holding more than 5% of the capital of the Company

No person has reported any material interest of 5% or more of the equity share capital of SIT Land Holdings Ltd.

8.2 Dividend Policy

The Company normally aims to ensure that its shareholders have a consistent return on their investments in the form of stable dividends. Before making any distribution, the Board has a responsibility to ensure that the company satisfies the solvency test in accordance with the provisions of the Companies Act 2001.

8.3 Related party transactions

Please refer to Note 31 of the Financial Statements.

8.4 Future Events

Reporting

Publication of Unaudited Abridged Interim Financial Statements for Quarter ending September 30, 2024	15 th November 2024
Publication of Unaudited Abridged Interim Financial Statements for Half year ending December 31, 2024	15 th February 2025
Publication of Unaudited Abridged Interim Financial Statements for nine months ending March 31, 2024	15 th May 2025
Publication of Abridged Audited Financial Statements for year ending June 30, 2025	30 th September 2025

8.5 Employee Share-Option Plan

There is no share-option plan in place within the Company.

Director 

Date: 26 September 2024

Director 

Date: 26 September 2024

STATEMENT OF COMPLIANCE (Section 75(3) of the Financial Reporting Act 2004)
YEAR ENDED JUNE 30, 2024

Name of Public Interest Entity : SIT LAND HOLDINGS LTD
Reporting Period : 01 July 2023 to 30 June 2024

We, the Directors of **SIT LAND HOLDINGS LTD** confirm that throughout the year ended 30 June 2024 to the best of our knowledge, SIT has complied with the principles of the Code of Corporate Governance (the “Code”) except for the following:

Principle 1 – Governance Structure

- Adoption of a Board Charter*

The Board, as a governing body, fully understand its role, responsibility and authority in setting the direction, the management and control of the Company. A Board Charter has been adopted by the ultimate holding company, the Sugar Investment Trust (SIT), during the year under review and same will be ratified by the Board of Directors of all the subsidiaries of SIT, including the Company.

Principle 2 – The Structure of the Board and its Committees

- Executive Directors*

Although the National Code of Corporate Governance 2016 recommends having at least two Executive Directors, the Board believes that the Board composition is adequate due to the size and complexity of the business, which is in line with the company’s Memorandum & Articles of Association.

- Chairperson of Audit & Risk Management Committee*

The Code provides that the Chairperson of the Audit Committee should be an independent director. However, since none of the directors possess any financial background, the Board of Directors of the Sugar Investment Trust (the ultimate holding company) has deemed it appropriate to appoint an external Chartered Accountant as Chairperson of the Audit & Risk Management Committee to ensure more independence and objectivity.

Principle 3 – Director Appointment Procedures

- Professional development and ongoing education of directors.*

The Company did not undertake any professional development and ongoing education of directors during the year under review but same will be implemented during the next financial year.

Principle 4 – Directors Duties, Remuneration and Performance

- Conflicts of Interest*

Presently, the SIT Group does not have any formal conflict of interest and related party transactions policy will adopt same as from the next financial year in line with the National Code of Corporate Governance for Mauritius.

- Board Evaluation and Development*

The SIT Group did not appoint any independent Board Evaluator during the year under review and no Board evaluation and development processes were undertaken. However, the SIT Group will consider implementing one as from the next financial year.


Director

Date: 26 September 2024


Director

Date: 26 September 2024

STATEMENT OF DIRECTORS' RESPONSIBILITIES YEAR ENDED JUNE 30, 2024

The responsibilities of the Directors of SIT Land Holdings Limited ('the Company') in respect of the operations of the Company are set out below:

Financial Statements

The Directors are required by the Mauritius Companies Act 2001 to prepare financial statements for the Company that provide a true and fair view of the financial position as at the end of the financial year and of the result of its operations for the year then ended. The Directors are responsible for the integrity of these annual financial statements and for the objectivity of any other information presented therein.

The Directors confirm that, in preparing these financial statements, they have:

- kept proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and the Company;
- selected suitable accounting policies, in compliance with International Financial Reporting Standards (IFRS) and have applied them consistently;
- safe-guarded the assets of the Company by maintaining appropriate internal control systems and procedures;
- taken reasonable steps for the prevention and detection of fraud and other irregularities;
- made judgements and estimates that are reasonable and prudent; and
- prepared the financial statements on the going concern basis.

Internal Controls

The Directors have an overall responsibility for taking such steps, to set up internal control systems and procedures as per best practices, to safeguard the assets of the Company and to prevent fraud and errors. The Company's internal control systems have been designed to provide the Directors with such reasonable assurance. Such systems ensure that all transactions are authorised and recorded. Any departures from established procedures are detected and corrective action taken.

Risk Management

The Directors are responsible for taking appropriate action to mitigate or eliminate risks associated with the Company's business.

Director 

Date: 26 September 2024

Director 

Date: 26 September 2024

COMPANY SECRETARY'S CERTIFICATE FOR THE YEAR ENDED JUNE 30, 2024

In accordance with section 166(d) of the Mauritius Companies Act 2001, we certify that, to the best of our knowledge and belief, the Company has filed with the Corporate and Business Registration Department all such returns as are required of the Company under the Companies Act 2001.



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SIT CORPORATE AND SECRETARIAL SERVICES LTD

Ground Floor, NG Tower,
Cybercity 72201,
Ebene
Republic of Mauritius

Date: 26 September 2024

INDEPENDENT AUDITORS' REPORT OF THE MEMBERS OF SIT LAND HOLDINGS LTD

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **SIT LAND HOLDINGS LTD** set out on pages 37 to 80 which comprise the statement of financial position as at **30 June 2024**, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the financial statements, including a summary of significant accounting policies

In our opinion, these financial statements on pages 37 to 80 give a true and fair view of the financial position of the company as at **30 June 2024** and of its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards and comply with the requirements of the Mauritius Companies Act 2001 and the Financial Reporting Act 2004.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). 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 International Ethics Standards Board for Accountants Code of Ethics for Professional Accountants (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Prior Year Financial Statements

The financial statements for the year ended 30 June 2023 were audited by another auditor who expressed an unqualified opinion on 29 September 2023.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significant in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

1. Land - Property, plant and equipment – Land inventories

At 30 June 2024, total land owned by the Company stretched across:

- Property, plant and equipment (PPE) – Rs 237,050k.
- Land inventories – Rs 79,442k.

The Company initially acquired land for cultivation of sugar cane, subsumed under property, plant and equipment. Since the Company has began diversifying its activities, several plots of land have been sold, transferred to investment property for rental or capital appreciation and transferred to inventory property for such residential property that the Company develops and intends to sell before, or on completion of development.

Report on the Audit of the Financial Statements (Continued)

Audit Response

As part of our audit procedures,

- We obtained the Company's records of land and agreed both the area and cost of land at acquisition to title deeds.
- We verified on a sample basis, whether land transferred in and out different classes of assets were consistent with either IAS 16, IAS 2 or IFRS 5.
- We reconciled the land area recorded with the land surveyor records for completeness and accuracy;
- We ensured that land pertains to the actual way that the land is used, taking into consideration management's future plan.

The assessment of net realizable values for land inventories in particular involves assumptions and judgement relating to future market developments and future changes in costs and selling prices.

Given the significance of total land on the Company's statement of financial position coupled with the inherent management judgement involved in their classifications as either PPE or Land Inventories, we determined this to be a key audit matter

- We reviewed the appropriateness of land inventory recognition accounting policies and assessed the compliance with the requirements of IAS 2.

Related Disclosure

Refer to note 5 and 11 in the financial statements.

2. Other Financial assets at amortised cost

Other financial assets at amortised cost as at June 30, 2024 amounted to Rs 185,297k for the Company. IFRS 9 Financial Instruments requires an entity to incorporate reasonable and supportable information about past events, current conditions and future economic scenarios into the assessment of expected credit losses ("ECL"). Such an assessment should be based on information at the reporting date and adjusted for subsequent available information.

The determination of ECL, if any, is complex and involves several judgement assumptions. As a result, the ECL assessment has been identified as a key audit matter.

Audit Response

As part of our audit procedures:

- We assessed the design and operating effectiveness of key controls around the monitoring of recoverability;
- We reviewed management's evaluation of the recoverability of the intercompany balance and ensured whether the related party could repay the amount outstanding (current accounts) at the reporting date based on their highly liquid assets at year end.
- We tested the underlying assumptions used in cash flow forecasts and accuracy of source information stemming from budgets to gauge recoverability in instances where the unrestricted cash position of the borrower at year end was not adequate to repay the full amount due; and
- We ensured there was no management bias during the selection of forward-looking economic scenarios and forward-looking indicators of changes in credit risk used for the ECL assessment.

INDEPENDENT AUDITORS' REPORT OF THE MEMBERS OF SIT LAND HOLDINGS LTD (CONTINUED)**Report on the Audit of the Financial Statements (Continued)****Related Disclosure**

Refer to note 14 in the financial statements.

Other Information

The Directors are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditor's report thereon.

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

Responsibilities of the Directors and Those Charged with Governance for the financial Statements

The Directors are responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards and in compliance with the requirements of the Mauritius Companies Act 2001 and the Financial Reporting Act 2004, and for such internal control as the Directors determine is 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 an auditors' 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 ISAs 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.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- (i) Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- (ii) Obtain an understanding of internal control relevant to the audit 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.

INDEPENDENT AUDITORS' REPORT OF THE MEMBERS OF SIT LAND HOLDINGS LTD (CONTINUED)

Report on the Audit of the Financial Statements (Continued)

Auditors' Responsibilities for the Audit of the Financial Statements (Continued)

- (iii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- (iv) Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- (v) Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair Presentation.
- (vi) Obtain sufficient appropriate audit evidence regarding the financial information of the Company to express an opinion on the Company financial statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonable are expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Companies Act 2001

- (a) We have no relationship with or interests in the Company other than in our capacity as auditors.
- (b) We have obtained all the information and explanations we have required.
- (c) In our opinion, proper accounting records have been kept by the Company as far as it appears from our examination of those records.

Other Matter

This report is made solely to the Company's members, as a body, in accordance with Section 205 of the Mauritius Companies Act 2001. Our audit work has been undertaken so that we might state to the Company's members, as a Body, those matters that we are required to state to them in an auditors' 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 body for our audit work, for this report, or for the opinions we have formed.

Report on the Audit of the Financial Statements (Continued)

Financial Reporting Act 2004

In our opinion, the disclosures in the Corporate Governance Report are consistent with the requirements of the Code. Our responsibility under the Financial Reporting Act is to report the compliance with the Code of Corporate Governance disclosed in the annual report and assess the explanations given for non-compliance with any requirement of the Code. From our assessment of the disclosure made on corporate governance in the annual report, the company has, pursuant to the section 75 of the Financial Reporting Act, complied with the requirements of the Code.



BACHA AND BACHA
Chartered Accountants
Les BACHA
Cathedral Square
Port Louis



Y BACHA, G.O.S.K, FCA
Licensed by FRC

Date: 18 November 2024

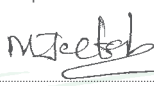
STATEMENT OF FINANCIAL POSITION AS AT JUNE 30, 2024

ASSETS	Notes	2024	2023
		Rs'000	Rs'000
Non-current assets			
Property, plant and equipment	5	237,059	240,971
Investment properties	6	686,500	508,000
Intangible assets	7	-	-
Investment in associate	8	475,929	445,286
Investment in jointly controlled entity	9	10	10
Other asset	23(d)	18,991	18,989
		1,418,489	1,213,256
Current assets			
Inventories	10	2,913	2,236
Land inventories	11	79,442	93,374
Consumable biological assets	12	1,667	1,532
Trade receivables	13	12,169	6,594
Other financial assets at amortised cost	14	185,297	214,020
Other current assets	15	2,012	1,214
Cash and cash equivalents	30(b)	3,356	4,342
		286,856	323,312
Total assets		1,705,345	1,536,568
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	16	325,025	325,025
Retained earnings		1,040,069	865,405
Actuarial reserves		(14,225)	(9,911)
Total equity		1,350,869	1,180,519
Non-current liabilities			
Retirement benefit obligations	17	30,969	27,402
Borrowings	20(c)	5,106	6,271
		36,075	33,673
Current liabilities			
Trade and other payables	18	312,995	319,846
Dividend payable to shareholders	19	2,481	-
Contract liabilities	23(c)	2,925	2,525
Borrowings	20 (b)	-	5
		318,401	322,376
Total equity and liabilities		1,705,345	1,536,568

These financial statements have been approved for issue by the Board of Directors on 26 September 2024.


Signature

Satyvanoo Gopal
Name of director


Signature

Madoobala Jeetah, O.S.K.
Name of director

The notes on pages 41 to 80 form an integral part of these financial statements.
Auditor's report on pages 32 to 36.

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED JUNE 30, 2024**

	Notes	2024	2023
		Rs'000	Rs'000
Revenue	23	73,681	61,238
Cost of sales	24	(69,997)	(58,852)
		3,684	2,386
(Gain) / Loss arising from changes in fair value of biological assets	12	(135)	320
Other operating expenses	24	8,442	6,131
		8,307	6,451
Operating loss		(4,623)	(4,065)
Fair value gain on investment properties		168,310	24,000
Other income	25	1,277	609
Finance income	26	8,963	9,889
Profit before finance cost		173,927	30,433
Finance costs	27	(13,656)	(14,338)
Profit from ordinary activities		160,271	16,095
Share of result of associates	8	30,643	55,052
Profit for the year		190,914	71,147
Other comprehensive income:			
<u>Items that will not be reclassified to profit or loss:</u>			
Remeasurement of post employment benefit obligations	17	(4,314)	(1,486)
Other comprehensive income for the year		(4,314)	(1,486)
Total comprehensive income for the year		186,600	69,661
Earnings per share	29	0.57	0.21

The notes on pages 41 to 80 form an integral part of these financial statements.
Auditor's report on pages 32 to 36.

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED JUNE 30, 2024

	Notes	Share capital Rs'000	Actuarial reserves Rs'000	Retained earnings Rs'000	Total Rs'000
At July 1, 2023		325,025	(9,911)	865,405	1,180,519
Profit for the year		-	-	190,914	190,914
Other comprehensive income for the year		-	(4,314)	-	(4,314)
Total comprehensive income for the year		-	(4,314)	190,914	186,600
Dividend	19	-	-	(16,250)	(16,250)
At June 30, 2024		325,025	(14,225)	1,040,069	1,350,869
At July 1, 2022		325,025	(8,425)	769,424	1,086,024
Profit for the year		-	-	71,147	71,147
Other comprehensive income for the year		-	(1,486)	-	(1,486)
Total comprehensive income for the year		325,025	(9,911)	840,571	1,155,685
Dividend	19	-	-	24,834	24,834
At June 30, 2023		325,025	(9,911)	865,405	1,180,519

The notes on pages 41 to 80 form an integral part of these financial statements.
Auditor's report on pages 32 to 36.

STATEMENTS OF CASH FLOW FOR THE YEAR ENDED JUNE 30, 2024

	Notes	2024	2023
		Rs'000	Rs'000
Profit before taxation		190,914	71,147
Adjustments:			
Depreciation on property, plant and equipment	5(b)/5(c)	91	168
Amortisation of intangible assets	7(b)	-	6
Profit on disposal		-	22
Fair value gain on investment properties	6(a)	(168,310)	(24,000)
Deposit on land inventory earmarked to be sold		400	115
Amortization of advance payment on lease		-	(635)
Land inventories	11	13,932	7,091
Share of results of associate	8	(30,643)	(55,052)
Benefits paid out	17(iii)	(1,676)	(4,818)
Retirement benefit (paid out) / charge		929	764
Changes in fair value of consumable biological asset	12	(135)	320
Finance income	26	(8,963)	(9,889)
Interest expense	27	13,656	14,338
		10,194	(423)
<i>Changes in working capital:</i>			
Inventories		(677)	(429)
Trade receivables		(5,575)	2,315
Other financial assets at amortised cost		28,723	13,903
Other current assets		(798)	(772)
Trade and other payables		(6,851)	(22,453)
Net cash generated from / (used in) operations		25,016	(7,859)
Other assets		(1)	-
Cash flow from operating activities			
Interest received		8,963	23
Interest expense		(13,656)	-
Net cash (used in) / from operating activities		(4,693)	23
Cash flow from investing activities			
Acquisition of investment property		-	(499)
Addition to bearer plant	5(b)	(6,369)	-
Net cash used in investing activities		(6,369)	(499)
Cash flow from financing activities			
Dividend paid to shareholders	19	(13,769)	(85)
Proceeds from loan		-	6,266
Repayment of borrowings		(1,170)	-
Net cash (used in) / generated from financing activities		(14,939)	6,181
Net decrease in cash and cash equivalents		(986)	(2,154)
Cash and cash equivalents at the beginning of the financial year		4,342	6,496
Cash and cash equivalents at end of year	30(b)	3,356	4,342

The notes on pages 41 to 80 form an integral part of these financial statements.

Auditor's report on pages 32 to 36.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024

1. GENERAL INFORMATION

SIT Land Holdings Ltd is a public company, incorporated on 23 November 2001 and domiciled in Mauritius. It was listed on the Development and Enterprise Market of the Stock Exchange of Mauritius on 26 September 2002. Its registered office and principal place of business is Ground Floor, NG Tower, Cybercity, Ebène.

The principal activities of the Company are:

- dealing in matters relating to agriculture in general;
- acquire, hold and/or dispose of properties in general; and
- investment holding.

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

2.1 Basis of preparation

The financial statements of SIT Land Holdings Ltd comply with the Companies Act 2001 and have been prepared in accordance with International Financial Reporting Standards (IFRS). Where necessary, comparative figures have been amended to conform with change in presentation in the current year. The financial statements are prepared under the historical cost convention, except that:

- (i) relevant financial assets and financial liabilities are carried at amortised cost; and
- (ii) consumable biological assets are stated at fair value.

New and revised standards that are effective for the year beginning on 01 July 2023

In the current year, the following new and revised standards and interpretation issued by the IASB became mandatory for the first time for the financial year beginning on 01 July 2023:

Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2 Making Materiality Judgements—Disclosure of Accounting Policies

The company has adopted the amendments to IAS 1 for the first time in the current year. The amendments change the requirements in IAS 1 with regard to disclosure of accounting policies. The amendments replace all instances of the term ‘significant accounting policies’ with ‘material accounting policy information’. Accounting policy information is material if, when considered together with other information included in an entity’s financial statements, it can reasonably be expected to influence decisions that the primary users of general-purpose financial statements make on the basis of those financial statements.

The supporting paragraphs in IAS 1 are also amended to clarify that accounting policy information that relates to immaterial transactions, other events or conditions is immaterial and need not be disclosed. Accounting policy information may be material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial. However, not all accounting policy information relating to material transactions, other events or conditions is itself material. The IASB has also developed guidance and examples to explain and demonstrate the application of the ‘four-step materiality process’ described in IFRS Practice Statement 2.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (Continued)

Amendments to IAS 12 Income Taxes—Deferred Tax related to Assets and Liabilities arising from a Single Transaction.

The company has adopted the amendments to IAS 12 for the first time in the current year. The amendments introduce a further exception from the initial recognition exemption. Under the amendments, an entity does not apply the initial recognition exemption for transactions that give rise to equal taxable and deductible temporary differences. Depending on the applicable tax law, equal taxable and deductible temporary differences may arise on initial recognition of an asset and liability in a transaction that is not a business combination and affects neither accounting profit nor taxable profit.

Following the amendments to IAS 12, an entity is required to recognise the related deferred tax asset and liability, with the recognition of any deferred tax asset being subject to the recoverability criteria in IAS 12.

Amendments to IAS 12 Income Taxes— International Tax Reform—Pillar Two Model Rules

The company has adopted the amendments to IAS 12 for the first time in the current year. The IASB amends the scope of IAS 12 to clarify that the Standard applies to income taxes arising from tax law enacted or substantively enacted to implement the Pillar Two model rules published by the OECD, including tax law that implements qualified domestic minimum top-up taxes described in those rules.

The amendments introduce a temporary exception to the accounting requirements for deferred taxes in IAS 12, so that an entity would neither recognise nor disclose information about deferred tax assets and liabilities related to Pillar Two income taxes. Following the amendments, the company is required to disclose that it has applied the exception and to disclose separately its current tax expense (income) related to Pillar Two income taxes.

Amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors—Definition of Accounting Estimates

The company has adopted the amendments to IAS 8 for the first time in the current year. The amendments replace the definition of a change in accounting estimates with a definition of accounting estimates. Under the new definition, accounting estimates are “monetary amounts in financial statements that are subject to measurement uncertainty”. The definition of a change in accounting estimates was deleted.

Directors have assessed the impact of these new and revised standards and interpretation and concluded that none of the above has a material impact on these financial statements.

Standards and amendments to existing standards that are not yet effective and have not been adopted early by the Company

The new and amended standards that are issued, but not yet effective, up to the date of issuance of the Company’s financial statements are disclosed below. The Company intends to adopt these new and amended standards and interpretations, if applicable, when they become effective:

Standard/Interpretation	Effective for accounting period beginning on or after
Amendment to IFRS 10 and IAS 28 - Sale or contribution of assets between investors and its associate or joint venture.	Not yet decided by the IASB
Amendments to IAS 7 and IFRS 7 - Supplier finance arrangement	01 January 2024
Amendments to IFRS 16 - lease liability in sale or leaseback transaction	01 January 2024

The directors have not yet assessed the potential impact of the application of the standards and amendments.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 Financial assets

Amortised cost

These assets arise principally from the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of financial assets where the objective is to hold these assets in order to collect contractual cash flows and the contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Impairment provisions for trade receivables are recognised based on the simplified approach within IFRS 9 using the lifetime expected credit losses. During this process the probability of the non-payment of the trade receivables is assessed. This probability is then multiplied by the amount of the expected loss arising from default to determine the lifetime expected credit loss for the trade receivables. For trade receivables, which are reported net, such provisions are recorded in a separate provision account with the loss being recognised within cost of sales in the statement of comprehensive income. On confirmation that the trade receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Impairment provisions for receivables from related parties and loans to related parties are recognised based on a forward looking expected credit loss model. The methodology used to determine the amount of the provision is based on whether there has been a significant increase in credit risk since initial recognition of the financial asset.

For those where the credit risk has not increased significantly since initial recognition of the financial asset, twelve month expected credit losses along with gross interest income are recognised. For those for which credit risk has increased significantly, lifetime expected credit losses along with the gross interest income are recognised. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

From time to time, the Company elects to renegotiate the terms of trade receivables due from customers with which it has a good trading history. Such renegotiations will lead to changes in the timing of payments rather than changes to the amounts owed and, in consequence, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in the statement of comprehensive income.

The Company's financial assets measured at amortised cost comprise trade and other receivables, amount due from related party and cash and cash equivalents in the statement of financial position.

Cash and cash equivalents includes cash in hand, cash at bank, and — for the purpose of the statement of cash flows - bank overdraft. Bank overdrafts are shown within loans and borrowings in current liabilities on the statement of financial position.

2.3 Financial liabilities

The company classifies its financial liabilities into one of two categories, depending on the purpose for which the liability was acquired.

Financial liabilities include the following items:

- Bank borrowings which are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried in the statement of financial position. For the purposes of each financial liability, interest expense includes initial transaction costs as well as any interest payable while the liability is outstanding.
- Trade payables and other short-term liabilities, which are initially recognised at fair value and subsequently carried at amortised cost using the effective interest method.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.4 Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Any impairment loss is recognised for the amount by which the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of an asset’s fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

2.5 Exceptional items

Exceptional items are disclosed separately in the financial statements where it is necessary to do so to provide further understanding of the financial performance of the Company. They are material items of income or expense that have been shown separately due to the significance of their nature or amount.

3. FINANCIAL RISK MANAGEMENT

3.1 Financial Risk Factors

The Company’s activities expose it to a variety of financial risk factors, including:

- credit risk;
- liquidity risk; and
- price risk

A description of the significant risk factors is given below together with the risk management policies applicable.

Credit risk

Credit risk arises from cash and cash equivalents and credit exposures to customers, including outstanding receivables and amounts due from related parties.

Credit risk is managed on a Company basis.

Risk control assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. Individual risk limits are set based on internal or external ratings in accordance with limits set by the board. The compliance with credit limits by customer is regularly monitored by line management.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/ or regions.

The table below shows the credit concentration at the end of the reporting period.

	2024	2023
Counterparty	%	%
2 major counterparties	0%	0%
Others (diversified risk)	0%	0%
	0%	0%

The Company does not set a credit limit for each customer. The Company has policies in place to ensure that investment properties are rented to customers with an appropriate credit history.

3. FINANCIAL RISK MANAGEMENT (CONTINUED)

3.1 Financial Risk Factors (Continued)

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivery of cash or another financial asset.

Prudent liquidity risk management includes maintaining sufficient cash and the availability of funding from an adequate amount of committed credit facilities and the ability to close out market positions. The Company aims at maintaining flexibility in funding by keeping committed credit lines available.

The table below analyses the Company’s non-derivative financial liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date.

	Less than 1 year Rs'000	Total Rs'000
At June 30, 2024		
Amount due to	297,833	297,833
At June 30, 2023		
Bank overdraft	5	5
Amount due to	306,434	306,434

Price risk

The Company is exposed to price risk with respect to sugar proceeds which is determined by the Mauritius Sugar Syndicate.

Foreign exchange risk

The Company is not exposed to foreign exchange risk as transactions are effected in Mauritian Rupee only.

3.2 Fair value estimation

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the company for similar financial instruments.

3.3 Capital risk management

The Company’s objectives when managing capital are:

- to safeguard the Company’s ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits to other stakeholders, and
- to provide an adequate return to shareholders by pricing products and services commensurately with the level of risk.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

3. FINANCIAL RISK MANAGEMENT (CONTINUED)

3.3 Capital risk management (Continued)

The Company sets the amount of capital in proportion to risk. The Company manages the capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

Consistently with others in the industry, the Company monitors capital on the basis of the gearing ratio which is the net debt divided by total equity plus net debt. Net debt is calculated as total debts (as shown in the statement of financial position) less cash and cash equivalents. Total equity is calculated as equity as shown in the statement of financial position.

During 2024, the Company's strategy, which was unchanged from 2023, was to maintain the gearing ratio at the lower end in order to secure access to finance at a reasonable cost.

The debt-to-capital ratios at June 30, 2024 and 2023 were as follows:

	Notes	2024 Rs'000	2023 Rs'000
Borrowings	20	-	5
Amount due to related party	18	297,833	306,434
Contract liabilities	23(c)	2,925	2,525
Total debt		300,758	308,964
Less cash and cash equivalents		(3,356)	(4,342)
Net debt		297,403	304,622
Total equity		1,350,869	1,180,519
Net debt		297,403	304,622
Total equity plus net debt		1,648,271	1,485,141
Gearing ratio		18%	21%

There were no changes in the Company's approach to capital risk management during the year.

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENT

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.

Critical accounting estimates and assumptions

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.

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENT (CONTINUED)

Judgements

- Note 8 Investment in associate: whether the Company has significant influence over an investee;
- Note 9 Investment in jointly controlled entity: whether the Company has significant influence over a jointly controlled operation;
- Note 37 Going concern: Whether the Company as a whole has adequate resources to continue in operation for a period of 12 months from the date of approval of the financial statements;
- Note 5 Property, plant and equipment: determining the useful life, residual value and economic viability of property, plant and equipment;
- Note 6 Investment properties: the fair value is determined by the Company using valuation methods which reflect the market conditions;
- Note 7 Intangible assets: determining the useful life, residual value and economic viability of intangible assets;
- Note 8 Investment in associate: the fair value is determined by the Company using valuation methods which involve the use of judgement and estimates;
- Note 9 Investment in jointly controlled entity: the fair value is determined by the Company using valuation methods which involve the use of judgement and estimates;
- Note 12 Consumable biological assets: determining the fair value of biological assets on the basis of significant unobservable inputs;
- Note 13 Trade receivables: measurement of ECL allowance for trade receivables: key assumptions in determining the weighted-average loss rate;
- Note 14 Amount due from related party: measurement of ECL allowance for amount due from related party: key assumptions in determining the inputs to the ECL model;
- Note 18 Retirement benefit obligations: measurement of defined benefit assets/obligations: key actuarial assumptions;
- Note 23 Deferred income taxes: recognition of deferred tax assets/liabilities: availability of future taxable profit against which deductible temporary differences and tax losses carried forward can be utilised;

Limitation of sensitivity analysis

Sensitivity analysis in respect of market risk demonstrates the effect of a change in a key assumption while other assumptions remain unchanged. In reality, there is a correlation between the assumptions and other factors. It should also be noted that these sensitivities are non-linear and larger or smaller impacts should not be interpolated or extrapolated from these results.

Sensitivity analysis does not take into consideration how the Company's assets and liabilities are managed. Other limitations include the use of hypothetical market movements to demonstrate potential risk that only represent the group view of possible near term market changes that cannot be predicted with any certainty.

More details are in respective applicable notes below to the financial statements:

- Note 13 Trade and receivables: measurement of ECL allowance for trade receivables: key assumptions in determining the weighted-average loss rate;
- Note 18 Retirement benefit obligations: measurement of defined benefit assets/obligations: key actuarial assumptions.

5. PROPERTY, PLANT AND EQUIPMENT

(a) Accounting policy

Property, plant and equipment held for use of plantation or for administrative purposes, are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

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 will flow to the Company and the cost of the item can be measured reliably. All repair and maintenance are charged to profit or loss during the financial period in which they are incurred.

Bearer plants

Bearer plants have been estimated based on the cost of land preparation and planting of bearer canes.

Depreciation is calculated on the straight-line method to write off their cost to their residual values over their estimated useful lives. It is applied at the following rates:

	Years
Bearer plants	7 years
Computer equipment	3 years
Motor vehicles	5 years
Furniture & fittings	10 years
Tools & equipment	4 years
Plant & machinery	5 years

Land is not depreciated.

The assets’ residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively, if appropriate, at the end of each reporting period.

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

Gains and losses on disposals of property, plant and equipment are determined by comparing proceeds with carrying amount and are included in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(b) As at June 30, 2024

	Notes	Land Rs'000	Computer equipment Rs'000	Motor vehicles Rs'000	Plant and machinery Rs'000	Furniture and fittings Rs'000	Tools and equipment Rs'000	Bearer plants Rs'000	Total Rs'000
COST									
At July 1,		240,383	419	7,172	450	415	6,089	465	255,393
Additions		-	-	-	-	-	-	6,369	6,369
Transfer to investment property	6	(10,190)	-	-	-	-	-	-	(10,190)
At June 30,		230,193	419	7,172	450	415	6,089	6,834	251,572
DEPRECIATION									
At July 1,		-	408	7,144	398	383	6,089	-	14,422
Charge for the year	24(iv)	-	9	26	53	3	-	-	91
At June 30,		-	417	7,170	451	386	6,089	-	14,513
NET BOOK VALUE									
At June 30,		230,193	2	2	(1)	29	-	6,834	237,059

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(c) As at June 30, 2023

	Notes	Land	Computer equipment	Motor vehicles	Plant and machinery	Furniture and fittings	Tools and equipment	Bearer plants	Total
		Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
COST									
At July 1,		240,383	419	7,207	450	381	6,089	-	254,929
Additions		-	-	-	-	34	-	465	499
Disposals		-	-	(35)	-	-	-	-	(35)
At June 30,		240,383	419	7,172	450	415	6,089	465	255,393
DEPRECIATION									
At July 1,		-	394	7,114	308	381	6,089	-	14,286
Charge for the year	24(iv)	-	14	62	90	2	-	-	168
Disposals		-	-	(32)	-	-	-	-	(32)
At June 30,		-	408	7,144	398	383	6,089	-	14,422
NET BOOK VALUE									
At June 30,		240,383	11	28	52	32	-	465	240,971

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

- (d) Depreciation charge for the year amounts to **Rs 91k** (2023: Rs.175k) and was recognised in cost of sales (Note 24).
(e) Impairment of bearer plants

The recoverable amount of the bearer plants, which is based on value in use, is measured by future cash flows of sugar crops. Continuous fall in sugar prices have led to persistent losses in sugar crop segment (**Note 35**) amounting to Rs 12,451k (2023: Rs 6,667k). Management does not anticipate that sugar price will improve drastically. Hence, on a prudence basis, bearer plants were impaired. No further addition was recognised in 2024 since future economic benefits are not expected.

- (f) The Company has pledged all its freehold land under property, plant and equipment to secure general banking facilities granted to its Holding Company (**Note 32**).

- (g) Critical accounting estimates and assumptions

Property, plant and equipment are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In reassessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values. Consideration is also given to the extent of current profits and losses on the disposal of similar assets.

Property, plant and equipment are considered for impairment if there is a reason to believe that impairment may be necessary. Factors taken into consideration in reaching such a decision include the economic viability of the asset itself and where it is a component of a larger economic unit, the viability of that unit itself.

The directors therefore make estimates based on historical experience and use best judgement to assess the useful lives of assets and to forecast the expected residual values of the assets at the end of their expected useful lives.

6. INVESTMENT PROPERTIES

At July 1,
Increase in fair value
At June 30

2024	2023
Rs'000	Rs'000
508,000	490,171
178,500	17,829
686,500	508,000

- (a) Details of the Company's investment properties measured at fair value and information about the fair value hierarchy as at June 30, 2024 are as follows:

June 30, 2024

At July 1,
Transfer from Property Plant and Equipment
Increase in value
Total

Level 3	Total
Rs'000	Rs'000
508,000	508,000
10,190	10,190
168,310	168,310
686,500	686,500

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

6. INVESTMENT PROPERTIES (CONTINUED)

June 30, 2023

Level 3	Total
Rs'000	Rs'000
At July 1,	490,171
Transfer to land inventories	(6,171)
Increase in value	24,000
Total	508,000

There were no transfers between levels during the year.

(b) Level 3 - Valuation method:

The leasehold land, the building and structures on the leasehold land of the Company have been valued by Aestima Ltd represented by the Chartered Valuation Surveyor, S. M. Ikhlās Belath, M.R.I.C.S. on June 30, 2023.

As at June 30, 2023, the fair value of the investment properties was based on its market value, which is defined as intended to mean the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion.

(c) The market value of the land was derived using the following approach:

- (i) The Sales Comparison Approach involves the estimation of the value of a property by comparing it to similar properties recently sold on the open market. The sales comparison approach is mainly used for value estimates of simple forms of property, such as vacant land and single-family homes, where the properties are homogeneous and the adjustments are few in number and relatively simple to compute.
- (ii) The Depreciated Replacement Cost Approach estimates the value by computing the current cost of replacing a property and subtracting any depreciation resulting from one or more of the following factors: physical deterioration, functional obsolescence and external (or economic) obsolescence. The value of the land, as though it were vacant and available, is then added to the depreciated value of the premises in order to produce a total value estimate; and
- (iii) The Income Capitalisation Approach takes a property's forecast net operating income and allocates these future benefits to the mortgage and equity components, based on market rates of return and loan to value ratios which is capitalised at an appropriate rate of return to produce a capital value.
- (iv) Change in status occurs when the rental contracts are not renewed and the use of the freehold land is, hence, regarded as held for capital appreciation.
- (d) There was a change in accounting policy from the cost model to the fair value model for investment properties of the company. The change in accounting policy should be made retrospectively as per IAS 8, meaning that the financial statements for prior periods have been restated to reflect the fair value measurement.
- (e) On the basis of current economic and property environment, the Directors are satisfied that the carrying amounts of the investment properties reflect the fair values as at June 30, 2024.
- (f) Land under Food Security Scheme and 11 A Scheme consist of agricultural land of an extent of 200 Arpents (844,174.2 square metres) excised from an original plot of land of an extent of 1,387 Ha 9043 square metres. The site is currently under crop cultivation.
- (g) Land put on lease to small planters situated along Grand Bois road, mainly used for agricultural purposes.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

6. INVESTMENT PROPERTIES (CONTINUED)

(h) The following amounts have been recognised in profit or loss :

	Notes	2024 Rs'000	2023 Rs'000
Leases of agricultural land	23(b)(iv)	3,405	1,705

No operating expenses relating to investment properties were incurred during the year (2023: nil).

(i) The Company has pledged all its investment properties to secure general banking facilities granted to its Holding Company (Note 33).

(j) Critical accounting estimates and assumptions

As part of the revaluation process, the use of judgement to determine the fair value of properties is necessary. Land is valued on the basis of recently transacted properties of similar nature in that specific region and residual value method as appropriate. The value of land is increased in line with Consumer Price Index when its fair value is not reassessed by an external independent certified practising valuer.

7. INTANGIBLE ASSETS

(a) Accounting policy

Computer software

Acquired computer software licences are capitalised on the basis of costs incurred to acquire and bring to use the specific software and are amortised using the straight line method over their estimated useful lives of 3 years.

(b) At June 30,

COST

At July 1 & June 30,

AMORTISATION

At July 1,

Charge for the year

At June 30,

NET BOOK VALUE

At June 30,

	Computer software	
	2024 Rs'000	2023 Rs'000
	1,615	1,615
	1,615	1,609
	-	6
	1,615	1,615
	-	-

24(iv)

(c) Critical accounting estimates and assumptions

Intangible assets are amortised over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In reassessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions.

Intangible assets are considered for impairment if there is a reason to believe that impairment may be necessary. Factors taken into consideration in reaching such a decision include the economic viability of the asset itself and where it is a component of a larger economic unit, the viability of that unit itself.

8. INVESTMENT IN ASSOCIATE

(a) Accounting policy

An associate is an entity over which the Company has significant influence but not control, or joint control, generally accompanying a shareholding between 20% and 50% of the voting rights.

Investment in associate is accounted for using the equity method except when classified as held-for-sale. Investment in associate is initially recognised at cost as adjusted by post acquisition changes in the Company’s share of the net assets of the associate less any impairment in the value of investment.

Any excess of the cost of acquisition and the Company’s share of the net fair value of the associate’s identifiable assets and liabilities recognised at the date of acquisition is recognised as goodwill, which is included in the carrying amount of the investment. Any excess of the Company’s share of the net fair value of identifiable assets and liabilities over the cost of acquisition, after assessment, is included as income in the determination of the Company’s share of the associate’s profit or loss.

When the Company’s share of losses exceeds its interest in an associate, the Company discontinues recognising further losses, unless it has incurred legal or constructive obligation or made paymentson behalf of the associate.

Unrealised profits and losses are eliminated to the extent of the Company’s interest in the associate. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Where necessary, appropriate adjustments are made to the financial statements of associates to bring the accounting policies used in line with those adopted by the Company.

If the ownership interest in an associate is reduced but significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income is reclassified to profit or loss where appropriate.

Dilution gains and losses arising in investment in associate is recognised in profit or loss.

(b) SIT Property Development Ltd

At July 1,
Share of profit
At June 30,

2024	2023
Rs'000	Rs'000
445,286	390,234
30,643	55,052
475,929	445,286

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

8. INVESTMENT IN ASSOCIATE (CONTINUED)

Company name	Year end	Nature of business	Country of incorporation and operation	Current assets		Non-current assets		Current liabilities		Non-current liabilities		Revenue		(Loss)		Proportion of ownership interest	
				Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Direct %	Indirect %
2024																	
SIT Property Development Ltd	June 30,	Property Development	Republic of Mauritius	1,086,035	1,193,257	1,310,566	20,302	187,091	62,538	49.0	-						
2023																	
SIT Property Development Ltd	June 30,	Property Development	Republic of Mauritius	1,126,610	1,202,542	1,423,766	19,504	177,717	112,352	49.0	-						

(d) The above entity is accounted for using the equity method.

(e) Reconciliation of the above summarised financial information to the carrying amount recognised in the financial statements.

	SIT Property Development Ltd	
	2024	2023
	Rs. 000	Rs. 000
Operating net assets	885,886	773,534
Profit for the year	62,538	112,352
Closing net assets	948,424	885,886
Ownership interest (%)	49	49
Unrecognised loss*	464,728	434,084
Carrying value	464,728	434,084

*Unrecognised loss was not recognised with respect to the revision of accumulated amortization of a leasehold land, disclosed as right of use, in SIT Property Development Ltd. While the fair value exceeds its book value amount, the directors are of the opinion that this is not an objective evidence of impairment. Critical judgement was used in estimating the contract period.

8. INVESTMENT IN ASSOCIATE (CONTINUED)**(f) Critical accounting estimates and assumptions**

The fair value of securities not quoted in an active market may be determined by the Company using valuation techniques including third party transaction values, earnings, net asset value or discounted cash flows, whichever is considered to be appropriate. The Company would exercise judgement and estimates on the quantity and quality of pricing sources used. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

9. INVESTMENT IN JOINTLY CONTROLLED ENTITY**(a) Accounting policy**

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Company as a joint operator recognises in relation to its interest in a joint operation:

- Its assets, including its share of any assets held jointly.
- Its liabilities, including its share of any liabilities incurred jointly.
- Its revenue from the sale of its share of the output arising from the joint operation.
- Its share of the revenue from the sale of the output by the joint operation.
- Its expenses, including its share of any expenses incurred jointly.

When the Company transacts with a joint operation (such as a sale or contribution of assets), the gains and losses resulting from the transactions are recognised in the Group's financial statements only to the extent of other parties' interests in the joint operation.

When the Company transacts with a joint operation (such as a purchase of assets), the Company does not recognise its share of the gains and losses until it resells those assets to a third party.

(b) Le Bouchon Development Company Ltd

Following a Shareholder's Agreement ('the agreement') between SIT Land Holdings Limited ('the Company') and Curzon Investments (Le Bouchon) Limited ('the customer' or 'joint venturer'), Le Bouchon Development Company Ltd was set up on March 05, 2020, as a special purpose vehicle in the Republic of Mauritius.

The primary activity of Le Bouchon Development Company ('SPV') is real estate activities with (rental of) own or leased property (Excluding Multi-purpose hall and Exhibition Centre). The sole purpose of setting up the Company is to construct a smart city on a portion of land situated at Le Bouchon. On March 21, 2022, the earmarked land was transferred from the Company to the SPV.

At June 30, 2024, management made an assesment that Le Bouchon Development Company Ltd is subject to substantive and protective rights. Even though SIT Land Holdings Limited has 100% shares, management is of the opinion that the entity should not be consolidated as the agreement does not give SIT Land Holdings Limited the ability to use its power to affect the SIT Land Holdings Limited's returns from its involvement with the investee.

The rights stipulates that there are matters which requires unanimous consent which are as follows:

- carry on any activity or business other than the Projects Activities as documented in the agreement;
- purchase, lease, acquire, take options over, exchange or otherwise deal in any real property other than the Land at Le Bouchon, as described in the agreement and accompanying documents
- do or permit or suffer to be done any act whereby the Company may be wound up voluntarily;

9. INVESTMENT IN JOINTLY CONTROLLED ENTITY (CONTINUED)

(b) Le Bouchon Development Company Ltd

- carry out any transaction having effect or an alteration in the share capital, the creation of a class or category of shares or a variation in the rights attached to the Shares;
- make any appointment, replacement, revocation of the members of the Board of Directors and/or a change in the composition of the Board of Directors beyond the parameters set out in the Agreement,
- pay fees or emoluments to the Board of Directors or to any director, save and except for independent directors.

Furthermore, Curzon Investments (Le Bouchon) Limited have a material right to obtain further shares up to 80% of the investee which will vest automatically if the latter starts construction and pay for the shareholding in the future. SIT Land Holdings Limited does not have the power to influence or intervene in such rights.

Having no other purpose than to carry the project stated above, the investment is classified as a joint venture whereby the major economic decisions related to the investee requires the unanimity from the directors appointed by both parties.

		2024	2023
		Rs'000	Rs'000
At July 1,		10	-
Acquisition of investment		-	10
At June 30,		10	10

Name of jointly controlled entity	Principal activity	Proportion of interest and voting rights held	
		2024	2023
Le Bouchon Development Company Ltd	Real estate activities with (rental of) own or leased property (Excluding Multi-purpose hall and Exhibition Centre)	%	%
		100%*	100%*

a. Le Bouchon Development Company Ltd is a private company and there is no quoted market price available for its shares.

The above jointly controlled entity is accounted for using the equity method.

*Classification of Le Bouchon Development Company Ltd as a joint venture

Le Bouchon Development Company Ltd is a limited liability company whose legal form confers separation between the parties to the joint arrangement and the Company itself. The entity, however, is classified as a jointly controlled entity on the basis of a joint arrangement exist and decisions about the relevant activities require the unanimous consent of both parties sharing control, being SIT Land Holdings Ltd and Curzon Investments (Le Bouchon) Limited.

(c) Summarised financial information

Summarised financial information in respect of the Company's material joint venture is set out below. The summarised financial information below represents amounts shown in the joint venture's financial statements prepared in accordance with IFRSs, adjusted for equity accounting purposes such as fair value adjustments made at the time of acquisition and adjustments for differences in accounting policies.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

9. INVESTMENT IN JOINTLY CONTROLLED ENTITY (CONTINUED)

(c) Summarised financial information (Continued)

Summarised statement of financial position of Le Bouchon Development Company Ltd

	2024	2023
	Rs'000	Rs'000
Current assets	2,957	2,030
Non-current assets	21,790	19,646
Current liabilities	24,967	21,891

The above amounts of assets and liabilities include the following :

Cash and cash equivalents	667	53
---------------------------	-----	----

Summarised statement of profit or loss and other comprehensive income of Le Bouchon Development Company Ltd

Revenue*	-	-
Loss for the year*	(6)	(191)
Other comprehensive income for the year*	-	-
Total comprehensive income for the year*	(6)	(191)

* Le Bouchon Development Company Ltd obtained its Smart City Scheme Certificate on 19th July 2023, which is in itself a milestone in the development of the project. SITLH is liaising with the relevant authorities for securing the Pas Geometriques of an extent of 20A59P, which is an important component for the project.

Reconciliation of the above summarised financial information to the carrying amount of the interest in the joint venture recognised in the financial statements:

Reconciliation of summarised financial information

	Le Bouchon Development Company Ltd	
	2024	2023
	Rs. 000	Rs. 000
Operating net assets	(215)	(24)
Loss for the year	(6)	(191)
Closing net liabilities	(221)	(215)
Ownership interest (%)	100	100
	(221)	(215)
Unrecognised loss*	-	53
Carrying value	(221)	(162)

* Loss is restricted to nil . Impairment of was not recognised since the project is being kick started after the obtention of the smart city certificate and future positive cashflows are expected.

9. INVESTMENT IN JOINTLY CONTROLLED ENTITY (CONTINUED)

(d) Commitments and contingent liabilities

The parties to the jointly controlled entity has agreed to provide such additional funds as the SPV may require from time to time to carry out projects.

(e) Critical accounting estimates and assumptions

Significant judgements and assumptions are made in determining whether an entity has joint control and the type of joint arrangement. In considering the classification, management considers whether control exists, the nature and structure of the relationship and other facts and circumstances.

10. INVENTORIES

(a) Accounting policy

Consumables comprise fertilizers and herbicides and are stated at the lower of cost and net realisable value. Cost is determined under the weighted average cost method. Net realisable value is the estimate of the selling price in the ordinary course of business, less the costs of completion and applicable variable selling expenses.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs of completion and the estimated costs necessary to make the sale.

(b) As at June 30

Consumables

2024	2023
Rs'000	Rs'000
2,913	2,236

11. LAND INVENTORIES

Land acquired or earmarked for development with a view to sell in the ordinary course of business, is held as land inventory, and is measured at the lower of cost and net realisable value.

When land inventory is sold, the carrying amount of the property is recognised as an expense in the period in which the related revenue is recognised. The carrying amount of inventory property recognised in profit or loss is determined with reference to the directly attributable costs incurred on the property sold and an allocation of any other related costs based on the relative size of the property sold.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs of completion and the estimated costs necessary to make the sale.

(a) As at June 30

Inventory properties, at cost

Extent of land

Arpent

2024	2023
Rs'000	Rs'000
79,442	93,374
107.14	118.08

(b) The cost of land inventories recognised as expense and included in cost of sales amounted to **Rs.15,147k** (2023: Rs.7,091k).

(c) The Company has pledged all its land inventories to secure general banking facilities granted to its Holding Company.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

12. CONSUMABLE BIOLOGICAL ASSETS

(a) Consumable biological assets comprise of palm trees and herbaceous plants and are measured at fair value less costs to sell, which is the present value of the expected net cash flows discounted at the relevant market determined pre-tax rate.

(b) As at June 30, 2024

At July 1,
Increase in fair value
At June 30,

Plants in nursery	Total
Rs'000	Rs'000
1,532	1,532
135	135
1,667	1,667

(c) As at June 30, 2023

At July 1,
Decrease in fair value
At June 30,

Plants in nursery	Total
Rs'000	Rs'000
1,852	1,852
(320)	(320)
1,532	1,532

The fair value measurements for nursery plants have been categorised as Level 3 fair values based on the inputs to the valuation techniques used.

(d) Valuation techniques and significant unobservable inputs

Nursery plants are valued using the future selling price of different type of plants.

(e) Critical Accounting estimates

The fair value of consumable biological assets has been arrived at by discounting the present value of the expected net cash flows at the relevant market determined pre-tax rate. The harvesting costs and other direct expenses are based on yearly budgets.

13. TRADE RECEIVABLES

(a) Accounting policy

Trade receivables are recognised initially at fair value and subsequently measured at amortised costs using the effective interest method, less loss allowance.

The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on the payment profiles of sales over a period of 36 months before June 30, 2024 or July 01, 2023 respectively and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Company has identified the GDP as the most relevant factor, and accordingly adjusts the historical loss rates based on expected changes in this factor.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

13. TRADE RECEIVABLES (CONTINUED)

(a) Accounting policy (Continued)

On that basis, the loss allowance as at June 30, 2024 was determined as per Note 13(c) & (d) below.

(b) <u>As at June 30,</u>	Notes	2024	2023
		Rs'000	Rs'000
Receivable from Mauritius Sugar Syndicate		10,381	6,450
Receivable from lessees		1,788	206
Total trade receivables, gross		12,169	6,656
Less: provision for impairment	13(e)	-	(62)
Total trade receivables, net		12,169	6,594

(c) At June 30, 2024

Expected credit loss:

Current

More than 30 days past due

More than 60 days past due

More than 120 days past due

Total

Gross carrying amount - trade receivables	Expected loss rate	Loss allowance
Rs'000	%	Rs'000
10,936	0.0%	-
577	0.0%	-
279	0.0%	-
377	0.0%	-
12,169		-

(d) At June 30, 2023

Expected credit loss:

Current

More than 30 days past due

More than 120 days past due

Total

Gross carrying amount - trade receivables	Expected loss rate	Loss allowance
Rs'000	%	Rs'000
6,450	0.1%	6
40	15.0%	6
166	30.1%	50
6,656		62

(e) Impairment of trade receivables

The closing loss allowances for trade receivables as at June 30, reconcile to the opening loss allowances as follows:

Provision for impairment

As at July 1,

Recognised in profit or loss during the year

Written off during the year as uncollectible

At June 30,

Notes	2024	2023
	Rs'000	Rs'000
	62	80
24(v)	-	62
	-	(80)
	62	62

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

13. TRADE RECEIVABLES (CONTINUED)

(f) Critical Accounting estimates

The loss allowances for financial assets are based on assumptions about risks of default and expected loss rates. The Company uses judgement in making these assumptions and selecting inputs to impairment calculation, based on the Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting year.

14. OTHER FINANCIAL ASSETS AT AMORTISED COST

(a) Accounting policy

Other financial assets at amortised costs include those assets held with a view of collecting contractual cash flows and contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transactions costs that are directly attributable to their acquisition or issue, are subsequently carried at amortised cost using the effective interest rate method less any provision from impairment.

Fair value of other financial assets at amortised cost

Due to the short-term nature of the current receivables, their carrying amount is considered to be the same as their fair value.

Impairment and risk exposure

The loss allowances for financial assets are based on assumptions about risk of default and expected loss rates. No risk allowances were recognised during the year ended June 30, 2024 (2023: Nil).

All of the financial assets at amortised cost are denominated in Mauritian rupee. As a result, there is no exposure to foreign currency risk.

(b) <u>As at June 30,</u>	Notes	2024	2023
		Rs'000	Rs'000
Amount due from related parties, gross	31	185,297	214,020

15. OTHER CURRENT ASSET

(a) Accounting policy

These amounts generally arise from transactions outside the usual operating activities of the Company. Collateral is not normally obtained.

Due to the short-term nature of the current receivables, their carrying amount is considered to be similar to the same as their fair value.

(b) <u>As at June 30,</u>	2024	2023
	Rs'000	Rs'000
Prepayments	303	217
VAT receivable	1,640	927
Other receivables	68	70
	2,012	1,214

16. SHARE CAPITAL

(a) Accounting policy

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new share are shown in equity as deduction, net of tax, from proceeds. Where the company purchases its equity share capital (treasury shares), the consideration paid, including any directly attributable incremental costs (net of income taxes) is deducted from equity attributable to the company's equity holders until the shares are cancelled or reissued.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

16. SHARE CAPITAL (CONTINUED)

(a) Accounting policy (Continued)

When such shares are subsequently reissued, any net consideration received, is included in equity attributable to the company's equity holders.

	Note	Number of shares	2024 & 2023
		No.	Rs'000
(b) As at June 30,			
Ordinary share capital (nearest thousands)	16 (c)	325,000,000	325,000
Founder share	16 (d)	1	25
Total			325,025
(c) The total authorised number of ordinary share is 325,000 shares (2023: 325,000 shares) with a par value of Rs.1 per share (2023: Rs.1 per share). All issued shares are fully paid. Fully paid ordinary shares carry one vote per share and carry a right to dividends and rank pari passu in all respects at general meetings.			
(d) The 1 founder share (2023: 1) carries the same right to distribution of 25,000 ordinary shares. The founder share carry and hold the power to cast whether on a poll or otherwise, such number of votes as amounts to an absolute majority of the votes that may cast at general meetings.			

17. RETIREMENT BENEFIT OBLIGATION

(a) Accounting policy

Defined benefit plans

A defined benefit plan is a pension plan that is not a defined contribution plan. Typically defined benefit plans define an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and compensation.

The liability recognised in the statements of financial position in respect of defined benefit pension plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method.

Remeasurement of the net defined benefit liability, which comprise actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), is recognised immediately in other comprehensive income in the period in which they occur. Remeasurements recognised in other comprehensive income shall not be reclassified to profit or loss in subsequent period.

The Company determines the net interest expense/(income) on the net defined benefit liability/(asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the net defined liability/(asset), taking into account any changes in the net defined liability/(asset) during the period as a result of contributions and benefit payments. Net interest expense/(income) is recognised in profit or loss.

Service costs comprising current service cost, past service cost, as well as gains and losses on curtailments and settlements are recognised immediately in profit or loss.

Unfunded plan

Artisans and labourers of sugar companies are entitled to a gratuity on death or retirement, based on years of service. This item is not funded. The benefits accruing under this item are calculated by an actuary and have been accounted for in the financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

17. RETIREMENT BENEFIT OBLIGATION (CONTINUED)

(a) Accounting policy (Continued)

Gratuity on retirement

For employees who are not covered (or who are insufficiently covered by the above pension plans), the net present value of gratuity on retirement payable under the Workers' Rights Act 2019 (2018-Employment Rights Act 2008) is calculated by a qualified actuary and provided for. The obligations arising under this item are not funded.

(i) Summary of balances

- Amount recognised in the statements of financial position as non-current liabilities:

	Notes	2024 Rs'000	2023 Rs'000
Net defined pension benefit liability	17(ii)	30,969	27,402

- Amount charged to profit or loss:

	Notes	2024 Rs'000	2023 Rs'000
Defined pension benefits	17(vi)	2,100	1,466

- Amount (credited)/charged to other comprehensive income:

	Notes	2024 Rs'000	2023 Rs'000
Defined pension benefits	17(vii)	4,314	1,486

(ii) The amounts recognised in the statements of financial position are as follows:

	Notes	2024 Rs'000	2023 Rs'000
Present value of defined benefit obligations	17(iv)	34,360	29,708
Fair value of plan assets	17(v)	(3,391)	(2,306)
Net liability in the statements of financial position	17(i)	30,969	27,402

(iii) The reconciliation of the opening balances to the closing balances for the net defined benefit liability is as follows:

	2024 Rs'000	2023 Rs'000
At July 1,	27,402	29,273
Charged to profit or loss	929	1,466
(Credited)/charged to other comprehensive income	4,314	1,486
Benefits paid out	(1,676)	(4,818)
Less: Employer contributions	-	(5)
At June 30,	30,969	27,402

17. RETIREMENT BENEFIT OBLIGATION (CONTINUED)

(a) Accounting policy (Continued)

- (iv) The movement in the defined benefit obligations over the year is as follows:

Notes	2024	2023
	Rs'000	Rs'000
At July 1,	29,683	30,631
Interest expense	1,382	714
Current service cost	852	794
Employee contributions	-	2
Benefits paid	(1,838)	(4,121)
Liability experience gain/(loss)	4,207	2,227
Liability (gain)/loss due to change in financial assumptions	74	(564)
At June 30,	34,360	29,683

- (v) The movement in the fair value of plan assets of the year is as follows:

	2024	2023
	Rs'000	Rs'000
At July 1,	2,306	1,358
Interest income	135	42
Employer contributions	2,847	4,823
Employee contributions	-	2
Benefits paid	(1,838)	(4,121)
Return on plan assets excluding interest (income)/expense	(59)	202
At June 30,	3,391	2,306

- (vi) The amounts charged/(credited) to profit or loss are as follows:

	2024	2023
	Rs'000	Rs'000
Current service cost	852	794
Net interest on net defined benefit liability	1,248	672
Total included in employee benefit expense	2,100	1,466

- (vii) The amounts charged/(credited) to other comprehensive income are as follows:

	2024	2023
	Rs'000	Rs'000
Return on plan assets below/(above) interest income	59	(202)
Liability experience gain	4,207	2,227
Liability loss / (gain) due to change in financial assumptions	74	(564)
Change in effect of asset ceiling	(26)	25
Total included in other comprehensive income	4,314	1,486

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

17. RETIREMENT BENEFIT OBLIGATION (CONTINUED)

(a) Accounting policy (Continued)

(viii) The principal actuarial assumptions used for the purposes of the actuarial valuations were:

	2024	2023
Discount rate	4.8%	4.8%
Future salary increases (staff/workers)	4.5%	4.5%
Future pension increases	0%	0%
Average retirement age	60	60

(x) Sensitivity analysis on defined benefit obligations at the end of the reporting date:

	Increase Rs'000	Increase Rs'000
<u>June 30, 2024</u>		
Discount rate (1% movement)	845	845
<u>June 30, 2023</u>		
Discount rate (1% movement)	1,086	1,086

(b) Critical Accounting estimates

The present value of the pension obligations depend on a number of factors that are determined on an actuarial basis using a number of assumptions. The assumptions used in determining the net cost/(income) for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of pension obligations.

The Company determines the appropriate discount rate at the end of each year. This is the interest rate used to determine the present value of estimated future cash outflows expected to be required to settle the pension obligations. In determining the appropriate discount rate, the group considers the interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating the terms of the related pension liability.

18. TRADE AND OTHER PAYABLES

(a) Accounting policy

Trade and other payables are stated at fair value and subsequently measured at amortised cost using the effective interest method.

The carrying amounts of trade and other payables approximate their fair value.

(b) As at June 30,

Notes	2024	2023
	Rs'000	Rs'000
Trade payables	4,259	4,051
Other payables	5,711	5,231
Advance on rentals	431	1,247
Provision for bonus	4,500	2,658
Provision for audit fees	261	225
Amount due to holding company	297,833	306,434
	312,995	319,846

19. DIVIDEND PAYABLE TO SHAREHOLDERS

	Notes	2024 Rs'000	2023 Rs'000
At July 01,		-	24,919
Declared during the year		16,250	-
Reversal of unclaimed dividend		-	(24,834)
Paid		(13,769)	(85)
At June 30,	33	2,481	-

- (i) Rule 71 of the SIT Rules and Article 132 of the Memorandum & Articles of Association provide that all dividends unclaimed for a period of 5 years after having been declared shall be forfeited and shall revert to the companies. Dividends amounting to MUR 24.9 m were unclaimed and unpaid at 30 June 2023 and have been reversed in line with provisions of the SIT Rules and Memorandum & Articles of Association.

20. BORROWINGS

(a) Accounting policy

Borrowings are recognised initially at fair value being their issue proceeds net of direct issue costs. Borrowings are subsequently measured at amortised cost using the effective interest rate which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried on the statement of financial position.

- (b) Disclosed as current liabilities:

Bank overdrafts

2024 Rs'000	2023 Rs'000
-	5

Borrowings which are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least twelve months after the end of the reporting period.

- (c) Disclosed as non - current liabilities:

Loan from DBM

2024 Rs'000	2023 Rs'000
5,106	6,271

Borrowings classified as non -current liabilities relate to a loan from the Development Bank of Mauritius (DBM) as part of the "Revolving loan scheme" for the replantation of sugar cane on 237 Arpents at Riviere du Poste.

- Amount of loan : Rs. 12,800,000 /-
Purpose of loan : Replantation of Sugar Cane on 237 Arpents at Riviere du Poste.
Interest rate : 2.5% per annum, it starts running on sums withdrawn from the Special Deposit.
Repayment of loan : Repayment over a period of 4 years of 4 consecutive equated annual payments.
First repayment installment falling due on 31 December 2023.
Security : Pledge of 14% of crop proceeds in favour of DBM Ltd.

21. TAXATION

(a) Accounting policy

Income tax liabilities/(assets) for the current and prior periods are measured at the amount expected to be paid to/(recovered from) the tax authorities, using the tax rates and tax laws that have been enacted or substantially enacted by the end of the reporting period.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

21. TAXATION (CONTINUED)

(a) Accounting policy (Continued)

The current tax charge is based on chargeable income for the year calculated on the basis of tax laws enacted or substantively enacted by the end of the reporting period.

(b) Amounts recognised in the statements of financial position:

At July 1,
Tax paid
Current tax on the adjusted profit for the year at 15% (2023: 15%)
Tax loss utilised

Tax loss utilized

At June 30,

Analysed as follows:

- Current tax liabilities

2024	2023
Rs'000	Rs'000
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

(c) Amounts recognised in the statements of profit or loss:

Charged for the year

2024	2023
Rs'000	Rs'000
-	-
-	-

(d) Tax reconciliation

The tax on the Company's profit before taxation differs from the theoretical amount that would arise using the basic tax rate of the Company as follows:

Profit before taxation
Tax calculated at a rate of 15% (2023: 15%)
Income not subject to tax
Expenses not deductible for tax purposes
Payments deductible for tax purposes
Excess of depreciation over annual allowance
Tax loss not recognised
Tax charge

2024	2023
Rs'000	Rs'000
190,914	71,147
28,637	10,672
(28,603)	(1,458)
19	708
-	(723)
(12)	41
(320)	(9,240)
(279)	-

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

22. DEFERRED INCOME TAX

(a) Accounting policy

Deferred income taxes are calculated on all temporary differences under the liability method at 15% (2023: 15%).

There is a legally enforceable right to offset current tax assets against current tax liabilities and deferred income taxes and liabilities when the deferred income taxes relate to the same fiscal authority on the same entity.

The directors are of the opinion that deferred tax asset should not be recognised in the financial statements as the Company has incurred exceptional gains in current year due to the changes in fair value of the investment properties and certainty of consistent future profits can be inferred.

(b) Reconciliation of amounts which would have been in the statements of financial position if deferred tax was recognised:

2024	2023
Rs'000	Rs'000
18,202	19,022

Deferred tax assets

(c) Reconciliation of movement on the deferred income tax account is as follows:

2024	2023
Rs'000	Rs'000
19,022	22,412
(820)	(3,390)
18,202	19,022

At July 01,

Charge

At June 30,

(d) The movement in deferred tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same fiscal authority on the same entity, is as follows:

Deferred tax assets

	Accelerated tax depreciation	Tax losses	Retirement benefit obligations	Provision for doubtful debts	Total
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
At July 01, 2022	111	17,311	4,976	14	22,412
(Charge)/credit	(98)	(2,912)	(318)	(62)	(3,390)
At June 30, 2023	13	14,399	4,658	(48)	19,022
Credit / (charge)	63	(83)	(800)	-	(820)
At June 30, 2024	76	14,316	3,858	(48)	18,202

(e) Unused tax losses at the end of the reporting date that were available for offset against future profits were as follows:

2024	2023
Rs'000	Rs'000
95,444	84,699

Unused tax losses

No deferred tax asset has been recognised in respect of the above tax losses due to unpredictability of future profit streams. The tax losses expire on a rolling basis over 5 years except for unutilized capital allowance amounting to **Rs.4,459k** (2023: Rs 4,725k).

23. REVENUE**(a) Accounting policy**

(1) Revenue from contracts with customers

(i) *Performance obligations and timing of revenue recognition*

Sugar proceeds

The majority of the revenue is derived from selling goods with revenue recognised at a point in time when control of the goods has been transferred to the customer. This is generally when the goods are delivered to the customer.

Sugar, molasses, bagasse and distillers/bottlers proceeds are recognised based on the total production of the crop year. There is limited judgement needed in identifying the point control passes: once crop has been harvested and processed into sugar, molasses, bagasse and distillers/bottlers and delivered to the Mauritius, Sugar Syndicate, the Company will have a present right to payment (as a single payment on delivery) and retains none of the significant risks and rewards of the goods in question.

Rental income

Rental income from operating leases is recognised on a straight-line basis over the lease term, with revenue recognised typically on an over time basis.

Sales of land

Revenue is recognised at a point in time when ownership of the land is actually transferred to the customer.

(ii) *Determining the transaction price*

Revenue is derived from fixed price contracts and therefore the amount of revenue to be earned from each contract is determined by reference to those fixed prices.

The transaction price is the amount of consideration to which an entity expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties (for example, some land transfer taxes).

(iii) *Allocating amounts to performance obligations*

Sugar prices are based on the recommendations made to all sugar companies by the Mauritius Chamber of Agriculture after consultation with the Mauritius Sugar Syndicate. Any differences between the recommended prices and the final prices are reflected in profit or loss of the period in which they are established.

For most contracts, there is a fixed unit price for each product sold or services rendered. Therefore, there is no judgement involved in allocating the contract price to each unit ordered or service rendered in such contracts (it is the total contract price divided by the number of units ordered or service rendered). Where a customer orders more than one product line, the Company is able to determine the split of the total contract price between each product line by reference to each product's standalone selling prices (all product lines are capable of being, and are, sold separately).

The costs of fulfilling contracts do not result in the recognition of a separate asset because:

- such costs are included in the carrying amount of inventory for contracts involving the sale of goods; and
- for service contracts, revenue is recognised over time by reference to the stage of completion meaning that control of the assets is transferred to the customer on a continuous basis as work is carried out. Consequently, no asset for work in progress is recognised.

23. REVENUE (CONTINUED)

(a) Accounting policy (Continued)

Practical Exemptions

The Company has taken advantage of the practical exemptions:

- not to account for significant financing components where the time difference between receiving consideration and transferring control of goods (or services) to its customer is one year or less; and
- expense the incremental costs of obtaining a contract when the amortisation period of the asset otherwise recognised would have been one year or less.

(2) Other revenues earned by the Company is recognised on the following bases:

- Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).
- Other income is recognised as it accrues unless collectability is in doubt.

(3) Contract balances

A contract liability is the obligation to transfer services to a customer for which the Company has received full or partial consideration. In cases where the customer pays consideration before the Company transfers goods/services, a contract liability is recognised when the payment is made or the payment is due, whichever is earlier. Contract liabilities are recognised as revenue when the Company performs under the contract. The Company also derives income from sales of land options. A land option gives the customer the option to buy a property in the future against an upfront payment. The proceeds are treated as a contract liability as no performance obligation is delivered at that time until the customer buys the land or the option period expires.

(4) Costs of obtaining long-term contracts and costs of fulfilling contracts

In addition to the contract balances, as disclosed above, the Company has also recognised an asset in relation to costs to fulfil a long-term contract ('Le Bouchon Contract'). This is presented within 'Other assets' in the statement of financial position.

The costs relate directly to the contract, generate resources that will be used in satisfying the contract and are expected to be recovered. They were therefore recognised as an asset from costs to fulfil a contract.

(5) Remaining performance obligations

The vast majority of the Company's contracts are for the delivery of goods within the next 12 months for which the practical expedient in paragraph 121(a) of IFRS 15 applies. However, Le Bouchon Contract for the sales of land have been entered into for which both:

- the original contractual period was until construction date is announced and 4 years thereafter; and
- the Company's right to consideration does not correspond directly with the performance.

(b) Revenue from contracts with customers

	Notes	2024 Rs'000	2023 Rs'000
Sugar proceed	(i)	42,159	44,993
Sales of goods	(ii)	105	421
Sales of real estates	(iii)	28,012	14,119
Rental income from investment properties	(iv)	3,405	1,705
Total revenue from contracts with customers		73,681	61,238

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

23. REVENUE (CONTINUED)

(a) Accounting policy (Continued)

A. Disaggregation of revenue from contracts with customers:

(1) 2024

Product type

Sugar proceed

Sales of goods

Sales of real estates

Rental income from investment properties

Agro	Land Sales	Land Rental
Rs'000	Rs'000	Rs'000
42,159	-	-
105	-	-
-	28,012	-
-	-	3,405
42,264	28,012	3,405

(2) 2023

Product type

Sugar proceed

Sales of goods

Sales of real estates

Rental income from investment properties

Agro	Land Sales	Land Rental
Rs'000	Rs'000	Rs'000
44,993	-	-
421	-	-
-	14,119	-
-	-	1,705
45,414	14,119	1,705

a. All of the Company's revenue arises principally in Mauritian territories during 2024 and 2023.

(i) Revenue from sugar proceeds:

Current year crop:

Sugar

Molasses

Bagasses

SIFB compensation

Total revenue from sugar proceeds

Notes	2024	2023
	Rs'000	Rs'000
	35,553	36,817
	3,193	3,316
	3,414	4,754
	-	106
23(b)	42,159	44,993
	105	421
23(b)	105	421

(ii) Revenue from the sales of goods:

Sales of nursery plants

Total revenue from sales of goods

23. REVENUE (CONTINUED)

(a) Accounting policy (Continued)

	Notes	2024	2023
		Rs'000	Rs'000
(iii) Revenue from the sales of real estates:			
<i>Sales of agricultural land:</i>			
<i>Amounts included in contract liabilities recognised as revenue:</i>			
<i>Direct receipts from:</i>			
<i>Sales of land inventory</i>	a.	28,012	7,030
Sales of non-current asset held for sale	a.	-	7,089
Total revenue from the sale of real estates	23(b)	28,012	14,119
a. Receipts from sales of land is recognised net of land transfer taxes which amount to Rs.26,114k (2023: Rs.743k).			
		2024	2023
		Rs'000	Rs'000
(iv) Rental income from investment properties:			
<i>Amounts included in contract liabilities recognised as revenue:</i>			
<i>Amortization of advance payments on rentals</i>	23(c)(ii)	-	635
<i>Direct receipts from:</i>			
Lease of agricultural land		3,405	1,070
Total rental income from investment properties	6(e)	3,405	1,705
(c) Liabilities related to contracts with customers:			
		Contract liabilities	
		2024	2023
		Rs'000	Rs'000
<i>Analysis of contract liabilities</i>			
Deposit on land earmarked to be sold	23(c)(i)	2,925	2,525
Advance payment on rentals	23(c)(ii)	-	-
		2,925	2,525
(c) Liabilities related to contracts with customers:			
(i) <i>Deposit on land earmarked to be sold</i>			
		Contract liabilities	
		2024	2023
		Rs'000	Rs'000
At July 01,		2,525	2,410
Released to profit or loss	23(b)(iii)	(900)	115
Cash received in advance of performance		1,300	-
At June 30,	23(c)	2,925	2,525
a. Deposit on land is release to profit of loss when ownership of the land is actually transferred to the customer.			
(ii) <i>Advance payments on lease</i>			
		2024	2023
		Rs'000	Rs'000
At July 01,		-	635
Amortization of advance payment	23(b)(iv)	-	(635)
At June 30,	23(c)	-	-

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

23. REVENUE (CONTINUED)

(a) Accounting policy (Continued)

- b. Advance payments on lease is amortized over the period to which it pertains.

(d) Other assets

	Notes	2024 Rs'000	2023 Rs'000
<i>Costs of obtaining long-term contracts and costs of fulfilling contracts:</i>			
At July 01,		18,989	18,982
Transfer from Property, plant and equipment	5	-	-
Costs during the year		2	7
At June 30,		18,991	18,989

- a. During the year 2022, the Company entered into a contract with Curzon ('the customer') and transferred a portion of land to a jointly controlled entity (See Note 9(b)). Performance obligation is satisfied when the start of the construction of a smart city is announced. As at June 30, 2024, no date was announced but both parties remained committed to the completion of the project. The cost of the land will be recovered when a construction date is announced and the Company obtain rights for consideration. The total consideration of the land is USD50M. Payment for the land shall be as follows:
- USD20m following announcement with 4 consecutive annual payment of USD5m.
 - USD10m retained in consideration of 20% shares and voting rights of retained in the joint venture.

24. EXPENSES

	Notes	2024 Rs'000	2023 Rs'000
(a) Analysis of expenses			
Cost of sales	24(b)	69,997	58,852
Other operating expenses	24(c)	8,442	6,131
		78,439	64,983
(b) Cost of sales			
Cultivation costs	(i)	19,824	24,139
Employee benefit expenses	(iii)	34,934	27,447
Cost of land sold	(ii)	15,147	7,091
Depreciations and amortization	(iv)	91	175
Total cost of sales		69,997	58,852
	Notes	2024 Rs'000	2023 Rs'000
(c) Other operating expenses			
Administrative expenses	(v)	8,442	6,131
Total other operating expenses		8,442	6,131

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

24. EXPENSES (CONTINUED)

b(i) CULTIVATION COSTS

Consumables used in crop cultivation
Harvest cost
SIFB Premium
Other cultivation cost
Total cultivation costs

10(c)

2024	2023
Rs'000	Rs'000
9,601	13,132
6,519	7,831
3,639	3,171
66	5
19,824	24,139

b(ii) COST OF LAND SOLD

<i>Cost of land inventory sold</i>
- Land inventories
Total cost of land sold

11(b)

2024	2023
Rs'000	Rs'000
15,147	7,091
15,147	7,091

b(iii) EMPLOYEE BENEFIT EXPENSES

Wages and salaries
Social security costs
Retirement benefit obligations
Other staff costs
Total employee benefits expenses

2024	2023
Rs'000	Rs'000
29,275	22,713
2,599	2,162
929	764
2,131	1,808
34,934	27,447

(iv) DEPRECIATION AND AMORTISATION

Depreciation on property, plant and equipment
Amortisation of intangible assets

5
7

2024	2023
Rs'000	Rs'000
91	169
-	6
91	175

(v) ADMINISTRATIVE EXPENSES

Advertising expenses
Audit fees
Directors fees
General expenses
Irrecoverable VAT written off
Licenses
Management fees
Motor vehicle running expenses
Office, garage and fuel
Other expenses
Printing, postage and stationery
Professional fees
Provision for doubtful debts
Receivable written off
Software expenses

32

13(e)
13(e)(i)

2024	2023
Rs'000	Rs'000
753	287
276	225
985	896
287	117
1,470	-
387	365
1,000	1,000
380	78
267	311
1,071	1,690
1,047	937
262	81
127	62
-	3
131	79
8,442	6,131

a. The Company has elected to apply the exemption under IFRS 16 for leases within 12 months duration.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

25. OTHER INCOME

Refund of excess miles
Other operating income
Profit on disposal of asset

Notes	2024	2023
	Rs'000	Rs'000
31	572	587
	705	-
	-	22
	1,277	609

26. FINANCE INCOME

Interest on current account with related parties
Interest on bank account

Notes	2024	2023
	Rs'000	Rs'000
31	8,924	9,866
	39	23
	8,963	9,889

27. FINANCE COSTS

Interest on current account

Notes	2024	2023
	Rs'000	Rs'000
31	13,656	14,338

28. PROFIT BEFORE TAXATION

Profit before taxation is arrived at after crediting:

- Share of result of associates
- Finance income

and charging:

- Depreciation on property, plant and equipment
- Amortization on intangible assets
- Cost of land inventory recognised as expenses
- Impairments of bearer plants
- Share of result of associates
- Employee benefit expense

Notes	2024	2023
	Rs'000	Rs'000
8	30,643	50,053
26	8,963	9,889
5	91	169
7	-	6
24(ii)	15,147	7,091
	-	-
8	30,643	50,053
24(iii)	34,934	27,447

29. EARNINGS PER SHARE

Profit attributable to equity holders of the Company
Number of ordinary shares (including founder share equivalent to shares) in issue
Earnings per share (Rs.)

Notes	2024	2023
	Rs'000	Rs'000
	186,600	69,661
16	325,025,000	325,025,000
	0.57	0.21

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

30. NOTES TO STATEMENT OF CASH FLOWS

(a) Cash and cash equivalents

While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial.

Cash in hand and at bank

2024	2023
R\$'000	R\$'000
3,356	4,342

(b) Cash and cash equivalents and bank overdrafts include the following for the purpose of the statements of cash flows:

Cash at bank

Cash in hand

Bank overdrafts

As at June 30,

2024	2023
R\$'000	R\$'000
3,346	4,332
10	10
3,356	4,342
-	(5)
3,356	4,337

31. RELATED PARTY TRANSACTIONS

(a) 2024

Trading transactions

Holding company

Associates

Enterprise over which directors have significant influence

Management fees charge	Excess miles income	Finance income	Finance costs	Share of (loss)/profit	Amount owed by related parties	Amount owed to related parties
R\$'000	R\$'000	R\$'000	R\$'000	R\$'000	R\$'000	R\$'000
753	-	-	13,656	-	-	297,833
-	-	8,924	-	30,643	182,648	-
-	572	-	-	-	2,649	-
753	572	8,924	13,656	30,643	185,297	297,833

(b) 2023

Trading transactions

Holding company

Associates

Enterprise over which directors have significant influence

1,000	-	-	14,338	-	-	274,728
-	-	9,886	-	55,053	211,371	-
-	587	-	-	-	2,649	31,706
1,000	587	9,886	14,338	55,053	214,020	306,434

(c) Outstanding amounts payable to group companies and amounts receivables from group companies at year end are unsecured and interest free, and settlement occurs in cash except for the following:

(i) Amount due to holding company carry interest rate of 5% (2023: 5%).

(ii) Amount due from associated company carry interest rate of 5% (2023: 5%).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2024 (CONTINUED)

31. RELATED PARTY TRANSACTIONS (CONTINUED)

- (d) Except as disclosed in Note 34, there has been no other guarantee received or provided for any amounts receivable from related company and amounts payable to related company.
- (e) Dividend payable to shareholders amounted to **Rs. 16M** (2023: Rs.NIL). Dividend amounting to **Rs.13,769k** (2023: Rs.85k) was paid to shareholders during the year.
- (f) Key management personnel compensation, including directors remuneration and benefits:

	2024	2023
	Rs'000	Rs'000
Directors fees	276	896

32. CONTINGENCIES

	2024	2023
	Rs'000	Rs'000
Guarantees offered on behalf of related parties	325,068	339,000

Freehold land held by the Company was offered as collateral for loan granted to the Holding Company. The collateral above are the market value of the assets on the date of grant.

33. HOLDING COMPANY

The holding company of SIT Land Holding Ltd is, Sugar Investment Trust, which is incorporated in Mauritius. The address of its registered office is Ground Floor, NG Tower, Cybercity, Ebène. The Company is controlled by Sugar Investment Trust through a founder share which gives ultimate voting right over the ordinary capital shareholders.

34. SEGMENT INFORMATION

Segment information presented relates to operating expenses incurred. segments that engage in business activities for which revenues are earned.

The Company's reportable segments are strategic business units that offer different products and services. They are managed separately because each business unit requires different technology and marketing strategies.

Operating segments that do not meet any of the quantitative thresholds of 10% reported revenue or profit or assets are included if management believes that information about these would be useful to users to better appraise financial information.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. The Company evaluates the performance on the basis of profit or loss from operations before tax expense.

The Company's customer base is highly diversified, with no individually significant customers. Other entity wide disclosures such as revenue from external customers per service/product type and extent of reliance on major customers have not disclosed due to excessive cost involved.

Operating segments that do not meet any of the quantitative thresholds of 10% reported revenue or profit or assets are included in the unallocated category. Product description of segments are as follows:

- (i) Agro - Sugar cane plantation and sales of herbaceous plants
- (ii) Land sales - Sales of agricultural land
- (iii) Rental - Rental of agricultural land
- (iv) Investment Holding - Investment in other entities involved in land and construction
- (v) Corporate Office - Administration of SIT Land Holdings Ltd

34. SEGMENT INFORMATION (CONTINUED)

(a) 2024

	Agro	Land Sales	Land Rental	Investment Holding	Corporate office	Total
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
Segment revenues	42,264	28,012	3,405	-	-	73,681
Segment (loss)/profit	(12,451)	12,864	3,405	-	-	3,819
Segment (loss)/profit	(12,451)	12,864	3,405	-	-	3,819
Unallocated corporate expenses	-	-	-	-	(8,442)	(8,442)
Operating (loss)/profit	(12,451)	12,864	3,405	-	(8,442)	(4,623)
Other income	-	-	-	-	1,277	1,277
Fair value gain on investment property	-	-	-	-	168,310	168,310
Finance income	-	-	-	-	8,963	8,963
Finance costs	-	-	-	-	(13,656)	(13,656)
Share of result of associates	-	-	-	30,643	-	30,643
(Loss)/profit before taxation	(12,451)	12,864	3,405	30,643	156,453	190,915
Taxation	-	-	-	-	-	-
(Loss)/profit for the year	(12,451)	12,864	3,405	30,643	156,453	190,915
Segment assets	272,799	79,442	686,500	658,589	8,015	1,705,345
Segment liabilities	36,658	2,925	-	-	309,650	349,233

(b) 2023

	Agro	Land Sales	Land Rental	Investment Holding	Corporate office	Total
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
Segment revenues	45,414	14,119	1,705	-	-	61,238
Segment (loss)/profit	(6,667)	7,028	1,705	-	-	2,066
Segment (loss)/profit	(6,667)	7,028	1,705	-	-	2,066
Unallocated corporate expenses	-	-	-	-	(6,131)	(6,131)
Operating (loss)/profit	(6,667)	7,028	1,705	-	(6,131)	(4,065)
Other income	-	-	-	-	609	609
Fair value gain on investment property	-	-	-	-	24,000	24,000
Finance income	-	-	-	-	9,889	9,889
Finance costs	-	-	-	-	(14,338)	(14,338)
Share of result of associates	-	-	-	55,052	-	55,052
(Loss)/profit before taxation	(6,667)	7,028	1,705	55,052	14,029	71,147
Taxation	-	-	-	-	-	-
(Loss)/profit for the year	(6,667)	7,028	1,705	55,052	14,029	71,147
Segment assets	270,178	93,374	508,144	656,667	8,205	1,536,568
Segment liabilities	40,589	2,525	-	-	312,935	356,049

36. GOING CONCERN

The Company incurred an operating loss of Rs.4,623k (2023: operating loss of Rs.4,065k) and a total profit of Rs.190,914k (2023: Rs.71,147k) during the year ended June 30, 2024.

The Company has several operating segments, namely, agro, land sales and land rental and also run a corporate office.

Agro

The Agro segment consist mainly of sugar plantation. The quantity of sugar extracted from sugar cane is dependent on climatic conditions for crop yields while sugar prices is largely influenced on the competitive and other economic forces prevailing in international markets. With the prevailing low prices, cost reductions measures have been implemented. While SIFB compensation obtained amounted to a negligible amount in year 2024 (2023: Rs 105k) the loss has increased from Rs.6,667k in financial year 2023 to Rs.12,451k in financial year 2024.

Land sales

The land sales segment comprises agricultural land earmarked to be sold. The segment has been the main support of the Company with profit generated amounting to Rs.12,864k (2023: Rs.7,028k).

Land rental

The land rental division consist of agricultural land held for capital appreciation or is rented. Revenue has increased by 99% representing a jump from Rs.1,705k in 2023 to Rs.3,405k 2024.

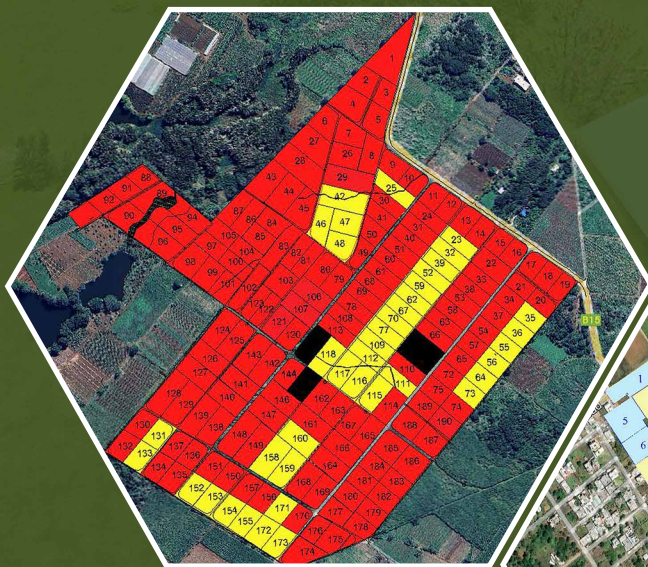
For the purpose of assessing the appropriateness of the preparation of the Company's Financial Statements on a going concern basis, multiple scenarios of increasing severity have been prepared.

The forecasts consider the current cash position, the availability of banking facilities and an assessment of the principal areas of risk and uncertainty.



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