



# LA CONCORDE

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Registration number: 2009/012871/06

**LA CONCORDE HOLDINGS LIMITED**

**UNAUDITED GROUP INTERIM RESULTS**

for the six months ended 30 September 2023

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 30 September 2023

		<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000	Audited 31 March 2023 R'000
	Notes			
<b>ASSETS</b>				
<b>Non-current assets</b>		<b>320 459</b>	281 008	307 650
Property, plant and equipment	3	<b>111 431</b>	9 183	102 748
Right-of-use assets		<b>100</b>	132	132
Investment properties	4	<b>147 204</b>	217 630	147 052
Intangible assets		<b>98</b>	136	101
Investment in associate	5	<b>18 372</b>	16 752	17 730
Other financial assets	6	<b>33 493</b>	29 386	32 230
Deferred tax	7	<b>7 863</b>	5 912	5 848
Finance lease receivable		<b>1 898</b>	1 877	1 809
<b>Current assets</b>		<b>51 926</b>	66 179	61 131
Inventory		<b>1 069</b>	1 832	1 034
Trade and other receivables		<b>2 449</b>	3 273	2 061
Taxation		<b>-</b>	2 199	2 199
Cash and cash equivalents	8	<b>48 408</b>	58 875	55 837
Non-current asset held for sale		<b>-</b>	-	-
<b>Total assets</b>		<b>372 385</b>	347 187	368 781
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>		<b>254 064</b>	237 397	253 299
Ordinary share capital		<b>1</b>	1	1
Share premium		<b>408 986</b>	408 986	408 986
Accumulated losses		<b>(162 090)</b>	(177 786)	(162 369)
Non-controlling interest		<b>7 167</b>	6 196	6 681
<b>Non-current liabilities</b>		<b>107 045</b>	99 575	103 658
Borrowings	9	<b>71 969</b>	75 464	73 719
Lease liability		<b>1 979</b>	1 982	1 892
Deferred taxation	7	<b>33 097</b>	22 129	28 047
<b>Current liabilities</b>		<b>11 276</b>	10 215	11 824
Trade and other payables		<b>3 260</b>	2 854	4 101
Current portion of borrowings	9	<b>7 981</b>	7 361	7 723
Taxation		<b>35</b>	-	-
<b>Total equity and liabilities</b>		<b>372 385</b>	347 187	368 781

# CONSOLIDATED STATEMENT OF PROFIT OR LOSS

for the six months ended 30 September 2023

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
Revenue*	<b>15 614</b>	10 160
Property rental income	<b>8 090</b>	7 571
<b>Income</b>	<b>23 704</b>	17 731
Other operating expenses and income*	<b>(22 582)</b>	(16 235)
Depreciation and amortisation	<b>(1 149)</b>	(751)
<b>Operating (loss)/profit</b>	<b>(27)</b>	745
Investment income	<b>4 559</b>	3 991
Fair value adjustments of financial instruments	<b>1 264</b>	(2 212)
Investment surplus	<b>115</b>	54
Share of equity-accounted earnings	<b>1 566</b>	1 637
Finance costs	<b>(4 059)</b>	(3 234)
<b>Profit before taxation</b>	<b>3 418</b>	981
Taxation	<b>(2 653)</b>	135
<b>Profit for the period</b>	<b>765</b>	1 116
Attributable to:		
Equity holders of the parent	<b>279</b>	822
Non-controlling interest	<b>486</b>	294
	<b>765</b>	1 116
<b>Earnings per share (cents)</b>		
Basic earnings	<b>0.4</b>	1.3
Headline earnings	<b>0.4</b>	1.3
<b>Shares in issue</b>		
Number of shares in issue ('000)	<b>64 116</b>	64 116
Net weighted average number of shares in issue ('000)	<b>64 116</b>	64 116

\* In the prior financial period expenses an amount of R1 116 000 was reclassified from income to other operating expenses to more accurately reflect the nature of the transaction. This is consistent with the treatment in the current financial period. This reclassification had no impact on the profit for the period.

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the six months ended 30 September 2023

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
Balance at the beginning of the period	<b>253 299</b>	236 281
Profit for the period attributable to equity holders of the parent	<b>279</b>	822
Profit for the period attributable to non-controlling interest	<b>486</b>	294
Balance at the end of the period	<b>254 064</b>	237 397

# CONSOLIDATED STATEMENT OF CASH FLOWS

for the six months ended 30 September 2023

	Notes	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
<b>Cash flows from operating activities</b>			
<b>Net cash from operating activities</b>		<b>3 104</b>	6
Cash produced by operations	8	<b>1 084</b>	1 429
Changes in working capital	8	<b>(1 243)</b>	(2 237)
<b>Cash utilised by operating activities</b>		<b>(159)</b>	(808)
Investment income		<b>4 559</b>	3 901
Finance costs		<b>(3 912)</b>	(3 092)
Taxation received	8	<b>2 616</b>	5
<b>Cash flows from investing activities</b>		<b>(8 953)</b>	(27 034)
Dividend from associate		<b>924</b>	706
Additions to investment property		<b>(499)</b>	(26 220)
Proceeds on disposal of investment property		<b>417</b>	400
Additions to property, plant and equipment		<b>(9 795)</b>	(1 912)
Proceeds on disposal of property, plant and equipment		<b>-</b>	-
Intangible assets acquired		<b>-</b>	(8)
<b>Cash flows from financing activities</b>		<b>(1 580)</b>	(1 221)
Principal paid on lease liabilities		<b>(35)</b>	-
Borrowings repaid		<b>(1 545)</b>	(1 221)
<b>Cash and cash equivalents</b>			
Movements		<b>(7 429)</b>	(28 249)
At the beginning of the period		<b>55 837</b>	87 124
At the end of the period		<b>48 408</b>	58 875

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six months ended 30 September 2023

## 1 BASIS OF PREPARATION AND ACCOUNTING POLICIES

The results for the period ended 30 September 2023 have been prepared in accordance with International Financial Reporting Standards (“IFRS”), IAS 34 Interim Financial Reporting, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee, the Financial Reporting Pronouncements as issued by the Financial Reporting Standards Council and the requirements of the South African Companies Act, No. 71 of 2008 (as amended). The accounting policies of the group are consistent with those applied for the year ended 31 March 2023. These financial statements were prepared under the supervision of the director, Mr AF Pereira CA(SA).

## 2 SEGMENTS

The group is an investment company. No separately identifiable operating segments exist.

## 3 PROPERTY, PLANT AND EQUIPMENT

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
<b>Cost</b>		
Land and buildings	<b>97 089</b>	-
Other equipment and vehicles	<b>20 737</b>	14 862
	<b>117 826</b>	14 862
<b>Accumulated depreciation and impairments</b>		
Other equipment and vehicles	<b>(6 395)</b>	(5 679)
	<b>(6 395)</b>	(5 679)
<b>Carrying value</b>		
Land and buildings	<b>97 089</b>	-
Other equipment and vehicles	<b>14 342</b>	9 183
	<b>111 431</b>	9 183
<b>Balance at the beginning of the year</b>		
Land and buildings	<b>91 800</b>	-
Other equipment and vehicles	<b>10 948</b>	6 571
	<b>102 748</b>	6 571
<b>Additions</b>		
Land and buildings	<b>5 289</b>	
Other equipment and vehicles	<b>4 505</b>	3 314
	<b>9 795</b>	3 314
<b>Depreciation</b>		
Other equipment and vehicles	<b>(1 112)</b>	(702)
	<b>(1 112)</b>	(702)
<b>Balances at the end of the year</b>		
Land and buildings	<b>97 089</b>	-
Other equipment and vehicles	<b>14 342</b>	9 183
	<b>111 431</b>	9 183

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six months ended 30 September 2023 (continued)

## 4 INVESTMENT PROPERTIES

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
Investment properties at fair value	<b>141 051</b>	213 670
Non-current operating lease equalisation assets	<b>6 153</b>	3 960
	<b>147 204</b>	217 630
<b>Reconciliation of carrying value</b>		
At the beginning of the period	<b>147 052</b>	192 813
Additions	<b>499</b>	24 817
Disposals	<b>(347)</b>	-
At the end of the period	<b>147 204</b>	217 630
Investment properties are stated at fair value.		
Investment property is in level 3 of the fair value hierarchy.		
<b>Investment properties consist of:</b>		
Erf 31403, Main Street House, Paarl, Western Cape, 4 999 m <sup>2</sup>	-	9 125
Erf 11919, De Hoop Farm, Paarl, Western Cape, in extent of 3.3 ha	<b>146 945</b>	144 161
Erf 212 and 224, Klapmuts erven, in extent of 2 034 m <sup>2</sup>	<b>259</b>	605
Erf 13004, Paarl, Western Cape, in extent of 44.4 ha	-	63 739
	<b>147 204</b>	217 630

## 5 INVESTMENTS IN ASSOCIATE

Name of associate	Place of business	Principal activity			<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
			<b>2023 %</b>	2022 %		
Paarl Vallei Bottling Company Proprietary Limited	South Africa	Bottling	<b>30.9</b>	30.9	<b>18 372</b>	16 752
					<b>18 372</b>	16 752
<b>Reconciliation of investment in associate</b>						
At the beginning of the period					<b>17 730</b>	15 821
Share of profits					<b>1 566</b>	1 637
Dividend received					<b>(924)</b>	(706)
					<b>18 372</b>	16 752

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six months ended 30 September 2023 (continued)

## 6 OTHER FINANCIAL ASSETS

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
<b>Financial assets carried at fair value through profit or loss</b>		
Equity securities	<b>33 493</b>	29 386
Non-current portion	<b>33 493</b>	29 386

### Fair value of equity securities carried at fair value through profit or loss

The fair value of the listed equity instruments was determined using the quoted price available for the instruments.

## 7 DEFERRED TAXATION

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
<b>Movements in deferred taxation</b>		
At the beginning of the period	<b>(22 199)</b>	(16 353)
Asset revaluations	<b>(108)</b>	(153)
Accelerated tax allowances	<b>(4 942)</b>	(1 814)
Provisions and accruals	<b>159</b>	152
Assessed losses	<b>1 941</b>	1 800
Fair value remeasurements of listed and unlisted shares	<b>(272)</b>	479
Lease smoothing	<b>-</b>	-
Other	<b>187</b>	(328)
At the end of the period	<b>(25 234)</b>	(16 217)
<b>Composition of deferred taxation</b>		
Deferred taxation assets	<b>7 863</b>	5 912
Deferred taxation liabilities	<b>(33 097)</b>	(22 129)
	<b>(25 234)</b>	(16 217)

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six months ended 30 September 2023 (continued)

## 8 NOTES TO THE CASH FLOW STATEMENT

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
<b>Cash generated by operations</b>		
Profit for the period	<b>765</b>	1 116
Taxation	<b>2 653</b>	(135)
Depreciation and amortisation	<b>1 149</b>	751
Share of equity-accounted earnings	<b>(1 566)</b>	(1 637)
Fair value adjustments of financial instruments	<b>(1 264)</b>	2 212
Investment income	<b>(4 559)</b>	(3 991)
Finance costs	<b>4 059</b>	3 234
Investment surplus	<b>(115)</b>	(54)
Other non-cash items	<b>(38)</b>	(67)
	<b>1 084</b>	1 429
<b>Changes in working capital</b>		
Inventory	<b>(35)</b>	(1 257)
Trade and other receivables	<b>(367)</b>	418
Trade and other payables	<b>(841)</b>	(1 398)
	<b>(1 243)</b>	(2 237)
<b>Taxation paid</b>		
Receivable at the beginning of the period	<b>2 199</b>	2 204
Charged to the statement of profit and loss	<b>382</b>	-
Receivable at the end of the period	<b>35</b>	(2 199)
	<b>2 616</b>	5
<b>Cash and cash equivalents</b>		
Bank balances and deposits	<b>48 408</b>	58 875

### Fair value of cash and cash equivalents

The carrying value of cash and cash equivalents approximates fair value due to the short-term maturity of these instruments.



# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six months ended 30 September 2023 (continued)

## 9 BORROWINGS

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
Bank mortgages	<b>76 199</b>	79 074
Loans from non-controlling interests	<b>3 751</b>	3 751
	<b>79 950</b>	82 825
Current portion of borrowings	<b>(7 981)</b>	(7 361)
	<b>71 969</b>	75 464
Secured	<b>76 199</b>	79 074
Unsecured	<b>3 751</b>	3 751
	<b>79 950</b>	82 825

Loans from non-controlling interests, which includes an amount of R3.8 million (September 2022: R3.8 million) owing to Bell Vue Developments Proprietary Limited, are unsecured, bear no interest and have no fixed terms of repayment.

The bank borrowings bear interest at an effective rate of 10.31% (the fixed borrowings bear interest at 8.7% and the variable borrowings bear interest at prime less 1% and JIBAR plus 2.6%). The facility is repayable in 60 instalments with a residual of 73% maturing 7 July 2025 and 5 April 2027.

Movements in the carrying value of borrowings are as follows:

	<b>Long-term borrowings R'000</b>	<b>Short-term borrowings R'000</b>	<b>Total R'000</b>
<b>Group</b>			
<b>2023</b>			
Carrying value at the beginning of the period	<b>73 719</b>	<b>7 723</b>	<b>81 442</b>
<b>Cash flows</b>			
Raising of new debt	-	-	-
Debt repayments	-	<b>(1 545)</b>	<b>(1 545)</b>
<b>Non-cash</b>			
Reclassification	<b>(1 750)</b>	<b>1 750</b>	-
Other	-	<b>53</b>	<b>53</b>
Carrying value at the end of the period	<b>71 969</b>	<b>7 981</b>	<b>79 950</b>
<b>2022</b>			
Carrying value at the beginning of the period	77 122	6 871	83 993
<b>Cash flows</b>			
Debt repayments	-	(1 221)	(1 221)
<b>Non-cash</b>			
Reclassification	(1 658)	1 658	-
Other	-	53	53
Carrying value at the end of the period	75 464	7 361	82 825

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six months ended 30 September 2023 (continued)

## 9 BORROWINGS (continued)

The following represents the book value of the security for these borrowings:

	<b>Unaudited 30 September 2023 R'000</b>	Unaudited 30 September 2022 R'000
Investment properties*	<b>146 945</b>	144 161

\* Investment properties, with a carrying value of R147 million (2022: R144 million), relate to La Concorde Builders Precinct properties over which mortgage bonds have been registered in favour of the debt funding providers to La Concorde Group included in borrowings.

	<b>%</b>	%
Weighted average effective interest rates	<b>10.31</b>	8.93

All funding is denominated in South African Rands and bear interest at a floating rate. At 30 September 2023 the carrying value of borrowings approximates their fair value as market-related rates have been applied to discount the instruments.

## 10 EVENTS AFTER REPORTING PERIOD

The directors are not aware of any other material events which occurred after the reporting date and up to the date of this report.

## 11 GOING CONCERN

The directors reviewed the 2024 forecast and no risks were identified which would impact the Company's status as a going concern. The directors believe that the Company has adequate financial resources to continue in operation for the foreseeable future and accordingly the financial statements have been prepared on a going concern basis.

## 12 DIVIDENDS

The Board has resolved not to declare an interim dividend.

## COMMENTARY FROM THE DIRECTORS

The assets of La Concorde consist of property, art and cash, as well as Frontier Transport Holdings Limited ("FTH") shares acquired during the acquisition and distribution of the group's interest in that company. Further development of properties is continuously being considered, however, the current zoning of these properties will naturally result in delays.

During the period the income generated mainly consisted of rental income, recoveries of utilities and operating expenses, restaurant and accommodation revenue, and interest and dividend income.

Operating expenses mainly consist of utility expenses, food and beverage cost, management fees, salaries, and repairs and maintenance required for the management of the properties.

Fair value adjustments to shares resulted from the increase in the traded price of FTH shares. During the current period a dividend of R2.2 million was received from FTH.

The group completed the erection of the Sportsmans Warehouse and Outdoor Warehouse buildings on the De Hoop Property and will be commencing construction of the final phase later this year.

The group has seen an improvement in its operations, with positive signs from the new ventures entered into.

Signed on behalf of the Board of directors.

**Cisco Pereira**

*Director*

Cape Town

30 November 2023



**LA CONCORDE HOLDINGS LIMITED**

**REG NO.**

2009/012871/06

**DIRECTORS**

JA Copelyn, JR Nicolella, AF Pereira and Y Shaik

**COMPANY SECRETARY**

HCI Managerial Services Proprietary Limited

**REGISTERED OFFICE**

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**WEBSITE**

[www.laconcordeholdings.co.za](http://www.laconcordeholdings.co.za)

**AUDITORS**

PricewaterhouseCoopers Inc.  
Capital Place, 15-21 Neutron Avenue, Techno Park,  
Stellenbosch, 7600

**TRANSFER SECRETARIES**

Computershare Investor Services Proprietary  
Limited