

Rating Rationale
Currimjee Jeewanjee and Company Limited

Ratings

Instruments	Amount (MUR Million)	Rating	Remarks
Proposed Bond (long term)	2,100	CARE MAU A-; Stable [Single A Minus; Outlook: Stable]	Assigned

Rating Rationale

The rating assigned to the proposed long-term bond issue of MUR 2,100 million of Currimjee Jeewanjee and Company Limited (CJ & Co.) derives strength from the experienced group, investment across diverse business verticals and professional team managing each vertical, consistent flow of dividend from telecom, energy & real estate vertical, comfortable cash surplus of the major dividend paying company [Emtel Limited (rated CARE MAU AA- Stable) operating in telecom vertical], steady rentals from leased properties with around 90% occupancy, low debt profile of majority of subsidiaries barring Emtel Limited and IKO (Mauritius) resort village Ltd. and liquid asset in the form of investment in shares of listed & cash generating entities and land at prime location, which can be easily disposed to repay debt.

The rating also takes into consideration the moderate financial position of CJ & Co. both at standalone & consolidated level and management’s articulation that, by December 2024, there will be 18.75% stake sale of Emtel through an IPO route, leading to a fund raising of MUR 1,700 million which will be mostly utilized to prepay 1st tranche of the Bond (MUR 800 million) due in August 2026 and reduce term loan availed from SBM & MCB. In case of delay in the launch of the IPO, the management will inform the mode of arrangement of funds for redemption of bonds by August 2025.

The rating is, however, constrained by the volatility in projected profitability in the pandemic impacted hotel & tourism cluster, possible extension of support to hotel & tourism cluster and insurance vertical, market risk associated with sale of land & property development and CJ & Co, being an investment company, main source of revenue is dividend income - dependent on the performance of the subsidiaries and associate companies.

Rating Sensitivities

Positive Factors

- Ability to improve debt coverage indicators with dividend inflow commensurate to its debt level
- Turnaround in operational performance of the Hotel & Insurance vertical
- Stake sale of Emtel leading to fund raising of Mur 1,700 million by December 2024 and stake sale in a subsidiary by June 2022 and utilization of the proceeds for repayment of bond and term loans leading to improvement in its debt coverage indicators
- Unlocking value of properties including freehold properties and utilise the proceeds to repay debt.

Negative Factors

- Delay in envisaged equity raising proceeds through IPO of Emtel
- Additional investment in hospitality and financial sectors (above Mur 400 million)
- Additional debt at the company (above Mur 400 million) & group level till the rated Bond is repaid in 5th year from its date of issue
- Deterioration in performance of any major subsidiary leading to support requirement from CJ & Co
- Deterioration in credit profile of Emtel

BACKGROUND

Currimjee Jeewanjee and Company Limited (CJ & Co) was incorporated on 15 April 1948. Its shareholders are Currimjee Limited (62.95% stake) and Currimjee Jeewanjee Properties Ltd. (37.05% stake).

Currimjee Limited (formerly known as Fakhary Limited), 100% owned by Currimjee family, was founded in 1890 with more than 130 years of existence. It owns 99.75% stake of Currimjee Jeewanjee Properties Ltd.

Currimjee group was founded by Currimjee Jeewanjee –grandfather of Mr. Bashirali Currimjee (Chairman of CJ & Co). Mr. Anil C Currimjee is the Chairman of Currimjee Limited, the Managing Director of CJ & Co and Director in Currimjee Industries Limited.

Currimjee Limited, through its 2 main subsidiaries - **Currimjee Jeewanjee and Company Limited** and **Currimjee Industries Limited**, operates in 7 clusters - Telecoms, Media & IT, Real Estate, Tourism & Hospitality, Commerce & Financial Services, Energy, Food & Beverages and Home & Personal Care. The Currimjee Group's total income for FY20 was MUR 7,372 million with 7 clusters (MUR 7,550 million in FY19).

Management: CJ and Co. is a professionally managed company. It is governed by a 12-member Board of Directors comprising of 2 executive directors, 5 non-executive directors and 5 independent directors with diversified skills, competencies, expertise, knowledge, and gender representation and a number of eminent industrialists and professionals. The strategic affairs of the company are looked after by Mr. Bashirali A. Currimjee and Mr. Anil Currimjee. They are supported by a team of professionals managing different clusters.

Credit Risk Assessment

Experienced group

Currimjee group (Currimjee Limited and subsidiaries) was founded by Currimjee Jeewanjee (grandfather of Mr. Bashirali Currimjee) and has 130 years of existence. Mr. Currimjee arrived in Mauritius in 1884 and started a little business in Port Louis, trading in commodities in 1890. Currently, Currimjee group operates in seven business clusters namely: Telecom, Media & IT, Real Estate, Tourism & Hospitality, Commerce & Financial Services, Energy, Food & Beverages and Home & Personal care.

Currimjee Jeewanjee & Co Limited through its various subsidiaries operates in 5 clusters - Telecoms, Media & IT, Real Estate, Tourism & Hospitality, Commerce & Financial Services and Energy. The company primarily derives its revenue mainly as dividends from Emtel Limited (CARE MAU AA- Stable), Total (Mauritius) Ltd. & Ceejay Gas Ltd. and Compagnie Immobiliere Ltee. Currimjee Jeewanjee & Company Limited earned a total income of MUR 636 million in FY19 and MUR 389 million in FY20. Lower revenue in FY20 was due to lower up-streaming of dividend by the subsidiaries in order to be better prepared to face the challenges ensuing from the pandemic and maintain liquidity.

Currimjee Jeewanjee & Company Limited and the various subsidiaries (Currimjee group) achieved a revenue of MUR 5,100 million in FY19 and MUR 4,900 million FY20.

Professional team managing each vertical

CJ & Co. has a highly qualified and experienced employee pool having large experience in their related field. CJ & Co's improvement in operational efficiency over the years can be attributed to its sound management team. Each vertical is managed by a team of professionals.

Established group with presence across diverse business verticals

CJ & Co. is managed and controlled by the Currimjee family through Currimjee Limited & Currimjee Properties Limited. It has interests across five diverse business verticals such as Telecoms, Media & IT, Real Estate, Tourism & Hospitality, Commerce & Financial Services and Energy. The brief financials of major group companies are provided hereunder:

Companies (Audited FY20) - MUR million	Clusters	Stake (%)	Turnover	PAT	GCA	Dividend Payout	Bank Loans	Loan from Promoters	Total Debt	Net worth	Overall gearing	Total debt / GCA
Subsidiaries												
Emtel Limited	Telecom, Media & IT	75%	3,091	552	1,184	364	2,108	0	2,108	1,242	1.7	2.3
MC Vision Ltd (subsidiary of Emtel)		-	1357	91	263	150	109	0	109	143	0.77	0.42
Screenage Limited		80%	35	-10	-1	0	0	16	16	-8	N.M.	N.M.
Seejay Cellular Limited		100%	16	14	14	0	5	0	5	600	0.0	0.4
Currimjee Informatics Limited		100%	71	-1	1	0	20	3	23	39	0.6	34.2
Multi channel Retail Limited	Real Estate	100%	45	23	23	0	85	450	535	190	2.8	22.8
Compagnie Immobiliere Limitee		66.80%	23	9	9	0	0	0	0	320	0.0	0.0
Currimjee Property Management & Development Ltd		100%	21	-13	-12	0	3	0	3	-22	-0.2	-0.3
Plaisance Aeroville Ltd		100%	1	-10	0	0	0	0	0	428	0.0	0.0
Batimex Ltd	Commerce and Services	100%	226	-13	6	0	73	0	73	-142	-0.8	21.2
Island Life Assurance Co. Ltd		100%	219	9	12	0	0	0	0	220	0.0	0.0
IKO (Mauritius) Resort Village Ltd	Tourism & Hospitality	100%	53	(209)	(42)	0	1,547	43	1,590	1,371	1.1	N.M.
Silver Wings Travel Ltd		100%	28	-8	-7	0	22	0	22	-56	-0.4	-3.0
Total			3,828	343	1,186	364	3,864	512	4,376	4,181		
Associates												
Ceejay Gas Ltd	Energy	33.30%	147	28	28	27	2	0	2	16	0.1	0.1
Total Mauritius Limited	Energy	24.90%	5823	19	229	0	253	0	253	987	0.5	2.0

Investment in group companies

As on December 31, 2020, CJ & Co. had a total investment of MUR 4,723 million (MUR 4,529 million as on December 31, 2019) in its various business verticals.

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Consistent flow of dividends from various group companies

Majority of CJ & Co.’s revenue, for past 4 years, was generated in the form of dividends received from various group companies engaged in different business verticals.

MUR Million

Companies	Business Verticals	Amount of dividend received			
		FY17	FY18	FY19	FY20
Emtel Ltd	Telecom, Media & IT	363	512	455	273
EMVision Ltd	Telecom, Media & IT	118	142	0	0
Total (Mtius) Ltd	Energy	25	43	45	0
Ceejay Gas Ltd	Energy	4	15	0	10
Compagnie Immobiliere Ltee	Real estate & Property	4	5	6	0
Others	Other	124	14	5	0
Total		639	732	512	283

Stable performance of the dividend paying clusters (Telecom, real estate and energy) partly overshadowed by volatility in performance of hotel (operational in late FY19) & Insurance vertical

Telecom, Media, and IT cluster: Telecom, Media and IT cluster comprises of activities such as Telecommunications (Emtel Limited), Pay TV (through MC Vision) and Information Technology Enterprises Services (Currimjee Informatics and Screenage).

Emtel Limited (rated CARE MAU AA-; Stable) was incorporated in July 1987 by the Currimjee group (owning 75% stake in Emtel). The remaining 25% is with Bharti group of India.

Mauritius has 3 telecom service providers (MyT, Emtel and MTML) and Emtel is the second largest telecom service provider after MyT in the country. As on December 31, 2020, Emtel (as per Emtel’s calculation based on traffic on the network and national numbering plan for mobile) had 42.3% market share of mobile subscribers in Mauritius (with an estimated total mobile subscriber in Mauritius at 1.54 million). However, as per the mobile telephony services data published in Information and Communication Technologies Authority (“ICTA”) and Statistics of Mauritius website, total mobile cellular subscriptions of Mauritius were 1.91 million for 2020. Considering that data, Emtel’s market share would be 34% for 2020.

Emtel provides mobile telecom services (voice, SMS, mobile data), home broadband, fixed line, enterprise business solutions. Emtel generates majority of its revenue from its voice and data services. It also owns 3G/4G spectrum and tower network. In June 2021, Emtel has been awarded licence in the 2600 MHz band to operate 5G technologies.

Stake acquisition in EM Vision Ltd

In June 2020, Emtel acquired 90% stake in EM Vision Ltd., from CJ & Co, at an aggregate cost of MUR 1,150 million. EM Vision Ltd is an investment holding company which holds 52.94% stake in MC Vision Ltd. EM Vision Ltd does not hold any other investment and does not have any other business activity. It is a debt free company and only source of revenue is in the form of dividends from MC Vision.

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MC Vision is the leader in digital pay TV market in Mauritius, with over 104,000 household subscribers. It operates under the trading name ‘Canal+ Mauritius’ and its main revenue comes from provision of subscription television direct to home satellite broadcasting & re-broadcasting on which it earns subscription fees & rental.

Financials of Emtel:	Mur Million			
For the year ended as on	Dec-17	Dec-18	Dec-19	Dec-20
	Audited			
Subscriber base	594,837	627,593	657,116	648,521
Revenue	2,740	3,005	3,239	3,091
Dividend income from EM Vision	-	-	-	71
Total Income	2,740	3,005	3,239	3,172
EBIDTA	1,047	1,151	1,378	1,419
Depreciation	702	559	688	632
PBT	318	551	624	651
PAT	238	418	477	552
Gross Cash Accruals (GCA)	940	977	1,165	1,184
Dividend paid/proposed	364	616	364	364
Dividend Paid/to be paid to CJ	150	462	415	273
Tangible network	1,160	967	1,067	1,242
Total debt	863	1,188	1,608	2,108
Cash & Bank balances	77	74	81	184
EBIT/Total Income	12.60	19.70	21.29	24.81
PAT / Total income	8.68	13.89	14.72	17.41
Interest coverage (EBITDA/Interest)	21.21	20.97	13.63	10.79
Overall gearing ratio	0.74	1.23	1.51	1.70
Total Debt/Gross Cash accruals	0.92	1.22	1.38	1.78

In the FY20, Emtel’s turnover decreased from MUR 3,238 million in FY19 to MUR 3,091 million in FY20 due to drop in subscriber (mainly prepaid customers). However, EBIDTA increased to MUR 1,419 million (MUR 1,378 million in FY19) and PAT to MUR 552 million in FY20 (MUR 477 million in FY19) due to dividend income from EM Vision. GCA was comfortable at Mur 1,184 million vis-a-vis annual debt repayment obligation of MUR 440 million. Emtel has a working capital limit of MUR 555 million (overdraft and money market line) and Avg. utilization was at 25-30% during the last 12 months ended March 2021.

Emtel projects a 4%-5% increase in subscriber base to 673,000 for FY21. As per managements Accounts during Q1FY21 (Jan-March 2021), Emtel earned a revenue of MUR 766 million and PAT of around MUR 79 million (excluding dividend income from EM Vision and other income). Based on this trend, the management is confident of achieving the projections for FY21. Emtel currently has a debt of MUR 2,047 million. Going forward, the company will raise term loans to part finance its regular capex on infrastructure. Significant investment is being made to gear the network towards providing 5G. Internal accruals from operations would be utilized for repayment of bond, payment of dividends and to partly finance capex.

Emtel is a strong cash generating company in CJ’s portfolio and contributes to the highest dividend yearly. Given strong & consistent dividend paying track record and sound financial & operational performance, Emtel can comfortably distribute projected dividend during the bond tenor.

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Seejay Cellular Ltd is an investment holding company for the CJ group’s shares in Bharti Airtel and Airtel Africa. Seejay Cellular holds 1,088,687 shares (around 0.02%) in Bharti Airtel (listed in BSE/NSE in India) which is valued at MUR 330 million and MUR 280 million worth of investment in Airtel Africa (listed in London Stock Exchange). Seejay Cellular Ltd is a debt-free company.

Currimjee Informatics Limited, 100% owned by CJ & Co., is an ICT related firm which specializes in Business Intelligence, Consolidation of Accounts Solution, Planning and Forecasting Tool and Managed services. Some of the brands it represents includes HP, Oracle, and Microsoft. It is an approved ICT Training Institution, and it also offers infrastructure and project management services. It is broadly a debt free company with some import loans for importing hardware. While the company is profitable it will not pay any dividend in the foreseeable future and given its cashflow position will not require any support from CJ & Co.

Currimjee Informatics Ltd	FY18	FY19	FY20
Mur Million	Audited		
Total Income	74	82	71
EBIDTA	3	6	3
Depreciation	1	2	2
Interest	1	2	2
PAT	1	2	(1)
GCA	2	4	1
Dividend Paid	-	-	-
Total Debt:	22	20	23
Cash & cash equivalents	4	1	3
Interest Coverage	2.3	3.5	1.3

Screenage Limited was launched in 2010 which provides innovative technological solutions to the hospitality trade. CJ & Co. has 80% stake in Screenage. It provides multimedia services such as interactive television, mobile applications, contents (VOD, news, and tourist guide) and Wi-Fi cover. Screenage is the market leader of interactive media and connectivity services to the hospitality sector in Mauritius. It has contracts with some of the largest hotels in Mauritius including Lux Resorts. More than 4,000 hotel rooms have been equipped by Screenage.

Screenage	FY18	FY19	FY20
Mur Million	Audited		
Total income	50	71	35
EBIDTA	11	17	- 2
Interest	1	2	1
PAT	5	9	(10)
GCA	10	16	(1)
Dividend Paid	-	-	-
Total Debt (shareholders loan)	18	16	16
Cash & cash equivalents	6	4	1
EBIT margin	12%	15%	-26%
Interest Coverage	11.0	11.1	-1.8

It is a debt free company with only loan from promoters. The company’s profitability was impacted in FY20 due to closure of hotels.

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Energy Cluster: CJ Group’s venture into this sector dated back to 1986 with its association with the French company Elf, with an operation focused on storage and bottling of liquified petroleum gas. This investment was later restructured into a shareholding in Total (Mauritius) Ltd and a much wider oil & gas operation.

Total Mauritius limited, incorporated in 1956, is a subsidiary of Total Energies group which is present in over 130 countries. CJ & Co. has 25% stake in Total Mauritius and the remaining stake is held by Total Outer Mer – French company (55%) and Harrel Mallac & Co. Ltd. (20%). They are engaged in the distribution of petroleum products through 47 service stations in Mauritius. Total Mauritius is a profitable company. The performance in FY20 was impacted by the 3 months lockdown and closure of international borders- which resulted in a drop in revenue and PAT. The management stated that they are expecting recovery from FY21. Total is a dividend paying company.

Total Mauritius	FY18	FY19	FY20
Mur Million	Audited		
Total Income	8,146	8,100	5,843
EBIDTA	414	429	280
Interest	32	43	35
PAT	182	154	19
GCA	360	370	229
Dividend Paid	173	179	-
Total Debt (overdraft)	228	402	253
Cash & cash equivalents	285	117	57
Tangible Network	986	964	987
PAT margin	2%	2%	0%
Gearing	0.2	0.4	0.3
Interest Coverage	13.0	9.9	8.0

Ceejay Gas Ltd: CJ & Co. owns 33.33% of Ceejay Gas Ltd. - engaged in the procurement, storage, bottling and distribution of retail and bulk gas in Mayotte (under France). It is dominant player with 90% market share in that market. It is the only player to be totally vertically integrated and own a gas bottling unit. Ceejay Gas is a profitable and almost debt-free. It pays regular dividend to CJ & Co.

Ceejay Gas Euro Group	FY18	FY19	FY20
Mur Million	Audited		
Total Income	370	381	426
PAT	34	26	12
GCA	78	93	80
Dividend Paid	11	41	27
Total Debt:	1	16	11
Cash & cash equivalents	185	226	248
Tangible Network	269	253	239

Real Estate and Property: Large land bank & steady rental income from leased properties

CJ& Co., through various group companies, holds & manages a portfolio of rental yielding properties, hotels, ready for sale luxury villas and land located at prime location. The details of the properties are as under

1. 4 shopping complex and office Buildings at prime location of Mauritius- Phoenix Central and Curepipe Building under MCR and Arcades Currimjee under CIL
2. Luxury villas– 8 luxury villas fully constructed and ready for sale under IRVL
3. Hotel – Anantara Resort under IRVL
4. Free hold Land which can be monetized - 62 arpent of freehold land & 15 arpent of lease hold land at La Cambuse, 44 arpent of free hold land at Plaisance (beside Airport) and small plots of land at prime locations in Curepipe, Rose-Hill, Phoenix and Port Louis.

Compagnie Immobilière Limitée (CIL) incorporated in December 1950, is listed on the Stock Exchange of Mauritius. CIL owns the following:

- 100% of the historic building ‘‘Arcade Currimjee’’
- 50% of a bare plot of land in Rose-Hill opposite Plaza
- 100% of a plot of land in Curepipe

Arcades Currimjee, built in 1912, used to host retailers in the ground floor space and business hotel in the tower (1st to 5th floors). From 1980 onwards the popularization of beach resorts and business hotels in Port Louis led to closure of the business hotel in Curepipe. The tower was then converted into offices. Total GLA of the building is 5,114 sqm comprising of the ground floor (retail and food outlets) and the 5-floors tower (mainly offices).



As of June 2021, the building had an overall occupancy of 71% and a weighted average lease expiry of 1.76 years. The area occupied (3,638 sqm) comprises of a mix of renowned tenants with retail outlets, food outlets and offices from which CIL generates an annual income of around MUR 20 million. The lease expiry date for majority of the tenants is until 2024-2025 and most of the tenants have been in the building since a long time.

Below is the profile of the key tenants

Tenant & Property leased	Tenant Profile
Le Nenuphar	Le Nenuphar is a new co-working space, on the first floor of Arcades Currimjee. It facilitates several business activities like brainstorming, training courses and informal meetings.
MCB Microfinance	MCB group company
BCP Bank	BCP Bank belongs to a robust international group having a strong presence across Africa.
SBI (Mauritius) Ltd	ATM and branch of SBI.
Euro CRM	Euro CRM is present in Mauritius since 2005. Their core business is remote customer relationship management. They work in various sectors: energy, telecoms, services, insurance and automobile .
Beautés de chine	Open since 1960, Beautés De Chine is a family-run shop and offers an extensive selection of clothes, fashion accessories, furniture, decorative objects and souvenirs.
AMC Ltd	AMC Cookware based on German technology offers world-class 18/10 surgical stainless steel cookware.
Chelsea’s Cup N Cake	A premium and very popular coffee shop of Curepipie and has been there for more than 5 years.
Ku De Kla	Ku De Kla is a kitchen lifestyle shop selling branded kitchen appliances (Bosch, Siemens, Gaggenau, La Cornue, Kitchenaid, Magimix, Lacor), accessories and gourmet food.
Bistro Barbu	Bistro Barbu a very popular resturant serving Eurpoean cuisine has been there for 5 years.

CIL is profitable and debt free company. Its occupancy, revenue and profitability dipped in FY20 due to the COVID-19 pandemic and the lockdown. The company pays regular dividend to CJ & Co. however due to the exceptional COVID year; they did not pay any dividend for FY20. Out of rentals of MUR 23 million for FY20, CIL made a provision of MUR 1 million for bad debts.

	FY18	FY19	FY20
Occupancy	87%	85%	75%
Mur Million	Audited		
Total income	25	27	23
PAT	13	14	9
Total Debt:	0	0	0
Cash & cash equivalents	1	2	7
Tangible Networth	198	203	212

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Multi-Channel Retail Limited (MCR) owns the following:

1. 67% of Phoenix Central (the remaining stake of 33% is owned by the NIC)
2. 1.5 acres of land adjacent to Phoenix Central
3. 100% of Curepipe/ABSA building which is located opposite Arcades Currimjee

Phoenix Central is well-located in Plaines Wilhems area where majority of the population lives, and it can be easily accessed from different parts of the island. MCR owns 67% of the complex and NIC owns 33%. 67% of the complex owned by MCR translates to 12,456 sqm of the GLA which are mainly let to offices. This part has undergone major refurbishment to transform majority of the area into modern office spaces (11,630 sqm) and retail and food outlets (826 sqm) mainly to cater to the office goers. Phoenix Central is regarded as one of the best alternatives for offices due to its big parking lot, minimal congestion and ease to commute & access, cheaper rate (MUR 40 per sqm) as compared to Ebene and Port Louis, coming up of the metro which will be stopping in front of the complex and the good visibility.



Out of the 12,456 sqm of GLA, only 73 sqm is currently vacant (less than 1%). It has a WALE of 3.2 years. Around 480 sqm are occupied by tenants within CJ Group such as Batimex, Currimjee Informatics and Screenage. Some 1,000 people work in the premises.

Below is the profile of the key tenants:

Tenant & Property leased	Tenant Profile
Harel Mallac Technologies Ltd	Harel Mallac Technologies is a leading provider of technology solutions in the Indian Ocean region.
Intelcia (Maurice) Ltee	Intelcia Maurice is a provider of Outsourcing solutions.
Linkbynet Indian Ocean	Founded in 2000, Linkbynet is a company renowned throughout the domains of Managed services, Cloud, DevOps & Containerisation, Cybersecurity and Software cloud management portal.
Currimjee Informatics	Subsidiary of the Currimjee group.
Screenage Ltd	Subsidiary of the Currimjee group.
Batimex Limited	Subsidiary of the Currimjee group.
Proximity BBDO Indian Ocean	The company is a technical agency globally renowned for its technological expertise and high achievement. It has a direct and digital agency network with more than 2,500 employees in 67 offices.
Diadeis Packaging Ltd	Offers a full range of printing design, implementation, photo engraving and management solutions.
Mauvilac	Mauvilac is the first paint manufacturing company.
The Morel Catering Ltd	A company that delivers food with 15 years of experience in catering industry.
My Car Rental Ltd	My car rental provides a wide variety of vehicles and is specialised in the car rental industry.

Curepipe Building, with a gross leasable area of 2,166 sqm, is located opposite Arcades Currimjee in Curepipe. As of June 2021, the occupancy of the building was at 60% and WALE was 1.3 years. The main tenants of the buildings are ABSA Bank – the anchor tenant (297 sqm), CMPD Ltd which is part of CJ Group (390 sqm), Centre Culturel d’Expression Francaise (326 sqm), Shanghai Store (69 sqm), MC Vision (59 sqm)

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and Top Electronics (21 sqm). The remaining 1,000 sqm of GLA are rented as apartments which is currently occupied by only one tenant (135 sqm). The company will undergo a refurbishment of the space in the near future hence same is not marketed for renting.

Financials of Multi-Channel Retail

Mur Million

	FY18	FY19	FY20
Occupancy (Phoenix Central)	98%	75%	99%
Occupancy (Curepipe Building)	60%	60%	60%
Total income	34	46	53
EBIDTA	14	28	29
Interest	6	7	5
PBT	8	20	23
GCA	11	20	23
Dividend Paid	-	-	-
Debt from bank	117	98	85
Loan from holding company	-	450	450
Tangible Networkth	62	82	190
EBIT margin	42%	60%	54%
PAT margin	24%	44%	44%
Gearing	1.9	1.2	0.4
Total Debt/GCA	11.1	4.9	3.6
Interest Coverage	2.4	3.7	5.4

Occupancy of the property has increased over last 3 years which has led to steady improvement in revenue & profitability. MCR has been resilient to the pandemic and occupancy level has increased to 99% in June 2021.

Tourism and Hospitality cluster

CJ & Co. ventured into the hospitality, tourism, and travel industry post 1970 to 1980 with the opening of the business hotel (Arcade Currimjee) in Curepipe and a travel agency, Silver Wings Travels.

In 2010, the Group purchased Le Chaland land of 101 arpents (70 arpents of freehold land and 31 arpents of leasehold land) and received its permit to build a hotel. Anantara Mauritius hotel was launched in September 2019 which was followed by the completion of 8 luxury villas in 2021 through a company called IRVL.

Silver Wings Travels provides travel related services such as processing air ticket reservation, booking holidays, tours and hotel accommodation and airport transfers via a dedicated team of travel agents. Travel agency is ranked among the top 3 agencies in Mauritius. Its financials were impacted in FY20 due to closure of international borders. The company managed its operation from existing cash and overdraft.

Silverwings Ltd	FY18	FY19	FY20
MUR Million	Audited		
Total income	5.9	4.4	28.5
EBIDTA	9.3	11.5	-6.0
Interest	1.2	1.4	2.2
PAT	5.7	6.3	(7.8)
GCA	6.2	6.7	(7.3)
Dividend Paid	5.0	5.0	0.0
Total Debt:	6.0	10.4	21.9
Cash & cash equivalents	1.7	1.9	2.0

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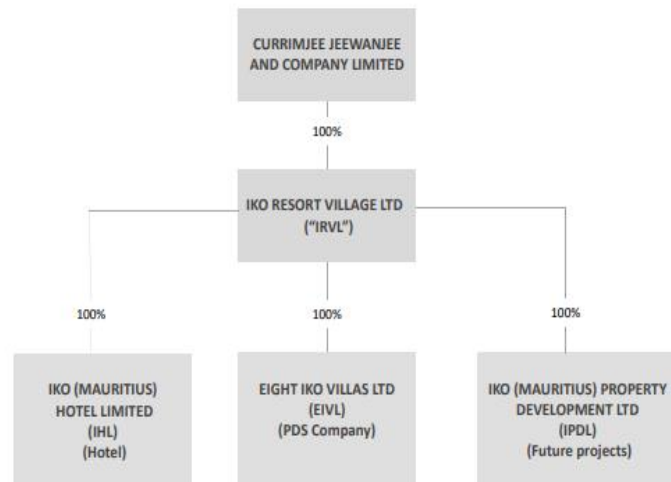
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IKO (Mauritius) Resort Village Ltd (IRVL): Anantara Resort was completed and made operational from September 2019. 8 luxury villas (adjacent to hotel) were also completed and ready for sale in FY21.

The resort and villas are based in a picturesque location near Le Chaland / La Cambuse beach located on South of Mauritius (behind Airport). Anantara Resort is a brand-new hotel comprising of 164 rooms (158 rooms and 6 suites), 3 restaurants (Horizon, Sea Fire Salt and Bon Manzer) and other facilities.

The hotel is managed by an International Hotel Group – Minor which is a global company focusing on hospitality, restaurants, and lifestyle brands distribution. It has a portfolio of 535 hotels under the Anantara, AVANI, Oaks, Tivoli, NH Collection, NH Hotels, Elewana, Marriott, Four Seasons, St. Regis, Radisson Blu and Minor International brands in 55 countries and is also one of Asia’s largest restaurant companies with over 2,300 outlets system-wide in 26 countries.



The Anantara villas were designed by Grounds Kent Architects based in Australia. The 8 luxury villas are integrated with the hotel however each villa provides privacy and comfort equipped with internal courtyard and private swimming pools. The 8 villas are constructed under the PDS scheme. All the villas are expected to be sold by the end of 2022. The market value of these 8 villas is estimated at MUR 450- 500 million.



Financials of IRVL

Revenue for the hotel and hospitality cluster is derived from the Anantara Resort through accommodation, food and beverages, spa and events and future sales of Anantara Villas. The hotel was launched in September 2019 and operated until March 2020 due to the lockdown imposed because of the pandemic. It then re-opened in September 2020 and operated until March 2021 due to the second lockdown. Following several months of closure and no influx of tourists in the island, the company reported cash loss of MUR 42 million in FY20. The hotel will start operating as from end of August 2021. Around 40 rooms have been booked for the crew members. CJ will receive MUR 312 million from MIC to support its earlier and current year cashflow deficit. They also confirmed there will be no support required from CJ. The hotel is expected to be able to service its debts comfortably going forward.

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IKO Mauritius Resort Village Ltd (IRVL)	FY19	FY20
	Audited	
Average occupancy rate - Hotel	NA	18%
Total income	41	53
EBIDTA	(150)	(244)
Interest	32	164
Other income	0	15
PAT	147	(209)
GCA	443	(42)
Dividend Paid	-	-
Total Debt:	1,163	1,547
Cash & cash equivalents	17	29
Tangible Networth	1,512	1,371
Gearing	0.8	1.1

Commerce and Finance

Island Life Assurance Co. Ltd. (“ILA”)

Background: Island Life Assurance (ILA), a 100% owned subsidiary by CJ & Co, has more than 35 years of experience in selling life assurance and pension products in the Mauritian market company offers a wide range of products for individuals as well as corporates and its product portfolio include Investment plans with competitive bonuses, cash back policies, educational policies, pure risk covers and Secured loans for housing & other purposes. On the corporate front, ILA offers group life assurance and pension administration services. The products are also offered to the public through its agent as well as through its direct marketing arm that is geared to respond to the client’s needs.

Minimum Capital Requirement (MCR) Position

As per the Mauritius Long-term Insurance Act and associated Regulations, Island Life Assurance Co. Ltd is required to report Minimum Capital Requirement (MCR), which is a measure of “risk-based /capital” more than the reserves to provide a cushion in the event that future experience diverges adversely from the best estimate assumptions. ***The company is required to maintain shareholders fund to cover the MCR by at least 1 time (100%).*** As per the calculation submitted to FSC, ILA’s MCR is as under: -

Particulars	FY17	FY18	FY19	FY20
MCR Ratio (%)	104.2	111.7	24*	0.2*

As a result of the fall in the valuation interest rates and investment returns over the year, ILA’s solvency position deteriorated and was well below 100% as on Dec 31, 2019, and Dec 31, 2020.

In order to maintain solvency, CJ & Co infused capital of MUR 75 million in June 2020 and MUR 150 million in June 2021 to make good the MCR ratio to 100% as at Dec 31,2019 and 125% as at Dec 31, 2020. The company is solvent for FY19, FY20 and FY21.

During discussion, the management stated that in FY19 they incorporated few strategic initiatives to consolidate its life insurance business. These includes recruitment of a new Chief Executive Officer & Head of Sales and Operations (both having extensive experience in Life Assurance sector), setting up of inhouse

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investment & actuarial departments and repricing of all products & their ongoing profit testing. The Company has been monitoring the key drivers of solvency by devising new investment strategies and effective ways to meet the sales objective. The performance of Island Life is on track for FY21.

In addition, the company has taken re-insurance from Gen Re (S&P AA+/Moody’s Aa1/AM Best A++) and Africa Re. for individual policy products and catastrophic re-insurance. The reinsurance covers claims above Mur 500,000. The reinsurance premium is paid to the reinsurer on a quarterly basis after deducting the amount of claims payable.

Total benefits assured/risk undertaken

Particulars (Mur Million)	2017		2018		2019		2020	
	Before Reinsurance	After Reinsurance	Before Reinsurance	After Reinsurance	Before Reinsurance	After Reinsurance	Before Reinsurance	After Reinsurance
Benefits Insured	10,189	4,609	10,388	4,487	15,917	8,252	14,131	6,430
Contract liability	878		1,002		1,002		933	
Policyholders Inv.	727		866		886		912	

Moderate Asset quality

Island Life had an investment portfolio of Mur 1,120 million (Mur 1,070 million as on Dec 31, 2019) as on Dec 31, 2020, attributable to policyholders’ and shareholders’ fund.

As on Dec 31, 2020, 25% of the funds were invested in Government Securities (FY19: 23%) and 7% extended as loan & advances to the customers (FY19: 10%).

Around 8% of the equity and debt portfolio are invested in rated Corporates. Loans & advance to customers (7% of the total portfolio), is managed well within the company with no major delays in payment of interest and capital. However, few moratoriums in the repayment of capital have been provided by the company last year. The company has provided specific and general provisioning for this portfolio. NPL’s as at Dec 30, 2020, was less than 5% for the loans and advances portfolio.

A substantial portion of ILA’s investments (around 75% as on Dec 31, 2020) are readily marketable thereby extending it good liquidity support.

Underwriting Experience

	FY17	FY18	FY19	FY20
Claims Ratio (Net Claims paid/ NPE)	92	61	88	109
Commission Ratio (Comm/ NPE)	6	4	4	4
Expense Ratio (Net Exp / NPE)	32	23	27	23
Combined Ratio	123	84	115	133

The ratios are calculated with Net Premium Earned and Total investment income (policyholders account) as the denominator. Overall combined ratio for the company has increased significantly in FY20 following an increase in FY19. The combined ratio is a combination of claims ratio and expense ratio and the lower the ratio the better is the underwriting performance. The result of a higher combined ratio can be mostly attributed to lower Net Premium Earned (NPE). The lockdowns following the COVID-19 pandemic resulted in a lower

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new premium earned in 2020 due to lower sales volumes while growth in claims benefits were in line with previous experience.

Profitability

ILA's gross premium declined from MUR 252 million in FY19 to Mur 183 million in FY20, with new business activities declining by 46% and marginally higher claims in FY20. Despite the lower investment yields, linked to declining interest rates and local equity values, as a result of the Covid-19 pandemic, ILA's, investment and other income increased by 36% to close at MUR 50 million in FY20 (FY19: MUR 37 million) The increase is majorly contributed by the increase in fair value gains on Local treasuries and foreign investment and revaluation of investment properties.

In FY20, ILA decided to wind up its wholly owned subsidiary Island Investment Properties Ltd. and impaired an unsecured loan of MUR 19 million, receivable from the subsidiary. Despite the provision made in FY20, ILA posted a PAT of MUR 9 million in FY20, compared to MUR 3 million in FY19.

In FY20, total claims benefits paid increased to Mur 216 million from Mur 206 million in FY19. As articulated by the management, the increase in claims benefits paid was to a large extent due to maturities of policies and survival benefits.

The Life Fund decreased from MUR 1,002 million in FY19 to MUR 933 million in FY20. This was mainly due to lower gross premium and consideration for annuities received, increase in provision of Retirement Benefits Obligation and a one-off write-off of loans to subsidiary (Mur 19 million), Island Investment Properties Ltd following a restructure of a property asset class completed in 2020.

SUMMARY OF FINANCIALS: Island Life Assurance Co. Ltd

(Mur Million)

Financial Year Ending Dec 31,	Dec-17	Dec-18	Dec-19	Dec-20
Gross Premium Written	247	370	252	183
% of NPE	109.0	106.9	108.2	108.9
Net Premium Written	226	346	233	168
Net Claims Paid	208	212	206	216
Net change in contract liability	45	124	1	(69)
Net Claims Incurred	253	337	206	147
Direct Commission Paid	0	14	9	7
Operating expense related to insurance business	55	64	50	35
% of NPE	24.3	18.6	21.4	20.7
Net Investment Income	105	67	37	50
PAT	5	-4	3	9
Tangible Net worth	70	95	145	220
Technical Reserve (Policyholders Fund)	878	1,002	1,002	933
Investments	727	866	886	912
Cash & bank balances	67	53	78	127
Total assets	1,007	1,167	1,215	1,242
Ratios				
GPW growth	-	50	(32)	(27)
NPW growth	-	53	(33)	(178)
NPW/ Net worth	318	360	160	76
GPW/ Net worth	347	385	173	83

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Financial Year Ending Dec 31,	Dec-17	Dec-18	Dec-19	Dec-20
Claim Ratio (Net Claims paid/ NPE)	92	61	88	109
Commissions Ratio (Comm/ NPE)	6	4	4	4
Expense Ratio (Net Exp / NPE)	32	23	27	23
Combined Ratio	123	84	115	133
Net Earnings ratio	2	(1)	1	5
RONW	7	(4)	2	5
ROTA	0	(0)	0	1
Solvency ratio (%)	104.20	111.70	24.00	0.20

Batimex: is 100% owned by CJ & Co. which specializes in the provision of building material finishes such as tiles, floor coverings, sanitary ware, and fittings. It represents world leading brands from Europe including Grohe, Villeroy & Boch, Fima Carlo, Frattini, RAK, Marrazi and its own brands, Dura and Aquavit which offers locals a more accessible range of materials. The company has 2 retail networks and 5 showrooms around the Island in strategical areas including Port Louis, Flacq, Curepipe, Goodlands and Phoenix (Phoenix Central Complex). Batimex has around MUR 110 million of debt which consist of import loan and bank overdraft (required due to the nature of the business). The company has posted losses for the past three years (in FY19, losses were mainly attributable on disposal of a subsidiary – MUR 38 million) however it is expected to be profitable as from FY21. Batimex does not pay any dividend to CJ & Co. The company will not require any financial support from CJ & Co.

Batimex	FY17	FY18	FY19	FY20
MUR million	Audited			
Total Income	217	242	248	230
EBIDTA	82	106	(19)	17
Depreciation	5	6	16	19
Interest	7	8	9	12
PAT	0	-19	-45	-13
GCA	5	-13	-29	6
Dividend Paid	0	0	0	0
Total Debt:	0	0	109	119
Cash	5	3	6	4
Interest Coverage	12.0	13.2	NA	1.5

Liquid asset in the form of investment which can be easily disposed to repay debt

CJ & Co. has liquid assets which can be easily liquidated to repay the Bond–

1. Listed shares of Bharti Airtel & Airtel Africa
2. 75% stake in Emtel valued at more than Mur 6,000 million
3. Plots of land in Curepipe, Rose Hill, Phoenix and Port Louis
4. 44 arpents of land at Plaisance and 62 arpent freehold land near the hotel

During discussion, the management stated that CJ & Co. can liquidate these assets to repay the Bond in case of delay in IPO.

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Industry Risk

Telecom, Media, and IT

The Mauritian telecommunication industry is catered for by 3 network operators namely, Mauritius Telecom, Emtel, and MTML. As per the mobile telephony services data published in Information and Communication Technologies Authority (“ICTA”) and Statistics of Mauritius website, total mobile cellular subscription of Mauritius was 1.91 million for 2020. Despite the increase in subscriber volume over the years, the mobile market is undergoing a shift from voice to data services. The movements can be explained by an increasing use of web-based communication services such as WhatsApp, Viber etc. In addition, while earlier years witnessed mobile internet users being charged on a pay-as-you-go basis with an average cost of MUR 1/MB, daily, weekly, and monthly data packages have been introduced since and are dominating the mobile data market. The prices of such packages vary in the range of MUR 10 for a daily unlimited package to MUR 819 for 90-Day unlimited package, which is cheaper than pay-as-you-go and allows users to limit and monitor their mobile expenses. Short Message Service is on a decreasing trend for the past 3 years to reach 500 million SMS sent for 2020 as compared to 1 billion in 2017. Telecom operators are currently developing the 5G license.

Real Estate sector

Over the last few decades Mauritius has witnessed a booming real estate sector, to such an extent that today, the real estate sector is the one attracting majority of Foreign Direct Investment for the country. This can be explained by an increasingly growing number of construction projects across the island in addition to government introducing schemes such as the Integrated Resort Scheme, the Real Estate Scheme, the Property Development Scheme, and the Smart City scheme. Such schemes have transformed the dynamics of the real estate market locally over the years. The pandemic has restricted the travel of the local inhabitants – which in turn is driving up land sale as local high Networth Mauritian prefer to invest their money in the form of land which provides higher appreciation and security as compared to other investments. Land sale is ongoing despite the economic crisis.

There has been an overall slowdown in economic activities in Mauritius since the first lockdown in 2020. Indeed, way of living and spending patterns have been impacted but this sector has remained resilient.

The occupancy level of the malls has remained more or less the same. As for offices, the situation and demand are stable. The demand for office spaces is one which is seeing significant shifts over the years, with a decentralization of office spaces (from Port Louis & Ebene) towards other places whereby parking facilities are available and commute smoother. Majority of office properties holders have showed resilience to the pandemic and has been able to maintain occupancy level. Overall, majority of companies have resumed normal office since the partial reopening. As discussed with few commercial property holders, it is unlikely that

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companies will give up their tenancy for a short-term scenario (lockdown) as the Mauritian work culture is still traditionally influenced by having a physical office rather than working remotely.

Tourism & Hospitality

Tourism which is considered the third pillar of the economy of Mauritius after the manufacturing sector and Agriculture, contributes significantly to economic growth and has been a key factor in the overall development of Mauritius.

Since March 20, 2020, Government of Mauritius has restricted the country's air access to limit spreading of the novel Coronavirus. As a result, hotels have suspended their operations for an indeterminate period (until air access restrictions are lifted) to cut down variable costs because air travel restrictions meant that there would be no tourist arrival and hence minimal revenue to the hotels until normal air access is restored.

Post lockdown since March 2020, the hotel sector has gone for salary cuts for high-cost employees, got assistance from Govt in the form of Wage Assistance Scheme and funds from MIC in the form of Quasi equity to fund its working capital requirement till reopening of borders. The hotels reopened for local residents at a cheaper rate in order to benefit from some additional cashflow. The hotel industry of Mauritius is expected to post loss till full-fledged re-opening of borders by the Govt and inflow of tourists. With the reopening of borders as from October (without quarantine), the situation is expected to improve.

Insurance & Financial Sector

In Mauritius there are 15 General Insurance companies, which generated a gross-premiums of MUR 10,300 million and net premiums of Mur 9,100 million in CY19. The key players in general insurance are Swan General, Mauritius Union, Eagle Insurance and SICOM. Long-term insurance segment is characterized by 9 players, total gross premiums of Mur 9,600 million and gross benefit payments of Mur 5,400 million. Long-term insurance is subdivided into Life Assurance (41%), Pension (44%), Linked long-term insurance (14%) and Permanent Health insurance (<1%). As of the first quarter of FY21, financial and insurance activities have experienced economic growth, however the growth output has been volatile in this sector throughout the FY20 due to the Covid-19 pandemic.

Prospects

CJ & Co's prospects depend on its ability to improve profitability in hospitality & insurance sector, and consistent dividend receipt from Emtel, MCR, Total and CIL. The rating is sensitive to the company's ability to maintain & improve profitability in dividend paying companies, additional investment in hospitality & financial sector, additional debt at company & group level and deterioration in performance of any major subsidiary leading to support requirement from CJ & Co. The rating is also dependent on successful IPO of CJ's stake in Emtel and stake sale in subsidiary in FY22 and utilization of the proceeds for debt repayment in CJ & CO.

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Financials:
Currimjee Jeewanjee and Company Limited (Standalone)
MUR Million

For the year ended as on	Dec-17	Dec-18	Dec-19	Dec-20
	12M	12M	12M	12M
	Audited			
Total Income	737	840	636	389
EBIDTA (excluding FV Gain)	490	624	403	55
Depreciation	9	11	29	23
Interest	233	216	242	172
PBT	249	400	128	989
PAT	249	400	128	989
Gross Cash Accruals (GCA)	258	411	157	1,012
Dividend paid/proposed	100	110	136	44
Equity share capital	30	30	30	30
Tangible networkth	1,021	1,324	1,241	2,052
Total debt	2,899	3,108	2,966	3,261
- Long term debt	2,249	2,457	1,814	1,231
- Short term debt	650	651	1,152	2,030
Cash & Bank balances	11	11	8	4
Key Ratios				
EBIDTA / Total operating income	66.45	74.31	63.38	14.02
PAT / Total income	33.76	47.60	20.17	254.23
ROCE- operating (%)	0.00	11.25	6.10	-0.01
RONW (%)	0.00	34.11	10.00	60.06
Debt equity ratio	2.20	1.86	1.46	0.60
Overall gearing ratio	2.84	2.35	2.39	1.59
Interest coverage (times)	2.10	2.89	1.66	0.32
Total Debt/ EBIDTA	5.92	4.98	7.36	59.79
Total debt/ GCA	11.23	7.56	18.91	3.22

Currimjee and Jeewanjee & co (Consolidated)
MUR Million

For the year ended as on	Dec-17	Dec-18	Dec-19	Dec-20
	12M	12M	12M	12M
	Audited			
Total Revenue	4,470	4,865	5,018	4,820
EBIDTA	1,454	1,573	1,657	1,450
Depreciation	871	730	923	923
Interest	305	297	391	516
PBT	594	628	639	311
PAT	440	421	440	200
Gross Cash Accruals (GCA)	1,310	1,151	1,363	1,123
Dividend paid/proposed	326	425	387	213
Financial Position				
Equity share capital	571	545	547	301
Tangible networkth	874	659	884	531
Total debt	3,914	4,596	6,003	7,102
Cash & Bank balances	425	750	602	640
Key Ratios				
EBIDTA / Total operating income	32.52	32.34	33.02	30.08
PAT / Total income	9.64	8.46	8.56	4.07
ROCE- operating (%)		8.29	5.73	3.46

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For the year ended as on	Dec-17	Dec-18	Dec-19	Dec-20
RONW (%)		43.92	45.68	22.67
Overall gearing ratio	4.48	6.98	6.79	13.38
Interest coverage (times)	4.76	5.29	4.23	2.81
Total Debt/ EBITDA	2.69	2.92	3.62	4.90
Total debt/ GCA	2.99	3.99	4.40	6.32

Adjustments

1. Tangible net worth is calculated by netting off revaluation reserve and intangible assets from total equity.
2. Gross Cash Accruals (GCA) is calculated as PAT+ Depreciation + deferred tax+ other non-cash expenditure.
3. Overall Gearing ratio is calculated as total debt (long term and short-term debt including lease liabilities)/Tangible Network.
4. Total operating Income includes revenue from others (Management fees/Interest Income, rental income, etc.)

CJ & Co. derives its revenue from dividend income and management fee from the group companies, rental income, and other fee income.

- ✓ Majority of the dividend income is received/to be received from Emtel Limited - which is a profitable and strong cash generating company. In FY20, dividend income was lower due to the lower dividend declared by Emtel Limited. It is assumed that Emtel will continue to pay consistent dividend to CJ & Co. Post the IPO in FY24, dividend will be lower due to reduction of stake.
- ✓ Total (associate company) is a profitable and stable company which pays regular and consistent dividend to CJ & Co. In FY20, following the drop in revenue, the company did not pay any dividend. However, it is expected to continue paying dividend in FY21 and onwards.
- ✓ Ceejay Gas is a profitable business and has made dividend payments to CJ & Co in the past years.
- ✓ Compagnie Immobiliere Ltee has paid regular dividend to CJ & Co. In FY20 even though it was profitable it has not paid dividend due to uncertainties wrt COVID-19 pandemic. It will pay dividend in FY21 and onwards. CJ & Co. will start to receive dividend payment from Multi-Channel Retail as from FY24.

Majority of the management fee is received from Emtel Limited. Batimex has paid management fee till FY19 and will resume payment from FY22. CJ & Co. has waived management fees from some subsidiaries for FY20 as a breather against the challenges faced by the pandemic.

Expenses consist of staff costs and other administrative expenses. Costs increased from MUR 233 million in FY19 to MUR 334 million in FY20 due to impairment of investment (MUR 47 million), payment of severance allowances and other one-off HR restructuring costs (MUR 25 million) and negative RBO adjustment of MUR 29 million in FY20 compared to a positive adjustment of MUR 31 million in FY19. Expenses incurred are expected to normalize in FY21 & FY22 and then will increase by 2% annually.

In FY20, CJ & Co. borrowed additional amount from the bank to cater for investment made in ILA, investment in the Hospitality and Tourism cluster for acquisition of additional freehold land at La Cambuse & invest in the PDS project and to provide support to group subsidiaries.

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Details of Instruments

Proposed Bond

Tranche	Amount (MUR Million)	Repayment
I	800	5 years from disbursement (August 2026)
II	700	7 years from disbursement (August 2028)
III	600	10 years from disbursement (August 2031)
	2,100	

Security: Floating first charge on all the assets of the company (CJ & Co's 50% stake holding in Emtel, land & properties held by CJ& Co).
Call Option with Issuer: As from 3rd Anniversary of Issue date (August 2024).

Repayment Terms - Bond will be repaid partly from IPO issue of Emtel in FY24 and operational cashflow.

IPO of Emtel Limited: CJ & CO holds 75.01% stake in Emtel Limited. In FY24, CJ & Co. proposes to raise fund through IPO of 18.75% of its stake in Emtel. The proceeds from the IPO will be used for repayment of the 1st Tranche of Bond issue (Mur 800 million) and part repayment of term loan with MCB and SBM. Part of the term loans from SBM and MCB will be repaid from disposal of stake in Ceejay Gas.

Purpose of the proposed Bond issue: As on December 31, 2020, Currimjee Jeewanjee and Company Limited had long term debt of MUR 2,964 million and working capital (overdraft and money market line) of MUR 296 million. In August 2021, CJ and Co. proposes to issue a Bond of MUR 2,100 million in various tenures ranging from 5 to 10 years. The Bond proceeds will be utilized for the following:

Purpose	Amount (Mur Million)
Repayment of existing debt	1,700
Investment in Island Life Assurance (capital infusion)	150
Investment in a Distribution Center (warehouse) and commercial project	250
Total	2,100

Distribution Center - CJ & Co. will utilize MUR 250 million of the proceeds from the bond issue to build a distribution center and a commercial project at L'Avenir – sold by Moka City (CARE MAU A Stable). The distribution center will serve as warehouse for the group companies (mostly for Currimjee Industries clusters). CJ & Co. is in discussion with Moka City to acquire 15 arpents of land at MUR 15 million per arpent.

Disclaimer

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