



***Seylan Developments PLC***

*Level 15, Seylan Towers, No: 90, Galle Road, Colombo 03.*

***Interim Financial Statements  
For the Six months ended 30th June 2019***

## SEYLAN DEVELOPMENTS PLC

## STATEMENT OF FINANCIAL POSITION

	JUNE 30, 2019 (Un Audited)	DEC 31, 2018 (Audited)	Growth %
	Rs '000	Rs '000	
<b>Assets</b>			
<b>Non Current Assets</b>			
Property, plant & equipment	2,870	3,263	(12.04)
Investment property	5,358,324	5,312,210	0.87
Other investments	-	143,885	-
<b>Total Non Current Assets</b>	<b>5,361,194</b>	<b>5,459,358</b>	<b>(1.80)</b>
<b>Current Assets</b>			
Inventories	4,470	5,441	(17.86)
Trade and other receivables	41,582	44,684	(6.94)
Other investments	193,594	5,151	3,658.59
Income tax receivable	37,627	23,931	57.23
Cash and cash equivalents	14,042	108,075	(87.01)
<b>Total Current Assets</b>	<b>291,315</b>	<b>187,282</b>	<b>55.55</b>
<b>Total Assets</b>	<b>5,652,509</b>	<b>5,646,640</b>	<b>0.10</b>
<b>Equity and Liabilities</b>			
<b>Equity</b>			
Stated capital	1,644,392	1,644,392	-
Reserves	483,411	469,070	3.06
Retained earnings	2,758,469	2,821,087	(2.22)
	<b>4,886,272</b>	<b>4,934,549</b>	<b>(0.98)</b>
<b>Non Current Liabilities</b>			
Deferred tax liability	580,488	546,365	6.25
	<b>580,488</b>	<b>546,365</b>	<b>6.25</b>
<b>Current Liabilities</b>			
Bank overdrafts	18,455	-	100.00
Other liabilities	167,294	165,726	0.95
	<b>185,749</b>	<b>165,726</b>	<b>12.08</b>
<b>Total Equity and Liabilities</b>	<b>5,652,509</b>	<b>5,646,640</b>	<b>0.10</b>
<b>Net Asset per Share</b>	<b>33.02</b>	<b>33.35</b>	<b>(0.98)</b>

\* The Financial Statements have been prepared in compliance with the requirements of the Companies Act no 7 of 2007 .

\* The above figures are subject to audit and has been prepared in compliance with the Rule 7.4 of the CSE Listing Rules and Sri Lanka Accounting Standard - LKAS 34 - Interim Financial Reporting.

Sgd.  
**Kapila Ariyaratne**  
Chairman

Sgd.  
**Somadasa Palihawadana**  
Deputy Chairman

Sgd.  
**Ponniah Saravanapavan**  
Director

Sgd.  
**Nirmala Arangalage ( Mrs )**  
Head of Finance

**01st August 2019**

**SEYLAN DEVELOPMENTS PLC**  
**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	FOR THE QUARTER ENDED			FOR THE SIX MONTHS ENDED		
	JUNE 30, 2019 <i>(Un Audited)</i> Rs '000	JUNE 30, 2018 <i>(Un Audited)</i> Rs '000	Growth %	JUNE 30, 2019 <i>(Un Audited)</i> Rs '000	JUNE 30, 2018 <i>(Un Audited)</i> Rs '000	Growth %
	Rental Income	73,098	72,323	1.07	145,497	130,516
Other Income	1,806	2,044	(11.67)	2,588	5,766	(55.12)
	74,904	74,367	0.72	148,085	136,282	8.66
Operating Expenses	(20,309)	(21,692)	(6.37)	(42,081)	(40,544)	3.79
Operating Profit	54,595	52,675	3.64	106,004	95,738	10.72
Net Finance income	5,453	4,443	22.73	13,466	30,052	(55.19)
Profit Before Taxation	60,048	57,118	5.13	119,470	125,790	(5.02)
Taxation	(17,104)	(17,087)	0.10	(34,123)	(35,432)	(3.70)
Profit After Taxation	42,944	40,031	7.27	85,347	90,358	(5.55)
<b>Other comprehensive income</b>						
Net change in fair value of available for sale financial assets.	10,358	1,195	766.74	14,340	2,048	600.32
<b>Other comprehensive income for the period, net of income tax</b>	10,358	1,195	766.74	14,340	2,048	600.32
<b>Total comprehensive income for the period</b>	53,302	41,226	29.29	99,687	92,406	7.88
<b>Earnings / (Loss) Per Share</b>	<u>Rs</u> 0.29	<u>Rs</u> 0.27	7.27	<u>Rs</u> 0.58	<u>Rs</u> 0.61	(5.55)

## STATEMENT OF CHANGES IN EQUITY

	Stated Capital Rs '000	Capital Reserve Rs '000	Revaluation Reserve Rs '000	Available for Sale Reserve Rs '000	Retained Earnings Rs '000	Total Rs '000
<b>Balance as at 01.01.2018</b>	1,644,392	525,494	1,867	(3,976)	2,653,793	4,821,570
Adjustment on initial application of SLFRS 9				(47,591)	47,591	-
<b>Adjusted balance as at 01.01.2018</b>	1,644,392	525,494	1,867	(51,567)	2,701,384	4,821,570
<b>Total Comprehensive Income for the period</b>						
Profit or Loss	-	-	-	-	90,358	90,358
<b>Other Comprehensive Income</b>						
Net change in fair value of available-for-sale financial assets	-	-	-	2,048	-	2,048
	-	-	-	2,048	-	2,048
<b>Total Comprehensive Income for the period</b>	-	-	-	2,048	90,358	92,405
<b>Transactions recorded directly in equity</b>						
Dividend Declared	-	-	-	-	(133,168)	(133,168)
<b>Balance as at 30.06.2018</b>	<b>1,644,392</b>	<b>525,494</b>	<b>1,867</b>	<b>(49,520)</b>	<b>2,658,573</b>	<b>4,780,806</b>
<b>Balance as at 01.01.2019</b>	1,644,392	525,494	1,639	(58,062)	2,821,087	4,934,550
<b>Total Comprehensive Income for the period</b>						
Profit or Loss	-	-	-	-	85,347	85,347
<b>Other Comprehensive Income</b>						
Net change in fair value of available-for-sale financial assets	-	-	-	14,340	-	14,340
	-	-	-	14,340	-	14,340
<b>Total Comprehensive Income for the period</b>	-	-	-	14,340	85,347	99,687
<b>Transactions recorded directly in equity</b>						
Dividend Declared	-	-	-	-	(147,965)	(147,965)
<b>Balance as at 30.06.2019</b>	<b>1,644,392</b>	<b>525,494</b>	<b>1,639</b>	<b>(43,722)</b>	<b>2,758,469</b>	<b>4,886,272</b>

**SEYLAN DEVELOPMENTS PLC**  
**CASH FLOW STATEMENT**

For the period	01.01.19 - 30.06.19 (Un Audited) Rs. 000	01.01.18 - 30.06.18 (Un Audited) Rs. 000
<b>Cash Flows from Operating Activities</b>		
Receipt from other Operating Activities	147,208	136,282
Cash payments to Employees, Suppliers and Tax Authorities	(41,824)	(40,411)
Interest Payments	(1,242)	(1,032)
<b>Operating profit before changes in operating assets</b>	104,142	94,839
<b>(Increase)/Decrease in operating assets :</b>		
Stock & Receivables	(9,622)	15,516
<b>Increase/(Decrease) in operating liabilities :</b>		
Deposits & Trade payables	2,304	(7,672)
<b>Cash Generated from Operations</b>	96,824	102,683
Income Tax paid	(737)	(551)
<b>Net cash from Operating Activities</b>	96,087	102,132
<b>Cash Flows from Investing Activities</b>		
Interest Received	15,374	32,222
Purchase of non-dealing Securities	(40,911)	(108,450)
Disposal of non-dealing Securities	11,090	61,340
Purchase of Property , Plant and Equipment	(63)	(37)
Additions to Investment Properties	(46,115)	(943,090)
<b>Net cash from Investing Activities</b>	(60,625)	(958,015)
<b>Cash Flows from Financing Activities</b>		
Dividends paid	(147,965)	(133,168)
<b>Net Cash from Financing Activities</b>	(147,965)	(133,168)
<b>Total net increase in cash and cash equivalents during the period</b>	(112,503)	(989,051)
Cash and Cash equivalents at beginning of period	108,091	974,903
<b>Cash and Cash Equivalents at end of period</b>	(4,412)	(14,148)
<b>Reconciliation of Cash and Cash Equivalents</b>		
Cash and Short Term Funds	14,042	8,201
Bank Overdraft	(18,455)	(22,349)
	(4,412)	(14,148)

**SEYLAN DEVELOPMENTS PLC**  
**Notes to the Financial Statements**

**1 General**

Seylan Developments PLC (the “Company”) is a “Public Quoted Company” and a Limited Liability Company Incorporated, reregistered under Companies Act No. 07 of 2007 ( PQ 151 ) and domiciled in Sri Lanka and listed on the Colombo Stock Exchange.

- The Company’s registered office is situated at Level 15, Seylan Towers, No. 90, Galle Road, Colombo 03.
- The Company is in the business of development of property, administration & maintenance.
- The Company is a subsidiary of Seylan Bank PLC.
- The staff strength of the Company as at 30th June 2019 is 22 (2018- 23).

**2 Accounting Policies**

There are no changes to the accounting policies & method of computation since the publication of the last Annual Report. The interim Financial Statements are presented in accordance with LKAS 34, Interim Financial Reporting. The Interim Financial Statements should be read in conjunction with the Annual Financial Statements for the year ended December 31, 2018 which have been prepared in accordance with LKAS / SLFRS.

**3 Events After the Reporting Period**

There have been no material events after the reporting period that would require adjustments / disclosures in the Financial Statements.

**4 Stated Capital**

147,964,860 Ordinary Shares	1,553,631,030
Share Premium	90,760,620
	<u>1,644,391,650</u>

**5 Share price movement**

	Quarter Ended		Year Ended
	30.06.2019	30.06.2018	31.12.2018
Highest Price	10.40	13.80	14.90
Lowest Price	9.00	11.20	10.00
Last Traded Price	9.60	11.50	11.00
Market Capitalization	1,420,462,656	1,701,595,890	1,627,613,460

**6 Contingent Assets and Contingent Liabilities**

There are no Contingent Liabilities as at the reporting date other than what is disclosed below;

(a) Income Tax for the year of assessment 2012/13 (Rs: 9,269,763/-, Assessment no: ITA 15301100123 V1) determined by the Commissioner General of Inland Revenue have been referred to the Tax Appeals Commission.

Based on the available information and current status of above cases, the Board of Directors are of the opinion that the outcome of any actions will be favorable to Company and will not have any material impact on the Financial Statements.

**7 Comparative Information**

Comparative figures have been re-stated / adjusted where necessary, to conform to the current period presentation.

**SEYLAN DEVELOPMENTS PLC**  
**Notes to the Financial Statements**

**8 Major 20 Share Holder List - As at 30 June 2019**

	NAME OF SHAREHOLDER	NO OF SHARES 30.06.2019	%
1	Seylan Bank PLC	104,332,112	70.51
2	Mr Perera Kulappuarachchige Don Dammika	8,546,640	5.78
3	Mr. Udeshi Anant Hargovind	1,925,495	1.30
4	Mrs Udeshi (DESC) Majula Moraji	1,287,900	0.87
5	Mr. Abishek Sithampalam	845,674	0.57
6	Hatton National Bank PLC / Arunasalam Sithampalam	824,554	0.56
7	Mrs. Saraswathi Vasudevan	812,247	0.55
8	Mr. Grero Anthony Romesh	700,000	0.47
9	Asian Guild Financial Services (Pvt) Ltd	609,121	0.41
10	Acuity Partners (Pvt) Limited / Mr. Anthony Romesh Grero	600,000	0.41
11	Zagra Investment Consultants (Pvt) Ltd	594,200	0.40
12	Mr. Gautam Rahul	559,992	0.38
13	Sandwave Limited	509,668	0.34
14	Mr. Tay Biak Chye	505,948	0.34
15	Mr. Patel Saifuddin Esmail	369,601	0.25
16	Mr. Wimalaratna Anuradha Kolitha	360,000	0.24
17	Pobran Investments (Pvt) Ltd	358,119	0.24
18	Mr. Ragupathy Arunasalam	352,974	0.24
19	Bank of Ceylon A/C Ceybank Century Growth Fund	348,926	0.24
20	Mr. Van Oostenbrugge Alexander	321,400	0.22

**9 Names of existing Directors in Seylan Developments PLC**

	NAME OF DIRECTOR	NO OF SHARES 30.06.2019
1	Mr. K. Ariyaratne	25,000
2	Mr S. Palihawadana	10,000
3	Mr. P. Saravanapavan	-
4	Mr. R. Jayasekara	-
5	Mr. P. Hennayake	-
6	Mr. L.T. Kiringoda	-

- 10** Public Shareholdings % as at 30th June 2019 29.46%  
No of public shareholders as at 30th June 2019 6,149  
Float adjusted market capitalization (Rs:) 418,468,298  
The Company complies with option 5 of the Listing Rules 7.13.1 (a) - less than Rs: 2.5 Bn Float adjusted market capitalization which requires 20% minimum Public Holdings.