



***Seylan Developments PLC***

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

***Interim Financial Statements  
For the Nine months ended 30th September 2015***

## SEYLAN DEVELOPMENTS PLC

## STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2014 (Audited) Rs '000		SEPTEMBER 30, 2015 (Un Audited) Rs '000	SEPTEMBER 30, 2014 (Un Audited) Rs '000
	<b>Assets</b>		
	<b>Non Current Assets</b>		
6,249	Property, plant & equipment	5,362	5,065
4,505,250	Investment property	4,511,716	4,446,635
-	Work In Progress - Lanka Energy	64,683	-
-	Investment in property development projects	-	18,881
137,918	Other investments	133,459	281,782
<b>4,649,417</b>	<b>Total Non Current Assets</b>	<b>4,715,220</b>	<b>4,752,363</b>
	<b>Current Assets</b>		
4,366	Inventories	3,723	3,818
27,880	Trade and other receivables	32,281	28,689
13,087	Other assets	11,708	36,254
167,059	Other investments	149,986	9,100
515	Income tax receivable	-	-
20,547	Cash and cash equivalents	2,879	28,377
<b>233,454</b>	<b>Total Current Assets</b>	<b>200,577</b>	<b>106,238</b>
<b>4,882,871</b>	<b>Total Assets</b>	<b>4,915,797</b>	<b>4,858,601</b>
	<b>Equity and Liabilities</b>		
	<b>Equity</b>		
1,644,392	Stated capital	1,644,392	1,644,392
524,743	Reserves	525,963	525,899
2,115,272	Retained earnings	2,120,456	2,085,697
<b>4,284,407</b>		<b>4,290,811</b>	<b>4,255,988</b>
	<b>Non Current Liabilities</b>		
453,983	Deferred tax liability	472,067	448,332
<b>453,983</b>		<b>472,067</b>	<b>448,332</b>
	<b>Current Liabilities</b>		
-	Bank overdrafts	11,975	72
-	Income tax payable	1,425	817
144,481	Other liabilities	139,519	153,392
<b>144,481</b>		<b>152,919</b>	<b>154,281</b>
<b>4,882,871</b>	<b>Total Equity and Liabilities</b>	<b>4,915,797</b>	<b>4,858,601</b>
<b>28.96</b>	<b>Net Asset per Share</b>	<b>29.00</b>	<b>28.76</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 )  
Accountant

29th October 2015

SEYLAN DEVELOPMENTS PLC  
STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED DEC 31, 2014 ( Audited) Rs '000		FOR THE QUARTER ENDED			FOR THE NINE MONTHS ENDED		
		SEP 30, 2015 (Un Audited) Rs '000	SEP 30, 2014 (Un Audited) Rs '000	Variance Rs '000	SEP 30, 2015 (Un Audited) Rs '000	SEP 30, 2014 (Un Audited) Rs '000	Variance Rs '000
167,157	Rental Income	53,848	41,737	12,112	139,058	124,366	14,692
18,816	Other Income	121	5,589	(5,468)	10,976	9,073	1,903
185,973		53,969	47,326	6,644	150,034	133,439	16,595
(107,595)	Operating Expenses	(27,767)	(28,868)	1,101	(73,604)	(67,229)	(6,375)
78,378		26,202	18,458	7,745	76,430	66,210	10,220
12,998	Change in fair value of investment properties	-	-	-	-	-	-
91,376	Operating Profit / ( Loss )	26,202	18,458	7,744	76,430	66,210	10,220
35,393	Net Finance income / (Expenses)	8,700	9,498	(798)	22,881	26,296	(3,415)
126,769	Profit / ( Loss ) Before Taxation	34,902	27,956	6,946	99,311	92,506	6,805
(26,958)	Taxation	(7,137)	(6,727)	(411)	(20,145)	(22,239)	2,095
99,811	Profit / ( Loss ) After Taxation	27,765	21,229	6,535	79,166	70,267	8,899
	<b>Other comprehensive income</b>						
(1,156)	Net Change in fair value of available for sale financial assets	2,032	-	2,032	1,220	-	1,220
31	Defined benefit plan actuarial gains (losses)	-	-	-	-	-	-
(1)	Reversal of revaluation of property plant & equipments disposed / written off	-	-	-	-	-	-
0	Deferred Tax liability on reversal of revaluation	-	-	-	-	-	-
(1,126)	<b>Other comprehensive income for the period, net of income tax</b>	2,032	-	2,032	1,220	-	1,220
98,685	<b>Total comprehensive income for the period</b>	29,798	21,229	8,567	80,386	70,267	10,119
<b>Rs</b> 0.67	<b>Earnings / (Loss) Per Share</b>	<b>Rs</b> 0.19	<b>Rs</b> 0.14		<b>Rs</b> 0.54	<b>Rs</b> 0.47	

## SEYLAN DEVELOPMENTS PLC

## STATEMENT OF CHANGES IN EQUITY

	Stated Capital <i>Rs '000</i>	Capital Reserve <i>Rs '000</i>	Revaluation Reserve <i>Rs '000</i>	Fair value reserve <i>Rs '000</i>	Retained Earnings <i>Rs '000</i>	Total <i>Rs '000</i>
<b>Financial Year 2014</b>						
<b>Balance as at 01.01.2014</b>	1,644,392	525,494	405	-	2,059,819	4,230,110
<b>Total Comprehensive Income for the period</b>						
Profit or Loss	-	-	-	-	70,267	70,267
<b>Total Comprehensive Income for the period</b>	-	-	-	-	70,267	70,267
<b>Transactions recorded directly in equity</b>						
Dividend Declared	-	-	-	-	(44,389)	(44,389)
<b>Balance as at 30.09.2014</b>	<b>1,644,392</b>	<b>525,494</b>	<b>405</b>	<b>-</b>	<b>2,085,697</b>	<b>4,255,988</b>
<b>Financial Year 2015</b>						
<b>Balance as at 01.01.2015</b>	1,644,392	525,494	405	(1,156)	2,115,272	4,284,407
<b>Comprehensive Income for the period</b>						
Profit or Loss	-	-	-	-	79,166	79,166
<b>Other Comprehensive Income</b>						
Net change in fair value of available-for-sale financial assets		-	-	1,220	-	1,220
<b>Total Comprehensive Income for the period</b>	-	-	-	1,220	79,166	80,386
<b>Transactions recorded directly in equity</b>						
Dividend Declared	-	-	-	-	(73,982)	(73,982)
<b>Balance as at 30.09.2015</b>	<b>1,644,392</b>	<b>525,494</b>	<b>405</b>	<b>64</b>	<b>2,120,456</b>	<b>4,290,811</b>

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

01.01.14 - 31.12.14 ( Audited) Rs. 000	For the period	01.01.15 - 30.09.15 (Un Audited) Rs. 000	01.01.14 - 30.09.14 (Un Audited) Rs. 000
	<b>Cash Flows from Operating Activities</b>		
184,101	Receipt from other Operating Activities	150,307	133,771
(106,821)	Cash payments to Employees, Suppliers and Tax Authorities	(74,709)	(70,206)
(381)	Interest Payments	(867)	(81)
76,898	<b>Operating profit before changes in operating assets</b>	74,731	63,484
	<b>(Increase)/Decrease in operating assets :</b>		
15,006	Stock & Receivables	(438)	(6,617)
	<b>Increase/(Decrease) in operating liabilities :</b>		
(1,123)	Deposits & Trade payables	(4,963)	7,788
90,782	<b>Cash Generated from Operations</b>	69,330	64,655
-	Income Tax paid	-	-
-	Gratuity paid	-	-
90,782	<b>Net cash from Operating Activities</b>	69,330	64,655
	<b>Cash Flows from Investing Activities</b>		
34,333	Interest Received	24,844	24,876
(362,723)	Purchase of non-dealing Securities	(26,854)	(254,341)
320,796	Disposal of non-dealing Securities	48,406	227,465
-	Investment property development projects	(64,683)	(15,378)
(2,654)	Purchase of Property , Plant and Equipment	(238)	(1,096)
4.50	Proceeds from disposal of Property, Plant and Equipment	-	-
(42,499)	Additions to Investment Properties	(6,466)	(385)
10,953	Proceeds from disposal of Investment Property	-	10,953
(41,790)	<b>Net cash from Investing Activities</b>	(24,991)	(7,906)
	<b>Cash Flows from Financing Activities</b>		
(44,389)	Dividends paid	(73,982)	(44,389)
(44,389)	<b>Net Cash from Financing Activities</b>	(73,982)	(44,389)
4,602	<b>Net increase in cash and cash equivalents</b>	(29,643)	12,360
15,945	Cash and Cash equivalents at beginning of period	20,547	15,945
20,547	<b>Cash and Cash Equivalents at end of period</b>	(9,096)	28,305
	<b>Reconciliation of Cash and Cash Equivalents</b>		
20,547	Cash and Short Term Funds	2,879	28,377
-	Bank Overdraft	(11,975)	(72)
20,547		(9,096)	28,305

## 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 September 2015 is 29 (2014- 30).

## 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, 2014 which have been prepared in accordance with LKAS / SLFRS.

## 3 Events After the Reporting Period

### Super Gains Tax

The interim budget presented by the Honorable Minister of Finance on 29th January 2015, proposed an additional one off tax of 25% on entities that earned a profit before income tax in excess of Rs 2,000 Mn during the year of assessment 2013/14. The Finance Bill incorporating this proposal was presented to parliament on 22nd September 2015 and passed on 20th October 2015.

The consolidated profit before tax of Seylan Bank and its subsidiary Seylan Developments PLC, exceeds the above threshold of Rs. 2,000Mn. The taxable income of the Company for the year ended 31st December 2013 is Rs: 16.8 Mn, accordingly, the Company’s liability is calculated at Rs. 4.2 Mn. This has not been adjusted in the interim financial statements as the bill was not enacted as at the reporting date.

Except for above no material events took place since September 30, 2015 that require disclosure in these 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 31.12.2014
	30.09.2015	30.09.2014	
Highest Price	16.00	15.90	16.30
Lowest Price	13.50	11.00	9.00
Last Traded Price	14.30	15.70	14.10

## 6 Contingent Assets and Contingent Liabilities

There are no Contingent Liabilities or Contingent Asset to report.

## 7 Comparative Information

Comparative information has not been restated or reclassified during the quarter.

## 8 Major 20 Share Holder List - As at 30 September 2015

	NAME OF SHAREHOLDER	NO OF SHARES 30.09.2015	%
1	Seylan Bank PLC	103,664,105	70.06
2	Mr Perera Kulappuarachchige Don Dammika	8,546,640	5.78
3	Mrs M M Udeshi (DESC)	1,287,900	0.87
4	Mr Sithampalam Arunasalam	1,038,682	0.70
5	Union Bank of Colombo PLC / Mr. Sithampalam Abishek	835,674	0.56
6	Mr. Patel Saifuddin Esmail	637,824	0.43
7	Asian Guild Financial Services (Pvt) Ltd	609,121	0.41
8	Zagra Investment Consultants (Pvt) Ltd	594,200	0.40
9	Mr. Tay Biak Chye	505,948	0.34
10	Mr. Razik Abdul Azeez Mohamed	500,000	0.34
11	Mr. Pakianathan Hugh Vijenathan	453,193	0.31
12	Mr. Fuad Mushtaq Mohamed	452,727	0.31
13	Mr. Pusparaj Nadesapillai	420,000	0.28
14	Asha Financial Services Limited / Mr. C. N. Pakianathan	395,390	0.27
15	Mercantile Investments And Finance PLC	375,000	0.25
16	Mr. Ragupathy Arunasalam	352,974	0.24
17	Mr. Van Oostenbrugge	321,400	0.22
18	Mr. Upasena Kankanamge Don Nirosha Thushan Kumara	311,000	0.21
19	Nation Lanka Capital Ltd / Sadun Priyanath Samaratunge	300,000	0.20
20	Mr. gautam Rahul	280,000	0.19

## 9 Names of existing Directors in Seylan Developments PLC

	Name of Director	No. Of Shares 30.09.2015
1	Mr. K. P. Ariyaratne	25,000
2	Mr S. Palihawadana	10,000
3	Mr. P. Saravanapavan	-
4	Mr. R.J. Jayasekara	-

## 10 Public Shareholdings % as at 30th September 2015 - 29.92 %

No of public shareholders as at 30th September 2015 - 6,549