



Seylan Developments PLC

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

***Interim Financial Statements
For the Six months ended 30th June 2016***

SEYLAN DEVELOPMENTS PLC
STATEMENT OF FINANCIAL POSITION

	JUNE 30, 2016 (Un Audited) <i>Rs '000</i>	DEC 31, 2015 (Audited) <i>Rs '000</i>	Growth %
Assets			
Non Current Assets			
Property, plant & equipment	5,910	5,108	15.70
Investment property	4,680,106	4,679,294	0.02
Other investments	133,136	137,918	(3.47)
Total Non Current Assets	4,819,152	4,822,320	(0.07)
Current Assets			
Inventories	3,956	4,150	(4.66)
Trade and other receivables	19,301	15,803	22.13
Other assets	35,795	15,241	134.85
Other investments	133,614	137,020	(2.49)
Income tax receivable	-	1,434	(100.00)
Cash and cash equivalents	4,552	18,071	(74.81)
Total Current Assets	197,218	191,720	2.87
Total Assets	5,016,370	5,014,040	0.05
Equity and Liabilities			
Equity			
Stated capital	1,644,392	1,644,392	-
Reserves	510,627	514,465	(0.75)
Retained earnings	2,214,896	2,238,025	(1.03)
	4,369,915	4,396,882	(0.61)
Non Current Liabilities			
Deferred tax liability	484,479	474,842	2.03
	484,479	474,842	2.03
Current Liabilities			
Bank overdrafts	10,362	1,231	741.71
Income tax payable	3,823	-	-
Other liabilities	147,791	141,085	4.75
	161,976	142,316	13.81
Total Equity and Liabilities	5,016,370	5,014,040	0.05
Net Asset per Share	29.53	29.72	(0.61)

* 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.
Ponniiah Saravanapavan
Director

Sgd.
Nirmala Arangalage (Mrs)
Accountant

26th July 2016

SEYLAN DEVELOPMENTS PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	FOR THE QUARTER ENDED			FOR THE SIX MONTHS ENDED		
	JUNE 30, 2016 <i>(Un Audited)</i>	JUNE 30, 2015 <i>(Un Audited)</i>	Growth	JUNE 30, 2016 <i>(Un Audited)</i>	JUNE 30, 2015 <i>(Un Audited)</i>	Growth
	Rs '000	Rs '000	%	Rs '000	Rs '000	%
Rental Income	49,534	42,378	16.88	99,731	85,209	17.04
Other Income	13,531	5,490	146.49	14,529	10,855	33.84
	63,065	47,868	31.75	114,260	96,064	18.94
Operating Expenses	(21,395)	(26,502)	(19.27)	(48,659)	(45,837)	6.16
	41,670	21,366	95.03	65,601	50,227	30.61
Change in fair value of investment properties	-	-	-	-	-	-
Operating Profit / (Loss)	41,670	21,366	95.03	65,601	50,227	30.61
Net Finance income / (Expenses)	7,270	6,750	7.69	15,009	14,181	5.83
Profit / (Loss) Before Taxation	48,940	28,117	74.06	80,610	64,408	25.16
Taxation	(8,065)	(5,807)	38.88	(14,960)	(13,007)	15.01
Profit / (Loss) After Taxation	40,875	22,310	83.22	65,650	51,401	27.72
Other comprehensive income						
Net change in fair value of available for sale financial assets.	762	(821)	(192.82)	(3,838)	(812)	372.78
Defined benefit plan actuarial gains (losses)	-	-	-	-	-	-
Net change in fair value of available for sale financial assets reclassified to profit or loss	-	-	-	-	-	-
Other comprehensive income for the period, net of income tax	762	(821)	(192.82)	(3,838)	(812)	372.78
Total comprehensive income for the period	41,637	21,489	93.76	61,812	50,589	22.18
Earnings / (Loss) Per Share	Rs 0.28	Rs 0.15	83.22	Rs 0.44	Rs 0.35	27.72

SEYLAN DEVELOPMENTS PLC
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
Financial Year 2015						
Balance as at 01.01.2015	1,644,392	525,494	405	(1,156)	2,115,272	4,284,407
Super Gain Tax	-	-	-	-	(4,199)	(4,199)
Adjusted balance as at 01.01.2015	1,644,392	525,494	405	(1,156)	2,111,073	4,280,208
Total Comprehensive Income for the period						
Profit or Loss	-	-	-	-	51,401	51,401
Other Comprehensive Income						
Net change in fair value of available-for-sale financial assets		-	-	(812)	-	(812)
Total Comprehensive Income for the period	-	-	-	(812)	51,401	50,589
Transactions recorded directly in equity						
Dividend Declared	-	-	-	-	(73,982)	(73,982)
Balance as at 30.06.2015	1,644,392	525,494	405	(1,968)	2,088,492	4,256,815
Financial Year 2016						
Balance as at 01.01.2016	1,644,392	525,494	405	(11,434)	2,238,025	4,396,882
Total Comprehensive Income for the period						
Profit or Loss	-	-	-	-	65,650	65,650
Other Comprehensive Income						
Net change in fair value of available-for-sale financial assets		-	-	(3,838)	-	(3,838)
Total Comprehensive Income for the period	-	-	-	(3,838)	65,650	61,812
Transactions recorded directly in equity						
Dividend Declared	-	-	-	-	(88,779)	(88,779)
Balance as at 30.06.2016	1,644,392	525,494	405	(15,272)	2,214,896	4,369,915

SEYLAN DEVELOPMENTS PLC
CASH FLOW STATEMENT

For the period	01.01.16 - 30.06.16 (Un Audited) Rs. 000	01.01.15 - 30.06.15 (Un Audited) Rs. 000
Cash Flows from Operating Activities		
Receipt from other Operating Activities	114,446	96,242
Cash payments to Employees, Suppliers and Tax Authorities	(53,361)	(45,511)
Interest Payments	(483)	(540)
Operating profit before changes in operating assets	60,602	50,191
(Increase)/Decrease in operating assets :		
Stock & Receivables	(18,599)	7,228
Increase/(Decrease) in operating liabilities :		
Deposits & Trade payables	6,706	(3,105)
Cash Generated from Operations	48,709	54,314
Income Tax paid	-	-
Gratuity paid	-	-
Net cash from Operating Activities	48,709	54,314
Cash Flows from Investing Activities		
Interest Received	15,935	14,953
Purchase of non-dealing Securities	(15,279)	25,909
Disposal of non-dealing Securities	19,228	-
Investment property development projects	-	(51,360)
Purchase of Property , Plant and Equipment	(1,652)	-
Additions to Investment Properties	(812)	(2,684)
Net cash from Investing Activities	17,420	(13,182)
Cash Flows from Financing Activities		
Dividends paid	(88,779)	(73,982)
Net Cash from Financing Activities	(88,779)	(73,982)
Total net increase in cash and cash equivalents during the period	(22,650)	(32,850)
Cash and Cash equivalents at beginning of period	16,840	20,547
Cash and Cash Equivalents at end of period	(5,810)	(12,303)
Reconciliation of Cash and Cash Equivalents		
Cash and Short Term Funds	4,552	2,932
Bank Overdraft	(10,362)	(15,235)
	(5,810)	(12,303)

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 2016 is 29 (2015- 29).

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, 2015 which have been prepared in accordance with LKAS / SLFRS.

3 Stated Capital

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

4 Share price movement

	Quarter Ended		Year Ended
	30.06.2016	30.06.2015	31.12.2015
Highest Price	14.00	15.40	16.00
Lowest Price	11.50	12.00	12.00
Last Traded Price	12.00	14.40	13.90

5 Contingent Assets and Contingent Liabilities

There are no Contingent Liabilities or Contingent Asset to report.

6 Others

Mr. Piyal Hennayake, who was an independent Non Executive Director of the Company assumed duties at the Seylan Bank PLC as its Deputy General Manager - Project Finance effective from 1st April 2016 and therefore ceased to be an Independent Director of Seylan Developments PLC from that day.

However, Mr. Piyal Hennayake continues to serve the Board of Seylan Developments PLC as a Non-Executive Director.

7 Comparative Information

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

SEYLAN DEVELOPMENTS PLC
Notes to the Financial Statements

8 Major 20 Share Holder List - As at 30 June 2016

	NAME OF SHAREHOLDER	NO OF SHARES 30.06.2016	%
1	Seylan Bank PLC	104,332,112	70.51
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. Abishek Sithampalam	835,674	0.56
6	Mr. Udeshi Anant Hargovind	750,000	0.51
7	Asian Guild Financial Services (Pvt) Ltd	609,121	0.41
8	Mr. Patel Saifuddin Esmail	597,824	0.40
9	Zagra Investment Consultants (Pvt) Ltd	594,200	0.40
10	Mr. Fuad Mushtaq Mohamed	555,665	0.38
11	Mr. Tay Biak Chye	505,948	0.34
12	Mr. Razik Abdul Azeez Mohamed	500,000	0.34
13	Mr. Pakianathan Hugh Vijenathan	468,993	0.32
14	Mr. Pusparaj Nadesapillai	420,000	0.28
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 Don Nirosha Thushan Kumara	311,000	0.21
19	Mr. Gautam Rahul	310,998	0.21
20	Nation Lanka Capital Ltd / Sadun Priyanath Samaratunge	300,000	0.20

9 Names of existing Directors in Seylan Developments PLC

	Name of Director	No. Of Shares 30.06.2016
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 2016 - 29.46 %
 No of public shareholders as at 30th June 2016 - 6418