



Seylan Developments PLC

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

***Interim Financial Statements
For the Year Ended 31st December 2016***

SEYLAN DEVELOPMENTS PLC
STATEMENT OF FINANCIAL POSITION

	DEC 31, 2016 (Un Audited) Rs '000	DEC 31, 2015 (Audited) Rs '000	Growth %
Assets			
Non Current Assets			
Property, plant & equipment	4,624	5,108	(9.48)
Investment property	4,240,957	4,679,294	(9.37)
Other investments	56,646	137,918	(58.93)
Total Non Current Assets	4,302,227	4,822,320	(10.79)
Current Assets			
Inventories	3,689	4,150	(11.11)
Assets held for sale	702,000	-	-
Trade and other receivables	12,111	15,803	(23.36)
Other assets	38,368	15,241	151.74
Other investments	250,110	137,020	82.54
Income tax receivable	-	1,434	(100.00)
Cash and cash equivalents	18,374	18,071	1.67
Total Current Assets	1,024,652	191,720	434.45
Total Assets	5,326,879	5,014,040	6.24
Equity and Liabilities			
Equity			
Stated capital	1,644,392	1,644,392	-
Reserves	513,300	514,465	(0.23)
Retained earnings	2,524,374	2,238,025	12.79
	4,682,066	4,396,882	6.49
Non Current Liabilities			
Deferred tax liability	485,298	474,842	2.20
	485,298	474,842	2.20
Current Liabilities			
Bank overdrafts	2,861	1,231	132.44
Income tax payable	7,082	-	-
Other liabilities	149,572	141,085	6.02
	159,515	142,316	12.09
Total Equity and Liabilities	5,326,879	5,014,040	6.24
Net Asset per Share	31.64	29.72	-

* 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

02nd February 2017

SEYLAN DEVELOPMENTS PLC
STATEMENT OF COMPREHENSIVE INCOME

	FOR THE QUARTER ENDED			FOR THE YEAR ENDED		
	DEC 31, 2016	DEC 31, 2015	Growth	DEC 31, 2016	DEC 31, 2015	Growth
	(Un Audited) Rs '000	(Un Audited) Rs '000	%	(Un Audited) Rs '000	(Audited) Rs '000	%
Rental Income	48,067	46,225	3.98	193,070	185,283	4.20
Other Income	2,361	579	307.59	19,233	11,555	66.44
	50,428	46,804	7.74	212,303	196,838	7.86
Operating Expenses	(38,434)	(19,489)	97.21	(111,589)	(93,093)	19.87
	11,994	27,315	(56.09)	100,714	103,745	(2.92)
Change in fair value of investment properties	262,465	87,133	201.22	262,465	87,133	201.22
Operating Profit / (Loss)	274,459	114,448	139.81	363,179	190,878	90.27
Net Finance income / (Expenses)	8,044	8,051	(0.09)	30,726	30,932	(0.66)
Profit / (Loss) Before Taxation	282,503	122,499	130.62	393,905	221,810	77.59
Taxation	2,415	(359)	(772.62)	(19,324)	(20,504)	(5.75)
Profit / (Loss) After Taxation	284,918	122,140	133.27	374,581	201,306	86.08
Other comprehensive income						
Net change in fair value of available-for-sale financial assets	(442)	(11,372)	(96.11)	(2,627)	(10,152)	(74.12)
Net change in fair value of available-for-sale financial assets transferred to profit or loss	-	(126)	(100.00)	-	(126)	(100.00)
Defined benefit plan actuarial (losses) / gains	497	(373)	(233.36)	497	(373)	(233.36)
Revaluation of property, plant and equipment	2,202	-	-	2,202	-	-
Deferred tax liability on revaluation of property plant & equipment	(617)	-	-	(617)	-	-
Reversal of revaluation of property plant & equipment written off / impaired	(122)	-	-	(122)	-	-
Deferred tax liability on reversal of revaluation	48	-	-	48	-	-
Other comprehensive income for the period, net of income tax	1,566	(11,870)	(113.20)	(618)	(10,650)	(94.20)
Total comprehensive income for the period	286,484	110,270	159.80	373,963	190,656	96.15
Earnings / (Loss) Per Share	Rs 1.93	Rs 0.83		Rs 2.53	Rs 1.36	

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	-	-	-	-	201,306	201,306
Other Comprehensive Income						
Net change in fair value of available-for-sale financial assets	-	-	-	(10,152)	-	(10,152)
Net change in fair value of available for sale financial assets reclassified to profit or loss	-	-	-	(126)	-	(126)
Defined benefit plan actuarial (losses) / gains	-	-	-	-	(373)	(373)
Total Comprehensive Income for the period	-	-	-	(10,278)	200,933	190,655
Transactions recorded directly in equity						
Dividend Declared	-	-	-	-	(73,982)	(73,982)
Balance as at 31.12.2015	1,644,392	525,494	405	(11,434)	2,238,025	4,396,882
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	-	-	-	-	374,581	374,581
Other Comprehensive Income						
Net change in fair value of available-for-sale financial assets	-	-	-	(2,627)	-	(2,627)
Defined benefit plan actuarial (losses) / gains	-	-	-	-	497	497
Revaluation of property, plant and equipment	-	-	2,202	-	-	2,202
Deferred tax liability on revaluation of property plant & equipment	-	-	(617)	-	-	(617)
Reversal of revaluation of property plant & equipment written off / impaired	-	-	(172)	-	50	(122)
Deferred tax liability on reversal of revaluation	-	-	48	-	-	48
Total Comprehensive Income for the period	-	-	1,461	(2,627)	375,128	373,963
Transactions recorded directly in equity						
Dividend Declared	-	-	-	-	(88,779)	(88,779)
Balance as at 31.12.2016	1,644,392	525,494	1,866	(14,061)	2,524,374	4,682,066

SEYLAN DEVELOPMENTS PLC
CASH FLOW STATEMENT

For the period	01.01.16 - 31.12.16 (Un Audited) Rs. 000	01.01.15 - 31.12.15 (Audited) Rs. 000
Cash flows from operating activities		
Receipt from other operating activities	210,638	192,277
Cash payments to employees, suppliers and tax authorities	(108,004)	(91,524)
Interest payments	(1,039)	(922)
Operating profit before changes in operating assets	101,595	99,831
(Increase)/Decrease in operating assets :		
Stock & receivables	(17,596)	11,995
Increase/(Decrease) in operating liabilities :		
Deposits & trade payables	7,194	(1,258)
Cash generated from operations	91,193	110,568
Income tax & super gain tax paid	-	(4,641)
Gratuity paid	-	-
Net cash from operating activities	91,193	105,927
Cash flows from investing activities		
Interest received	32,146	32,943
Purchase of non-dealing securities	(80,838)	(34,577)
Disposal of non-dealing securities	46,392	53,239
Purchase of property , plant and equipment	(244)	(377)
Proceeds from disposal of property, plant and equipment	-	31
Additions to investment properties	(1,197)	(86,911)
Net cash from investing activities	(3,741)	(35,652)
Cash flows from financing activities		
Dividends paid	(88,779)	(73,982)
Net cash from financing activities	(88,779)	(73,982)
Net increase in cash and cash equivalents	(1,327)	(3,707)
Cash and cash equivalents at beginning of year	16,840	20,547
Cash and Cash Equivalents at end of year	15,513	16,840
Reconciliation of cash and cash equivalents		
Cash and short term funds	18,374	18,071
Bank overdraft	(2,861)	(1,231)
	15,513	16,840

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 31st December 2016 is 29 (2015- 28).

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 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
	31.12.2016	31.12.2015	31.12.2016
Highest Price	16.70	15.00	16.70
Lowest Price	13.00	13.10	10.00
Last Traded Price	14.40	13.90	14.40

6 Contingent Assets and Contingent Liabilities

There are no Contingent Liabilities or Contingent Asset to report.

7 Comparative Information

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

8 Major 20 Share Holder List - As at 31 December 2016

	NAME OF SHAREHOLDER	NO OF SHARES 31.12.2016	%
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. Fuad Mushtaq Mohamed	1,180,617	0.80
5	Mr Sithampalam Arunasalam	1,038,682	0.70
6	Union Bank of Colombo PLC / Mr. Abishek Sithampalam	835,674	0.56
7	Mr. Udeshi Anant Hargovind	830,200	0.56
8	Asian Guild Financial Services (Pvt) Ltd	609,121	0.41
9	Zagra Investment Consultants (Pvt) Ltd	594,200	0.40
10	Bimputh Finance PLC	571,422	0.39
11	Mr. Patel Saifuddin Esmail	552,337	0.37
12	Mr. Tay Biak Chye	505,948	0.34
13	Mr. Pusparaj Nadesapillai	420,000	0.28
14	Mr. Ragupathy Arunasalam	352,974	0.24
15	Mr. Pakianathan Hugh Vijenathan	343,493	0.23
16	Mr. Van Oostenbrugge Alexander	321,400	0.22
17	Bank of Ceylon A/C Ceybank Century Growth Fund	313,428	0.21
18	Mr. Upasena Kankanamge Don Nirosha Thushan Kumara	311,000	0.21
19	Mr. Gautam Rahul	311,000	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 31.12.2016
1	Mr. Kapila Ariyaratne	25,000
2	Mr. S. Palihawadana	10,000
3	Mr. P. Saravanapavan	-
4	Mr. R. J. Jayasekara	-
5	Mr. P. D. Hennayake	-
6	Mr. L.T. Kiringoda	-

10 Public Shareholdings % as at 31st December 2016 - 29.46 %
No of public shareholders as at 31st December 2016 - 6,225