

**THE COLOMBO FORT LAND & BUILDING PLC**

*Company No. PQ 172*

***INTERIM FINANCIAL STATEMENTS***

***For The Year Ended***

***31st March 2019***

# THE COLOMBO FORT LAND & BUILDING PLC

*Company No. PQ 172*

| <b>Table of Contents</b>                    | <b>Page No.</b> |
|---|-----------------|
| Statement of Comprehensive Income - Group   | 1               |
| Statement of Comprehensive Income - Company | 2               |
| Statement of Financial Position             | 3               |
| Statement of Changes in Equity              | 4               |
| Statement of Cash Flows                     | 5               |
| Segmental Information                       | 6 - 7           |
| Notes to the Financial Statements           | 8 - 9           |
| Corporate Information                       | 10              |

# THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

## STATEMENT OF COMPREHENSIVE INCOME - GROUP

|  | (Unaudited)<br>Quarter<br>ended<br>31.03.2019<br>Rs.'000 | (Unaudited)<br>Quarter<br>ended<br>31.03.2018<br>Rs.'000 |   | Variance<br>% | (Unaudited)<br>Year<br>ended<br>31.03.2019<br>Rs.'000 | (Audited)<br>Year<br>ended<br>31.03.2018<br>Rs.'000 |   | Variance<br>% |
|--|--|--|---|---------------|---|---|---|---------------|
| <b>Revenue</b>   | <b>10,191,904</b>  | 11,357,970   | - | 10            | <b>41,438,907</b>                                     | 43,293,386  | - | 4             |
| Cost of Sales  | <b>(8,464,941)</b>                                       | (9,271,405)  | + | 9             | <b>(34,114,124)</b>                                   | (34,530,194)  | + | 1             |
| <b>Gross Profit</b>                                    | <b>1,726,963</b>   | 2,086,565  | - | 17            | <b>7,324,783</b>                                      | 8,763,192   | - | 16            |
| Other Income / (Expenses)                              | <b>735,563</b>   | 1,055,307  | - | 30            | <b>1,174,922</b>                                      | 1,101,112   | + | 7             |
| Distribution Costs                                     | <b>(516,109)</b>   | (1,216,118)  | + | 58            | <b>(2,283,985)</b>                                    | (3,174,662)   | + | 28            |
| Administration Expenses                                | <b>(1,555,048)</b>                                       | (1,138,181)  | - | 37            | <b>(4,968,522)</b>                                    | (4,178,843)   | - | 19            |
| Financing Cost   | <b>(770,224)</b>   | (626,729)  | - | 23            | <b>(3,525,935)</b>                                    | (2,652,547)   | - | 33            |
| Share of Results of associates                         | <b>264</b>   | 2,237  | - | 88            | <b>(6,792)</b>  | 6,729   | - | 201           |
| Share of Results of Joint Venture                      | <b>41,120</b>  | -  | + | -             | <b>46,659</b>   | (20,697)  | + | 325           |
| <b>Profit before Tax Expense</b>                       | <b>(337,471)</b>   | 163,082  | - | 307           | <b>(2,238,870)</b>                                    | (155,716)   | - | 1,338         |
| Tax Expense  | <b>29,969</b>  | 122,502  | - | 76            | <b>(67,813)</b>                                       | (152,561)   | + | 56            |
| <b>Profit / (Loss) for the period</b>                  | <b>(307,502)</b>   | 285,584  | - | 208           | <b>(2,306,683)</b>                                    | (308,277)   | - | 648           |
| Net (loss)/gain on available-for-sale financial assets | <b>(69,549)</b>  | 53,870   | - | 229           | <b>(100,957)</b>                                      | 7,477   | - | 1,450         |
| Actuarial Gain /Losses on Defined Plan                 | <b>(24,962)</b>  | (236,288)  | + | 89            | <b>(43,974)</b>                                       | (266,416)   | + | 83            |
| Revaluation Of Land                                    | <b>5,949,192</b>   | -  | - | -             | <b>5,949,192</b>                                      | -   | + | -             |
| Share of Results of Associate                          | <b>(34,806)</b>  | 2,507  | - | 1,488         | <b>(112,162)</b>                                      | 6,641   | - | 1,789         |
| Tax on Other Comprehensive Income                      | <b>(968,103)</b>   | -  | - | -             | <b>(968,103)</b>                                      | 22,084  | - | 4,484         |
| Currency Translation of foreing Operation              | -  | -  | - | -             | -   | 2,641   | - | 100           |
| <b>Total Comprehensive Income For The Period</b>       | <b>4,544,269</b>   | 105,673  | + | 4,200         | <b>2,417,313</b>                                      | (535,850)   | + | 551           |
| <b>Profit Attributable to</b>                          |  |  |   |               |   |   |   |               |
| Equity Holders of the Parent                           | <b>(142,997)</b>   | 110,773  | - | 229           | <b>(1,495,395)</b>                                    | (499,967)   | - | 199           |
| Non -Controlling Interest                              | <b>(164,505)</b>   | 174,810  | - | 194           | <b>(811,288)</b>                                      | 191,690   | - | 523           |
|  | <b>(307,502)</b>   | 285,584  | - | 208           | <b>(2,306,683)</b>                                    | (308,277)   | - | 648           |
| <b>Total Comprehensive Income Attributable to</b>      |  |  |   |               |   |   |   |               |
| Equity Holders of the Parent                           | <b>2,714,860</b>   | 5,389  | + | 50,281        | <b>1,236,220</b>                                      | (609,384)   | + | 303           |
| Non -Controlling Interest                              | <b>1,829,409</b>   | 19,943   | + | 9,073         | <b>1,181,093</b>                                      | 73,534  | + | 1,506         |
|  | <b>4,544,269</b>   | 25,331   | + | 17,839        | <b>2,417,313</b>                                      | (535,850)   | + | 551           |
| <b>Earnings per Share (Rs.)</b>                        | <b>(0.79)</b>  | 0.62   | - | 227           | <b>(8.31)</b>   | (2.78)  | - | 199           |

# THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

## STATEMENT OF COMPREHENSIVE INCOME - COMPANY

|  | (Unaudited)<br>Quarter<br>ended<br>31.03.2019<br>Rs.'000 | (Unaudited)<br>Quarter<br>ended<br>31.03.2018<br>Rs.'000 | Variance<br>% | (Unaudited)<br>Year<br>ended<br>31.03.2019<br>Rs.'000 | (Audited)<br>Year<br>ended<br>31.03.2018<br>Rs.'000 | Variance<br>% |
|--|--|--|---------------|---|---|---------------|
| <b>Revenue</b>   | <b>31,695</b>  | 30,436   | +             | <b>128,595</b>  | 86,331  | +             |
| Cost of Sales  | -  | -  | -             | -   | -   | -             |
| <b>Gross Profit</b>                                    | <b>31,695</b>  | 30,436   | +             | <b>128,595</b>  | 86,331  | +             |
| Other Income   | <b>5,155</b>   | 12,871   | -             | <b>93,460</b>   | 132,640   | -             |
| Distribution Costs                                     | -  | -  | -             | -   | -   | -             |
| Administration Expenses                                | <b>(20,187)</b>  | (19,948)   | -             | <b>(83,515)</b>                                       | (74,255)  | -             |
| Other Expenses   | -  | 749  | -             | <b>(933)</b>  | 441   | -             |
| Net Finance Cost                                       | <b>(14,058)</b>  | (19,787)   | +             | <b>(71,902)</b>                                       | (35,751)  | -             |
| <b>Profit before Tax Expense</b>                       | <b>2,605</b>   | 4,321  | -             | <b>65,705</b>   | 109,406   | -             |
| Tax Expense  | -  | 33,377   | -             | <b>(2,517)</b>  | 1,244   | -             |
| <b>Profit / (Loss) for the period</b>                  | <b>2,605</b>   | 37,698   | -             | <b>63,188</b>   | 110,650   | -             |
| <b>Other Comprehensive Income</b>                      |  |  |               |   |   |               |
| Net (loss)/gain on available-for-sale financial assets | <b>(29)</b>  | (178)  | +             | <b>(331)</b>  | (125)   | -             |
| <b>Total Comprehensive Income For The Period</b>       | <b>2,576</b>   | 37,520   | -             | <b>62,857</b>   | 110,525   | -             |
| <b>Earnings per Share (Rs.)</b>                        | <b>0.01</b>  | 0.21   | -             | <b>0.35</b>   | 0.61  | -             |

# THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

| STATEMENT OF FINANCIAL POSITION                                   |                                |                                |                                |                                |
|---|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
|   | Group                          |                                | Company                        |                                |
|   | (Unaudited)                    | (Audited)                      | (Unaudited)                    | (Audited)                      |
|   | As at<br>31.03.2019<br>Rs.'000 | As at<br>31.03.2018<br>Rs.'000 | As at<br>31.03.2019<br>Rs.'000 | As at<br>31.03.2018<br>Rs.'000 |
| <b>ASSETS</b>   |                                |                                |                                |                                |
| <b>Non - Current Assets</b>                                       |                                |                                |                                |                                |
| Property, Plant & Equipment                                       | 25,273,561                     | 19,330,577                     | 11,949                         | 14,420                         |
| Leasehold Properties  | 409,436                        | 443,421                        | -                              | -                              |
| Investment Properties   | 1,408,085                      | 644,860                        | 804,233                        | 803,539                        |
| Biological Assets   | 1,785,704                      | 1,777,139                      | -                              | -                              |
| Intangible Assets   | 1,021,698                      | 1,060,195                      | -                              | -                              |
| Investments in Subsidiaries                                       | -                              | -                              | 1,467,570                      | 1,448,404                      |
| Investments in equity accounted investees                         | 330,190                        | 451,912                        | 93,649                         | 91,525                         |
| Investment in Joint Venture                                       | 333,803                        | 287,143                        | -                              | -                              |
| Other Investments   | 534,428                        | 603,628                        | 1,205                          | 1,536                          |
| Employee Benefits   | -                              | 46,828                         | -                              | -                              |
| Deferred Tax Assets   | 404,726                        | 384,453                        | -                              | -                              |
|   | <b>31,501,631</b>              | 25,030,156                     | <b>2,378,606</b>               | 2,359,424                      |
| <b>Current Assets</b>   |                                |                                |                                |                                |
| Inventories   | 6,378,640                      | 7,485,684                      | -                              | -                              |
| Trade and Other Receivables                                       | 8,729,380                      | 9,034,641                      | 16,885                         | 2,368                          |
| Fair Value gain on growing produce of<br>bearer Biological Assets | 16,327                         | 16,326                         | -                              | -                              |
| Amounts Due from Related Parties                                  | 17,420                         | 22,988                         | 141,352                        | 116,423                        |
| Loans Given to Related Parties                                    | -                              | -                              | 97,000                         | 107,000                        |
| Income Tax Recoverable  | 297,379                        | 180,096                        | -                              | -                              |
| Other Investments   | 675,705                        | 747,641                        | -                              | -                              |
| Bank & Cash Balances  | 837,013                        | 2,025,118                      | 16,052                         | 128,735                        |
|   | <b>16,951,864</b>              | 19,512,493                     | <b>271,289</b>                 | 354,526                        |
| Assets Held for Sale  | 67,377                         | 60,000                         | -                              | -                              |
| <b>Total Assets</b>   | <b>48,520,872</b>              | 44,602,650                     | <b>2,649,895</b>               | 2,713,950                      |
| <b>EQUITY AND LIABILITIES</b>                                     |                                |                                |                                |                                |
| <b>Equity Attributable to Equity Holders of the Parent</b>        |                                |                                |                                |                                |
| Stated Capital  | 327,000                        | 327,000                        | 327,000                        | 327,000                        |
| Capital Reserves  | 20,058                         | 20,058                         | 10,000                         | 10,000                         |
| Revenue Reserves  | 5,989,092                      | 4,779,872                      | 1,122,520                      | 1,086,663                      |
|   | <b>6,336,150</b>               | 5,126,930                      | <b>1,459,520</b>               | 1,423,663                      |
| Non- Controlling interest   | 4,181,087                      | 3,159,291                      | -                              | -                              |
| <b>Total Equity</b>   | <b>10,517,237</b>              | 8,286,221                      | <b>1,459,520</b>               | 1,423,663                      |
| <b>Non - Current Liabilities</b>                                  |                                |                                |                                |                                |
| Loans and Borrowings  | 8,093,668                      | 7,055,392                      | 107,447                        | 166,462                        |
| Deferred Income - Capital Grants                                  | 553,921                        | 571,160                        | -                              | -                              |
| Deferred Tax Liabilities  | 2,561,942                      | 1,129,441                      | 191,392                        | 188,875                        |
| Employee Benefits   | 3,110,852                      | 2,871,135                      | -                              | -                              |
| Rent Received in Advance  | 1,662                          | 17,920                         | -                              | -                              |
|   | <b>14,322,045</b>              | 11,645,048                     | <b>298,839</b>                 | 355,337                        |
| <b>Current Liabilities</b>  |                                |                                |                                |                                |
| Trade & Other Payables  | 8,868,620                      | 7,771,268                      | 58,516                         | 40,395                         |
| Amounts Due to Related Parties                                    | 1,031,784                      | 665,198                        | 728,314                        | 659,362                        |
| Loans and Borrowings  | 10,399,861                     | 12,542,010                     | 46,515                         | 71,129                         |
| Rent Received in Advance  | 10,164                         | 8,772                          | 10,164                         | 8,772                          |
| Income Tax Payables   | 350,599                        | 388,236                        | 48,027                         | 48,528                         |
| Bank Overdraft  | 3,020,562                      | 3,295,897                      | -                              | 106,764                        |
|   | <b>23,681,590</b>              | 24,671,381                     | <b>891,536</b>                 | 934,950                        |
| <b>Total Liabilities</b>  | <b>38,003,635</b>              | 36,316,429                     | <b>1,190,375</b>               | 1,290,287                      |
| <b>Total Equity and Liabilities</b>                               | <b>48,520,872</b>              | 44,602,650                     | <b>2,649,895</b>               | 2,713,950                      |
| <i>Net Asset per Share (Rs.)</i>                                  | 35.20                          | 28.48                          | 8.11                           | 7.91                           |

The Board of Directors are responsible for the preparation and presentation of these financial statements.  
For and on behalf of the Board.

(Sgd.)  
**S.D.R. Arudpragasam**  
Deputy Chairman

(Sgd.)  
**P. M. A. Sirimane**  
Group Finance Director

Date : 30th May, 2019

# THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

## STATEMENT OF CHANGES IN EQUITY

| Group   | Equity Attributable to Equity Holders of the Parent |                                       |                                     |  |   |                                       |                   |                                      |                          |
|---|---|---------------------------------------|-------------------------------------|--|---|---------------------------------------|-------------------|--------------------------------------|--------------------------|
|   | Stated capital<br>Rs. '000                          | Prop.Dev. Reserve<br>Rs. '000         | Capital Reserve fund<br>Rs. '000    | Available for Sale Reserve<br>Rs. '000 | General Reserve<br>Rs. '000                   | Accumulated Profit/(Loss)<br>Rs. '000 | Total<br>Rs. '000 | Non-controlling Interest<br>Rs. '000 | Total Equity<br>Rs. '000 |
| Balance as at 01.04.2018                                | 327,000   | 15,190                                | 4,868                               | 1,046,198                              | 84,453  | 3,649,221                             | 5,126,930         | 3,159,291                            | 8,286,221                |
| Profit for the Period                                   | -   | -                                     | -                                   | -                                      | -   | (1,495,395)                           | (1,495,395)       | (811,288)                            | (2,306,683)              |
| Other Comprehensive Income                              | -   | -                                     | -                                   | (76,666)                               | -   | 2,808,281                             | 2,731,615         | 1,992,382                            | 4,723,997                |
| Subsidiary Dividend to Minority Shareholders            | -   | -                                     | -                                   | -                                      | -   | -                                     | -                 | (159,298)                            | (159,298)                |
| Dividend Payable  | -   | -                                     | -                                   | -                                      | -   | (27,000)                              | (27,000)          | -                                    | (27,000)                 |
| <b>Balance as at 31.03.2019</b>                         | <b>327,000</b>                                      | <b>15,190</b>                         | <b>4,868</b>                        | <b>969,532</b>                         | <b>84,453</b>                                 | <b>4,935,107</b>                      | <b>6,336,150</b>  | <b>4,181,087</b>                     | <b>10,517,237</b>        |
| Balance as at 01.04.2017                                | 327,000   | 15,190                                | 4,868                               | 1,036,244                              | 84,453  | 5,419,049                             | 6,886,805         | 4,003,925                            | 10,890,730               |
| Profit for the Period                                   | -   | -                                     | -                                   | -                                      | -   | (499,967)                             | (499,967)         | 191,690                              | (308,277)                |
| Other Comprehensive Income                              | -   | -                                     | -                                   | 9,954                                  | -   | (119,372)                             | (109,418)         | (118,156)                            | (227,573)                |
| Subsidiary Dividend to Minority Shareholders            | -   | -                                     | -                                   | -                                      | -   | -                                     | -                 | (203,192)                            | (203,192)                |
| Effect of changes in Percentage Holding in subsidiaries | -   | -                                     | -                                   | -                                      | -   | (649,379)                             | (649,379)         | (448,816)                            | (1,098,195)              |
| Degferred Tax on Revaluation of Land                    | -   | -                                     | -                                   | -                                      | -   | (474,111)                             | (474,111)         | (190,399)                            | (664,510)                |
| Acquisition of Subsidiary                               | -   | -                                     | -                                   | -                                      | -   | -                                     | -                 | (75,761)                             | (75,761)                 |
| Dividend Payable  | -   | -                                     | -                                   | -                                      | -   | (27,000)                              | (27,000)          | -                                    | (27,000)                 |
| Balance as at 31.03.2018                                | 327,000   | 15,190                                | 4,868                               | 1,046,198                              | 84,453  | 3,649,221                             | 5,126,930         | 3,159,291                            | 8,286,221                |
| <b>Company</b>  | <b>Stated capital<br/>Rs. '000</b>                  | <b>Prop.Dev. Reserve<br/>Rs. '000</b> | <b>General Reserve<br/>Rs. '000</b> | <b>Available for Sale Reserve</b>      | <b>Accumulated Profit/(Loss)<br/>Rs. '000</b> | <b>Total<br/>Rs. '000</b>             |                   |                                      |                          |
| Balance as at 01.04.2018                                | 327,000   | 10,000                                | 501                                 | 1,218                                  | 1,084,944                                     | 1,423,663                             |                   |                                      |                          |
| Profit for the period                                   | -   | -                                     | -                                   | -                                      | 63,188  | 63,188                                |                   |                                      |                          |
| Other Comprehensive Income                              | -   | -                                     | -                                   | (331)                                  | -   | (331)                                 |                   |                                      |                          |
| Dividend payable  | -   | -                                     | -                                   | -                                      | (27,000)                                      | (27,000)                              |                   |                                      |                          |
| <b>Balance as at 31.03.2019</b>                         | <b>327,000</b>                                      | <b>10,000</b>                         | <b>501</b>                          | <b>887</b>                             | <b>1,121,132</b>                              | <b>1,459,520</b>                      |                   |                                      |                          |
| Balance as at 01.04.2017                                | 327,000   | 10,000                                | 501                                 | 1,343                                  | 1,174,090                                     | 1,512,934                             |                   |                                      |                          |
| Profit for the Period                                   | -   | -                                     | -                                   | -                                      | 110,650                                       | 110,650                               |                   |                                      |                          |
| Other Comprehensive Income                              | -   | -                                     | -                                   | (125)                                  | -   | (125)                                 |                   |                                      |                          |
| Deferred Tax on Revaluation of Land                     | -   | -                                     | -                                   | -                                      | (172,796)                                     | (172,796)                             |                   |                                      |                          |
| Dividend payable  | -   | -                                     | -                                   | -                                      | (27,000)                                      | (27,000)                              |                   |                                      |                          |
| Balance as at 31.03.2018                                | 327,000   | 10,000                                | 501                                 | 1,218                                  | 1,084,944                                     | 1,423,663                             |                   |                                      |                          |

# THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

## STATEMENT OF CASH FLOWS

| For the Year ended 31st March,                                   | Group              |                    | Company         |                 |
|--|--------------------|--------------------|-----------------|-----------------|
|  | (Unaudited)        | (Audited)          | (Unaudited)     | (Audited)       |
|  | 2019<br>Rs.'000    | 2018<br>Rs.'000    | 2019<br>Rs.'000 | 2018<br>Rs.'000 |
| <b>Cash Flows from Operating Activities</b>                      |                    |                    |                 |                 |
| Profit before Tax Expense  | (2,238,870)        | (155,716)          | 65,705          | 109,406         |
| <b>Adjustments for :</b>   |                    |                    |                 |                 |
| Depreciation and Amortisation                                    | 1,229,215          | 1,291,344          | 6,312           | 4,106           |
| (Profit) / Loss on Disposal of Property Plant & Equipment        | (204,728)          | (467,298)          | -               | -               |
| (Profit) / Loss on Disposal of Long/Short-Term Investments       | 334,360            | (71,816)           | -               | (35,411)        |
| Negative Goodwill  | 2,035              | -                  | -               | -               |
| Share of Results of equity accounted investees                   | 6,792              | (6,729)            | -               | -               |
| Share of Results of results of Joint Venture                     | (46,659)           | 20,697             | -               | -               |
| Rental Income  | -                  | -                  | (40,852)        | (22,370)        |
| Dividend Income  | (131,148)          | (134,775)          | (72,601)        | (70,643)        |
| Interest Expenses  | 3,275,842          | 2,761,829          | 92,766          | 86,754          |
| Interest Income  | (372,210)          | (117,840)          | (20,864)        | (51,003)        |
| Deffered Income  | (55,561)           | -                  | -               | -               |
| Provision / (Reversal of) Bad & Doubtful Debts                   | 150,447            | 103,637            | -               | -               |
| Provision for Property Plant & Equipment                         | 6,472              | -                  | -               | -               |
| Provision for Retirement Gratuity                                | 484,357            | 476,770            | -               | -               |
| Change in Fair Value of Biological Asset                         | (250,000)          | (243,287)          | -               | -               |
| Provision for / (Reversal of) Impairment in Value of Investments | -                  | 4,845              | 933             | (441)           |
| Provision for Obsolete Stocks                                    | 64,576             | 3,131              | -               | -               |
| Other Provisions   | 7,157              | -                  | -               | -               |
| Written back of Creditors  | -                  | (3,666)            | -               | -               |
| Written - off Related Company Receivables                        | -                  | 134,902            | -               | -               |
| Amortisation of Capital Grants                                   | -                  | (22,704)           | -               | -               |
| Gain / (Loss) on translation of Foreign Currency                 | 377,857            | 20,660             | -               | -               |
|  | <b>2,639,934</b>   | <b>3,593,985</b>   | <b>31,399</b>   | <b>20,398</b>   |
| <b>Profit before Working Capital Changes</b>                     |                    |                    |                 |                 |
| (Increase)/ Decrease in Inventories                              | 1,107,044          | (505,797)          | -               | -               |
| (Increase) / Decrease in Trade and other Receivable              | 305,261            | (1,031,008)        | (14,467)        | 867             |
| (Increase) / Decrease in Amounts due from Related Parties        | 5,568              | 97,485             | (24,928)        | 64,163          |
| Increase / (Decrease) in Trade and other Payables                | 1,097,352          | 626,682            | 19,035          | (9,164)         |
| Increase / (Decrease) in Amounts due to Related Parties          | 366,586            | 259,622            | 8,950           | (58,048)        |
| <b>Cash generated from Operations</b>                            | <b>5,521,745</b>   | <b>3,040,970</b>   | <b>19,989</b>   | <b>18,216</b>   |
| Gratuity Paid  | (235,520)          | (407,489)          | -               | -               |
| Taxes Paid   | (270,731)          | (391,293)          | (500)           | (2,454)         |
| Interest Paid  | (3,275,842)        | (2,761,829)        | (92,750)        | (85,397)        |
| Rent Received  | 42,245             | 34,706             | 42,245          | 30,955          |
| <b>Net cash generated from/(used in) Operating Activities</b>    | <b>1,781,897</b>   | <b>(484,935)</b>   | <b>(31,016)</b> | <b>(38,680)</b> |
| <b>Cash Flows from Investing Activities</b>                      |                    |                    |                 |                 |
| Acquisition of Property, Plant & Equipment                       | (1,078,912)        | (1,748,665)        | (4,534)         | (100,516)       |
| Acquisition of Intangible Assets                                 | -                  | (13,757)           | -               | -               |
| Proceeds from Disposal of Property, Plant & Equipment            | 324,606            | 740,920            | -               | -               |
| Investments in Subsidiaries and Associates                       | (5,676)            | (342,434)          | (22,223)        | (359,854)       |
| (Acquisition) / Disposal of Other Short Term Investments         | 48,467             | 52,169             | -               | -               |
| Proceeds from Disposal of Subsidiaries and Associates            | -                  | -                  | -               | 74,584          |
| (Acquisition) / Disposal of Other Long Term Investments          | 5,865              | (80,728)           | -               | -               |
| Loans Given to Related Parties                                   | -                  | -                  | -               | (110,000)       |
| Acquisition and Disposal of Subsidiary Shares from /to NCI       | -                  | (1,098,195)        | -               | -               |
| Settlement of Loans Due from Related Parties                     | -                  | -                  | 10,000          | 358,500         |
| Interest Received  | 129,508            | 117,840            | 20,753          | 50,886          |
| Dividend Received  | 131,148            | 134,775            | 72,661          | 118,936         |
| <b>Net cash generated from/(used in) Investing Activities</b>    | <b>(444,994)</b>   | <b>(2,238,075)</b> | <b>76,657</b>   | <b>32,536</b>   |
| <b>Cash Flows from Financing Activities</b>                      |                    |                    |                 |                 |
| Receipts of Loans and Leases                                     | 3,648,696          | 5,949,503          | -               | 109,764         |
| Increase/(Decrease) in Loan to Related Parties                   | -                  | -                  | 60,000          | (8,200)         |
| Proceeds from Rights Issue                                       | -                  | 161,274            | -               | -               |
| Repayment of Loans and Leases                                    | (5,718,500)        | (2,897,134)        | (84,561)        | (54,673)        |
| Capital / Lease Grants Received                                  | 6,429              | 15,869             | -               | -               |
| Dividend Paid by Non Controlling Interests                       | (159,298)          | (203,192)          | -               | -               |
| Dividend Paid  | (27,000)           | (27,000)           | (27,000)        | (27,000)        |
| <b>Net cash generated from/(used in) Financing Activities</b>    | <b>(2,249,673)</b> | <b>2,999,320</b>   | <b>(51,561)</b> | <b>19,891</b>   |
| Net Increase in Cash & Cash Equivalents                          | (912,770)          | 276,310            | (5,920)         | 13,747          |
| Cash & Cash Equivalents at the beginning of the year             | (1,270,779)        | (1,547,089)        | 21,972          | 8,224           |
| <b>Cash &amp; Cash Equivalents at the end of the period</b>      | <b>(2,183,549)</b> | <b>(1,270,779)</b> | <b>16,052</b>   | <b>21,971</b>   |

# THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

## SEGMENTAL INFORMATION

Information based on primary segments (Business Segments)

### Segment Revenue

|                                       | Segment Revenue   |            | Inter Segment      |             | Total Revenue     |            |
|---------------------------------------|-------------------|------------|--------------------|-------------|-------------------|------------|
|                                       | 2019              | 2018       | 2019               | 2018        | 2019              | 2018       |
| <i>For the Year ended 31st March,</i> | Rs.'000           | Rs.'000    | Rs.'000            | Rs.'000     | Rs.'000           | Rs.'000    |
| <b>Trading of Consumer Products</b>   | <b>26,554,110</b> | 26,796,791 | <b>(5,652,893)</b> | (5,655,198) | <b>20,901,217</b> | 21,141,593 |
| <b>Trading of Industrial Products</b> | <b>10,771,603</b> | 11,549,810 | <b>(68,976)</b>    | (89,616)    | <b>10,702,627</b> | 11,460,194 |
| <b>Leisure</b>                        | <b>1,701,301</b>  | 1,555,753  | <b>(1,225)</b>     | (3,819)     | <b>1,700,076</b>  | 1,551,934  |
| <b>Plantations</b>                    | <b>7,238,323</b>  | 8,542,754  | -                  | (8,355)     | <b>7,238,323</b>  | 8,534,399  |
| <b>Others</b>                         | <b>1,073,219</b>  | 882,402    | <b>(176,555)</b>   | (277,136)   | <b>896,664</b>    | 605,266    |
|                                       | <b>47,338,556</b> | 49,327,510 | <b>(5,899,649)</b> | (6,034,124) | <b>41,438,907</b> | 43,293,386 |

### Profit / (Loss) Attributable to

|                                       | Equity Holders     |           | Non- Controlling interest |          | Total              |           |
|---------------------------------------|--------------------|-----------|---------------------------|----------|--------------------|-----------|
|                                       | 2019               | 2018      | 2019                      | 2018     | 2019               | 2018      |
| <i>For the Year ended 31st March,</i> | Rs.'000            | Rs.'000   | Rs.'000                   | Rs.'000  | Rs.'000            | Rs.'000   |
| <b>Trading of Consumer Products</b>   | <b>(797,826)</b>   | (176,981) | <b>(380,871)</b>          | (11,329) | <b>(1,178,697)</b> | (188,310) |
| <b>Trading of Industrial Products</b> | <b>(537,070)</b>   | (247,381) | <b>(264,781)</b>          | (61,362) | <b>(801,851)</b>   | (308,743) |
| <b>Leisure</b>                        | <b>8,082</b>       | 115,536   | <b>27,906</b>             | 10,941   | <b>35,988</b>      | 126,477   |
| <b>Plantations</b>                    | <b>(176,945)</b>   | 188,561   | <b>(206,471)</b>          | 280,166  | <b>(383,416)</b>   | 468,727   |
| <b>Others</b>                         | <b>8,364</b>       | (382,558) | <b>12,929</b>             | (23,870) | <b>21,293</b>      | (406,428) |
|                                       | <b>(1,495,395)</b> | (499,967) | <b>(811,288)</b>          | 191,690  | <b>(2,306,683)</b> | (308,277) |

# THE COLOMBO FORT LAND & BUILDING PLC

*Company No. PQ 172*

## SEGMENTAL INFORMATION

Information Based on Primary Segments (Business Segments)

### Segment Results

|                                       | Operating Profit |           | Finance Cost       |             | Profit before Tax  |           | Tax Expense     |           | Profit/ (Loss) for the Year |           |
|---------------------------------------|------------------|-----------|--------------------|-------------|--------------------|-----------|-----------------|-----------|-----------------------------|-----------|
|                                       | 2019             | 2018      | 2019               | 2018        | 2019               | 2018      | 2019            | 2018      | 2019                        | 2018      |
|                                       | Rs.'000          | Rs.'000   | Rs.'000            | Rs.'000     | Rs.'000            | Rs.'000   | Rs.'000         | Rs.'000   | Rs.'000                     | Rs.'000   |
| <i>For the Year ended 31st March,</i> |                  |           |                    |             |                    |           |                 |           |                             |           |
| <b>Trading of Consumer Products</b>   | <b>156,774</b>   | 643,696   | <b>(1,284,772)</b> | (865,421)   | <b>(1,127,998)</b> | (221,725) | <b>(50,699)</b> | 33,415    | <b>(1,178,697)</b>          | (188,310) |
| <b>Trading of Industrial Products</b> | <b>204,185</b>   | 627,851   | <b>(1,044,136)</b> | (911,025)   | <b>(839,951)</b>   | (283,174) | <b>38,101</b>   | (25,570)  | <b>(801,850)</b>            | (308,744) |
| <b>Leisure</b>                        | <b>305,343</b>   | 353,952   | <b>(223,058)</b>   | (166,632)   | <b>82,285</b>      | 187,320   | <b>(46,297)</b> | (60,844)  | <b>35,988</b>               | 126,476   |
| <b>Plantations</b>                    | <b>445,820</b>   | 1,151,568 | <b>(829,237)</b>   | (612,777)   | <b>(383,417)</b>   | 538,791   | -               | (70,064)  | <b>(383,417)</b>            | 468,727   |
| <b>Others</b>                         | <b>174,943</b>   | (280,236) | <b>(144,732)</b>   | (96,692)    | <b>30,211</b>      | (376,928) | <b>(8,918)</b>  | (29,498)  | <b>21,293</b>               | (406,426) |
|                                       | <b>1,287,065</b> | 2,496,831 | <b>(3,525,935)</b> | (2,652,547) | <b>(2,238,870)</b> | (155,716) | <b>(67,813)</b> | (152,561) | <b>(2,306,683)</b>          | (308,277) |

# THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

## NOTES TO THE FINANCIAL STATEMENTS

01) The accounting policies and methods of computation are consistent with those accounting policies and methods set out in the audited financial statements for the year ended 31st March 2018, other than the item disclosed in 01.2 below, and also in compliance with Sri Lanka Accounting Standard LKAS34 - Interim Financial Reporting.

01.1 The Sri Lanka Accounting Standard – The final version of SLFRS 9 - Financial Instruments replaces LKAS 39 - Financial Instruments: Recognition and Measurement and all previous versions of SLFRS 9. This standard brings together all three aspects of the accounting for the financial instruments i.e. classification and measurement, impairment and hedge accounting. SLFRS 9 is effective for financial periods beginning on or after 1st January 2018. Except for hedge accounting where requirements are generally applied prospectively with some limited exceptions SLFRS 9 requires retrospective application of the standard.

However the Institute of Chartered Accountants of Sri Lanka issued a “Statement of Alternative Treatment (SoAT) on the Figures in the Interim Financial Statements” in which the companies were granted with an option to prepare Interim Financial Statements continuing with the application of LKAS 39 with disclosures on impact to the Statement of Comprehensive Income for the period if SLFRS 9 has been applied during financial year commencing on or after 1st January 2018.

The Group having opted to use the exemption granted under the above SoAT, prepared the Interim Financial Statements for the twelve months ended 31st March 2019 based on LKAS 39.

Based on the high-level impact assessment of all three aspects of SLFRS 9 on the group companies, the Group concluded that the impact of the new standard on its financial statements are not material.

01.2 The Group has re-assessed its accounting for lands under property plant and equipment with respect to measurement of Lands. The Group had previously measured all lands using the cost model. During the year the Group decided to change the method of accounting for Lands using the revaluation model and the policy was applied prospectively.

02) The balances pertaining to the comparative period have been reclassified, where relevant, for better presentation and to be comparable with those of the current period.

03) The consolidated Financial Statements have been prepared on an accrual basis and under the historical cost convention unless stated otherwise.

04) No circumstances have arisen since the reporting period, that require adjustments to or disclosure in the financial statements.

05) There has been no significant change in the nature of the contingent liabilities which were disclosed in the audited financial statements for the year ended 31st March 2018 other than those disclosed below.

Contingent liabilities exist in relation to guarantees issued by E.B.Creasy & Company PLC to Financial Institutions on behalf of its Subsidiary/Associate to obtain facilities from Financial Institutions are as follows:

|                        | <b>31.03.2019</b> |
|------------------------|-------------------|
|                        | <b>Rs.'000</b>    |
| Lankem Ceylon PLC      | 250,000           |
| Ceyflex Rubber Limited | 64,353            |

06) The figures in the Financial Statements are provisional and subject to audit.

### 07) Share Information

| As at 31st March                          | <b>2019</b> | <b>2018</b> |
|---|-------------|-------------|
| Stated Capital (Rs.'000')                 | 327,000     | 327,000     |
| Number of Ordinary Shares (Voting) Issued | 180,000,000 | 180,000,000 |

# THE COLOMBO FORT LAND & BUILDING PLC

*Company No. PQ 172*

## NOTES TO THE FINANCIAL STATEMENTS

| 08) Market Price Per Share for the Quarter ended | 31.03.2019 | 31.03.2018 |
|--|------------|------------|
|  | Rs.        | Rs.        |
| - Highest  | 17.50      | 22.80      |
| - Lowest   | 12.70      | 18.00      |
| - Last Traded Price<br>(Volume Weighted Average) | 13.50      | 19.20      |

09) Directors direct shareholdings as at 31st March 2019

| <u>Name of Director</u>   | <u>No. of Shares</u> |
|---------------------------|----------------------|
| Mr. S. D. R. Arudpragasam | 176,000              |
| Mr. A. M. de S. Jayaratne | 500                  |
| Mr. C. P. R. Perera       | 10,000               |

10) The percentage of shares held by the public as at 31st March 2019 was 37.95%.

11) The number of Public Shareholders as at 31st March 2019 were 2,175.

12) The applicable option under Colombo Stock Exchange Rule 7.13.1 on Minimum Public Holding is Option 5 and the Float Adjusted Market Capitalization as at 31st March 2019 was Rs.922.18Mn.

13) The twenty major Shareholders as at 31st March 2019 were as follows:

| <i>Name of Shareholders</i>  | <i>No. of Shares</i> | <i>%</i>     |
|--|----------------------|--------------|
| 1. Colombo Investment Trust PLC  | 25,112,969           | 13.95        |
| 2. Property & Investment Holdings (Pvt) Limited                                  | 24,799,690           | 13.78        |
| 3. Colombo Fort Investments PLC  | 21,668,586           | 12.04        |
| 4. Capital Investments Limited   | 19,484,375           | 10.82        |
| 5. Corporate Holdings (Pvt) Limited A/c No.02                                    | 9,099,080            | 5.06         |
| 6. Financial Trust Limited   | 7,287,000            | 4.05         |
| 7. Seylan Bank PLC / Dr. T. Senthilverl  | 7,231,723            | 4.02         |
| 8. Sampath Bank PLC / Dr. T. Senthilverl   | 6,922,023            | 3.85         |
| 9. Sampath Bank PLC / Mr. A. Sithampalam   | 6,094,530            | 3.39         |
| 10. Seylan Bank PLC / Mr. A. Sithampalam   | 5,000,000            | 2.78         |
| 11. Union Investments (Pvt) Limited  | 4,089,680            | 2.27         |
| 12. Commercial Bank of Ceylon PLC / Capital Investments Limited                  | 3,600,000            | 2.00         |
| 13. Commercial Bank of Ceylon PLC / Property & Investment Holdings (Pvt) Limited | 3,600,000            | 2.00         |
| 14. Corporate Holdings (Pvt) Limited A/c No.01                                   | 1,953,265            | 1.09         |
| 15. Jacey Trust Services (Private) Limited - Account No.01                       | 1,858,500            | 1.03         |
| 16. Mr. R. Maheswaran  | 1,800,000            | 1.00         |
| 17. Ms. A. Radhakrishnan   | 1,800,000            | 1.00         |
| 18. Ms. M. P. Radhakrishnan  | 1,800,000            | 1.00         |
| 19. Associated Electrical Corporation Limited                                    | 1,157,900            | 0.64         |
| 20. Mr. A. Sithampalam   | 1,011,000            | 0.56         |
| <b>Total</b>   | <b>155,370,321</b>   | <b>86.33</b> |

# THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

## CORPORATE INFORMATION

### Board of Directors

**A. Rajaratnam (Chairman)**

FCA

**S.D.R. Arudpragasam (Deputy Chairman)**

FCMA (U.K)

**Anushman Rajaratnam (Group Managing Director)**

B.Sc (Hons), CPA, MBA

**A.M. de S. Jayaratne**

B.Sc.(Econ.), FCA (Eng. and Wales), FCA (ICASL)

**R. Seevaratnam**

B.Sc.(Lond.), FCA (Eng. and Wales), FCA (ICASL)

**Ms.A.K. Gunawardhana (Resigned w.e.f. 15.01.2019)**

LL.B (Hons.) (Colombo)

LL.M (Distinction ) (Georgetown)

Attorney-at-Law

**C.P.R. Perera**

**P. M. A. Sirimane (Group Finance Director)**

FCA, MBA

**S. Rajaratnam**

B.Sc., CA

### Name of the Company

The Colombo Fort Land & Building PLC

### Legal Form

A Quoted Company with limited liability, incorporated under the provisions of the Joint Stock Companies Ordinance 1861 & 1888 on 30th April, 1895 and re-registered under the Companies Act No.07 of 2007 on 3rd July, 2008.

### Company No.

PQ 172

### Registered Office

No. 8-5/2, Leyden Bastian Road,

York Arcade Building,

Colombo 1.

Tel: 011 - 2344485 - 9

### Stock Exchange Listing

The ordinary shares of the Company are listed on the Colombo Stock Exchange of Sri Lanka.

### Bankers

Commercial Bank of Ceylon PLC

Standard Chartered Bank

Hatton National Bank PLC

Indian Bank

Sampath Bank PLC

### Auditors

Messrs. KPMG

Chartered Accountants

### Legal Advisers

Messrs. Julius & Creasy

Attorneys-at-Law

### Tax Advisers

Messrs. KPMG

Chartered Accountants

### Managers & Secretaries

Corporate Managers & Secretaries (Private) Limited

No. 8-5/2, Leyden Bastian Road,

York Arcade Building,

Colombo 1.

Tel: 011 - 2344485 - 9