

THE FORTRESS RESORTS PLC



INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED

30 TH SEPTEMBER 2024

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 TH SEPTEMBER 2024

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 TH SEPTEMBER

	As.At 30.09.2024	As.At 31.03.2024	Change %
	Rs. '000'	Audited Rs. '000'	
ASSETS			
Non-Current Assets			
Property, Plant & Equipment	1,134,606	1,131,834	-
Right to use of Assets	38,486	39,442	(2)
Intangible Assets	445	710	(37)
	1,173,537	1,171,986	-
Current Assets			
Inventories	31,739	28,266	12
Trade and Other Receivables	36,274	58,935	(38)
Advances and Prepayments	71,733	47,967	50
Short Term Deposits	813,816	862,331	(6)
Cash and Cash equivalents	11,561	8,705	33
	965,123	1,006,204	(4)
Total Assets	2,138,660	2,178,190	(2)
EQUITY AND LIABILITIES			
Capital and Reserves			
Stated Capital	1,108,867	1,108,867	-
Accumulated Profits	702,616	706,480	1
Equity attributable to Equity Holders of the Parent	1,811,483	1,815,347	-
Non Controlling Interest	1	1	-
Total Equity	1,811,484	1,815,348	-
Non-Current Liabilities			
Interest Bearing Loans and Borrowings	64,060	61,712	(4)
Retirement Benefit Obligation	31,359	30,449	(3)
Deferred Tax Liability	44,636	44,636	-
	140,055	136,797	(2)
Current Liabilities			
Trade and Other Payables	101,469	121,857	17
Contract Liabilities	69,837	61,917	(13)
Interest Bearing Loans and Borrowings	12,329	13,329	8
Income Tax Payables	3,486	28,942	88
	187,121	226,045	17
Total Equity and Liabilities	2,138,660	2,178,190	2
Net Asset Value per Share (Rs.)	16.34	16.37	

I certify that these financial statements are in compliance with the requirements of the Companies Act No.7 of 2007

Sgd
Mr.Thilaksiri Dunuhinga
Chief Financial Officer

The Board of Directors is responsible for the preperation and presentaion of these Financial statements. Signed for and on behalf of the Board by,

Sgd
Mr.J.A.S.S. Adhihetty
Director

Sgd
Mr.C.Vishvajit Cabraal
Director

Colombo
11 th November 2024

Note :The above figures for the interim period are not audited

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 TH SEPTEMBER 2024

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 TH SEPTEMBER

	<i>For 3 Month ended</i>		<i>Change</i>	<i>Year to date</i>		<i>Change</i>
	<i>30.09.2024</i>	<i>30.09.2023</i>	<i>%</i>	<i>30.09.2024</i>	<i>30.09.2023</i>	<i>%</i>
	<i>Rs. '000'</i>	<i>Rs. '000'</i>		<i>Rs. '000'</i>	<i>Rs. '000'</i>	
Revenue	156,997	127,434	23	316,977	260,598	22
Cost of Sales	(61,543)	(60,471)	(2)	(126,052)	(114,798)	(10)
Gross Profit	95,454	66,963	43	190,925	145,800	31
Other Income and Gains	10,932	2,049	434	15,448	2,049	654
Selling and Marketing Expenses	(12,865)	(10,032)	(28)	(24,393)	(18,110)	(35)
Administrative Expenses	(108,685)	(91,780)	(18)	(210,746)	(190,567)	(11)
Finance Cost	(1,911)	(1,831)	(4)	(3,796)	(3,647)	(4)
Finance Income	17,358	22,220	(22)	39,521	48,470	(18)
Profit/(Loss) before Tax	283	(12,412)	102	6,960	(16,005)	143
Income (Tax Expenses)/ Reversal	(4,846)	-		(10,824)	-	
Profit/(Loss) for the period	(4,563)	(12,412)	63	(3,864)	(16,005)	76
Other Comprehensive Income	-	-				
Actuarial gain/ (loss) on Defined Benefit Plan	-	-		-	-	
Income tax effect	-	-		-	-	
Net other comprehensive income not to be reclassified to profit or loss in subsequent periods	-	-		-	-	
Other comprehensive income for the year ,net of tax	-	-		-	-	
Total Comprehensive Income/(loss) for the period net of Ta	(4,563)	(12,412)	63	(3,864)	(16,005)	76
Profit and total comprehensive income attributable to						
Entire profit and total comprehensive income is attributable to the equity holders of the parent						
Basic Earnings/ (Loss) Per Share	(0.04)	(0.11)	63	(0.03)	(0.14)	76
Dividend per share	-	-	-	-	-	-

Note :The above figures for the interim period are not audited
: Figures in brackets indicate deductions

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 TH SEPTEMBER 2024

COMPANY, STATEMENT OF FINANCIAL POSITION AS AT 30 TH SEPTEMBER

	As.At 30.09.2024	As.At 31.03.2024	Change %
	Rs. '000'	Audited Rs. '000'	
ASSETS			
Non-Current Assets			
Investment In Subsidiary	1,000,010	1,000,010	-
	1,000,010	1,000,010	-
Current Assets			
Other Receivables	80,085	84,957	(6)
Cash and Cash Equivalents	43	43	-
	80,128	85,000	(6)
Total Assets	1,080,138	1,085,010	-
EQUITY AND LIABILITIES			
Capital and Reserves			
Stated Capital	1,108,867	1,108,867	-
Accumilated Profits/(losses)	(30,632)	(25,766)	19
Total Equity	1,078,235	1,083,101	-
Non-Current Liabilities			
Interest Bearing Loans and Borrowings	-	-	
Retirement Benefit Obligation	-	-	
	-	-	-
Current Liabilities			
Trade & Other Payables	1,903	1,909	-
Bank Overdraft	-	-	-
	1,903	1,909	-
Total Equity and Liabilities	1,080,138	1,085,010	-
Net Asset value per share (Rs.)	9.72	9.77	

I certify that these financial statements are in compliance with the requirements of the Companies Act No.7 of 2007

Sgd
Mr.Thilaksiri Dunuhinga
Chief Financial Officer

The Board of Directors is responsible for the preperation and presentaion of these Financial statements. Signed for and on behalf of the Board by,

Sgd
Mr.J.A.S.S. Adhihetty
Director

Sgd
Mr.C.Vishvajit Cabraal
Director

Colombo
11 th November 2024

Note :The above figures for the interim period are not audited

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 TH SEPTEMBER 2024

COMPANY, STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 TH SEPTEMBER

	<i>For 3 Month ended</i>		<i>Change</i>	<i>Year to date</i>		<i>Change</i>
	30.09.2024	30.09.2023	%	30.09.2024	30.09.2023	%
	Rs. '000'	Rs. '000'		Rs. '000'	Rs. '000'	
Revenue	-	-		-	-	-
Cost of Sales	-	-		-	-	-
Gross Profit	-	-		-	-	-
Other Income and Gains	-	-	-	-	-	-
Selling and Marketing Expenses	-	-		-	-	
Administrative Expenses	(3,290)	(1,520)	(116)	(4,866)	(4,087)	(19)
Finance Cost	-	-	-	-	-	-
Finance Income	-	-		-	-	-
Profit/(Loss) before Tax	(3,290)	(1,520)	(116)	(4,866)	(4,087)	(19)
Income Tax Expenses	-		-	-	-	-
Profit /(Loss) for the period	(3,290)	(1,520)	(116)	(4,866)	(4,087)	(19)
Other Comprehensive Income/(Loss)	-					
Total Comprehensive Income/(Loss) for the period	(3,290)	(1,520)	(116)	(4,866)	(4,087)	(19)
Basic Earnings / (Loss) per share for the period	(0.03)	(0.01)	(116)	(0.04)	(0.04)	(19)
Dividend per share	-	-	-	-	-	-

Note :The above figures for the interim period are not audited
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THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 TH SEPTEMBER 2024

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED
30 TH SEPTEMBER

Group	Attributable to the equity holders of the parent			
	Stated Capital	Accumulated Profit	Non Controlling Interest	Total
	Rs. '000'	Rs. '000'	Rs. '000'	Rs. '000'
Balance as at 01 st April 2024	1,108,867	706,480	1	1,815,348
Loss for the Period	-	(3,864)	-	(3,864)
				-
Balance as at 30 th September 2024	1,108,867	702,616	1	1,811,484
Balance as at 01 st April 2023	1,108,867	500,278	1	1,609,146
Loss for the Period	-	(16,005)	-	(16,005)
Balance as at 30 th September 2023	1,108,867	484,273	1	1,593,141

Company	Stated Capital	Accumulated Profit/(Losses)	Total
	Rs. '000'	Rs. '000'	Rs. '000'
Balance as at 01 st April 2024	1,108,867	(25,766)	1,083,101
Loss for the Period	-	(4,866)	(4,866)
Balance as at 30 th September 2024	1,108,867	(30,632)	1,078,235
Balance as at 01 st April 2023	1,108,867	(18,044)	1,090,823
Loss for the Period	-	(4,087)	(4,087)
Balance as at 30 th September 2023	1,108,867	(22,131)	1,086,736

Note :The above figures for the interim period are not audited
:Figures in brackets indicate deductions

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 TH SEPTEMBER 2024

STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED
30 TH SEPTEMBER

	FOR THE PERIOD ENDED		FOR THE PERIOD ENDED	
	Group		Company	
	2024	2023	2024	2023
	Rs. '000'	Rs. '000'	Rs. '000'	Rs. '000'
Cash Flows From/ (Used in) Operating Activities				
Profit/(Loss) before tax	6,960	(16,005)	(4,866)	(4,087)
Adjustments for				
Depreciation	33,005	31,529	-	-
Amortisation of intangible assets	266	365	-	-
Depreciation of right of use assets	956	956	-	-
Finance Ccst	3,796	3,646	-	-
Finance income	(39,521)	(48,468)	-	-
(Profit)/Loss on Disposal of Property, Plant & Equipment	(11,548)	92	-	-
Provision for Defined Benefit Obligation	2,982	1,848	-	-
Operating Profit/(Loss) before working capital changes	(3,103)	(26,036)	(4,866)	(4,087)
(Increase)/ Decrease in inventories	(3,474)	3,369	-	-
(Increase)/ Decrease in trade and other receivables and prepayments	(1,105)	(16,439)	4,872	4,311
Increase/(Decrease) in trade and other payables and contract liabilities	(12,468)	30,399	(6)	(224)
Cash Generated from / (Used in) Operations	(20,150)	(8,707)	-	-
Finance cost paid	(9)	(40)	-	-
Defined benefit obligation paid	(2,073)	(2,054)	-	-
Income tax paid	(36,280)	(2,149)	-	-
Net cash from / (used in) operating activities	(58,512)	(12,950)	-	-
Cash Flows from/ (Used in) Investing Activities				
Proceeds from disposal of property plant and equipment	11,864	21	-	-
Acquisition of property, plant and equipment	(36,094)	(8,360)	-	-
Acquisition of intangible assets	-	(24)	-	-
Investment in fixed deposits	(292,918)	(417,577)	-	-
Withdrawal of fixed deposits	334,752	397,000	-	-
Finance income received	46,203	44,742	-	-
Net Cash from/(Used in) investing activities	63,807	15,802	-	-
Cash Flows from (Used in) Financing Activities				
Principal Payments under Lease Liabilities	(1,439)	(1,679)	-	-
Net Cash from/(Used in) financing Activities	(1,439)	(1,679)	-	-
Net Increase/(Decrease) in Cash and Cash Equivalents	3,856	1,174	-	-
Cash and Cash Equivalents at the beginning of the Period	(1,329)	6,868	43	44
Cash and Cash Equivalents at the end of the period	2,527	8,042	43	44

For the purpose of the cash flow statement, the period end cash and cash equivalents comprise of the following:

Cash at Bank & In Hand	11,561	15,516	43	44
Bank Overdraft	(9,034)	(7,474)	-	-
	2,527	8,042	43	44

Note :The above figures for the interim period are not audited

:Figures in brackets indicate deductions

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 TH SEPTEMBER

NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 TH SEPTEMBER

1. Market Price of Ordinary Shares

	30.09.2024	30.09.2023
	Rs.	Rs.
Highest Price Per Share for the Quarter	25.40	22.50
Lowest Price Per Share for the Quarter	19.10	18.20
Last Traded	23.80	20.50

- 2.** Financial year of the Company / Group ends on 31st March .The interim financial statements are for the period ended 30th September 2024
- 3.** The Statement of Financial Position of the Company and Group as at 30 th September 2024 and Statements of Income, Changes in Equity and Cash Flow for the period then ended have been prepared in accordance with Sri Lanka Accounting Standards 34 ,interim financial statements and are in agreement with the books of accounts maintained by the group and have provided the information required by the Colombo Stock Exchange.
- 4.** The presentation and classification of figures for the corresponding period of the previous year have been amended, where relevant, to be comparable with those for the current year.
- 5.** All values included in these Financial Statements are in '000' rupees unless otherwise stated.

6. Subsidiaries.

The Subsidiaries and its controlling percentages of the Group,which have been consolidated are as follows

Subsidiaries	2024	2023	Nature of the Operations
Direct holding			
La Forteresse (Private) Limited	100%	100%	Operation of Small Luxurry Hotel
Indirect holding			
Summer Season Mirissa (Private) Limited	99.99%	99.99%	Operations not yet commenced

Investment in subsidiaries are carried at cost less impairments (if any) in the separate financial statements

- 7.** Net Assets value per Share has been calculated, for all periods, based on the number of shares in issue as at 30 th September 2024, amounting to 110,886,684.
- 8.** There has not been a significant change in the nature of the contingent liabilities,which were disclosed in the Annual Report for the year ended 31 st March 2024.
- 9.** There have been no material events occurring after the Balance Sheet date that require adjustments or disclosure to Interim financial statements as at 30 th September 2024.
- 10.** Graphical Analysis of Seasonality performance - For the Quarter



- 11.** The percentage of the shares held by public as at 30 th September 2024 was 18.366% Comprising of 1,759 Shareholders. (30 th September 2023 - 16.86% Comprising 1,884 shareholders)
- 12.** The float adjusted market capitalization as at 30 th September 2024 - Rs.484,696,639.00
- 13.** The Float adjusted market capitalization of the company falls under Option 2 of Rule 7.13.1(b) of the Listing Rules of the Colombo Stock Exchange and the Company has complied with the minimum public holding requirment applicable under the said option.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED
30 TH SEPTEMBER 2024**

14.

The interim financial statements are unaudited and have been prepared in accordance with the same accounting policies and methods set out in the Annual Financial Statements for the year ended 31 March 2024 and are in compliance with the Sri Lanka Accounting Standard 34 - Interim Financial Reporting.

15. The number of shares held by the Board of Directors as of 30 th September 2024 are as follows:

	Name of the Director	No of Shares	%
1	Mr.L.N.De Silva Wijeyeratne	Nil	-
2	Mr.J.A.S.Sumith Adhihetty	13,741	0.01
3	Mr.C.Vishvajit Cabraal	Nil	-
4	Mr.K.D.Harindra Perera	Nil	-
5	Mr.C.Umagiliya Weerawardena	Nil	-
6	Mr.Jan Peter Vant Twest	Nil	-
7	Mr.Jitendra Romesh Gunaratne	Nil	-
8	Ms. Amarasungha Arachchige Kawshi Amarasinghe	Nil	-
9	Mr.Vasantha Leelananda	Nil	-
10	Ms.K.A.D.B Perera	Nil	-
11	Mr. Amrit Merril Joseph Fernando	Nil	-
12	Mrs. R.N Pallegama	Nil	-

16. Twenty largest shareholders of the company as of 30 th September 2024 are as follows:

	Name of the Share Holder	No of Shares	%
1	M J F HOLDINGS (PRIVATE) LIMITED	28,616,411	25.81
2	VALLIBEL LEISURE (PRIVATE) LIMITED	24,417,932	22.02
3	VALLIBEL ONE PLC	20,618,257	18.59
4	MR.K.D.D. PERERA	10,329,317	9.32
5	L B FINANCE PLC	4,051,100	3.65
6	MERCHANT BANK OF SRI LANKA & FINANCE PLC/S.A.A HASITHA	2,162,692	1.95
7	MR. MERRIL J FERNANDO(DECEASED)	2,124,400	1.92
8	BANK OF CEYLON NO. 1 ACCOUNT	1,451,100	1.31
9	SEYLAN BANK PLC/JAYANTHA DEWAGE	1,441,400	1.30
10	MR. A P L FERNANDO	1,157,811	1.04
11	MR D.C FERNANDO	833,333	0.75
12	MR. M. J. FERNANDO	833,333	0.75
13	MR.M.P.D COORAY	794,356	0.72
14	MERCHANT BANK OF SRI LANKA & FINANCE PLC/D.WEERASINGHE	650,000	0.59
15	DR.D.JAYANNTHA	621,000	0.56
16	MR.G.V.C.Y PANDITHARATHNA	421,904	0.38
17	HATTON NATIONAL BANK PLC/MUSHTAQ MOHAMED FUAD	395,351	0.36
18	ROYAL CERAMICS LANKA PLC	336,100	0.30
19	DFCC BANK PLC/K.UDAYAKUMARA	307,003	0.28
20	SAKUVI INVESTMENT TRUST (PRIVATE) LTD	284,166	0.26

Corporate Information

Name of the Company

The Fortress Resorts PLC

Company Registration No
PQ 207

Legal Form

Public Quoted Company with Limited Liability,
Quoted on the Diri Savi Board of the Colombo
Stock Exchange.

Registered Office

Level 29, West Tower
World Trade Center, Echelon Square
Colombo 01.

Board Of Directors

Mr.K D Harindra Perera (Chairman)
Mr. J A S Sumith Adhihetty
Mr. L N De Silva Wijeyeratne
Mr.Chathura Vishvajit Cabraal
Mr.C Umagiliya Weerawardena
Mr.Jitendra Romesh Gunaratne
Mr.Jan Peter Vant Twest
Mr.Amrith Merrill Joseph Fernando
Ms.K A D B Perera
Ms. Amarasungha Arachchige Kawshi Amarasinghe
Mr. Vasantha Leelananda
Mrs. R.N Pallegama

Subsidiary Companies

La Forteresse (Private) Limited
Summer Season Mirissa (Pvt) Ltd

Hotel

The Fortress Resorts & Spa, Koggala
Telephone : 091 4389400
Fax : 091 4389458
Email: info@thefortress.lk

Secretaries

P W Corporate Secretarial (Pvt) Ltd.
No.3/17, Kynsey Road.
Colombo 08.
Telephone : 011 4640360-3
Fax : 011 4740588
Email: pwcs@pwcs.lk

External Auditors

Ernst & Young
Chartered Accountants
Rotunda Towers
No.109,Galle Road
Colombo 03.

Internal Auditors

KPMG
32A, Sir Mohamed Macan Markar Mawatha,
Colombo 03, 00700
Tel: +94 11 5426 426
Fax: +94 11 2445 872

Bankers

Bank of Ceylon
Sampath Bank PLC
Pan Asia Banking Corporation PLC