

**THE KINGSBURY PLC**  
Company Registration PQ 203  
No:48, Janadhipathi Mawatha  
Colombo-01

**Interim Financial Statements**

**For the six months ended 30th September 2016**

# Corporate Information

## **NAME OF COMPANY**

The Kingsbury PLC  
(A public limited company, incorporated in Sri Lanka in 1969)

## **COMPANY NUMBER**

PQ 203

## **STOCK EXCHANGE LISTING**

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

## **REGISTERED OFFICE**

48, Janadhipathi Mw,  
Colombo 01, Sri Lanka

## **DIRECTORS**

Mr.A.M.Pandithage – Executive Chairman  
Mr.K.D.D.Perera - Co- Chairman (Non-Executive)  
Mr.L.T.Samarawickrama - Managing Director  
Mr.S.C.Ganegoda  
Mr.S.J.Wijesinghe  
Mr.N.J. De Silva Deva-Aditya  
Mr.L.N. De Silva Wijeyeratne  
Ms.R.N.Ponnambalam  
Mr.W.D.N.H Perera  
Mr.J.P.Van Twest  
Ms.I. Jamaldeen (Alternate to K.D.D.Perera)  
Mr.D.E.Silva

## **AUDIT COMMITTEE**

Mr.L.N. De Silva Wijeyeratne - Chairman  
Ms.R.N.Ponnambalam  
Mr.J.P.Van Twest

## **REMUNERATION COMMITTEE**

Mr.L.N. De Silva Wijeyeratne - Chairman  
Ms.R.N.Ponnambalam

## **SECRETARIES**

Hayleys Group Services (Private) Limited  
400, Deans Road, Colombo 10, Sri Lanka  
Telephone: (94-11)2627650  
Facsimile: (94-11)2627645  
E-mail: info.sec@hayleys.com

Please direct any queries about the administration of shareholdings to the Company Secretaries

**THE KINGSBURY PLC**  
**Income Statement**

(All amounts in Sri Lanka Rupees thousands)

	Unaudited 6 months ended 30.09.2016	Unaudited 6 months ended 30.09.2015	Change %	Unaudited 3 months to 30.09.2016	Unaudited 3 months to 30.09.2015	Change %	Audited Year ended 31.03.2016
Turnover	1,412,762	1,248,239	13	789,380	677,752	16	2,702,581
Turnover tax/ Nation Building Tax	(45,016)	(39,834)	13	(25,120)	(21,629)	(16)	(86,093)
Net turnover	<b>1,367,746</b>	<b>1,208,405</b>	<b>13</b>	<b>764,260</b>	<b>656,123</b>	<b>16</b>	<b>2,616,488</b>
Cost of Sales	<u>(649,062)</u>	<u>(554,483)</u>	(17)	<u>(353,356)</u>	<u>(291,490)</u>	(21)	<u>(1,178,832)</u>
Gross Profit	<b>718,684</b>	<b>653,922</b>	<b>10</b>	<b>410,904</b>	<b>364,633</b>	<b>13</b>	<b>1,437,656</b>
Other Income	2,802	1,723	63	1,828	1,314	39	2,919
Administrative Expenses	(425,415)	(363,092)	(17)	(229,395)	(186,932)	(23)	(790,370)
Marketing Expenses	<u>(65,766)</u>	<u>(61,008)</u>	(8)	<u>(35,659)</u>	<u>(31,657)</u>	(13)	<u>(122,455)</u>
Operating Profit	<b>230,305</b>	<b>231,546</b>	<b>(1)</b>	<b>147,678</b>	<b>147,358</b>	<b>0</b>	<b>527,750</b>
Finance income	10,736	8,077	33	4,552	4,586	(1)	18,393
Finance expenses	<u>(63,228)</u>	<u>(111,542)</u>	43	<u>(23,766)</u>	<u>(77,489)</u>	69	<u>(188,283)</u>
Profit before Tax	<b>177,813</b>	<b>128,081</b>	39	<b>128,464</b>	<b>74,455</b>	73	<b>357,861</b>
Taxation	(18,874)	-	>100	(9,000)	-	>100	(64,493)
Profit for the period	<b><u>158,939</u></b>	<b><u>128,081</u></b>	24	<b><u>119,464</u></b>	<b><u>74,455</u></b>	60	<b><u>293,368</u></b>
Basic Earnings per share (Rs.)	<b>0.66</b>	<b>0.53</b>		<b>0.49</b>	<b>0.31</b>		<b>1.21</b>

The notes on page 6 forms an integral part of these Financial Statements.

Figures in brackets indicate deductions or losses.

**THE KINGSBURY PLC**  
**Statement of Comprehensive Income**

(All amounts in Sri Lanka Rupees thousands)

	Unaudited 6 months ended 30.09.2016	Unaudited 6 months ended 30.09.2015	Change %	Unaudited 3 months to 30.09.2016	Unaudited 3 months to 30.09.2015	Change %	Audited Year ended 31.03.2016
<b>Profit for the Period</b>	<u>158,939</u>	<u>128,081</u>	24	<u>119,464</u>	<u>74,455</u>	60	<u>293,368</u>
Re-measurement gain/(loss) on defined benefit plans	-	-		-	-		(6,102)
Income tax effect on defined benefit plans	-	-		-	-		732
<b>Other comprehensive income/(loss) for the year, net of tax</b>	<u>-</u>	<u>-</u>		<u>-</u>	<u>-</u>		<u>(5,370)</u>
<b>Total comprehensive income for the year, net of tax</b>	<u><u>158,939</u></u>	<u><u>128,081</u></u>	24	<u><u>119,464</u></u>	<u><u>74,455</u></u>	60	<u><u>287,998</u></u>

**THE KINGSBURY PLC**  
**Statement of Financial Position**

( All amounts in Sri Lanka Rupees thousands)

	Unaudited As at 30.09.2016	Unaudited As at 30.09.2015	Audited As at 31.03.2016
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property Plant and Equipment	3,771,236	3,757,637	3,743,098
Capital Work in Progress	26,220	11,959	48,374
Intangible assets	21,945	22,701	24,110
	<b>3,819,401</b>	<b>3,792,297</b>	<b>3,815,582</b>
<b>Current assets</b>			
Inventories	61,821	58,989	65,435
Trade and other receivables	148,782	125,382	159,567
Other non financial assets	95,064	68,942	57,890
Tax recoverable	30,993	21,254	24,903
Cash and Bank	72,086	112,879	56,451
Short Term Deposits	315,625	385,110	460,596
	<b>724,371</b>	<b>772,555</b>	<b>824,842</b>
<b>Total Assets</b>	<b>4,543,772</b>	<b>4,564,852</b>	<b>4,640,424</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Capital and reserves</b>			
Stated capital	836,000	836,000	836,000
Revaluation reserves	907,337	930,576	905,830
Retained Earnings	478,092	252,117	440,154
	<b>2,221,429</b>	<b>2,018,693</b>	<b>2,181,984</b>
<b>Non- current liabilities</b>			
Interest-bearing borrowings	1,150,893	1,780,967	1,350,116
Post employment benefit obligation	34,982	23,651	30,703
Deferred tax liability	181,733	105,438	164,367
	<b>1,367,608</b>	<b>1,910,056</b>	<b>1,545,186</b>
<b>Current Liabilities</b>			
Trade and other payables	264,936	198,140	253,609
Interest-bearing borrowings	557,486	323,035	527,091
Other non financial liabilities	132,313	114,928	132,554
	<b>954,735</b>	<b>636,103</b>	<b>913,254</b>
<b>Total equity and liabilities</b>	<b>4,543,772</b>	<b>4,564,852</b>	<b>4,640,424</b>

I certify that these financial statements have been prepared in compliance with the requirements of the companies Act No 7 of 2007.

Sgd.  
**A Wijesiriwardana**  
Director Finance

Signed for and on behalf of the Board

Sgd.  
**A M Pandithage**  
Executive Chairman

Sgd.  
**L T Samarawickrama**  
Managing Director

The notes on page 6 forms an integral part of these Financial Statements.  
Figures in brackets indicate deductions or losses

01st Nov 2016  
Colombo

**THE KINGSBURY PLC**  
**Statement of Changes in Equity**

(All amounts in Sri Lanka Rupees thousands)

	Stated Capital	Revaluation and other reserves	Retained Earnings	Total
<b>Balance as at 01.04.2015</b>	<b>836,000</b>	<b>930,576</b>	<b>196,636</b>	<b>1,963,212</b>
Profit for the 6 months ended 30.09.2015			128,081	128,081
Other comprehensive income			-	-
Total comprehensive income			128,081	128,081
Deferred tax on transfer				
Dividends Paid			(72,600)	(72,600)
<b>Balance as at 30.09.2015</b>	<b>836,000</b>	<b>930,576</b>	<b>252,117</b>	<b>2,018,693</b>
<b>Balance as at 01.04.2016</b>	<b>836,000</b>	<b>905,830</b>	<b>440,153</b>	<b>2,181,984</b>
Profit for the 6 months ended 30.09.2016	-	-	158,939	158,939
Other comprehensive income			-	-
Total comprehensive income			158,939	158,939
Transfer to retained earnings from Revaluation reserve				-
Transfer from revaluation reserve				
Deferred tax on transfer		1,506		1,506
Dividends Paid			(121,000)	(121,000)
<b>Balance as at 30.09.2016</b>	<b>836,000</b>	<b>907,336</b>	<b>478,092</b>	<b>2,221,429</b>

The notes on page 6 forms an integral part of these Financial Statements.  
Figures in brackets indicate deductions or losses.

**THE KINGSBURY PLC**  
**Cash Fow Statement**

(All amounts in Sri Lanka Rupees thousands)

	Unaudited 6 months ended 30.09.16	Unaudited 6 months ended 30.09.15	Audited Year ended 31.03.16
<b>Operating activities</b>			
Cash generated from operations (Note A )	352,821	438,911	881,610
Interest received	10,736	8,077	18,393
Interest paid	(59,520)	(57,716)	(114,593)
Tax Paid	(6,091)	(3,197)	(8,306)
Retirement benefits paid	(501)	(627)	(977)
<b>Net cash generated from /(used in) operations</b>	<b>297,445</b>	<b>385,448</b>	<b>776,129</b>
<b>Investing activities</b>			
Capital work in progress	22,155	(11,464)	(64,633)
Purchase of property plant & equipment	(142,206)	(30,667)	(111,629)
Purchase of property plant & equipment (Intangible)	(197)	(312)	(3,869)
Proceeds from disposal of property plant & equipment	444	348	852
Investment In fixed Deposits	-	128,648	277,619
<b>Net cash (used in)/ generated from investing activities</b>	<b>(119,804)</b>	<b>86,553</b>	<b>98,340</b>
<b>Financing activities</b>			
Payments on interest-bearing borrowings	(216,804)	(196,546)	(409,135)
Dividends Paid	(121,000)	(72,600)	(72,600)
<b>Net cash used in financing activities</b>	<b>(337,804)</b>	<b>(269,146)</b>	<b>(481,735)</b>
<b>Net increase/decrease in cash and cash equivalents</b>	<b>(160,163)</b>	<b>202,856</b>	<b>392,734</b>
<b>Movement in cash and cash equivalents</b>			
At start of the year	457,174	64,440	64,440
Net increase / decrease	(160,163)	202,856	392,734
<b>At end of the Period</b>	<b>297,011</b>	<b>267,295</b>	<b>457,174</b>

**Note A**

	Unaudited 6 months ended 30.09.16	Unaudited 6 months ended 30.09.15	Audited Year ended 31.03.16
<b>Cash flows from operating activities</b>			
Profit/(loss) before tax	177,813	128,081	357,861
Adjustments for:			
Net Finance Expenses	52,492	103,465	169,890
Depreciation on property, plant & equipment	109,278	107,002	216,675
Amortization of intangible assets	2,360	2,127	4,277
Provision for Bad & doubtful debts	241	(2,473)	3,306
Loss on disposal of property, plant & equipment	4,343	2,119	4,200
<b>Operating profit/(loss) before working capital changes</b>	<b>346,527</b>	<b>340,320</b>	<b>756,209</b>
(Increase)/Decrease in trade and other receivables	(13,187)	53,117	(146)
(Increase)/Decrease in inventories	3,614	5,057	10,135
Increase/(Decrease) in trade and other payables	11,087	37,113	110,807
Gratuity provision	4,780	3,305	4,604
Cash generated from operations	<b>352,821</b>	<b>438,911</b>	<b>881,610</b>

The notes on page 6 forms an integral part of these Financial Statements.  
Figures in brackets indicate deductions.

**THE KINGSBURY PLC**  
**Notes to the Financial Statements**

1 The Interim Financial Statements are unaudited and have been prepared in compliance with Sri Lanka Accounting Standard **LKAS 34**-Interim Financial Reporting. These Interim Financial Statements should be read in conjunction with the Annual Financial Statements for the year ended 31<sup>st</sup> March 2016.

2 The Statement of Financial Position of the Company as at 30th September 2016 & The Income Statement for the six months ended are drawn up from the unaudited accounts of the Company and provides information required as per rule 8 of the Colombo Stock Exchange.

	<b>30.09.16</b>	<b>30.09.15</b>
	<b>(Rs.000)</b>	<b>(Rs.000)</b>
3 Other income and expenses		
Profit/(loss) on disposal of property, plant and equipment	(628)	(716)
Sundry income	<b>3,430</b>	<b>2,439</b>
	<b>2,802</b>	<b>1,723</b>

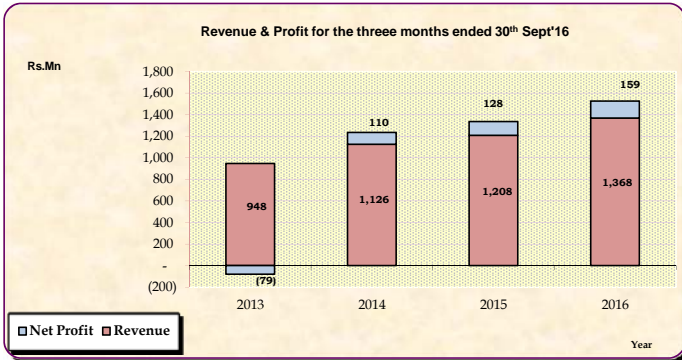
4 On the 8th of September 2016, officially we launched our new product range which is offering 40 fully serviced apartments down Bagathale Road, Colombo 03 - known as Platinum1 by Kingsbury.

5 Market price per Ordinary share recorded during the quarter

	<b>30.09.16</b>	<b>30.09.15</b>
Highest price (Rs.)	<b>17.20</b>	18.40
Lowest price (Rs.)	<b>15.10</b>	16.00
Closing Price (Rs.)	<b>17.00</b>	17.00

6 We confirm that there are no material contingent liabilities or contingent assets which require disclosure in the interim financial statements for the three months ended 30th Sep'16

7 Revenue & net profit/(loss) comparison



8 Ratios	<b>30.09.16</b>	<b>30.09.15</b>
Basic Earnings per share	<b>0.66</b>	0.53
Net assets per share	<b>9.18</b>	8.34

9 Stated Capital	<b>No. of Shares</b>	<b>Ordinary Shares</b>
	<b>(thousands)</b>	<b>Rs '000</b>
As At 31st March'2016	242,000	836,000
As At 30th Sept'2016	242,000	836,000



**THE KINGSBURY PLC**  
**Quarterly Accounts Information as at 30<sup>th</sup> September 2016**

**20 Major Shareholders**

	Name of the Shareholder	No. of Shares as at 30.09.2016	%
1	HAYLEYS PLC NO 3 SHARE INVESTMENT ACCOUNT	112,307,057	46.41
2	CARBOTELS (PVT) LIMITED	31,625,000	13.07
3	EMPLOYEES PROVIDENT FUND	25,559,947	10.56
4	BANK OF CEYLON-NO2 A/C	7,833,500	3.24
5	MR. K.D.A.PERERA	6,581,352	2.72
6	BANK OF CEYLON A/C CEYBANK UNIT TRUST	6,125,347	2.53
7	NATIONAL SAVINGS BANK	4,669,876	1.93
8	VALLIBEL ONE PLC	3,216,146	1.33
9	RENUKA HOTELS LIMITED	2,371,300	0.98
10	RENUKA CITY HOTELS PLC	2,260,300	0.93
11	ASSOCIATED ELECTRICAL CORPORATION LTD	2,123,578	0.88
12	MERCHANT BANK OF SRI LANKA LTD A/C NO 1	1,938,297	0.80
13	RENUKA CONSULTANTS & SERVICES LIMITED.	1,835,100	0.76
14	MR. K.D.H.PERERA	1,453,567	0.60
15	PEOPLE'S LEASING & FINANCE PLC /MR. L.P. HAPANGAMA	1,227,700	0.51
16	SAMPATH BANK PLC/MRS PRIYANI DHARSHINI RATNAGOPAL	1,200,000	0.50
17	MR. M.H. JAMALDEEN	1,186,583	0.49
18	CARGO BOAT DEVELOPMENT COMPANY PLC	1,010,100	0.42
19	MR.A.P.SOMASIRI	1,000,000	0.41
20	MRS.V.R.JAYASINGHE	904,111	0.37
	<b>TOTAL</b>	<b>216,428,861</b>	<b>89.43</b>

**Director's Shareholdings**

	Name	No. of Shares
1	Mr. A.M.Pandithage	Nil
2	Mr. L.T.Samarawickrama	Nil
3	Mr. S.C.Ganegoda	55,713
4	Mr. S.J.Wijesinghe	Nil
5	Mr. N.J.De Silva Deva - Aditya	Nil
6	Mr. L.N De Silva Wijeratne	Nil
7	Mr. K.D.D Perera (Vallibel One Plc- 3,216,146)	Nil
8	Ms. R.N Ponnambalam	Nil
9	Mr. W.D.N.H Perera	Nil
10	Mr. J.P.Van Twest	Nil
11	Ms. I Jamaldeen (Alternate to K.D.D.Perera) (Mr.M.H.Jamaldeen-spouse-1,186,583 - No.of shares)	Nil
12	D.E.Silva	Nil

\* Mr.K.D.D.Perera holds 50.44% directly and indirectly of the total issued shares of Hayleys PLC which holds 112,307,057 shares in The Kingsbury PLC

\* Mr.K.D.D.Perera holds 63.48% directly of the issued share of Valibel One PLC, which holds 3,216,146 shares in The Kingsbury PLC

\*Mr.M.H.Jamaldeen,spouse of Mrs.I .Jamaldeen holds 1,186,583 shares

PERCENTAGE OF PUBLIC HOLDING AS AT 30.09.2016	38.68%
TOTAL NO. OF SHAREHOLDERS REPRESENT IN THE PUBLIC HOLDING	3,995