



CT LAND DEVELOPMENT PLC

*Majestic
City*

**PROVISIONAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31ST MARCH 2016**



CT LAND DEVELOPMENT PLC

*Majestic
City*

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CT LAND DEVELOPMENT PLC

*Majestic
City*

CORPORATE INFORMATION

Legal Form

A Quoted Public Company with Limited liability incorporated under the Companies Act No. 17 of 1982 on 9th March 1983 and re-registered under the Companies Act No. 07 of 2007.

Registration No.

PQ 159

Registered Office

10, Station Road, Colombo 4

Contact Details

Tel: 0112588827

Fax: 0112592427

Email: ctland@sltnet.lk

Email: info@majesticcity.lk

Board of Directors

R Selvaskandan (*Chairman*)

J C Page (*Deputy Chairman/Managing Director*)

A D M De Alwis (*Executive Director/General Manager*)

Ms. M G Perera (*Finance Director*)

A T P Edirisinghe

Sunil Mendis

S C Niles

Anthony A Page

L R Page

Dr. T Senthilvel

Company Secretary / Legal Consultant

Ms. Charuni Gunawardana

Management

J C Page (*Deputy Chairman/Managing Director*)

A D M De Alwis (*Executive Director/General Manager*)

Ms. M G Perera (*Finance Director*)

A C Hewage (*Accounts Executive*)

Audit Committee

A.T.P. Edirisinghe (*Chairman*)

Sunil Mendis

R. Selvaskandan

Remuneration Committee

Sunil Mendis (*Chairman*)

A.T.P. Edirisinghe

R. Selvaskandan

Auditors

KPMG

Chartered Accountants

Tax Consultants

PricewaterhouseCoopers

Chartered Accountants

Bankers

People's Bank

Commercial Bank of Ceylon PLC

Stock Exchange Listing

Colombo Stock Exchange

Holding Company

C T Holdings PLC



STATEMENT OF COMPREHENSIVE INCOME

| Three Months ended 31st March | Entity and Investee | | Company | | Variance | |
|---|---------------------|----------------|----------------|----------------|-------------------|--------------|
| | 2016 | 2015 | 2016 | 2015 | Entity & Investee | Company |
| | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 | % | % |
| Revenue | 151,981 | 107,893 | 151,981 | 107,893 | 40.86 | 40.86 |
| Other Operating Income | 167,079 | 123,018 | 167,079 | 123,018 | 35.82 | 35.82 |
| Personnel Costs | (15,732) | (13,425) | (15,732) | (13,425) | 17.18 | 17.18 |
| Depreciation | (1,276) | (2,213) | (1,276) | (2,213) | (42.34) | (42.34) |
| Other Operating Costs | (67,498) | (53,562) | (67,498) | (53,562) | 26.02 | 26.02 |
| Profit from Operations | 234,554 | 161,711 | 234,554 | 161,711 | 45.05 | 45.05 |
| Finance Cost | (199) | (204) | (199) | (204) | (2.45) | (2.45) |
| Share of Profit of Equity Accounted Investee | (1,099) | (13,879) | - | - | (92.08) | - |
| Profit before Taxation | 233,256 | 147,628 | 234,355 | 161,507 | 58.00 | 45.11 |
| Taxation | (45,939) | (33,576) | (45,939) | (33,576) | 36.82 | 36.82 |
| Net Profit for the Period | 187,317 | 114,052 | 188,416 | 127,931 | 64.24 | 47.28 |
| Other Comprehensive Income, net of Income Tax, for the period | (8,543) | (524) | (8,543) | (537) | 1,530.34 | 1,490.88 |
| Total Comprehensive Income for the period | 178,774 | 113,528 | 179,873 | 127,394 | 57.47 | 41.19 |
| Earnings Per Share (Rs.) | 3.84 | 2.34 | 3.86 | 2.62 | | |


| Year ended 31st March | Entity and Investee | | Company | | Variance | |
|---|---------------------|----------------|----------------|----------------|-------------------|--------------|
| | 2016 | 2015 | 2016 | 2015 | Entity & Investee | Company |
| | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 | % | % |
| Revenue | 502,722 | 445,088 | 502,722 | 445,088 | 12.95 | 12.95 |
| Other Operating Income | 240,334 | 134,168 | 240,334 | 134,168 | 79.13 | 79.13 |
| Personnel Costs | (62,481) | (52,274) | (62,481) | (52,274) | 19.53 | 19.53 |
| Depreciation | (5,089) | (8,905) | (5,089) | (8,905) | (42.85) | (42.85) |
| Other Operating Costs | (177,214) | (172,974) | (177,214) | (172,974) | 2.45 | 2.45 |
| Profit from Operations | 498,272 | 345,103 | 498,272 | 345,103 | 44.38 | 44.38 |
| Finance Cost | (636) | (1,096) | (636) | (1,096) | (41.97) | (41.97) |
| Share of Profit of Equity Accounted Investee | 10,787 | (22,867) | - | - | (147.17) | - |
| Profit before Taxation | 508,423 | 321,140 | 497,636 | 344,007 | 58.32 | 44.66 |
| Taxation | (119,658) | (81,710) | (119,658) | (81,710) | 46.44 | 46.44 |
| Net Profit for the Period | 388,765 | 239,430 | 377,978 | 262,297 | 62.37 | 44.10 |
| Other Comprehensive Income, net of Income Tax, for the period | (8,543) | (524) | (8,543) | (537) | 1,530.34 | 1,490.88 |
| Total Comprehensive Income for the period | 380,222 | 238,906 | 369,435 | 261,760 | 59.15 | 41.14 |
| Earnings Per Share (Rs.) | 7.97 | 4.91 | 7.75 | 5.38 | | |



STATEMENT OF FINANCIAL POSITION

| As at | Entity and Investee | | Company | |
|-------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| | 31st Mar 2016 Rs. '000 | 31st Mar 2015 Rs. '000 | 31st Mar 2016 Rs. '000 | 31st Mar 2015 Rs. '000 |
| ASSETS | | | | |
| Non Current Assets | | | | |
| Property Plant & Equipment | 23,421 | 28,051 | 23,421 | 28,051 |
| Intangible Assets | 15 | 40 | 15 | 40 |
| Investment Properties | 3,320,750 | 3,140,000 | 3,320,750 | 3,140,000 |
| Equity Accounted Investee | 112,040 | 101,253 | 135,000 | 135,000 |
| Investments | 75,226 | 95,043 | 75,226 | 95,043 |
| | <u>3,531,452</u> | <u>3,364,387</u> | <u>3,554,412</u> | <u>3,398,134</u> |
| Current Assets | | | | |
| Trade and Other Receivables | 92,466 | 92,157 | 92,466 | 92,157 |
| Short Term Investments | 124,912 | 30,784 | 124,912 | 30,784 |
| Cash in Hand and at Bank | 18,071 | 27,731 | 18,071 | 27,731 |
| | <u>235,449</u> | <u>150,672</u> | <u>235,449</u> | <u>150,672</u> |
| Total Assets | <u>3,766,901</u> | <u>3,515,059</u> | <u>3,789,861</u> | <u>3,548,806</u> |
| EQUITY AND LIABILITIES | | | | |
| Capital and Reserves | | | | |
| Stated Capital | 487,500 | 487,500 | 487,500 | 487,500 |
| Retained Earnings | 2,600,095 | 2,417,925 | 2,623,055 | 2,451,672 |
| | <u>3,087,595</u> | <u>2,905,425</u> | <u>3,110,555</u> | <u>2,939,172</u> |
| Non Current Liabilities | | | | |
| Retirement Benefit Obligation | 37,117 | 21,105 | 37,117 | 21,105 |
| Deferred Taxation | 358,854 | 332,198 | 358,854 | 332,198 |
| Security Deposits | 170,258 | 142,032 | 170,258 | 142,032 |
| Deferred Interest | 37,295 | 55,727 | 37,295 | 55,727 |
| | <u>603,524</u> | <u>551,062</u> | <u>603,524</u> | <u>551,062</u> |
| Current Liabilities | | | | |
| Trade and Other Payables | 30,124 | 26,132 | 30,124 | 26,132 |
| Dues to Related companies | 5,227 | 1,024 | 5,227 | 1,024 |
| Income Tax Payable | 39,408 | 24,189 | 39,408 | 24,189 |
| Bank Overdraft (Secured) | 1,023 | 7,227 | 1,023 | 7,227 |
| | <u>75,782</u> | <u>58,572</u> | <u>75,782</u> | <u>58,572</u> |
| Total Equity and Liabilities | <u>3,766,901</u> | <u>3,515,059</u> | <u>3,789,861</u> | <u>3,548,806</u> |
| Net Assets per Share (Rs.) | <u>63.34</u> | <u>59.60</u> | <u>63.81</u> | <u>60.29</u> |


These Financial Statements have been prepared in accordance with the requirements of the Companies Act No.07 of 2007.


Ms. M.G. Perera
Finance Director

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.

These Financial Statements have been approved by the Board on 01st June 2016.

Signed for and on behalf of the Board:


R. Selvakandan
Chairman


A.T.P. Edirisinghe
Director



STATEMENT OF CHANGES IN EQUITY

| | Stated Capital Rs. '000 | Retained Earnings Rs. '000 | Shareholders' Funds Rs. '000 |
|--|-------------------------------|----------------------------------|------------------------------------|
| ENTITY AND INVESTEE | | | |
| Balance as at 1st April 2014 | 487,500 | 2,313,082 | 2,800,582 |
| Net Profit for the period | | 239,430 | 239,430 |
| Defined Benefit Plan-Actuarial gains/(losses) net of tax | | (536) | |
| Share of OCI of Equity Accounted Investee | | 12 | |
| Dividends | | (134,062) | (134,062) |
| Balance as at 31st March 2015 | 487,500 | 2,417,926 | 2,905,950 |
| Balance as at 01st April 2015 | 487,500 | 2,417,926 | 2,905,426 |
| Less: Super Gains Tax | | (54,240) | (54,240) |
| Re-stated Balance as at 01st April 2015 | 487,500 | 2,363,686 | 2,851,186 |
| Net Profit for the period | | 388,765 | 388,765 |
| Defined Benefit Plan-Actuarial gains/(losses) net of tax | | (8,543) | (8,543) |
| Share of OCI of Equity Accounted Investee | | - | - |
| Dividends | | (143,813) | (143,813) |
| Balance as at 31st March 2016 | 487,500 | 2,600,095 | 3,087,595 |
| COMPANY | | | |
| Balance as at 1st April 2014 | 487,500 | 2,323,974 | 2,811,474 |
| Net Profit for the period | - | 262,297 | 262,297 |
| Defined Benefit Plan-Actuarial gains/(losses) net of tax | | (536) | |
| Dividends | | (134,063) | (134,063) |
| Balance as at 31st March 2015 | 487,500 | 2,451,672 | 2,939,708 |
| Balance as at 01st April 2015 | 487,500 | 2,451,673 | 2,939,173 |
| Less: Super Gains Tax | | (54,240) | (54,240) |
| Re-stated Balance as at 01st April 2015 | 487,500 | 2,397,433 | 2,884,933 |
| Net Profit for the period | | 377,978 | 377,978 |
| Defined Benefit Plan-Actuarial gains/(losses) net of tax | | (8,543) | (8,543) |
| Dividends | | (143,813) | (143,813) |
| Balance as at 31st March 2016 | 487,500 | 2,623,055 | 3,110,555 |



STATEMENT OF CASHFLOWS

| Year ended 31st March | Entity and Investee | | Company | |
|--|---------------------|------------------|------------------|------------------|
| | 2016 Rs. '000 | 2015 Rs. '000 | 2016 Rs. '000 | 2015 Rs. '000 |
| CASH FLOW FROM OPERATING ACTIVITIES | | | | |
| Cash Generated from Operations | | | | |
| Profit from Operating Activities | 508,423 | 321,140 | 497,636 | 344,007 |
| <u>Adjustments for :</u> | | | | |
| Depreciation | 5,064 | 8,895 | 5,064 | 8,895 |
| Amortisation | 25 | 10 | 25 | 10 |
| Provision for Retirement Benefit Obligation | 4,146 | 2,778 | 4,146 | 2,778 |
| Finance Cost | 636 | 1,096 | 636 | 1,096 |
| Dividend Received | (10,070) | - | (10,070) | - |
| Impairment-CT Prop Investment | 19,817 | 19,957 | 19,817 | 19,957 |
| Share of Profit of Equity Accounted Investee | (10,787) | 22,867 | - | - |
| Change in Fair Value of Financial Instruments | 872 | (784) | 872 | (784) |
| Impairment-Equity Investment | (180,750) | (100,000) | (180,750) | (100,000) |
| Operating Profit before Working Capital Changes | 337,376 | 275,959 | 337,376 | 275,959 |
| Adjustment for Working Capital Changes | | | | |
| (Increase)/Decrease in Trade and Other Receivables | (309) | (33,185) | (309) | (33,185) |
| Increase/(Decrease) in Trade and Other Payables | 5,880 | (4,285) | 5,880 | (4,285) |
| Increase/(Decrease) in Security Deposits | 9,794 | 44,140 | 9,794 | 44,140 |
| Cash Generated from Operations | 352,741 | 282,629 | 352,741 | 282,629 |
| Interest Paid | (636) | (1,096) | (636) | (1,096) |
| Income Tax Paid | (74,460) | (68,322) | (74,460) | (68,322) |
| Super Gains Tax Paid | (54,240) | - | (54,240) | - |
| Retirement Benefits Paid | - | (1,870) | - | (1,870) |
| Net Cash inflow from Operating Activities | 223,405 | 211,341 | 223,405 | 211,341 |
| CASH FLOW FROM INVESTING ACTIVITIES | | | | |
| Purchase of Property, Plant & Equipment | (434) | (3,634) | (434) | (3,634) |
| Purchase of Intangible Assets | - | (40) | - | (40) |
| Expenditure incurred on Investment Property | - | - | - | - |
| Investments - Equity | - | (52,500) | - | (52,500) |
| Dividends Received | 10,070 | - | 10,070 | - |
| Short term Investments | (95,000) | (30,000) | (95,000) | (30,000) |
| Net Cash used in Investing Activities | (85,364) | (86,174) | (85,364) | (86,174) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | |
| Term Loan Received/Paid | - | - | - | - |
| Dividends Paid | (141,497) | (134,063) | (141,497) | (134,063) |
| Net Cash used in Financing Activities | (141,497) | (134,063) | (141,497) | (134,063) |
| Net Decrease in Cash and Cash Equivalents | (3,456) | (8,896) | (3,456) | (8,896) |
| Cash and Cash Equivalents as at 1st April | 20,504 | 29,400 | 20,504 | 29,400 |
| Cash and Cash Equivalents as at 31st Dec (Note A) | 17,048 | 20,504 | 17,048 | 20,504 |
| NOTE - A | | | | |
| Analysis of Cash and Cash Equivalents | | | | |
| Cash in Hand and at Bank | 18,071 | 27,731 | 18,071 | 27,731 |
| Bank Overdraft | (1,023) | (7,227) | (1,023) | (7,227) |
| | 17,048 | 20,504 | 17,048 | 20,504 |

**EXPLANATORY NOTES****1. Basis of Preparation**

These Financial Statements are provisional and subject to Audit. They have been prepared in accordance with Sri Lanka Accounting Standard No.35-Interim Financial Statements and use the same accounting policies and presentation as the Financial Statements for the year ended 31st March 2015.

CT Holdings PLC (the parent company) and all its subsidiaries were deemed liable to Super Gains Tax at the rate of 25% on the taxable profits for the year of assessment 2013/14 and the Company's liability was computed at Rs. 54.2 Mn. The provisions of Part III of the Finance Act No. 10 of 2015 stipulates that the Super Gains Tax shall be deemed to be an expenditure in the financial statements relating to the year of assessment which commenced on 1st April 2013. As per the said Finance Act and as recommended by the Statement of Alternative Treatment (SoAT) on Accounting for Super Gains Tax dated 24th November 2015 issued by the Institute of Chartered Accountants of Sri Lanka, the said liability has been accounted in the Financial Year ended 31st March 2014 and the brought forward Retained Profit figures have been adjusted accordingly.

2. Stated Capital

Stated Capital is represented by 48,750,000 Ordinary shares in issue.

3. Contingent Liabilities

There are no material contingent liabilities at the balance sheet date.

4. Events subsequent to the Reporting Date

No events have arisen since the reporting date which would require adjustment to or disclosure in these Financial Statements other than that disclosed above.

5. Segmental Information

The Company is involved entirely in the Real Estate sector. As such there are no distinguishable components to be identified as separate segments of the Company.

6. Market Price of Shares

| Market Prices recorded during the quarter ended | 31st Mar 2016 Rs. | 31st Mar 2015 Rs. | Variance | |
|---|-------------------------|-------------------------|----------|-------|
| | | | Rs. | % |
| Highest Price Per Share (On 06/01/2016) | 53.50 | 44.00 | 9.50 | 21.59 |
| Lowest Price Per Share (On 29/02/2016) | 41.10 | 35.20 | 5.90 | 16.76 |
| Closing Price Per Share | 45.40 | 35.00 | 10.40 | 29.71 |

7. Directors Shareholdings

The number of shares held by the Board of Directors are as follows:

| As at | 31-Mar-16 | 31-Mar-15 |
|--------------------|-----------|-----------|
| R. Selvaskandan | - | - |
| J.C. Page | 610,804 | 610,804 |
| A.T.P. Edirisinghe | 3,000 | 3,000 |
| S.C. Niles | 2,000 | 2,000 |
| Anthony A. Page | 654,264 | 654,264 |
| L.R. Page | 268,487 | 268,487 |
| Dr. T. Senthiveri | 3,101,074 | 2,516,238 |
| A.D.M. De Alwis | - | - |
| Sunil Mendis | - | - |
| Ms. M.G. Perera | - | - |

**EXPLANATORY NOTES (CONTD)****8. Twenty Largest Shareholders**

The twenty largest shareholders of the company are as follows:

| As at | 31-Dec-15 | | 31-Mar-15 | |
|---|-------------------|---------------|-------------------|---------------|
| | Number of shares | % | Number of shares | % |
| 1 C T Holdings PLC | 31,298,407 | 64.2% | 31,298,407 | 64.2% |
| 2 Seylan Bank PLC/Thirugnanasambandar Senthilvel | 2,856,843 | 5.9% | 2,516,238 | 5.2% |
| 3 Mr. A.M. Weerasinghe | 1,301,226 | 2.7% | 1,014,292 | 2.1% |
| 4 Bank of Ceylon A/C Ceybank Unit Trust | 947,904 | 1.9% | 884,593 | 1.8% |
| 5 Mrs. C.K. Muttukumaru | 740,000 | 1.5% | 730,000 | 1.5% |
| 6 Bank of Ceylon A/C Ceybank Century Growth Fund | 717,563 | 1.5% | 627,222 | 1.3% |
| 7 Mr. A.A. Page | 654,264 | 1.3% | 654,264 | 1.3% |
| 8 Mr. J.C. Page | 610,804 | 1.3% | 610,804 | 1.3% |
| 9 Dr. A.C. Visvalingam | 525,359 | 1.1% | 449,814 | 0.9% |
| 10 Tudawe Brothers Limited | 501,105 | 1.0% | 501,105 | 1.0% |
| 11 Mr. V.R. Page | 453,062 | 0.9% | 453,062 | 0.9% |
| 12 E.W. Balasuriya & Co. (Pvt) Ltd | 415,381 | 0.9% | 410,417 | 0.8% |
| 13 Merrill J Fernando & Sons (Pvt) Limited | 392,535 | 0.8% | 392,535 | 0.8% |
| 14 Mrs. T. Selvaratnam | 375,813 | 0.8% | 375,813 | 0.8% |
| 15 J.B. Cocoshell (Pvt) Ltd | 359,635 | 0.7% | 340,957 | 0.7% |
| 16 Mrs. J.N. Mather | 270,618 | 0.6% | 270,618 | 0.6% |
| 17 Mr. L.R. Page | 268,487 | 0.6% | 268,487 | 0.6% |
| 18 Dr. T. Senthilvel | 244,231 | 0.5% | - | 0.0% |
| 19 Mr. S. Srikanthan | 109,882 | 0.2% | 107,882 | 0.2% |
| 20 Mr. P.G.K. Fernando | 106,266 | 0.2% | 106,266 | 0.2% |
| Capital Alliance Finance PLC/A.H.Udeshi | - | 0.0% | 523,068 | 1.1% |
| | 43,149,385 | 88.5% | 42,535,844 | 87.3% |
| Others (3,016 Shareholders as at 31st March 2016) | 5,600,615 | 11.5% | 6,214,156 | 12.7% |
| TOTAL | 48,750,000 | 100.0% | 48,750,000 | 100.0% |

9. Public Holding:

The percentage of shares held by the public as at 31st March 2016 (3,020 shareholders) was 23.5% (31st March 2015 - 3,126 shareholders holding 24.7%).

CT LAND DEVELOPMENT PLC

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Colombo 04

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