



**CITY HOUSING AND REAL ESTATE COMPANY PLC**  
Condensed Interim Financial Statements  
Period Ended 30th September 2018

**Statements of Profit or Loss and Other Comprehensive Income**

	Group							
	For the three months ended 30th September			For the six months ended 30th September				
	2018 RS.	2017 RS.	Variance %	2018 RS.	2017 RS.	Variance %		
Revenue	-	125,864	0%	-	134,934	0%		
Cost of sales	-	-	0%	-		0%		
Gross profit	-	125,864	0%	-	134,934	0%		
Net Service charge income/(Loss)	74,307	-		196,622	1,785,000	0%		
Other income	-			487,110		#DIV/0!		
Administrative expenses	(3,185,567)	(9,330,156)	-66%	(8,317,866)	(18,276,851)	-54%		
Distribution expenses	-	(6,900)	-100%	147,293	(13,554)	-1187%		
Results from operating activities	(3,111,260)	(9,211,192)	-66%	(7,486,841)	(16,370,471)	-54%		
Net finance income/(costs)	2,565,877	(99,357)	-2682%	2,565,877	(178,010)	-1541%		
Share of loss of equity accounted investees	-	-		-				
Profit before taxation	(545,383)	(9,310,549)	-94%	(4,920,964)	(16,548,481)	-70%		
Income tax expense	-	-		-				
Profit for the period	(545,383)	(9,310,549)	-94%	(4,920,964)	(16,548,481)	-70%		
Other comprehensive income (OCI)								
Net gain/(loss) on available-for-sale investments	-			-	-			
Actuarial gain/(Loss) on employee benefits	-	-		-	-			
Other comprehensive income for the period, net of tax	-	-		-	-			
Total comprehensive income for the period	(545,383)	(9,310,549)		(4,920,964)	(16,548,481)			
Profit attributable to:								
Equity shareholders of the parent	(545,383)	(9,310,549)		(4,920,964)	(16,548,481)			
Non controlling interest	-	-		-	-			
Profit for the year	(545,383)	(9,310,549)		(4,920,964)	(16,548,481)			
Total comprehensive income attributable to:								
Equity shareholders of the parent	(545,383)	(9,310,549)		(4,920,964)	(16,548,481)			
Non controlling interest	-	-		-	-			
Total comprehensive income for the period	(545,383)	(9,310,549)		(4,920,964)	(16,548,481)			
Earnings Per Share (Rs.)	-	0.04	-	0.70	-	0.37	-	1.24

Explanatory notes are given on page 7

**Statements of Profit or Loss and Other Comprehensive Income**

	<b>Company</b>					
	For the three months ended 30th September			For the six Months Ended 30th September		
	2018 Rs.	2017 Rs.	Variance %	2018 Rs.	2017 Rs.	Variance %
Revenue	-	125,864	0%	-	134,934	0%
Cost of sales	-	-	0%	-	-	0%
<b>Gross profit</b>	<b>-</b>	<b>125,864</b>	<b>0%</b>	<b>-</b>	<b>134,934</b>	<b>0%</b>
Net Service charge income/(Loss)	34,307	-		156,622	1,785,000	0%
Other income	-	-		-	-	#DIV/0!
Administrative expenses	(1,401,962)	(7,185,790)	-80%	(5,210,361)	(13,550,047)	-62%
Distribution expenses	-	(6,900)		8,355	(13,554)	-162%
<b>Results from operating activities</b>	<b>(1,367,655)</b>	<b>(7,066,826)</b>	<b>-81%</b>	<b>(5,045,384)</b>	<b>(11,643,667)</b>	<b>-57%</b>
Net finance income/(costs)	2,457,712	(78,693)	-3223%	2,457,712	(141,742)	-1834%
Share of loss of equity accounted investees	-	-		-	-	
<b>Profit before taxation</b>	<b>1,090,057</b>	<b>(7,145,519)</b>	<b>-115%</b>	<b>(2,587,672)</b>	<b>(11,785,409)</b>	<b>-78%</b>
Income tax expense	-	-		-	-	
<b>Profit for the period</b>	<b>1,090,057</b>	<b>(7,145,519)</b>	<b>-115%</b>	<b>(2,587,672)</b>	<b>(11,785,409)</b>	<b>-78%</b>
<b>Other comprehensive income (OCI)</b>						
Net gain/(loss) on available-for-sale investments	-	-		-	-	
Actuarial Gain/(Loss) on employee benefits	-	-		-	-	
<b>Other comprehensive income for the period, net of tax</b>	<b>-</b>	<b>-</b>		<b>-</b>	<b>-</b>	
<b>Total comprehensive income for the period</b>	<b>1,090,057</b>	<b>(7,145,519)</b>		<b>(2,587,672)</b>	<b>(11,785,409)</b>	
Earnings Per Share (Rs.)	0.08 -	0.53	-	0.19 -	0.88	

Statement of Financial Position

As at	Group			Company		
	30th Sep 2018 Rs.	30th Sep 2017 Rs.	31st March 2018 Rs. (Audited)	30th Sep 2018 Rs.	30th Sep 2017 Rs.	31st March 2018 Rs. (Audited)
<b>ASSETS</b>						
<b>Non - current assets</b>						
Property, plant and equipment	44,122,142	47,941,514	46,207,319	43,838,149	47,635,396	45,914,279
Investment in Subsidiary	-			20,000,000	20,000,000	20,000,000
Investment in Associate	-	4,845,699		-	7,600,000	
Available for Sale-Investments	20,407,706	23,474,011	20,407,706	20,095,206	23,161,511	20,095,206
Employee Benefits Plan	46,000	1,541,805		46,000	1,541,805	
Deferred Tax Asset	1,320,277	4,684,554	2,120,056	1,850,166	4,232,371	1,850,166
<b>Total Non Current Assets</b>	<b>65,896,126</b>	<b>82,487,583</b>	<b>68,735,081</b>	<b>85,829,521</b>	<b>104,171,083</b>	<b>87,859,651</b>
<b>Current assets</b>						
Trade and Other Receivables	70,035,268	57,859,206	72,252,253	29,673,865	1,388,630	29,765,850
Inventories	120,995,606	108,904,681	107,534,206	120,995,606	108,904,681	107,534,206
Amounts Due from Related Parties	54,921,871	82,204,852	54,921,871	14,421,871	41,721,871	14,421,871
Cash and cash equivalents	9,843,248	13,844,681	23,980,312	1,938,722	9,457,690	11,217,067
<b>Total Current Assets</b>	<b>255,795,993</b>	<b>262,813,420</b>	<b>258,688,642</b>	<b>167,030,064</b>	<b>161,472,872</b>	<b>162,938,994</b>
<b>Total Assets</b>	<b>321,692,118</b>	<b>345,301,004</b>	<b>327,423,723</b>	<b>252,859,584</b>	<b>265,643,956</b>	<b>250,798,645</b>
<b>EQUITY</b>						
Stated Capital	133,798,500	133,798,500	133,798,500	133,798,500	133,798,500	133,798,500
Reserves	30,279,447	30,279,447	30,279,447	30,279,447	30,279,447	30,279,447
Retained Earnings	(71,489,279)	(89,470,476)	(66,568,462)	(97,038,299)	(101,148,264)	(94,450,628)
<b>Total equity attributable to equity holders of the company</b>	<b>92,588,667</b>	<b>74,607,471</b>	<b>97,509,485</b>	<b>67,039,648</b>	<b>62,929,683</b>	<b>69,627,319</b>
Non controlling interest	700	700	700	-	-	-
<b>Total equity</b>	<b>92,589,367</b>	<b>74,608,171</b>	<b>97,510,185</b>	<b>67,039,648</b>	<b>62,929,683</b>	<b>69,627,319</b>
<b>LIABILITIES</b>						
<b>Non - current liabilities</b>						
Interest Bearing Borrowings	1,094,105	2,270,395	1,048,435	1,094,105	2,270,395	1,048,435
Retirement Benefit Obligation	14,762,050	1,722,384	14,619,799	13,612,050		13,519,800
<b>Total Non-current liabilities</b>	<b>15,856,155</b>	<b>3,992,779</b>	<b>15,668,234</b>	<b>14,706,155</b>	<b>2,270,395</b>	<b>14,568,235</b>
<b>Current liabilities</b>						
Interest Bearing Borrowings	-	10,368,220	610,618	-		610,618
Other Borrowings	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Amount due to Related companies	-	4,732,981		87,197,858	83,687,758	83,207,758
Trade and Other Payables	196,831,358	234,115,653	194,423,380	67,500,686	100,492,427	64,904,000
Current tax liability	1,415,237	1,263,693	2,215,015	1,415,237	1,263,693	1,415,237
Bank Balances Overdrawn	-	1,219,507	1,996,291	-		1,465,478
<b>Total Current liabilities</b>	<b>213,246,596</b>	<b>266,700,054</b>	<b>214,245,305</b>	<b>171,113,781</b>	<b>200,443,878</b>	<b>166,603,091</b>
<b>Total liabilities</b>	<b>229,102,751</b>	<b>270,692,833</b>	<b>229,913,539</b>	<b>185,819,937</b>	<b>202,714,273</b>	<b>181,171,326</b>
<b>Total equity and liabilities</b>	<b>321,692,118</b>	<b>345,301,004</b>	<b>327,423,723</b>	<b>252,859,584</b>	<b>265,643,956</b>	<b>250,798,645</b>
Net Asset Value Per Share (Rs.)	6.92	6.15	7.29	5.01	4.71	5.20
Explanatory notes are given on page 7						
Accountant certified that these condensed financial						

The Board of Directors is responsible for the preparation and presentation of these financial statements.

Signed on behalf of the Board

.....  
(Signed)  
Janaka Ratnayake  
(Chairman)

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(Signed)  
Duleepa Gunawardhana  
(Accountant)

Date : 14th November 2018

**Statement of Changes in Equity**

<b>Group</b>	<b>Stated capital</b>	<b>Revaluation Reserve</b>	<b>Available for sales reserve</b>	<b>Retained Earnings</b>	<b>Non Controlling Interest</b>	<b>Total</b>
	<b>Rs.</b>	<b>Rs.</b>	<b>Rs.</b>	<b>Rs.</b>	<b>Rs.</b>	<b>Rs.</b>
Balance as at 1 April 2017	133,798,500	30,279,447	-	(72,921,994)	700	91,156,653
Net profit for the period				(16,548,482)		(16,548,482)
Other comprehensive income				-		-
<b>Total comprehensive income</b>	133,798,500	30,279,447	-	(89,470,476)	700	74,608,171
Transactions with owners of the company, recognised directly in equity	-	-	-	-	-	-
<b>Balance as at 30th September 2017</b>	133,798,500	30,279,447	-	(89,470,476)	700	74,608,171
Balance as at 1 April 2018	133,798,500	30,279,447	-	(66,568,463)	700	97,510,183
Net profit for the period	-	-	-	(4,920,964)	-	(4,920,964)
Other comprehensive income	-	-	-	-	-	-
<b>Total comprehensive income</b>	133,798,500	30,279,447	-	(71,489,279)	700	92,589,367
Transactions with owners of the company, recognised directly in equity	-	-	-	-	-	-
<b>Balance as at 30th September 2018</b>	133,798,500	30,279,447	-	(71,489,279)	700	92,589,367

  

<b>Company</b>	<b>Stated capital</b>	<b>Revaluation Reserve</b>	<b>Available for sales reserve</b>	<b>Retained Earnings</b>	<b>Non Controlling Interest</b>	<b>Total</b>
	<b>Rs.</b>	<b>Rs.</b>	<b>Rs.</b>	<b>Rs.</b>	<b>Rs.</b>	<b>Rs.</b>
Balance as at 1 April 2017	133,798,500	30,279,447	-	(89,362,854)	-	74,715,093
Net profit for the period				(11,785,410)		(11,785,410)
Other comprehensive income				-		-
<b>Total comprehensive income</b>	133,798,500	30,279,447	-	(101,148,264)	-	62,929,683
Transactions with owners of the company, recognised directly in equity	-	-	-	-	-	-
<b>Balance as at 30th September 2017</b>	133,798,500	30,279,447	-	(101,148,264)	-	62,929,683
Balance as at 1 April 2018	133,798,500	30,279,447	-	(94,450,628)	-	69,627,319
Net profit for the period				(2,587,672)		(2,587,672)
Other comprehensive income				-		-
<b>Total comprehensive income</b>	133,798,500	30,279,447	-	(97,038,299)	-	67,039,648
Transactions with owners of the company, recognised directly in equity	-	-	-	-	-	-
<b>Balance as at 30th September 2018</b>	133,798,500	30,279,447	-	(97,038,299)	-	67,039,648

Explanatory notes are given on page 7

**Statement of Cash Flow**

	<b>Group</b>		<b>Compnay</b>	
For the period Ended 30th September 2018	2018 Rs.	2017 Rs.	2018 Rs.	2017 Rs.
<b>Cash flows from operating activities</b>				
Profit before taxation	(4,920,964)	(16,548,482)	(2,587,672)	(11,785,410)
<b>Adjustments for:</b>				
Depreciation	2,085,177	1,887,955	2,076,130	1,791,382
Employee benefits	96,397	162,375	46,250	73,750
Profit on sale of property, plant and equipment	-	(1,785,000)	-	(1,785,000)
Interest Cost	-	215,204	-	173,101
Interest Income	69,873	(37,192)	69,873	(31,357)
Share of loss from Associate-net of tax		-		
<b>Operating profit before working capital changes</b>	<b>(2,669,517)</b>	<b>(16,105,140)</b>	<b>(395,418)</b>	<b>(11,563,534)</b>
<b>Changes in working capital</b>				
- (Increase) / decrease in inventories	(13,461,400)	(15,613,902)	(13,461,400)	(15,613,902)
- (Increase) / decrease in trade and other receivables	2,216,985	(17,175,090)	91,985	6,027,910
- (Increase) / decrease in related company receivables	(3,990,100)	517,019	-	500,000
- Increase/(Decrease) in trade and other payables	2,407,978	1,282,868	2,596,686	1,116,439
- (Increase) / decrease in current tax asset	-	-	-	-
- Increase / (decrease) in related company payables	3,990,100	982,981	3,990,100	(17,019)
<b>Cash generated from operations</b>	<b>(11,505,954)</b>	<b>(46,111,264)</b>	<b>(7,178,047)</b>	<b>(19,550,106)</b>
Taxes paid	0	(129,261)	-	-
Gratuity Contribution Paid	-	-	-	-
<b>Net cash generated from/(used in) operating activities</b>	<b>(11,505,954)</b>	<b>(46,240,525)</b>	<b>(7,178,047)</b>	<b>(19,550,106)</b>
<b>Cash flows from investing activities</b>				
Addition to property, plant and equipment	-	-	-	-
Employee Plan Asset	-	-	-	31,357
Finance income received	(69,873)	37,192	(69,873)	1,785,000
Proceeds from disposal of property, plant and equipment	-	1,785,000	-	-
<b>Net cash generated from / (used in) investing activities</b>	<b>(69,873)</b>	<b>1,822,192</b>	<b>(69,873)</b>	<b>1,816,357</b>
<b>Cash flows from financing activities</b>				
Interest Paid	-	(215,204)	-	(173,101)
Lease Rental Paid	-	-	-	-
Net proceeds from / (repayment of) short term borrowings	(564,947)	289,973	(564,947)	289,973
<b>Net cash generated from / (used in) financing activities</b>	<b>(564,947)</b>	<b>74,769</b>	<b>(564,947)</b>	<b>116,872</b>
<b>Increase / (decrease) in cash and cash equivalents</b>	<b>(12,140,774)</b>	<b>(44,343,564)</b>	<b>(7,812,868)</b>	<b>(17,616,877)</b>
<b>Movement in cash and cash equivalents</b>				
At the beginning of the year	21,984,023	56,968,738	9,751,590	27,074,568
Movement during the period	(12,140,774)	(44,343,564)	(7,812,868)	(17,616,878)
<b>At the end of the period</b>	<b>9,843,248</b>	<b>12,625,174</b>	<b>1,938,722</b>	<b>9,457,690</b>

Explanatory notes are given on page 7

## **Explanatory Notes**

- 1 The result for the period ended 30th September 2018 and the Statement of Financial Position as at 30th September 2018 are provisional and subject to audit.
- 2 The Condensed Interim Financial Statements of the Group and the Company have been prepared in accordance with Sri Lanka Accounting Standard LKAS 34 - Interim Financial Reporting. These Condensed Interim Financial Statements should be read in conjunction with the annual financial statements for the year ended 31st March 2018.
- 3 Where appropriate, the previous year's figures have been reclassified to conform to the current classification.
- 4 There have been no significant change in the nature and the value of the contingencies and commitments which were disclosed in the annual report for the year ended 31 March 2018.
- 5 No events have occurred since the Reporting date which would require any adjustments to or disclose in the financial statements.

**Investor Relations Supplements****General**

Stated capital	133,798,500
Issued shares	13,379,850
Class of shares	Ordinary shares
Voting rights	One vote per ordinary share

**Stock exchange listing**

The issued ordinary shares of City Housing & Real Estate Company PLC are listed in the Colombo Stock Exchange.

**Share valuation**

The market price per share recorded during the quarter ended 30th September 2018	2018 Rs.	2017 Rs.
Highest	5.60	7.80
Lowest	4.10	5.40
Last Traded price	4.60	6.70

**Top 20 shareholders**

The holdings of the top 20 shareholders as at	30.Sep.18	
	Number of shares	%
The Finance Company PLC	3,298,950	24.66%
Ceylinco Capital Investment Co(Pvt) Ltd	2,279,826	17.04%
Mr.J.W.M.J.P.K.Ratnayake	1,404,609	10.50%
Mr. J.L.B Kotelawala	797,634	5.96%
Mr. J.L.B Kotelawala & S.P.C.Kotelawala (Jointly)	234,000	1.75%
Ms S.P.C.Kotelawala	225,900	1.69%
Finance And Guarantee Property Developers (Pvt) Ltd.	117,500	0.88%
Asha Financial Services Ltd - Mr C.N.Pakianathan	103,900	0.78%
Mr W.L.Gunasena	82,631	0.62%
Oxford Garment Industries Ltd	67,500	0.50%
Merchant Bank of Sri Lanka Plc/ S M Pathiranage	67,450	0.50%
Mr.Padma Kumara	65,100	0.49%
Mr.Peris	64,007	0.48%
Peoples Leasing & Finnace PLC-Dr.H.S.D.Soyso/Mrs.G.Soyso	61,095	0.46%
New Interors (Pvt) Ltd	56,250	0.42%
Mrs.Mythily Rasanayagam	54,300	0.41%
Miss M K Nirosha Gayanthi	54,279	0.41%
Estate of Mr J.F.Pereira (Deceased)	54,000	0.40%
Mr. Premadasa	52,539	0.39%
Peoples Leasing & Finnace PLC-L.P.Hapangama	51,443	0.38%
	<b>9,192,913</b>	<b>68.72%</b>

**Float Adjusted Market Capitalization**

**29,425,768.91**

The City Housing & Real Estate Co.PLC is complied at **Option 01** which the compnay complies with the minimum public holding requirment as requiered by appendix 7B(a) of the CSE listing rules.

**Public holding**

The percentage of shares held by the public as at 30th September 2018 is 47.81%

**Number of Shareholders representing Public shareholding**

Total number of shareholders as at 30th September 2018	1,907
Number of persons holding shares excluded when computing public holding %	3
Number of shareholders representing the public holding	<b>1,904</b>

**Directors' shareholdings**

The Directors' shareholdings in the Company were as follows as at 30th September		2018	2017
Mr.J.W.M.J.P.K Ratnayake	Chairman	1,404,609	1,404,609
Mr. W.A.Y.Vitharana	Director	-	-
Mr.J.W.R.L.B.Ratnayake	Director	-	-
Mr.M.S.S.Paramananda	Director	-	-
Mr.H.K.K.S Hiswella	Director	-	-
Miss.P.I.A.Gayathri Bimba	Director	-	-
<b>Total</b>		<b>1,404,609</b>	<b>1,404,609</b>