



Interim Financial Statements

Period ended 31 March 2025

Corporate Information

Domicile & Legal Form	Colombo City Holdings PLC is a Public Limited Liability Company incorporated and domiciled in Sri Lanka. The registered office of the Company is located at No. 100/1, 2nd Floor, Elvitigala Mawatha, Colombo 08. Quoted on the Colombo Stock Exchange on the 01 January 1949 and incorporated in Sri Lanka in 1913 and Re- registered under the Companies Act No. 07 of 2007 on 13 August 2007.														
Principal Activity & Nature of the Company	Engaged in Real Estate through renting out the Investment Property														
Company Reg. No.	PQ 71														
Board of Directors	<table><tr><td>Mr. S. L. Sebastian</td><td>- Chairman/Independent Non-Executive Director</td></tr><tr><td>Mr. A. W. Atukorala</td><td>- Non-Independent Non-Executive Director</td></tr><tr><td>Dr. K. S. Narangoda</td><td>- Non-Independent Non-Executive Director</td></tr><tr><td>Mr. R. T. Devasurendra</td><td>- Non-Independent Non-Executive Director</td></tr><tr><td>Mr. S. Kumar</td><td>- Independent Non-Executive Director</td></tr><tr><td>Mr. S. Sridharan</td><td>- Independent Non-Executive Director</td></tr><tr><td>Mr. D. M. Weerasekare</td><td>- Independent Non-Executive Director</td></tr></table>	Mr. S. L. Sebastian	- Chairman/Independent Non-Executive Director	Mr. A. W. Atukorala	- Non-Independent Non-Executive Director	Dr. K. S. Narangoda	- Non-Independent Non-Executive Director	Mr. R. T. Devasurendra	- Non-Independent Non-Executive Director	Mr. S. Kumar	- Independent Non-Executive Director	Mr. S. Sridharan	- Independent Non-Executive Director	Mr. D. M. Weerasekare	- Independent Non-Executive Director
Mr. S. L. Sebastian	- Chairman/Independent Non-Executive Director														
Mr. A. W. Atukorala	- Non-Independent Non-Executive Director														
Dr. K. S. Narangoda	- Non-Independent Non-Executive Director														
Mr. R. T. Devasurendra	- Non-Independent Non-Executive Director														
Mr. S. Kumar	- Independent Non-Executive Director														
Mr. S. Sridharan	- Independent Non-Executive Director														
Mr. D. M. Weerasekare	- Independent Non-Executive Director														
Secretaries	NEXIA CORPORATE CONSULTANTS (PRIVATE) LIMITED No.130, Level 2, Nawala Road, Narahenpita, Colombo 05.														
Registrars	S S P CORPORATE SERVICES (PRIVATE) LIMITED 101, Inner Flower Road, Colombo 3														
Auditors	ERNST & YOUNG Chartered Accountants, No. 201, De Saram Place, Colombo 10.														
Bankers	Pan Asia Banking Corporation PLC Nations Trust Bank PLC National Savings Bank Seylan Bank PLC National Development Bank PLC														
Contact Details	<u>Registered Office</u> No. 100/1, 2nd Floor, Elvitigala Mawatha, Colombo 08. Telephone - +94 11 5 700 700 Fax - +94 11 2 680 225														

COLOMBO CITY HOLDINGS PLC
STATEMENT OF PROFIT OR LOSS

For the Quarter Ended 31st March	GROUP			COMPANY		
	2025 Un-Audited Rs 000	2024 Audited Rs 000	% Change	2025 Un-Audited Rs 000	2024 Audited Rs 000	% Change
Revenue	11,647	15,910	-27%	-	-	-
Direct Cost	(681)	(780)	-13%	-	-	-
Gross Profit	10,966	15,130	-28%	-	-	-
Change in Fair Value of Investment Property	18,335	303,000	-94%	-	-	-
Change in Fair Value of Biological Assets	1,367	-	100%	-	-	-
Change in Fair Value of Investment In Subsidiary	-	-	-	30,167	200,500	-85%
Capital (Loss) on Disposal of Shares	-	(751)	-100%	-	(751)	-100%
Other Income	28,235	34	82945%	28,217	-	0%
Administrative Expenses	(16,090)	(8,318)	93%	(11,739)	(6,739)	74%
Change in Fair Value of Financial Assets measured at fair value through Profit or Loss	(46,662)	33,027	-241%	(46,725)	32,716	-243%
Operating Profit	(3,849)	342,122	-101%	(80)	225,726	-100%
Finance Income	35,066	40,045	-12%	32,701	38,173	-14%
Finance Cost	(8,544)	(253)	3277%	(7,490)	(14)	53399%
Taxes on financial services	(1,149)	(2,476)	-54%	-	-	0%
Profit Before Tax	21,524	379,438	-94%	25,131	263,885	-90%
Income Tax Expense	(33,855)	(174,916)	-81%	(23,369)	(86,091)	-73%
Profit/(Loss) for the Period	(12,331)	204,522	-106%	1,762	177,794	-99%
Earnings/(Loss) per share Basic (Rs.)	(0.48)	8.03		0.07	6.98	

The Notes form an integral part of these Financial Statements
 Figures in bracket indicate deductions

COLOMBO CITY HOLDINGS PLC
STATEMENT OF OTHER COMPREHENSIVE INCOME

For the Quarter Ended 31st March	GROUP			COMPANY		
	2025 Un-Audited Rs 000	2024 Audited Rs 000	% Change	2025 Un-Audited Rs 000	2024 Audited Rs 000	% Change
Profit/(Loss) for the Period	(12,331)	204,522	-106%	1,762	177,794	-99%
Other Comprehensive Income						
Other Comprehensive Income that may be Reclassified to Profit or Loss in Subsequent Period	-	-	-	-	-	-
Other Comprehensive Income not be Reclassified to Profit or Loss in Subsequent Period	-	-	-	-	-	-
Actuarial Gain /(Loss) on Defined Benefit Plans	5	(5)	-200%	5	(5)	-200%
Income Tax effect on Other Comprehensive Income	(2)	2	-200%	(2)	2	-200%
Total Other Comprehensive Income for the Period, Net of Tax	3	(3)	-	3	(3)	-
Total Comprehensive Income/(Loss) for the Period	(12,328)	204,519	-106%	1,765	177,791	-99%

The Notes form an integral part of these Financial Statements
 Figures in bracket indicate deductions

COLOMBO CITY HOLDINGS PLC
STATEMENT OF PROFIT OR LOSS

For the Period Ended 31st March	GROUP			COMPANY		
	2025 Un-Audited Rs 000	2024 Audited Rs 000	% Change	2025 Un-Audited Rs 000	2024 Audited Rs 000	% Change
Revenue	50,009	77,202	-35%	-	-	-
Direct Cost	(2,973)	(3,895)	-24%	-	-	-
Gross Profit	47,036	73,307	-36%	-	-	-
Change in Fair Value of Investment Property	18,335	303,000	-94%	-	-	-
Change in Fair Value of Biological Assets	1,367	-	100%	-	-	-
Change in Fair Value of Investment In Subsidiary	-	-		30,167	200,500	-85%
Capital Gain/(Loss) Loss on Disposal of Government Securities	(14)	23,956	-100%	(14)	23,956	-100%
Capital Gain on Disposal of Shares	29,484	581	4977%	29,484	581	4977%
Other Income	35,205	3,171	1010%	35,118	3,050	1052%
Administrative Expenses	(48,110)	(34,035)	41%	(39,428)	(29,371)	34%
Change in Fair Value of Financial Assets measured at fair value through Profit or Loss	112,271	119,615	-6%	111,492	119,310	-7%
Operating Profit	195,574	489,595	-60%	166,819	318,026	-48%
Finance Income	141,610	195,963	-28%	132,162	187,231	-29%
Finance Cost	(14,439)	(15,835)	-9%	(12,487)	(12,156)	3%
Taxes on financial services	(5,250)	(9,597)	-45%	-	-	-
Profit Before Tax	317,495	660,126	-52%	286,494	493,101	-42%
Income Tax Expense	(71,789)	(240,793)	-70%	(49,936)	(134,121)	-63%
Profit for the period	245,706	419,333	-41%	236,558	358,980	-34%
Earnings per share						
Basic (Rs.)	9.65	16.47		9.29	14.10	

The Notes form an integral part of these Financial Statements
Figures in bracket indicate deductions

COLOMBO CITY HOLDINGS PLC
STATEMENT OF OTHER COMPREHENSIVE INCOME

For the Period Ended 31st March	GROUP			COMPANY		
	2025 Un-Audited Rs 000	2024 Audited Rs 000	% Change	2025 Un-Audited Rs 000	2024 Audited Rs 000	% Change
Profit for the Period	245,706	419,333	-41%	236,558	358,980	-34%
Other Comprehensive Income						
Other Comprehensive Income that may be Reclassified to Profit or Loss in Subsequent Period	-	-	-	-	-	-
Other Comprehensive Income not be Reclassified to Profit or Loss in Subsequent Period	-	-	-	-	-	-
Actuarial Gain /(Loss) on Defined Benefit Plans	5	(5)	-200%	5	(5)	-200%
Income Tax effect on Other Comprehensive Income	(2)	2	-200%	(2)	2	-200%
Total Other Comprehensive Income for the Period, Net of Tax	3	(3)	-	3	(3)	-
Total Comprehensive Income for the Period	245,709	419,330	-41%	236,561	358,977	-34%

The Notes form an integral part of these Financial Statements
 Figures in bracket indicate deductions

COLOMBO CITY HOLDINGS PLC
STATEMENT OF FINANCIAL POSITION

<i>As at 31 March 2025</i>	GROUP		COMPANY	
	31-Mar-25 Un-Audited Rs 000	31-Mar-24 Audited Rs 000	31-Mar-25 Un-Audited Rs 000	31-Mar-24 Audited Rs 000
ASSETS				
Non-Current Assets				
Property, Plant & Equipment	1,406	585	856	8
Investment Property	1,295,304	1,268,000	-	-
Investment in Subsidiary	-	-	1,505,464	1,401,172
Biological Assets	84,892	-	-	-
Right - of Use - Assets	7,059	-	-	511
	1,388,661	1,268,585	1,506,320	1,401,691
Current Assets				
Trade and Other Receivables	363,250	574,949	20,923	219,157
Other Financial Investments	1,607,994	926,979	1,490,918	863,870
Income Tax Recoverable	8,579	8,580	-	-
Cash in Hand and at Bank	6,295	2,118	5,463	1,519
	1,986,118	1,512,626	1,517,304	1,084,546
Total Assets	3,374,779	2,781,210	3,023,624	2,486,237
EQUITY AND LIABILITIES				
Equity				
Stated Capital	11,138	11,138	11,138	11,138
Retained Earnings	2,675,694	2,429,985	2,543,241	2,306,680
Total Equity	2,686,832	2,441,123	2,554,379	2,317,818
Non-Current Liabilities				
Employee Benefit Liability	505	1,260	505	1,260
Deferred Tax Liability	250,979	226,114	153,582	141,540
Lease Liability	8,767	-	-	-
	260,251	227,374	154,087	142,800
Current Liabilities				
Trade and Other Payables	37,671	27,073	16,548	15,528
Lease Liability	1,016	-	-	436
Interest Bearing Loans and Borrowings	290,904	-	290,904	-
Income Tax Payable	98,105	85,640	7,707	9,655
	427,696	112,713	315,159	25,619
	427,696	112,713	315,159	25,619
Total Equity and Liabilities	3,374,779	2,781,210	3,023,624	2,486,237
Net Assets Per Share (Rs.)	105.54	95.89	100.34	91.05

I certify that the Financial Statements have been prepared in compliance with the requirements of Companies Act No. 07 of 2007.

Sgd.
A. Kanishka Chathuranga
Accountant

The Directors are responsible for the preparation and presentation of these Financial Statements. Signed for and on behalf of the Board.

Sgd.
S. L. Sebastian
Chairman

Sgd.
K S Narangoda (Dr.)
Director

The notes form an integral part of these financial statements.
Figures in brackets indicate deductions

22nd May 2025
Colombo

COLOMBO CITY HOLDINGS PLC
STATEMENT OF CHANGES IN EQUITY

GROUP	Attributable to Equity Holders of the Company		Total Equity
	Stated Capital	Retained Earnings	
	Rs 000	Rs 000	Rs 000
Balance as at 31 March 2022- Audited	11,138	1,924,448	1,935,585
Profit for the period	-	86,079	86,079
Other Comprehensive Income	-	128	128
Total Comprehensive Income for the Period	-	86,207	86,207
Balance as at 31 March 2023 - Audited	11,138	2,010,655	2,021,793
Profit for the period	-	419,333	419,333
Other Comprehensive Income	-	(4)	(4)
Total Comprehensive Income for the Period	-	419,330	419,330
Balance as at 31 March 2024 - Audited	11,138	2,429,985	2,441,123
Profit for the period	-	245,705	245,705
Other Comprehensive Income	-	-	-
Total Comprehensive Income for the Period	-	245,705	245,705
Balance as at 31 March 2025 - Un Audited	11,138	2,675,694	2,686,832

COMPANY	Attributable to Equity Holders of the Company		Total Equity
	Stated Capital	Retained Earnings	
	Rs 000	Rs 000	Rs 000
Balance as at 31 March 2022- Audited	11,138	1,906,633	1,917,771
Profit for the period	-	40,942	40,942
Other Comprehensive Income	-	128	128
Total Comprehensive Income for the Period	-	41,070	41,070
Balance as at 31 March 2023 - Audited	11,138	1,947,703	1,958,841
Profit for the period	-	358,980	358,980
Other Comprehensive Income	-	(4)	(4)
Total Comprehensive Income for the Period	-	358,976	358,976
Balance as at 31 March 2024 - Audited	11,138	2,306,680	2,317,817
Profit for the period	-	236,558	236,558
Other Comprehensive Income	-	-	-
Total Comprehensive Income for the Period	-	236,558	236,558
Balance as at 31 March 2025 - Un Audited	11,138	2,543,241	2,554,379

The notes form an integral part of these financial statements.
Figures in brackets indicate deductions

COLOMBO CITY HOLDINGS PLC
CASH FLOW STATEMENT

For the Period Ended 31st March	GROUP		COMPANY	
	2025 Un-Audited Rs 000	2024 Audited Rs 000	2025 Un-Audited Rs 000	2024 Audited Rs 000
Cash flows From Operating Activities				
Profit before Taxation	317,495	660,125	286,494	493,100
Adjustment for				
Depreciation	435	432	93	4
Change in Fair Value of Investments Property	(18,335)	(303,000)	-	-
Change in Fair Value of Biological Assets	(1,365)	-	-	-
Dividend Income	(35,116)	(3,051)	(35,114)	(3,050)
Fair Value Gain on Investment In Subsidiary	-	-	(30,167)	(200,500)
Provision for Defined Benefit Plans	182	281	182	281
Interest Income	(141,610)	(195,963)	(132,162)	(187,231)
Gain/Loss on Government Securities	14	(23,956)	14	(23,956)
Gain on Disposal of Shares	(29,484)	(581)	(29,484)	(581)
Change in Fair Value of Investments	(112,271)	(119,615)	(111,492)	(119,310)
Amortisation of Right of Use Assets	162	-	511	528
Finance cost	14,439	15,835	12,487	12,156
Operating Profit/(Loss) before Working Capital Changes	(5,454)	30,508	(38,638)	(28,558)
(Increase)/ Decrease in Trade & Other Receivables	(3,906)	5,092	(14,808)	(2,438)
Increase/ (Decrease) in Trade & Other Payables	9,164	(37,031)	1,020	(144)
Cash Generated/(Used) from Operations	(196)	(1,431)	(52,426)	(31,140)
Interest Paid	(13,284)	(15,835)	(12,487)	(12,156)
Income Tax Paid	(39,845)	(71,938)	(39,845)	(68,113)
Rental paid	(1,422)	-	(436)	-
Gratuity Paid	(932)	-	(932)	(372)
Net Cash Flow Generated/(Used) from Operating Activities	(55,679)	(89,204)	(106,127)	(111,781)
Cash Flow from Investing Activities				
Acquisition of Property, Plant & Equipments	(1,224)	(105)	(941)	-
Acquisition/Disposal of Investment Property	(8,969)	-	-	-
Repayment of Loans from Related Party	215,601	327,778	213,042	278,219
Investment of Subsidiary	215	-	(74,124)	-
Investments in Financial Assets	(539,275)	(499,020)	(486,087)	(475,655)
Proceeds from Financial Assets	-	272,700	-	272,700
Dividend Received	35,116	3,051	35,114	3,050
Interest Received	141,610	75,437	132,162	130,224
Net Cash Flow Generated/(Used) in Investing Activities	(156,926)	179,840	(180,833)	208,537
Cash Flow from Financing Activities				
Proceed from Interest Bearing Loans and Borrowings	450,000	450,000	450,000	450,000
Interest Payable	1,904	-	1,904	-
Repayment of Borrowings	(161,000)	(548,000)	(161,000)	(548,000)
Repayment of Related Party Loans & Borrowings	(74,123)	-	-	-
Net Cash Flow Generated/(Used) from Financing Activities	216,781	(98,000)	290,904	(98,000)
Net Increase/Decrease in Cash & Cash Equivalent during the period	4,177	(7,364)	3,944	(1,244)
Cash & Cash Equivalents at the beginning of the year	2,118	9,481	1,519	2,763
Cash & cash equivalents at the end of the period	6,295	2,118	5,463	1,519

The Notes form an integral part of these Financial Statements
Figures in bracket indicate deductions

1. Basis of Preparation

The Interim Consolidated Financial Statements for the period ended 31 March 2025 have been prepared in accordance with LKAS 34 - Interim Financial Reporting. The Interim Consolidated Financial Statements do not include all the information and disclosures required in the Annual Financial Statements, and should be read in conjunction with the Group's Audited Financial Statements as at 31 March 2024. Where appropriate, certain financial statement line items have been reclassified to conform to the current period presentation.

2. Operating Results - Segment Information

Group engage only in the Real Estate. There are no Separate activities other than the Real Estate segment in the Group.

3. Related Party Transactions

The nature of Related Party Transactions during the period under review is similar to those reported in the Annual Report for the year 2023/24.

4 Share Information

4.1 Number of Shares

No of Ordinary Shares represented in Stated Capital 25,457,140

4.2 Market Price per Share

The market value of an ordinary share of Colombo City Holdings PLC was as follows:

	31.03.2025	31.03.2024
Last traded price recorded - Rs.	65.00	49.40
Highest price recorded - Rs.	88.00	52.70
Lowest price recorded - Rs.	47.20	46.00

4.3 Public Share Holding

	31.03.2025	31.03.2024
Number of Shareholders	1,223	1,124
No. of Shares	5,695,940	5,695,940
Percentage	22.37%	22.37%
Float Adjusted Market Capitalisation - Rs.	370,159,544	281,321,253

The Company is compliant with the Minimum Public Holding requirement under option 5 of rule 7.13.1 (a) of the Listing Rules of the Colombo Stock Exchange.

4.4 Twenty Major Shareholders as at 31 March 2025

Name of Shareholders	Number of Shares	(%)
1 SEYLAN BANK PLC/ AMBEON HOLDINGS PLC (COLLATERAL)	16,903,180	66.40%
AMBEON HOLDINGS PLC	2,858,020	11.23%
TOTAL	19,761,200	77.63%
2 EST OF LATJ.E.DE COSTA	511,180	2.01%
3 CAPITAL LAND AND GENERAL (PRIVATE) LIMITED	424,361	1.67%
4 LAUGFS GAS PLC	381,340	1.50%
5 MR. H. E. B. DE MEL	312,260	1.23%
6 THURSTON INVESTMENTS LTD.	185,240	0.73%
7 MBSL/K S DEVSHANKAR	182,180	0.72%
8 MRS. I. A. GOONETILLEKE	176,000	0.69%
9 MR. S. N. C. W. M. B. C. KANDEGEDARA	175,082	0.69%
10 MRS. M. M. MISSO	169,840	0.67%
11 MRS. E. DE SILVA	168,660	0.66%
12 MRS. S. C. FERNANDO	154,000	0.60%
13 SEA CONSORTIUM LANKA (PRIVATE) LIMITED	92,000	0.36%
14 MR. M. T. RAJAB KHAN	65,383	0.36%
15 MR. G. BAWA EST OF	65,360	0.26%
16 MISS. G. W. M. JANSEN	61,600	0.24%
17 MR. K. A. N. L. RATNASEKERA	60,000	0.24%
18 MR. C. N. PAKIANATHAN	59,100	0.23%
19 MRS. H. C. DIAS	52,800	0.21%
20 MR. A. R. EPHRAUMS	51,040	0.20%
OTHERS	2,348,514	9.23%
	25,457,140	100%

4.5 Director's and Chief Executive Officer's Share Holding as at 31st March 2025

	Number of Shares
Mr. S. L. Sebastian	Nil
Mr. A. W. Atukorala	Nil
Dr. K. S. Narangoda	Nil
Mr. R. T. Devasurendra	Nil
Mr. S. Kumar	Nil
Mr. S. Sridharan	Nil
Mr. D. M. Weerasekare	Nil

5 Earnings per Share

The computation of the Basic Earnings per Ordinary Share has been done based on net profit attributable to ordinary shareholders for the year, divided by weighted average number of ordinary shares in issue as at the balance sheet date and calculated as follows.

	Group		Company	
	31/03/2025	31/03/2024	31/03/2025	31/03/2024
<u>Amounts used as the Numerator</u>				
Net Profit / (Loss) Attributable to Ordinary Shareholders	245,706,265	419,333,282	236,557,638	358,979,826
Weighted Average Number of Ordinary Shares in Issue (Nos.)	25,457,140	25,457,140	25,457,140	25,457,140
Basic Earnings per Ordinary Share (Rs.)	9.65	16.47	9.29	14.10

6 Comparative Information

The presentation and classification of the financial statements of the previous years have been amended, where relevant for better presentation and to be comparable with those of the current year.

7 Commitment and Contingencies

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

8 Fair Value Measurement

The Group uses the following hierarchy for determining and disclosing the fair value of assets and liabilities by valuation technique:

- Level 1: Quoted (unadjusted) prices in active markets for identical assets or liabilities
- Level 2: Other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly
- Level 3: Techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data

The Group held the following assets and liabilities carried at fair value in the statement of financial position:

Assets Measured at Fair Value

GROUP	Level 1		Level 2		Level 3	
	31/03/2025	31/03/2024	31/03/2025	31/03/2024	31/03/2025	31/03/2024
	Rs 000					
Investment Property	-	-	-	-	1,295,304	1,268,000
Financial Instrument at Amortized Cost	112,870	272,891			-	-
Financial Assets						
Fair value through Profit or Loss	1,495,124	654,088	-	-	-	-
	1,607,994	926,979			1,295,304	1,268,000
COMPANY						
Investment Property Held for Sale	-	-	-	-	-	-
Financial Instrument at Amortized Cost	17,357	230,522			-	-
Financial Assets						
Fair Value Through Profit or Loss	1,473,561	633,348	-	-	-	-
	1,490,918	863,870			-	-

Financial Assets and Liabilities measured or disclosed at Fair Value

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

The fair values of the quoted equities are based on price quotations at the reporting date.

Those assumptions for assets categorised as Level 3 has been described under respective notes to the financial Statements as at 31 March 2024. During the reporting period ended 31 March 2025, there were no transfers between Level 1 and Level 2 fair value measurements.

9 Acquisition of equity stake in Heron Agro Products (Pvt) Ltd

Fair values of the identifiable assets and liabilities of the acquired Subsidiary;

	Rs.000
Non-Current Assets	
Property, Plant & Equipment	32
Right of Use Assets	3,589
Biological Assets	83,525
Total Non-Current Assets	87,146
Current Assets	
Cash & Bank	215
Total Current Assets	215
Total Assets	87,361
Non-Current Liabilities	
Deffered Tax Liabilities	5,385
Lease Liability	6,325
Total Non-Current Liabilities	11,710
Current Liabilities	
Trade and Other Payables	1,433
Amounts due to Related Companies	74,124
Lease Liability	94
Total Current Liabilities	75,651
Total Liabilities	87,361
Total identifiable net assets at fair value	-

On 7th October 2024, Colombo City Holdings PLC acquired the entirety of the issued shares of Heron Agro Products (Private) Limited.

10 Events after the Balance Sheet date

No circumstances have arisen since the reporting date, which would require adjustment to or disclosure in the Financial Statements

11 Interim figures are provisional and subject to an audit.