

SERENDIB LAND PLC

**QUARTERLY FINANCIAL STATEMENTS
FOR THE THREE MONTHS PERIOD ENDED MARCH 31, 2023**

Registered Office

**HQ COLOMBO (LEVEL 4), NO. 464A, T.B. JAYAH MAWATHA,
COLOMBO 10.**

SERENDIB LAND PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

THREE MONTHS ENDED 31 MARCH 2023

	Unaudited 3 months Period ended 31.03.2023 Rs.	Audited 3 months Period ended 31.03.2022 Rs.	Variance %	Unaudited Year ended 31.03.2023 Rs.	Audited Year ended 31.03.2022 Rs.	Variance %
Revenue	6,761,661	7,066,911	(4.32)	27,046,644	27,046,644	-
Direct Operating Expenses	(348,599)	(267,929)	30.11	(1,137,385)	(1,056,715)	7.63
Gross profit/(Loss)	6,413,062	6,798,982	(5.68)	25,909,259	25,989,929	(0.31)
Other Income	2,478,715	584,027	324.42	7,064,718	47,761,972	(85.21)
Administrative expenses	(986,215)	(799,930)	23.29	(5,461,556)	(4,912,440)	11.18
Profit/(Loss) Before taxation	7,905,562	6,583,079	20.09	27,512,420	68,839,461	(60.03)
Income Tax Expenses	(1,354,650)	(1,000,614)	35.38	(4,541,984)	(6,511,415)	(30.25)
Net profit/(Loss) for the period	6,550,912	5,582,466	17.35	22,970,436	62,328,046	(63.15)
Other Comprehensive income (OCI)						
<i>Items that are or may be reclassified to profit or loss</i>						
- Net change in fair value of financial assets - available for sale	1,490,951	(492,770)		628,270	283,310	
Total comprehensive income net of tax	8,041,862	5,089,696		23,598,706	62,611,356	
Earnings per share (Rs.)	18.20	15.51		63.81	173.13	

*The above figures are provisional & subject to audit
Figures in brackets indicate deductions.*

SERENDIB LAND PLC
STATEMENT OF FINANCIAL POSITION
AS AT 31ST MARCH 2023

	Unaudited As at 31.03.2023 Rs	Audited As at 31.03.2022 Rs
ASSETS		
NON-CURRENT ASSETS		
Investment Property	635,475,000	635,475,000
Right of use Assets	1,055,283	1,073,477
	<u>636,530,283</u>	<u>636,548,477</u>
CURRENT ASSETS		
Trade & Other Receivable	20,044,409	17,054,268
Short Term Investment	46,099,562	31,581,816
Investment in Equity Securities	6,407,000	5,778,730
Cash & Cash Equivalents	4,483,390	12,788,291
	<u>77,034,361</u>	<u>67,203,105</u>
TOTAL ASSETS	<u>713,564,644</u>	<u>703,751,582</u>
EQUITY AND LIABILITIES		
CAPITAL & RESERVES		
Stated Capital	100,000,800	100,000,800
Retained Earnings	126,784,582	113,786,795
Financial Assets FVOCI Reserve	2,344,879	1,716,608
Other Reserves	425,827,700	425,827,700
Shareholders' fund	<u>654,957,961</u>	<u>641,331,903</u>
NON-CURRENT LIABILITIES		
Deferred Tax Liability	42,595,086	42,595,086
Lease liability	723	662
	<u>42,595,809</u>	<u>42,595,748</u>
CURRENT LIABILITIES		
Other Payables	13,743,701	12,608,986
Lease liabilities	117	78
Dividend Payable	4,150	1,240,896
Income Tax Payable	1,441,121	860,085
Bank over draft	821,785	5,113,887
	<u>16,010,874</u>	<u>19,823,932</u>
TOTAL EQUITY AND LIABILITIES	<u>713,564,644</u>	<u>703,751,582</u>


The above figures are provisional & subject to audit.

These financial statements are in compliance with the requirements of the Companies Act No.07 of 2007.


A.R. Walpita
Chief Financial Officer

Approved and signed for and on behalf of the Board.


(Sgd.) T. Someswaran
Audit Committee Chairman


(Sgd.) J. M. Swaminathan
Chairman

12 May 2023
Colombo

SERENDIB LAND PLC
STATEMENT OF CHANGES IN EQUITY
THREE MONTHS ENDED 31 MARCH 2023

	Stated Capital	Other Reserve	Financial assets-FVOCI reserve	Retained Earnings	Total
	Rs.	Rs.	Rs.	Rs.	Rs.
Balance as at April 1, 2021 (Audited)	100,000,800	379,982,700	1,433,298	107,276,399	588,693,197
Net Profit for the Period	-	-	-	62,328,046	62,328,046
Final Dividend	-	-	-	(9,972,650)	(9,972,650)
Other Comprehensive Income	-	-	283,310	-	283,310
Transfer of fair Value gains on investment property	-	45,845,000	-	(45,845,000)	-
Balance as at March 31, 2022	100,000,800	425,827,700	1,716,608	113,786,795	641,331,903
Balance as at April 1, 2022 (Audited)	100,000,800	425,827,700	1,716,608	113,786,795	641,331,903
Net Profit for the Period	-	-	-	22,970,436	22,970,436
Final Dividend	-	-	-	(9,972,650)	(9,972,650)
Other Comprehensive Income	-	-	628,271	-	628,271
Balance as at March 31, 2023 (Un-audited)	100,000,800	425,827,700	2,344,879	126,784,581	654,957,961

Figures in brackets indicate deductions.

SERENDIB LAND PLC
CASH FLOW STATEMENT
THREE MONTHS ENDED 31 MARCH 2023

	Cumulative Cash Flows			
	Unaudited 3 Months ended Rs. 31.03.2023	Unaudited 3 Months ended Rs. 31.03.2022	Unaudited Year ended Rs. 31.03.2023	Audited Year ended Rs. 31.03.2022
CASH FLOW FROM OPERATING ACTIVITIES				
Profit/(Loss) before Taxation	7,905,562	6,583,079	27,512,420	68,839,461
Adjustments for:				
Dividend Income	-	-	-	(6,979)
Lease Interest	25	25	100	100
Amortization of Right to use asset	4,549	4,549	18,194	18,196
Interest Income	(2,478,715)	(489,268)	(7,064,718)	(1,909,993)
Change in fair value of investment property				(45,845,000)
Operating Cash flows before working capital changes	<u>5,431,421</u>	<u>6,098,385</u>	<u>20,465,997</u>	<u>21,095,784</u>
(Increase)/ Decrease in receivables	(3,803,271)	(700,250)	(2,902,235)	(2,187,240)
Increase / (Decrease) in payables	77,514	116,750	(102,031)	(19,147)
Cash generated from operating activities	<u>1,705,664</u>	<u>5,514,885</u>	<u>17,461,730</u>	<u>18,889,397</u>
Income tax paid	<u>(1,552,433)</u>	<u>(853,759)</u>	<u>(3,960,946)</u>	<u>(3,328,360)</u>
Net cash generated from operating activities	<u>153,231</u>	<u>4,661,126</u>	<u>13,500,784</u>	<u>15,561,037</u>
CASH FLOW FROM INVESTING ACTIVITIES				
Interest Received	1,739,391	-	5,689,517	1,909,993
Dividend Income	-	-	-	6,979
Withdrawal / (Investment) in Short Term Investment	(1,681,283)	-	(13,230,448)	(986,391)
Net cash flow used in investing activities	<u>58,107</u>	<u>-</u>	<u>(7,540,931)</u>	<u>930,581</u>
CASH FLOW FROM FINANCING ACTIVITIES				
Dividend Paid	-	-	(9,972,650)	(9,972,650)
Lease payment	-	-	-	(100)
Net cash flow used in finance activities	<u>-</u>	<u>-</u>	<u>(9,972,650)</u>	<u>(9,972,750)</u>
Net Increase / (Decrease) in cash and cash equivalents	211,338	4,661,126	(4,012,797)	6,518,868
Cash and cash equivalents at the beginning of the period	3,450,268	3,013,278	7,674,404	1,155,536
	<u>3,661,605</u>	<u>7,674,404</u>	<u>3,661,605</u>	<u>7,674,404</u>
<i>Figures in brackets indicate deductions.</i>				
Cash and cash equivalents at the end of the period	<u>4,483,390</u>	<u>12,788,291</u>	<u>4,483,390</u>	<u>12,788,291</u>
Cash & Cash Equivalents	<u>(821,785)</u>	<u>(5,113,887)</u>	<u>(821,785)</u>	<u>(5,113,887)</u>
Bank Overdraft	<u>3,661,605</u>	<u>7,674,404</u>	<u>3,661,605</u>	<u>7,674,404</u>

SERENDIB LAND PLC
NOTES TO THE FINANCIAL STATEMENTS

01. Corporate Information

Serendib Land PLC is a limited liability company listed in the Colombo Stock Exchange and domiciled in Sri Lanka. The Registered Office of the Company is located at HQ Colombo (Level 4), No. 464A, T.B. Jayah Mawatha, Colombo 10.

02. Basis of Preparation

The interim financial statements have been prepared in accordance with Sri Lanka Accounting Standard-LKAS 34 Interim Financial Reporting. These interim condensed financial statements should be read in conjunction with the annual financial statements for the year ended 31st March 2023. The financial statements provide information as required in terms of Rule 7.4 of the Colombo Stock Exchange.

The financial statements are provisional and subject to audit.

The interim financial statements have been prepared on a historical cost basis except for financial instruments.

The interim financial statements are presented in Sri Lankan rupees and all values are rounded to the nearest thousand except when otherwise indicated.

03. Significant Accounting Policies

The accounting policies adopted for the current interim period are consistent with those of the previous financial year (2021/2022) except as described below.

4. Financial Instruments

Sri Lanka Accounting Standard - SLFRS 9 on "Financial Instruments

The Sri Lanka Accounting Standard – SLFRS 9 on "Financial Instruments", which replaces the existing guidance on LKAS 39 on "Financial Instruments: Recognition and Measurement" has become effective for annual reporting periods beginning on or after January 01, 2018. SLFRS 9 replaces the "Incurred Loss Model" in LKAS 39 with forward looking "Expected Loss Model ("ECL") which requires considerable judgement over how changes in economic factors affect ECL, which in turn is to be determined on a probability weighted basis. SLFRS 9 also contains a new classification and measurement approach for financial assets that reflects the business model in which assets are managed based on their cash flow characteristics.

Based on the "Statement of Alternative Treatment (SoAT) on the Figures in the Interim Financial Statements" issued by The Institute of Chartered Accountants of Sri Lanka entities are granted with the option to prepare Interim Financial Statements continuing the application of LKAS 39 with disclosures on impact to the Income Statement and Statement of Profit or Loss and Other Comprehensive Income for the period if SLFRS 9 has been applied.

05. Fair value measurement and related fair value disclosures

As at reporting date there were no significant differences in the comparison made between fair value and carrying value of financial assets and liabilities. The fair value changes in financial instruments were properly recorded in the Statement of Profit or Loss and Other Comprehensive Income as at reporting date.

06. Contingent liabilities

There were no material contingent liabilities as at 31st March 2023

07. Subsequent event

On March 11, 2020, the World Health Organization declared the novel strain of coronavirus disease ("COVID-19") as a pandemic. The extent of COVID-19's effect on the Company's operational and financial performance will depend on future developments, including the duration, spread and intensity of the pandemic. As a result of the uncertainty and difficulty to predict, adverse impact to the Company's business may occur. Such potential impact is unknown for the period under consideration.

No other events have been occurred since the date of the statement of financial position which would require adjustments to or disclosure in the financial statements.

SHAREHOLDERS' INFORMATION

	Un-audited 31.03.2023	Audited 31.03.2022
Earnings per Ordinary Share (Rs.)	18.20	13.99
Net Assets per Share (Rs.)	1641.89	1501.69
Debt/Equity Ratio (%)	-	-
Current Ratio (Times)	4.81	3.43

SERENDIB LAND PLC

ADDITIONAL INFORMATION FOR THE QUARTERLY STATEMENTS

THREE MONTHS ENDED 31 MARCH 2023

1. Share Information

Information pertaining to the shares traded during the Quarter ended 31 March 2023 extracted from the website of the Colombo Stock Exchange, is set out below:

Period	2023-1	2022-1
Date High	8-Feb-23	3-Jan-22
High Rs.	1,399.75	2,149.00
Date Low	10-Jan-23	30-Mar-22
Low Rs.	1,180.00	1,000.00
Close Rs.	1,319.50	1,215.00
Trade Vol.	126	696
Share Vol.	1,103	115,907
Turn Over Rs.	1,415,495.75	141,262,901.50
Last traded Date	31-Mar-23	30-Mar-22
Days Traded	28	43

Directors' Shareholding

	As at 31.03.2023	As at 31.03.2022
Dr. (Ms) Y. Ponnambalam	-	-
Mr. Gajendrakumar G. Ponnambalam	-	-
Dr. (Ms) M. Ponnambalam	-	-
Mr. Ramesh Schaffter - (Nominee Director)	-	-
Dr. J. M. Swaminathan	-	-
Mr. T. Someswaran	-	-
Total Number of Shareholders	382	409
Total number of shares of the company	398,906	398,906
Number of Public Shareholders As at 31 March 2023	375	333

The Public Holding Percentage

As at 31 March, 2023, the public holding of the Company was 17.92%.
The float adjusted market capitalization as at 31 March 2023 was Rs. 94,323,079/=

As at 31 December, 2023, the public holding of the Company was 17.92%. The float adjusted market capitalization as at 31 March 2023 was Rs. 94,323,079/- with 375 public shareholders, making the Company compliant with Minimum Public Holding Requirement prescribed under the Continuous Listing Requirements set out under Option 2 of Rule 7.13.1(b) of the Listing Rules of the CSF, which requires an entity listed on the Diri Savi Board with a Float Adjusted Market Capitalisation of less than Rs. 1 Billion, to maintain a minimum public Holding of 10% with a minimum of 200 public shareholders.

SERENDIB LAND PLC

ADDITIONAL INFORMATION FOR THE QUARTERLY STATEMENTS

THREE MONTHS ENDED 31 MARCH 2023

2. 20 Largest Shareholders

20 Major Shareholders		31.03.2023	
		Shares	%
1	FINCO HOLDING (PVT) LTD	105,425	26.43
2	GEE GEES PROPERTIES (PVT) LTD	85,027	21.32
3	GITANJALI GAJALUCKSHMI (PVT) LTD	84,985	21.30
4	JANASHAKTHI INSURANCE PLC-SHAREHOLDERS	51,252	12.85
5	AIA INSURANCE LANKA LIMITED A/C NO. 03 (AIA INSURA	28,492	7.14
6	SUKTAM HOLDINGS (PVT) LTD	6,211	1.56
7	O. D LIYANAGE	4,500	1.13
8	MS. S.Z OSSMAN	2,437	0.61
9	A. SAVERIMUTTU	2,220	0.56
10	OSSMAN ASSOCIATES (PVT) LTD	1,971	0.49
11	MRS. N. GUNATILLEKE	1,661	0.42
12	G.C.W. DE SILVA(DECEASED)	1,342	0.34
13	M.F CADER	1,007	0.25
14	B.T.D.E.S WEERASOORIA	887	0.22
15	K.T. WICKREMARATNE	831	0.21
16	U.I SURIYABANDARA	783	0.20
17	M.F CADER	720	0.18
18	COLOMBO INVESTMENT TRUST PLC	711	0.18
19	G.C. GOONETILLEKE	626	0.16
20	DR. M.S.P. WIJENAYAKE	614	0.15