

SERENDIB LAND PLC

**QUARTERLY FINANCIAL STATEMENTS
FOR THE THREE MONTHS PERIOD ENDED JUNE 30, 2025**

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 30 JUNE 2025**

	Unaudited 3 months Period ended 30.06.2025 Rs.	Unaudited 3 months Period ended 30.06.2024 Rs.	Variance %
Revenue	6,761,661	6,761,661	-
Direct Operating Expenses	(343,599)	(343,599)	-
Gross profit/(Loss)	6,418,062	6,418,062	-
Other Income	1,141,936	1,337,129	(14.60)
Administrative expenses	(1,164,810)	(867,803)	34.23
Profit/(Loss) Before taxation	6,395,188	6,887,388	(7.15)
Income Tax Expenses	(1,918,556)	(2,066,216)	(7.15)
Net profit/(Loss) for the period	4,476,632	4,821,172	(7.15)
Other Comprehensive income (OCI)			
<u>Items that are or may be reclassified to profit or loss</u>			
- Net change in fair value of financial assets - available for sale	3,793,576	112,726	
Total comprehensive income net of tax	8,270,207	4,933,897	
Earnings per share (Rs.)	12.44	13.39	

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

SERENDIB LAND PLC
STATEMENT OF FINANCIAL POSITION
AS AT 30TH JUNE 2025

	Unaudited	Unaudited	Unaudited
	As at	As at	As at
	30.06.2025	30.06.2024	31.03.2025
	Rs	Rs	Rs
ASSETS			
NON-CURRENT ASSETS			
Investment Property	740,500,000	705,250,000	740,500,000
Right of use Assets	1,014,345	1,032,540	1,018,894
	<u>741,514,345</u>	<u>706,282,540</u>	<u>741,518,894</u>
CURRENT ASSETS			
Trade & Other Receivable	13,884,233	16,588,035	17,069,762
Short Term Investment	58,200,352	54,179,003	57,262,272
Income Tax Receivable	4,603,089	1,085,805	3,630,836
Investment in Equity Securities	11,198,782	7,047,639	7,405,206
Cash & Cash Equivalents	8,586,012	11,263,299	6,811,391
	<u>96,472,468</u>	<u>90,163,781</u>	<u>92,179,468</u>
TOTAL ASSETS	<u>837,986,813</u>	<u>796,446,320</u>	<u>833,698,362</u>
EQUITY AND LIABILITIES			
CAPITAL & RESERVES			
Stated Capital	100,000,800	100,000,800	100,000,800
Retained Earnings	79,174,943	77,809,103	74,698,311
Financial Assets FVOCI Reserve	7,136,661	2,985,517	3,343,085
Other Reserves	530,852,700	495,602,700	530,852,700
Shareholders' fund	<u>717,165,104</u>	<u>676,398,121</u>	<u>708,894,897</u>
NON-CURRENT LIABILITIES			
Deferred Tax Liability	109,339,491	103,923,728	109,339,491
Lease liability	812	752	812
	<u>109,340,303</u>	<u>103,924,480</u>	<u>109,340,303</u>
CURRENT LIABILITIES			
Other Payables	10,680,050	15,400,213	15,265,398
Lease liabilities	153	113	128
Dividend Payable	488	488	488
Bank over draft	800,714	722,905	197,147
	<u>11,481,405</u>	<u>16,123,719</u>	<u>15,463,161</u>
TOTAL EQUITY AND LIABILITIES	<u>837,986,813</u>	<u>796,446,320</u>	<u>833,698,362</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.



(Sgd.) A.R. Walpita
Chief Financial Officer

Approved and signed for and on behalf of the Board.



M. J Ratnayaka
Audit Committee Chairman



J. M Swaminathan
Chairman

4-Aug-25
Colombo,

SERENDIB LAND PLC
STATEMENT OF CHANGES IN EQUITY
THREE MONTHS ENDED 30 JUNE 2025

	Stated Capital	Other Reserve	Financial assets-FVOCI reserve	Retained Earnings	Total
	Rs.	Rs.	Rs.	Rs.	Rs.
Balance as at April 1, 2024	100,000,800	495,602,700	2,872,792	72,987,931	671,464,223
Net Profit for the Period	-	-	-	4,821,172	4,821,172
Final Dividend	-	-	-	-	-
Other Comprehensive Income	-	-	112,726	-	112,726
Balance as at June 30, 2024 (Un-audited)	100,000,800	495,602,700	2,985,517	77,809,103	676,398,120
Balance as at April 1, 2025	100,000,800	530,852,700	3,343,085	74,698,311	708,894,896
Net Profit for the Period	-	-	-	4,476,632	4,476,632
Final Dividend	-	-	-	-	-
Other Comprehensive Income	-	-	3,793,576	-	3,793,576
Balance as at June 30, 2025 (Un-audited)	100,000,800	530,852,700	7,136,661	79,174,943	717,165,103

SERENDIB LAND PLC
CASH FLOW STATEMENT
THREE MONTHS ENDED 30 JUNE 2025

	Cumulative Cash Flows			
	Unaudited 3 Months ended Rs. 30.06.2025	Unaudited 3 Months ended Rs. 30.06.2024	Unaudited 3 months Period ended Rs. 30.06.2025	Unaudited 3 months Period ended Rs. 30.06.2024
CASH FLOW FROM OPERATING ACTIVITIES				
Profit/(Loss) before Taxation	6,395,188	6,887,388	6,395,188	6,887,388
Adjustments for:				
Lease Interest	25	25	25	25
Amortization of Right to use asset	4,549	4,549	4,549	4,549
Interest Income	(1,141,936)	(1,337,129)	(1,141,936)	(1,337,129)
Change in fair value of investment property	-	-	-	-
Operating Cash flows before working capital changes	5,257,826	5,554,833	5,257,826	5,554,833
(Increase)/ Decrease in receivables	2,193,860	2,183,107	2,193,860	2,183,107
Increase / (Decrease) in payables	(4,585,348)	455,118	(4,585,348)	455,118
Cash generated from operating activities	2,866,338	8,193,058	2,866,338	8,193,058
Income tax paid	(1,899,138)	(1,114,552)	(1,899,138)	(1,114,552)
Net cash generated from operating activities	967,200	7,078,506	967,200	7,078,506
CASH FLOW FROM INVESTING ACTIVITIES				
Interest Received	1,141,936	1,593,918	1,141,936	1,593,918
Withdrawal /(Investment)in Short Term Investment	(938,080)	(1,202,973)	(938,080)	(1,202,973)
Net cash flow used in investing activities	203,856	390,945	203,856	390,945
CASH FLOW FROM FINANCING ACTIVITIES				
Dividend Paid	-	-	-	-
Lease Rental Payment	-	-	-	-
Net cash flow used in finance activities	-	-	-	-
Net Increase / (Decrease) in cash and cash equivalents	1,171,057	7,469,451	1,171,057	7,469,451
Cash and cash equivalents at the beginning of the period	6,614,242	3,070,942	6,614,242	3,070,942
	7,785,298	10,540,393	7,785,298	10,540,393
<i>Figures in brackets indicate deductions.</i>				
Cash and cash equivalents at the end of the period				
Cash & Cash Equivalents	8,586,012	11,263,299	8,586,012	11,263,299
Bank Overdraft	(800,714)	(722,905)	(800,714)	(722,905)
	7,785,298	10,540,393	7,785,298	10,540,393

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 31 March 2025. 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 (2024/2025) 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 30th June 2025.

07. Subsequent event

Effective June 30, 2025, Janashakthi Insurance PLC, the company's only tenant, has terminated its rent agreement with the company

SHAREHOLDERS' INFORMATION

	Un-audited 30.06.2025	Un-audited 30.06.2024
Earnings per Ordinary Share (Rs.)	12.44	13.39
Net Assets per Share (Rs.)	1797.83	1695.63
Debt/Equity Ratio (%)	-	-
Current Ratio (Times)	8.40	5.59

SERENDIB LAND PLC

ADDITIONAL INFORMATION FOR THE QUARTERLY STATEMENTS

THREE MONTHS ENDED 30 JUNE 2025

1. Share Information

Information pertaining to the shares traded during the Quarter ended 30 June 2025 extracted from the website of the Colombo Stock Exchange, is set out below:

Period	2025-2	2024-2
Date High	30-Apr-25	30-Apr-24
High Rs.	1,442.50	1,399.50
Date Low	23-Jun-25	22-Apr-24
Low Rs.	1,300.00	1,231.00
Close Rs.	1,419.50	1,334.75
Trade Vol.	58	74
Share Vol.	545	911
Turn Over Rs.	762,091.50	1,196,779.25
Last traded Date	30-Jun-25	24-Jun-24
Days Traded	18	18

Directors' Shareholding

	As at 30.06.2025	As at 30.06.2024
Mr. S. Nagendra	-	-
Dr. (Ms.) Y. Ponnambalam	-	-
Mr. Gajendrakumar G. Ponnambalam	-	-
Dr. (Ms.) M.Ponnambalam	-	-
Ms. D. Sivaprakasapillai	-	-
Mr. Ramesh Schaffter - (Nominee Director)	-	-
Dr. J. M. Swaminathan	-	-
Mr. T Someswaran	-	-
Total Number of Shareholders	366	384
Total number of shares of the company	398,906	398,906
Number of Public Shareholders As at 30 June 2025	359	358

The Public Holding Percentage

As at 30 June, 2025, the public holding of the Company was 10.96%
The float adjusted market capitalization as at 30 June 2025 was Rs.62,060,679/=

At the request of the Company Serendib Land PLC was transferred to the Diri Savi Board of the Colombo Stock Exchange with effect from 10th May 2021.

As at 30 June 2025, the public holding of the Company was 10.96% . The float adjusted market capitalization as at 30 June 2025, was 62,060,679 with 359 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 CSE, 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 30 JUNE 2025

2. 20 Largest Shareholders

20 Major Shareholders		30.06.2025	
		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	D.G. WIJEMANNA	5,029	1.26
7	O. D LIYANAGE	4,500	1.13
8	M.F CADER	3,498	0.88
9	A. SAVERIMUTTU	2,520	0.63
10	MS. S.Z OSSMAN	2,437	0.61
11	OSSMAN ASSOCIATES (PVT) LTD	1,971	0.49
12	MRS. N. GUNATILLEKE	1,661	0.42
13	G.C.W. DE SILVA(DECEASED)	1,342	0.34
14	U.I. SURIYABANDARA	940	0.24
15	K.T. WICKREMARATNE	831	0.21
16	COLOMBO INVESTMENT TRUST PLC	711	0.18
17	G.C. GOONETILLEKE	626	0.16
18	DR. M.S.P. WIJENAYAKE	614	0.15
19	D.N.P. RATHNAYAKE	607	0.15
20	C.L. IDDAMALGODA	600	0.15