PRIME
RESIDENCIES

INTERIM FINANCIAL STATEMENTS

FOR THE THREE MONTHS ENDED 30TH JUNE 2023

PRIME LANDS RESIDENCIES PLC, NO 75, D.S SENANAYAKE MAWATHA, COLOMBO 08, SRI LANKA.
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PRIME LANDS RESIDENCIES PLC
STATEMENT OF COMPREHENSIVE INCOME
INTERIM FINANCIAL STATEMENT FOR THE THREE MONTHS PERIOD ENDED 30TH JUNE 2023

	For the three months ended		
	30.06.2023 Unaudited	30.06.2022 Unaudited	Variance %
	Rs.	Rs.	
Revenue	2,084,889,742	4,624,630,897	-55%
Cost of sales	(1,481,482,694)	(3,697,188,728)	-60%
Gross profit	603,407,048	927,442,168	-35%
Other income	12,135,818	11,569,853	5%
Distribution expenses	(42,828,864)	(75,748,161)	-43%
Administrative expenses	(91,387,732)	(115,940,987)	-21%
Operating profit	481,326,270	747,322,873	-36%
Finance income	158,975,715	129,899,153	22%
Finance expenses	(361,288,279)	(220,133,842)	64%
Profit before taxation	279,013,706	657,088,184	-58%
Tax expenses	(72,888,895)	(73,382,374)	-1%
Profit for the period	206,124,810	583,705,810	-65%
Earnings per share	0.22	0.62	-65%

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF FINANCIAL POSITION
AS AT 30TH JUNE 2023

	As at 30.06.2023 Unaudited	As at 31.03.2023 Audited
	Rs.	Rs.
ASSETS		
Non-current assets		
Property, plant and equipment	6,870,660	7,302,143
Right-of-use assets	13,231,606	13,913,562
Investment properties	735,000,000	735,000,000
Intangible assets	345,469	359,742
Financial assets at amortized cost	138,671,544	145,900,235
Total non-current assets	894,119,279	902,475,682
Current assets		
Inventory properties	12,095,216,158	12,388,430,515
Financial assets at amortized cost	369,492,932	384,815,095
Financial assets - Fair value through profit or loss	193,500	193,500
Advance paid for contractors	337,204,047	391,532,225
Advances, deposits and other receivables	202,047,659	264,618,846
Cash and cash equivalents	3,597,065,615	3,190,655,793
Total current assets	16,601,219,911	16,620,245,974
Total assets	17,495,339,190	17,522,721,656
EQUITY AND LIABILITIES		
Equity		
Stated capital	3,450,000,000	3,450,000,000
Retained earnings	5,204,921,471	5,936,296,661
Total equity	8,654,921,471	9,386,296,661
Non-current liabilities		
Retirement benefit obligations	23,951,080	22,326,080
Interest bearing borrowings	634,439,530	634,439,530
Lease liabilities	5,981,641	8,893,125
Deferred tax liabilities	58,827,707	59,649,238
Total non-current liabilities	723,199,959	725,307,973
Current liabilities		
Trade and other payables	1,318,370,217	1,165,388,517
Amount due to related party	7,515,489	7,867,056
Interest bearing borrowings - Current portion	553,676,743	769,370,613
Lease liabilities - Current portion	16,949,938	18,004,830
Customer advance collection	2,680,717,963	2,366,866,780
Income tax payable	491,462,347	467,297,568
Bank overdraft	3,048,525,061	2,616,321,658
Total current liabilities	8,117,217,760	7,411,117,022
Total liabilities	8,840,417,718	8,136,424,995
Total equity and liabilities	17,495,339,190	17,522,721,656

Figures in brackets indicate deductions.

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

Mr. Pathirage Anura W. Perera
General Manager - Finance

Ms. H.K. Sandamini R. Perera
Co-Chairperson/Directress

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

Approved and signed for and on behalf of the Board.

Mr. Brahmanage Premalal
Co-Chairman/Director

Mr. Sanjaya Bandara
Director

Colombo
10th August 2023

PRIME LANDS RESIDENCIES PLC
STATEMENT OF CHANGES IN EQUITY
INTERIM FINANCIAL STATEMENT FOR THE THREE MONTHS PERIOD ENDED 30TH JUNE 2023

	Stated capital Rs.	Retained earnings Rs.	Total Rs.
Balance as at 01st April 2022	3,450,000,000	3,242,182,545	6,692,182,545
Profit for the period	-	583,705,810	583,705,810
Dividend 2021/22	-	(656,250,000)	(656,250,000)
Balance as at 30th June 2022	3,450,000,000	3,169,638,355	6,619,638,355
Balance as at 01st April 2023	3,450,000,000	5,936,296,661	9,386,296,661
Profit for the period	-	206,124,810	206,124,810
Dividend 2022/23	-	(937,500,000)	(937,500,000)
Balance as at 30th June 2023	3,450,000,000	5,204,921,471	8,654,921,471

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF CASH FLOWS
INTERIM FINANCIAL STATEMENT FOR THE THREE MONTHS PERIOD ENDED 30TH JUNE 2023

	30.06.2023 Unaudited Rs.	30.06.2022 Unaudited Rs.
Cash flows from operating activities		
Profit before taxation	279,013,706	657,088,184
Adjustment for		
Depreciation	1,289,439	9,582,056
Amortization	14,272	14,272
Provision on retirement benefit obligation	1,625,000	1,035,620
Overdraft interest	168,100,292	48,665,419
Lease interest	1,054,892	1,768,631
Loan interest	80,924,760	116,980,621
Interest on debentures	(6,262,790)	(7,545,884)
Fair value (gain)/loss on share investment	-	15,000
Exchange gain on investment in debenture	28,813,644	(68,125,673)
	275,559,510	102,390,062
Operating cash flows before change in working capital	554,573,215	759,478,245
Changes in working capital		
Decrease/(increase) in inventory properties	293,214,357	1,031,149,587
Decrease/(increase) in contractor advances	54,328,178	341,847,484
(Increase)/decrease in advances, deposits and other receivables	62,025,540	(7,553,323)
(Decrease)/increase in trade and other payables	133,386,759	4,897,994
(Decrease)/increase in amounts due to related parties	(351,567)	1,178,031,485
(Decrease)/increase in customer advance collection	313,851,183	(1,184,093,319)
Cash generated from/(used in) operations	1,411,027,666	2,123,758,153
Income tax paid	(49,000,000)	(27,760,734)
Interest paid	(168,100,291)	(48,665,419)
Gratuity paid	-	(528,250)
Net cash generated from/(used in) operating activities	1,193,927,375	2,046,803,750
Cash flows from investing activities		
Acquisition of property, plant and equipment	(176,000)	(168,574,880)
Net cash generated from/(used in) investing activities	(176,000)	(168,574,880)
Cash flows from financing activities		
Lease installments paid	(5,021,268)	(5,021,268)
Dividends paid	(917,905,059)	(647,634,939)
Proceeds from interest bearing borrowings	-	670,000,000
Repayment of interest bearing borrowings	(215,693,870)	(920,064,596)
Loan interest paid	(80,924,760)	(116,980,621)
Net cash (used in)/generated from financing activities	(1,219,544,956)	(1,019,701,424)
Net increase/(decrease) in cash and cash equivalents	(25,793,581)	858,527,446
Cash and cash equivalents at the beginning of the period	574,334,135	(1,370,858,225)
Cash and cash equivalents at the end of the period	548,540,554	(512,330,779)

Figures in brackets indicate deductions.

1 The interim financial statements have been prepared in accordance with Sri Lanka Accounting Standard LKAS 34, Interim Financial Reporting. The interim financial statements should be read in conjunction with the annual financial statements for the year ended 31st March 2023, including the changes to accounting policies as a result of convergence to revised Sri Lanka Accounting Standards (SLFRSs/LKASs). Further, provisions of the Companies Act No. 7 of 2007 have been considered in preparing the interim financial statements.

2 There were no significant changes in the nature of contingent liabilities as at the reporting date.

3 The interim financial statements of the Company for the three months ended 30th June 2023 were authorised for issue by the Board of Directors on 10th August 2023.

4 Investor Information

4.1 Directors' Shareholding as at 30th June 2023

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

Name of the director	No. of shares	(%)
Mr. B Prematal	1,200,015	0.13%
Ms. H K S R Perera	15	0.00%
Mr. N M Weerakkody	Nil	N/A
Mr. H M N U Kumara	Nil	N/A
Ms. S S A P Brahmanage	Nil	N/A
Mr. M Perera	Nil	N/A
Mr. D Kalapuge	Nil	N/A
Mr. S Bandara	Nil	N/A
Mr. D Sooriyaarachchi	Nil	N/A
Mr. N L S Joseph	100,000	0.01%

4.2 Twenty largest shareholders as at 30th June 2023

	Name of the shareholder	No. of shares	(%)
1	Prime Lands (Pvt) Ltd	749,999,970	80.00%
2	Phantom Investments (Private) Limited	9,449,725	1.01%
3	Mr. H.P.D.W.N. Gunasekara	7,300,000	0.78%
4	Ceylinco General Insurance Limited	6,700,000	0.71%
5	Mr. H.K.C.P. Perera	5,000,000	0.53%
6	EMFI Capital Limited	3,742,199	0.40%
7	DFCC Bank PLC/Maskeliya Tea Exports (Pvt) Ltd	3,499,176	0.37%
8	Askold (Private) Limited	3,381,702	0.36%
9	Mr. A.I. Ramachandra	3,175,000	0.34%
10	Jafferjee Brothers (Exports) Limited	2,884,600	0.31%
11	Mr. N.A.S. Brahamanage	2,500,000	0.27%
12	Mr. B.M.D.S. Thaaruna	2,500,000	0.27%
13	Mr. D.N.P. Rathnayake	2,422,522	0.26%
14	Mr. M.A. Jafferjee	2,000,000	0.21%
15	Katunayake Garments Limited.	1,923,000	0.21%
16	Mr. D.G. Wirasekara	1,500,000	0.16%
17	Mr. R Udalagama	1,300,000	0.14%
18	Mr. A.A.M.P. Amarasinghe	1,275,000	0.14%
19	Mr. D S Aruma Thanthrige	1,230,000	0.13%
20	Mr. P Brahamange	1,200,015	0.13%
		812,982,909	86.72%
	Others	124,517,091	13.28%
		937,500,000	100.00%

4.2 Public Shareholding as at 30th June 2023

Percentage of Public Holding (Minimum Requirement - 10%)	19.86%
Number of Shares held by Public Shareholders	186,200,000
Number of Public Shareholders (Minimum Requirement - 200 Shareholders)	6,002
Number of Public and Non-Public Shareholders	6,006
Market Capitalization as at 30th June 2023	7,031,250,000
Float Adjusted Market Capitalization as at 30th June 2023	1,396,500,000

The Company is Compliant with option 2 of the Rule 7.13.1 (b) of the Listing Rules of the Colombo Stock Exchange.

4.2.1 Computation of Public Share Holding as at 30th June 2023

	No. of shares	(%)
Parent, subsidiary or associate entities or any subsidiary or associates of its Parent Entity		
Prime Lands (Pvt) Ltd	749,999,970	80.00%
Directors of the entity, their spouses and children under 18 years of age		
Mr. B Premalal	1,200,015	0.13%
Ms. H K S R Perera	15	0.00%
Mr. N L S Joseph	100,000	0.01%
Key Management personnel and their close family members	Nil	N/A
Other related entities/ parties	Nil	N/A
Total non-public share holding	751,300,000	80.14%
Public Share Holding	186,200,000	19.86%
Total Issued Share Capital	937,500,000	100.00%

5.1 **Stated Capital**

Stated Capital is represented by number of shares in issue as given below:

	No of Shares as at	
	30-Jun-23	30-Jun-22
Ordinary Shares	937,500,000	937,500,000

5.2 **Earning per share**

Earning per share has been calculated, for all periods, based on the number of shares in issue as at 30th June 2023

5.3 Market value per share for the quarter ended	30-Jun-23	30-Jun-22
	Rs.	Rs.
Highest Price	8.30	7.20
Lowest Price	7.10	4.50
Last Traded	7.50	5.10

6 **Events occurring after Balance Sheet date**

There have been no material events occurring after the reporting period that require adjustments to or disclosure in the financial statements.

7 **Comparative figures**

Comparative period's figures have been presented without any amendment.

8 **RELATED PARTY DISCLOSURES**

Transactions with Related Parties

		Quarter Ended 30-Jun-23
Items in Statement of Financial Position	**Reported under**	**Rs.**
Assets		
Consultancy Fee for NJ Consultants	Inventory properties	4,000,000
Liability		
Loans obtain from HNB Finance PLC	Interest bearing borrowings	5,458,995
Lease obtain from HNB Finance PLC	Lease liabilities	3,974,088
Items in Statement of Comprehensive Income		
Income		
Rent income from HNB Finance PLC	Other Income	5,100,000
Expenses		
Shared service fee to Prime Lands (Pvt) Ltd	Administrative expenses	7,500,000
Rent expenses to Prime Lands (Pvt) Ltd	Administrative expenses	1,500,000
Secretary fee to PELE Consulting (Pvt) Ltd	Administrative expenses	97,500
Interest Paid to the HNB Finance PLC	Finance expenses	1,054,892
Regent Caterers (Pvt) Ltd	Administrative expenses	834,176

CORPORATE INFORMATION

Company	Prime Lands Residencies PLC	
Registered Office	75, D S Senanayake Mawatha Colombo 08, Sri Lanka Tel: +94 11 2699822 Fax: +94 11 4209691	
Date, Place and Authority of Incorporation	A Limited Liability Company Incorporated in Sri Lanka on May 16, 2005 under the Companies Act No. 17 of 1982 and re-registered on September 15, 2008 under the Companies Act No. 07 of 2007. The Company was converted to a Public Company on February 12, 2021 and listed on the Colombo Stock Exchange 08 June 2021.	
Company Registration Number (as a Public Company)	PQ00234680	
Company Secretary	**PELE Consulting (Private) Limited** Apart. No. 9/6, 10, Alfred House Gardens Colombo 03, Sri Lanka Tel: +94 77 7352370	
Auditors of the Company	**Messrs. BDO Partners (Chartered Accountants)** 65/2, "Charter House", Sir Chittampalam A Gardiner Mawatha Colombo 02, Sri Lanka Tel: +94 11 2421878-79/70 / +94 11 2387002/03 Fax: +94 11 2336064	
Board of Directors	**Mr. B Premalal**	- Co-Chairman/Non-Independent Executive Director
	Ms. H K S R Perera	- Co-Chairperson/Non-Independent Executive Director
	Mr. N M Weerakkody	- Managing Director/ Non-Independent Executive Director
	Mr. H M N U Kumara	- Director-Corporate Affairs/Non-Independent Executive Director
	Ms. S S A P Brahmanage	- Non-Independent Executive Director
	Mr. M Perera	- Independent Non-Executive Director
	Mr. D Kalapuge	- Independent Non-Executive Director
	Mr. S Bandara	- Independent Non-Executive Director
	Mr. D Sooriyaarachchi	- Senior Independent Director/Independent Non-Executive Director
	Mr. N L S Joseph	- Independent Non-Executive Director
Lawyers of the Company	**Sharm Fernando Associates** 35/10, Wijayakumaratunga Mawatha Colombo 05, Sri Lanka Tel: +94 76 6993861	
Bankers of the Company	DFCC Bank PLC Seylan Bank PLC Nations Trust Bank PLC People's Bank Commercial Bank PLC Sampath Bank PLC Hatton National Bank PLC National Development Bank PLC Bank of Ceylon	