INTERIM FINANCIAL STATEMENTS

FOR THE NINE MONTHS ENDED 31ST DECEMBER 2022

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 STATEMENTS FOR THE NINE MONTHS ENDED 31ST DECEMBER, 2022

	For the Three Months ended			For the nine Months ended		
	31.12.2022 Unaudited	31.12.2021 Unaudited	Variance %	31.12.2022 Unaudited	31.12.2021 Unaudited	Variance %
	Rs.	Rs.		Rs.	Rs.	
Revenue	3,234,570,422	2,635,457,629	**23%**	17,138,903,569	6,344,979,714	**170%**
Cost of sales	(2,476,655,042)	(1,849,861,377)	**34%**	(12,232,552,998)	(4,449,962,956)	**175%**
Gross profit	757,915,380	785,596,252	**-4%**	4,906,350,571	1,895,016,758	**159%**
Other income	11,400,419	8,186,750	**39%**	46,524,099	145,282,513	**-68%**
Distribution expenses	(78,299,780)	(70,453,556)	**11%**	(216,339,030)	(101,850,550)	**112%**
Administrative expenses	(124,012,047)	(119,721,755)	**4%**	(348,034,592)	(367,003,758)	**-5%**
Operating profit	567,003,972	603,607,691	**-6%**	4,388,501,048	1,571,444,963	**179%**
Finance income	154,096,990	7,098,835	**2071%**	371,627,023	27,317,411	**1260%**
Finance expenses	(315,217,128)	(97,049,178)	**225%**	(859,124,567)	(283,152,988)	**203%**
Profit before taxation	405,883,834	513,657,348	**-21%**	3,901,003,504	1,315,609,386	**197%**
Tax expenses	(112,422,378)	(63,754,078)	**76%**	(578,846,885)	(157,904,008)	**267%**
Profit for the period	293,461,456	449,903,270	**-35%**	3,322,156,619	1,157,705,378	**187%**
Other comprehensive income	-	-	**-**	-	-	**-**
Total comprehensive income for the period	293,461,456	449,903,270	**-35%**	3,322,156,619	1,157,705,378	**187%**
Earnings per share	0.31	0.50		3.54	1.28	

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF FINANCIAL POSITION
AS AT 31ST DECEMBER 2022

	As at 31.12.2022 Unaudited	As at 31.03.2022 Audited
	Rs.	Rs.
ASSETS		
Non-current assets		
Property, plant and equipment	176,923,762	11,891,518
Right-of-use assets	20,451,351	46,292,348
Investment properties	725,000,000	725,000,000
Intangible assets	373,857	416,986
Financial assets at amortized cost	348,928,612	359,534,116
Total non-current assets	1,271,677,582	1,143,134,968
Current assets		
Inventory properties	12,408,770,879	15,152,244,109
Financial assets at amortized cost	228,677,008	176,888,765
Financial assets - Fair value through profit or loss	187,500	180,000
Advance paid for contractors	555,144,392	910,170,632
Advances, deposits and other receivables	68,140,423	48,771,664
Cash and cash equivalents	3,637,128,732	1,435,092,137
Total current assets	16,898,048,934	17,723,347,307
Total assets	18,169,726,516	18,866,482,275
EQUITY AND LIABILITIES		
Equity		
Stated capital	3,450,000,000	3,450,000,000
Retained earnings	5,908,089,164	3,242,182,546
Total equity	9,358,089,164	6,692,182,546
Non-current liabilities		
Retirement benefit obligations	18,478,591	16,705,881
Interest bearing borrowings	1,245,331,418	1,718,255,602
Lease liabilities	17,986,809	26,897,955
Deferred tax liabilities	29,295,746	24,795,746
Total non-current liabilities	1,311,092,563	1,786,655,184
Current liabilities		
Trade and other payables	1,164,889,507	1,175,783,486
Amount due to related party	51,687,549	8,109,906
Interest bearing borrowings - Current portion	977,597,812	1,677,916,667
Lease liabilities - Current portion	13,608,400	14,977,640
Customer advance collection	2,281,990,943	4,587,607,505
Income tax payable	514,843,752	117,298,979
Bank overdraft	2,495,926,825	2,805,950,362
Total current liabilities	7,500,544,789	10,387,644,546
Total liabilities	8,811,637,353	12,174,299,730
Total equity and liabilities	18,169,726,516	18,866,482,275
Net Assets Per Share (Rs.)	9.98	7.14

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

.....
Mrs. 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

PRIME LANDS RESIDENCIES PLC
No. 75,
D.S. Senanayake Mawatha,
Colombo 08.
PQ 00234680

S. Bandara
.....
Mr. Sanjaya Bandara
Director

Colombo
09-Feb-23

PRIME LANDS RESIDENCIES PLC
STATEMENT OF CHANGES IN EQUITY
INTERIM FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED 31ST DECEMBER, 2022

	Stated capital Rs.	Retained earnings Rs.	Total Rs.
Balance as at 01st April, 2021	1,500,000,000	1,932,952,648	3,432,952,648
Issue of Share Capital	1,950,000,000	-	1,950,000,000
Profit for the Period	-	1,157,705,378	1,157,705,378
Interim Dividend	-	(375,000,000)	(375,000,000)
Balance as at 31st December, 2021	3,450,000,000	2,715,658,027	6,165,658,027
Balance as at 01st April, 2022	**3,450,000,000**	**3,242,182,545**	**6,692,182,545**
Profit for the Period	-	3,322,156,619	3,322,156,619
Interim Dividend	-	(656,250,000)	(656,250,000)
Balance as at 31st December, 2022	**3,450,000,000**	**5,908,089,164**	**9,358,089,164**

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF CASH FLOWS
INTERIM FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED 31ST DECEMBER, 2022

	31.12.2022 Unaudited	31.12.2021 Unaudited
	Rs.	Rs.
Cash flows from operating activities		
Profit before taxation	3,901,003,504	1,315,609,386
Adjustment for		
Depreciation	29,523,633	28,246,098
Amortization	43,130	43,130
Provision on retirement benefit obligation	3,106,860	3,076,092
Interest expenses	283,265,917	67,367,830
Lease interest	4,783,417	6,647,799
Loan interest	478,956,680	192,744,147
Interest on debentures	(22,037,470)	(13,097,507)
Fair value (gain)/ loss on share investment	(7,500)	(61,500)
Exchange (gain)/loss on investment in debenture	(66,322,033)	16,500,386
	711,312,633	301,466,475
Operating cash flows before change in working capital	4,612,316,137	1,617,075,861
Changes in working capital		
(Increase)/decrease in inventory properties	2,743,473,230	(1,521,127,463)
decrease/(Increase)in contractor advances	355,026,240	(360,270,231)
(Increase)/decrease in advances, deposits and other receivables	(19,368,759)	26,560,758
Increase/(decrease) in trade and other payables	(19,509,039)	62,134,677
(Decrease)/increase in amounts due to related parties	43,577,643	(4,995,981)
(decrease)/Increase in customer advance collection	(2,305,616,562)	644,515,902
Cash generated from operations	5,409,898,891	463,893,523
Income tax paid	(176,802,112)	(401,555,468)
Interest paid	(283,265,917)	(67,367,830)
Gratuity paid	(1,334,150)	(685,301)
Net cash generated from/(used in) operating activities	4,948,496,712	(5,715,076)
Cash flows from investing activities		
Interest received from AUD Debenture	47,176,764	-
Acquisition of property, plant and equipment	(168,714,880)	(2,648,618)
Net cash used in investing activities	(121,538,116)	(2,648,618)
Cash flows from financing activities		
Lease installments paid	(15,063,804)	(15,129,712)
Dividends paid	(647,634,940)	(375,000,000)
IPO Proceed	-	1,950,000,000
Proceeds from interest bearing borrowings	1,133,000,000	585,211,002
Repayment of interest bearing borrowings	(2,306,243,039)	(1,699,741,903)
Loan interest paid	(478,956,680)	(192,744,147)
Net cash from/(used in) financing activities	(2,314,898,463)	252,595,240
Net increase/(decrease) in cash and cash equivalents	2,512,060,132	244,231,546
Cash and cash equivalents at the beginning of the period	(1,370,858,225)	(773,258,336)
Cash and cash equivalents at the end of the period	1,141,201,907	(529,026,790)

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 2022, 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 nine months ended 31st December 2022 were authorised for issue by the Board of Directors on 09th February 2023.

4 Investor Information

4.1 Directors' Shareholding as at 31st December 2022

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

Name of the director	No. of shares	(%)
Mr. B Premalal	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 31st December 2022

	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	DFCC Bank PLC/Maskeliya Tea Exports (Pvt) Ltd	3,499,176	0.37%
7	Askold (Private) Limited	3,381,702	0.36%
8	Mr. A.I. Ramachandra	3,175,000	0.34%
9	Jafferjee Brothers (Exports) Limited	2,884,600	0.31%
10	Mr. N.A.S. Brahamanage	2,500,000	0.27%
11	Mr. B.M.D.S. Thaaruna	2,500,000	0.27%
12	Mr. D.N.P. Rathnayake	2,450,000	0.26%
13	Mr. M.A. Jafferjee	2,000,000	0.21%
14	Katunayake Garments Limited	1,923,000	0.21%
15	Mr. D.G. Wirasekara	1,500,000	0.16%
16	Mr. R. Udalagama	1,300,000	0.14%
17	Mr. A.A.M.P. Amarasinghe	1,225,000	0.13%
18	Mr. P. Brahmanage	1,200,015	0.13%
19	Bank of Ceylon A/C Ceybank Unit Trust	1,000,000	0.11%
20	Mrs. J.C. Pandithage	1,000,000	0.11%
21	Mrs. A.R.N. Perera	1,000,000	0.11%
22	Mr. M.D.E.A.G. Saparamadu	1,000,000	0.11%
23	Mr. S.Y. Sultan	1,000,000	0.11%
		812,988,188	86.72%
	Others	124,511,812	13.28%
		937,500,000	100.00%

4.2.1 Public Shareholding as at 31st December 2022

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)	6,375
Number of Public and Non-Public Shareholders	6,379
Market Capitalization as at 31st December 2022	6,093,750,000
Float Adjusted Market Capitalization as at 31st December 2022	1,210,300,000

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

4.2.2 Computation of Public Share Holding as at 31st December 2022

	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	
	31-Dec-22	31-Dec-21
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 31st December 2022

5.3 Market value per share for the quarter ended	31-Dec-22	31-Dec-21
	Rs.	Rs.
Highest Price	8.00	13.50
Lowest Price	5.80	9.10
Last Traded	6.50	11.20

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 Corporate Income Tax – Removal of Concessionary Tax Rate

The Concessionary rate applied to gains and profits of the company which listed its shares in the Colombo Stock Exchange (CSE) during the period of January 01, 2021 to December 31, 2021. Removed with effect from October 01, 2022, According to the Inland Revenue (Amendment) Act No 45 of 2022.

In view of the above the company has computed the income tax liability at 30% on identified gains and profits earned during the 03 month period ended December 31, 2022

9 RELATED PARTY DISCLOSURES

Transactions with related parties

		Quarter Ended 31-Dec-22
Items in Statement of Financial Position	**Reported under**	**Rs.**
Assets		
Consultancy Fee for NJ Consultants	Inventory properties	3,133,302
Liability		
Loans obtain from HNB Finance PLC	Interest bearing borrowings	17,453,603
Lease obtain from HNB Finance PLC	Lease liabilities	31,595,209
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	76,000
Catering fee to Regent Caterers (Pvt) Ltd	Administrative expenses	139,450
Interest Paid to the HNB Finance PLC	Finance expenses	2,384,769

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