



Level 15, Seylan Towers, No: 90, Galle Road, Colombo 03.

***Interim Financial Statements
Quarter Ended 30th June 2025***

SEYLAN DEVELOPMENTS PLC
STATEMENT OF FINANCIAL POSITION

	Jun 30,2025 (Un Audited) Rs '000	Dec 31,2024 (Audited) Rs '000	%
Assets			
Non Current Assets			
Property, plant & equipment	2,864	2,424	18.15
Investment property	6,005,810	5,997,826	0.13
Other Investments	443,366	431,886	2.66
Retirement benefit assets	4,638	4,638	0.00
Total Non Current Assets	6,456,678	6,436,774	0.31
Current Assets			
Inventories	9,242	10,489	(11.89)
Trade and other receivables	48,057	47,740	0.66
Other investments	83,415	94,730	(11.94)
Cash and cash equivalents	9,218	29,358	(68.60)
Total Current Assets	149,932	182,317	(17.76)
Total Assets	6,606,610	6,619,091	(0.19)
Equity and Liabilities			
Equity			
Stated capital	1,644,392	1,644,392	-
Reserves	508,113	505,710	0.48
Retained earnings	3,329,388	3,370,661	(1.22)
	5,481,893	5,520,763	(0.70)
Non Current Liabilities			
Deferred tax liability	936,321	924,064	1.33
	936,321	924,064	1.33
Current Liabilities			
Other liabilities	130,982	125,521	4.35
Income tax payable	47,294	33,607	40.73
Bank overdrafts	10,120	15,136	(33.14)
	188,396	174,264	8.11
Total Equity and Liabilities	6,606,610	6,619,091	(0.19)
Net Asset per Share	39.24	39.52	(0.70)

* The Financial Statements have been prepared in compliance with the requirements of the Companies Act no 7 of 2007 .

* The above figures are subject to audit and has been prepared in compliance with the Rule 7.4 of the CSE Listing Rules and Sri Lanka Accounting Standard - LKAS 34 - Interim Financial Reporting.

Sgd.

Nirmala Arangalage (Mrs)
Head of Finance

Sgd.

Ramesh Jayasekara
Chairman

Sgd.

Najill Farouk
Independent Non Executive Director

30th July 2025

SEYLAN DEVELOPMENTS PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	FOR THE QUARTER ENDED			FOR THE SIX MONTHS ENDED		
	JUNE 30, 2025	JUNE 30, 2024	Growth	JUNE 30, 2025	JUNE 30, 2024	Growth
	(Un Audited) Rs '000	(Un Audited) Rs '000	%	(Un Audited) Rs '000	(Un Audited) Rs '000	%
Rental Income	92,475	99,197	(6.78)	183,211	200,875	(8.79)
Other Income	4,519	3,251	39.04	5,448	3,479	56.59
	96,995	102,448	(5.32)	188,659	204,354	(7.68)
Operating Expenses	(32,791)	(32,452)	1.04	(62,585)	(71,227)	(12.13)
Operating Profit	64,204	69,996	(8.27)	126,074	133,127	(5.30)
Net Finance income	15,043	17,006	(11.54)	31,668	33,222	(4.68)
Profit Before Taxation	79,246	87,002	(8.91)	157,743	166,349	(5.17)
Taxation	(22,151)	(25,182)	(12.04)	(45,358)	(47,282)	(4.07)
Profit After Taxation	57,095	61,820	(7.64)	112,385	119,067	(5.61)
Other comprehensive income						
Net losses on investment in financial instruments measured at fair value through other comprehensive income	3,459	1,677	106.28	3,431	18,713	(81.66)
Deferred tax on components of other comprehensive income	(1,038)	(503)	106.28	(1,029)	(5,614)	(81.66)
Other comprehensive income for the period, net of income tax	2,421	1,174	106.26	2,402	13,099	(81.69)
Total comprehensive income for the period	59,516	62,994	(5.52)	114,787	132,166	(13.15)
Earnings / (Loss) Per Share	<u>Rs</u> 0.41	<u>Rs</u> 0.44	(7.11)	<u>Rs</u> 0.80	<u>Rs</u> 0.83	(3.07)

SEYLAN DEVELOPMENTS PLC
STATEMENT OF CHANGES IN EQUITY

	Stated Capital Rs '000	Capital Reserve Rs '000	Revaluation Reserve Rs '000	Fair Value Reserve Rs '000	Retained Earnings Rs '000	Total Rs '000
Balance as at 01.01.2024	1,644,392	525,494	3,616	(41,283)	3,337,356	5,469,575
Total Comprehensive Income for the period						
Profit or Loss	-	-	-	-	119,067	119,067
Other Comprehensive Income						
Net fair value change in investment in debt instruments measured at fair value through other comprehensive income	-	-	-	18,713	-	18,713
Deferred Tax on components of other comprehensive income	-	-	-	(5,614)	-	(5,614)
	-	-	-	13,099	-	13,099
Total Comprehensive Income for the period	-	-	-	13,099	119,067	132,166
Transactions recorded directly in equity						
Share Repurchase	-	-	-	-	(179,105)	(179,105)
Dividend Paid	-	-	-	-	(139,688)	(139,688)
	-	-	-	-	(318,793)	(318,793)
Balance as at 30.06.2024	1,644,392	525,494	3,616	(28,184)	3,137,630	5,282,948
Balance as at 01.01.2025	1,644,392	525,494	3,616	(23,399)	3,370,661	5,520,763
Total Comprehensive Income for the period						
Profit or Loss	-	-	-	-	112,385	112,385
Other Comprehensive Income						
Net losses on investment in financial instruments measured at fair value through other comprehensive income	-	-	-	3,431	-	3,431
Deferred Tax on components of other comprehensive income	-	-	-	(1,029)	-	(1,029)
	-	-	-	2,402	112,385	2,402
Total Comprehensive Income for the period	-	-	-	2,402	112,385	114,787
Transactions recorded directly in equity						
Dividend Paid	-	-	-	-	(153,657)	(153,657)
	-	-	-	-	(153,657)	(153,657)
Balance as at 30.06.2025	1,644,392	525,494	3,616	(20,997)	3,329,388	5,481,893

SEYLAN DEVELOPMENTS PLC
CASH FLOW STATEMENT

For the period	01.01.25 - 30.06.25 (Un Audited) Rs. 000	01.01.24 - 30.06.24 (Un Audited) Rs. 000
Cash Flows from Operating Activities		
Receipt from other Operating Activities	188,659	204,354
Cash payments to Employees, Suppliers and Tax Authorities	(62,047)	(70,593)
Interest Payments	(388)	(3,766)
Operating profit before changes in operating assets	126,224	129,995
(Increase)/Decrease in operating assets :		
Stock & Receivables	930	(9,332)
Increase/(Decrease) in operating liabilities :		
Deposits & Trade payables	(11,441)	(9,819)
Cash Generated from Operations	115,713	110,844
Income Tax paid	(3,542)	(25,940)
Net cash from Operating Activities	112,171	84,904
Cash Flows from Investing Activities		
Interest Received	32,056	36,988
Purchase of non-dealing Securities	(123,268)	(173,703)
Disposal of non-dealing Securities	126,535	94,715
Purchase of Property , Plant and Equipment	(977)	-
Additions to Investment Properties	(7,984)	(3,016)
Net cash from Investing Activities	26,362	(45,016)
Cash Flows from Financing Activities		
Dividend Paid	(153,657)	-
Repurchase of shares	-	(179,105)
Net Cash from Financing Activities	(153,657)	(179,105)
Total net increase in cash and cash equivalents during the period	(15,124)	(139,218)
Cash and Cash equivalents at beginning of period	14,222	290,295
Cash and Cash Equivalents at end of period	(902)	151,077
Reconciliation of Cash and Cash Equivalents		
Cash and Short Term Funds	9,218	151,077
Bank Overdraft	(10,120)	-
	(902)	151,077

SEYLAN DEVELOPMENTS PLC
Notes to the Financial Statements

7 Major 20 Share Holder List - As at 30 June 2025

	NAME OF SHAREHOLDER	NO OF SHARES 30.06.2025	%
1	Seylan Bank PLC	104,332,112	74.69
2	Mr. A. J. Thissera	4,167,500	2.98
3	Mr. K. D. D. Perera	2,467,200	1.77
4	Mrs. M. M. Udeshi (DESC)	1,287,900	0.92
5	J. B. Cocoshell (Pvt) Ltd	1,065,000	0.76
6	Hatton National Bank PLC / Weththinge Janadasa	940,721	0.67
7	Mr. S. Abishek	767,756	0.55
8	Asian Guild Financial Services (Pvt) Ltd	609,121	0.44
9	Zagra Investment Consultants (Pvt) Ltd	594,200	0.43
10	Mr. B. C. Tay	505,948	0.36
11	Mr. G. Anuragavan	500,100	0.36
12	Mrs. P. M. Tissera	370,500	0.27
13	Mr. A. Van Oosterbrugge	321,400	0.23
14	Assetline Finance Limited / C. Dissanayake	294,000	0.21
15	Mr. V. C. Mahtani	260,428	0.19
16	Mrs. S. H. L. N. P. Disanayake	229,239	0.16
17	Merchant Bank of Sri Lanka & Finance PLC / Nutri Plus (Pvt) Ltd	220,000	0.16
18	Mr. H. G. Balasuriya	216,304	0.15
19	Mrs. M. Y. Amerasinghe	215,000	0.15
20	Mr. H. S. Dissanayake	213,000	0.15

8 Directors' and Chief Executive Officer's Shareholdings as at 30th June 2025

	NAME OF DIRECTOR	NO OF SHARES 30.06.2025
1	Mr. R. Jayasekara - Chairman/Non Executive Director	-
2	Mrs. Champika Dodanwela - Non Executive Director	-
3	Mrs. Gillian Edwards - Independent Non Executive Director	-
4	Mr. Najill Farouk - Independent Non Executive Director	-
5	Mr. Tilan Wijeyesekera - Independent Non Executive Director	-
6	Mr. Anuja Ratnaayake, Chief Executive Officer	-

- 9 Public Shareholdings % as at 30th June 2025 25.31%
 No of public shareholders as at 30th June 2025 5,964
 Float adjusted market capitalization (Rs:) 993,478,541
 The Company complies with option 5 of the Listing Rules 7.13.1 (a) - less than Rs: 2.5 Bn Float adjusted market capitalization which requires 20% minimum Public Holdings.