



MAJESTIC CITY



CT LAND DEVELOPMENT PLC
Annual Report 2020 | 2021

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Fast Food and Drinks



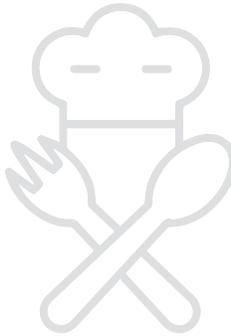
INTERNATIONAL
FRANCHISE
RESTAURANT



FOOD ZONE



Supermarket



EXCLUSIVE INTERNATIONAL
BRANDS AND UPMARKET
FASHION BOUTIQUES



MULTIPLEX WITH
FOUR SCREENS



Wide Array of Products



Banks and ATMs

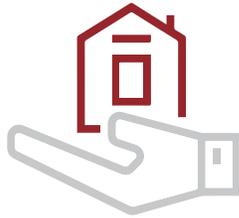
CT Land Development PLC is the owning company of Majestic City, Sri Lanka's premier shopping mall-cum-entertainment complex, the vision of the founding Chairman, the late Mr. Albert A. Page.

The sprawling complex is over 250,000 sq ft with three floors of shopping space sited around a spacious and airy atrium. It is ingeniously lit by day through a massive skylight which provides a panoramic view of the upper floors of the building to make shopping a pleasure.

The Atrium is also utilised as a venue to stage variety entertainment shows, exhibitions and trade promotion displays while the complex consists of a diverse range of shops offering famous brands and a galactic array of products.

FINANCIAL SPOTLIGHT

Year ended 31st March	Company				2019
	2021		2020		
	Rs. '000	% Change	Rs. '000	% Change	
OPERATING RESULTS					
Revenue	347,468	(37.9)	559,710	(6.0)	594,634
Results from Operating Activities	152,001	(51.8)	315,336	(44.7)	569,772
Finance Cost	(16,100)	130.8	(6,975)	702.6	(869)
Share of Profit-Equity Accounted Investee	(72,681)	48.8	(48,853)	47.4	(33,142)
Profit before Taxation	63,220	(75.6)	259,508	(51.6)	535,761
Profit after Taxation	127,738	(31.8)	187,330	(54.6)	412,228
Total Comprehensive Income for the year	123,342	(31.2)	179,184	(57.0)	416,515
ASSETS					
Non Current Assets	4,755,874	0.3	4,743,615	11.6	4,249,510
Current Assets	206,396	(0.7)	207,782	(57.6)	490,566
EQUITY & LIABILITIES					
Stated Capital	1,982,500	0.0	1,982,500	0.0	1,982,500
Reserves	2,021,593	3.2	1,959,187	(0.2)	1,962,814
Deferred Liabilities	486,625	(13.1)	560,058	13.7	492,790
Other Long Term Liabilities	208,911	(10.4)	233,062	(6.5)	249,370
Current Liabilities	262,642	21.3	216,590	311.8	52,602
KEY INDICATORS					
Earnings per Share (Rs.)	1.57	(31.8)	2.31	(54.5)	5.07
Net Assets per Share (Rs.)	49.28	1.6	48.51	(0.1)	48.56
Market Price per Share (Rs.)	27.00	32.4	20.40	(28.2)	28.40
OTHERS					
Market Capitalization (Rs. '000)	2,193,750	32.4	1,657,500	(28.2)	2,307,500
Price Earnings Ratio (times)	17.17	94.1	8.85	58.0	5.60
Dividends per Share (Rs.)	0.75	(66.7)	2.25	125.0	1.00
Interest Cover (times)	9.44	(79.1)	45.21	(93.1)	655.60
Current Ratio (times)	0.79	(18.1)	0.96	(89.7)	9.33
Dividend Yield (%)	2.78	(74.8)	11.03	213.3	3.52
Equity to Total Assets (%)	80.69	1.4	79.61	(4.4)	83.23
Number of Shares in Issue ('000)	81,250	0.0	81,250	0.0	81,250



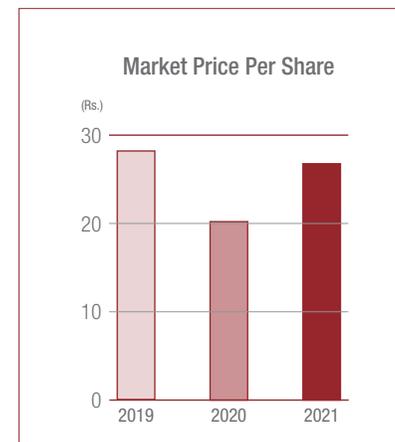
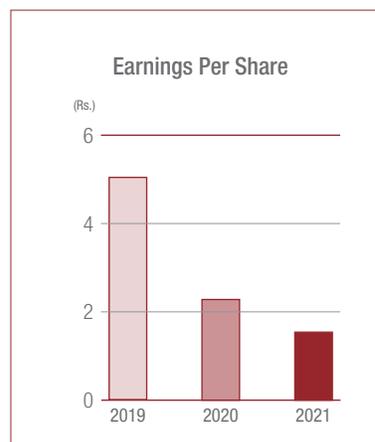
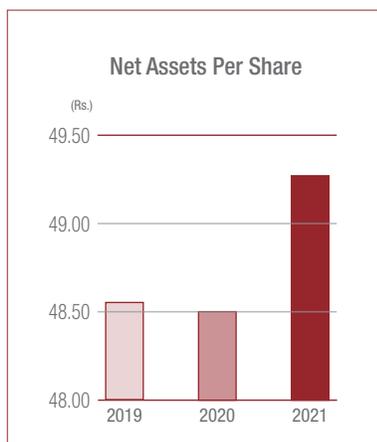
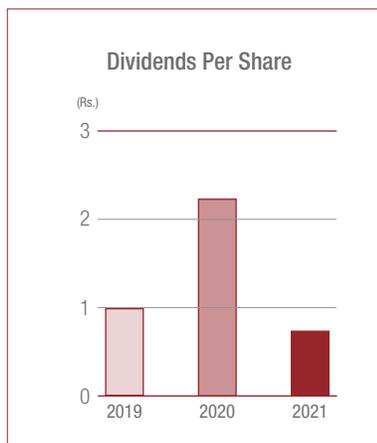
Net Assets
Rs. **4** Bn



Profit for the Year
Rs. **127.7** Mn



Market Capitalisation
Rs. **2.2** Bn

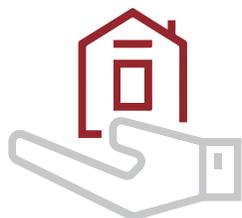


CHAIRMAN'S MESSAGE

The year 2020/21 was dominated by unprecedented challenges from COVID-19. Throughout the year, our attention was primarily fixed on the safety and wellbeing of our people and the Tenants and customers we serve.



Profit for the Year
Rs. **127.7** Mn



Net Assets
Rs. **4** Bn

On behalf of the board of directors of CT Land Developments PLC, I am pleased to present the Annual Report and Audited Financial Statements of CT Land Development PLC for the year ended 31st March 2021.

The year 2020/21 was dominated by unprecedented challenges from COVID-19. Throughout the year, our attention was primarily fixed on the safety and wellbeing of our people and the Tenants and customers we serve. Sadly, the Company was not spared the pandemic's human toll and we extend our condolences to the families of Group colleagues, friends and loved ones who succumbed to the virus.

REVIEW OF OPERATIONS

As you'd expect, Company's business was under stress for much of the financial year 2020/21. We adapted quickly, re-doubling our commitment to our Tenants, focusing on parts of our business that continued to grow and recalibrating our expense base to match lower levels of business activity. The Majestic City mall also had to be completely shut down for several days in accordance with the directives of the Government of Sri Lanka. The Company extended zero rental and discounted rental schemes to Tenants to assist them through the current harsh business environment. As a result, gross revenue for the year reduced substantially in 2020/21. Correspondingly, Profit for the year and earnings per share too fell compared to the previous year. Despite the rental concessions several tenants impacted by reduced business volumes opted to cease operations at the Majestic City Mall. As at the reporting date, rented shop space amounts to 75% of the total rentable space.

Despite the difficulties of the reporting year we expect our business to rebound rapidly when coming out of the adverse economic effects of the Covid 19 pandemic and a return to normal operational levels in the medium term.

With regard to the Majestic City refurbishment program commenced in the previous financial year, the Board of Directors of the Company resolved to continue with the refurbishment, taking a positive view of the long term prospects of the Majestic City Mall, which is expected to once again attract tenants and customers and continue in its path as one of the premier malls in Colombo. The refurbishment cost incurred amounts to Rs. 440.7 Mn. The project is scheduled to be completed during the latter part of the next financial year.

Our Board, Management team and I are united in our commitment to progress in building a strong company focussing on the Mass market target segment.

FINANCIAL RESULTS

The Company recorded Revenues of Rs. 347.5 million, a decline of 38% compared to the previous year. Other operating income streams also showed similar declines. The adverse impact of the reductions were mitigated to some extent by cost controls, which reduced operating expenses by 24% from the previous year. Such cost control measures were implemented while ensuring the job security and safety of our staff and management. The reduction in revenue and other operating income, despite the benefit of decreased operating expenses, resulted in an operating Profit of Rs.152 Million for the year (2020 - Rs. 315.5Mn). Increase in the fair value of Investment Property for the year was Rs. 43 million (2020 – Rs.42Mn) and impairment Loss on investments in Associate Companies amounted to Rs. 72.7 Million (2020 – Rs. 51Mn). Accordingly, the Profit for the year after tax amounted to Rs. 127.7 Million compared to Profit after tax of Rs. 187.3 Mn in the previous year, a decline of 31%.

APPROPRIATIONS

Due to the current difficult financial situation of the Company and the operating losses for the year, the company did not pay an interim dividend during the year. Due to the said reasons, the Directors also do not recommend a final dividend for the year. We are, however, hopeful that the situation would stabilise / improve in the next year, thus enabling the Company to again declare dividends from profits earned.

DIRECTORATE

We have received a notification from Mr. Sunil Mendis, Director of the Company since February 2013, that he would not be seeking re-election to the Board of the company at the next Annual General Meeting. We wish to place on record our sincere appreciation for the substantial contributions that he made to the Company during these eight years both as a Director and member of independent committees and wish him all the best for the future.

OUTLOOK

The performance of our Company for the year follows the general trend of commercial real estate markets globally, which were severely impacted by a sharp decline in economic activity due to the spread of COVID-19. The Company continues to closely monitor the business volumes on a day-to-day basis and operate a dynamic rental pricing policy that would be fair to all stakeholders and ensure sustainability. A temporary rental restructuring strategy is being formulated in order to move forward strategically and to maintain the current occupancy levels in view of the further lockdowns formulated by the authorities subsequent to the year end to contain the latest outbreak of the pandemic in Sri Lanka. The Directors continue to be positive about the medium and longer term prospects of the Company.

ACKNOWLEDGEMENTS

Throughout the many challenges we faced in 2020/21, we drew strength from the support we received from our shareholders. We greatly value your investment in the company, and our team works hard every day to earn the trust you place in us. As a safety measure, and in keeping with the Government regulations, we will hold our annual General Meeting virtually this year. The required notices and directions are sent along with this report.

I would like to take this opportunity to express my heartfelt gratitude to the Company's shareholders, investors and business partners for their full trust and support. I would like to thank my fellow Board members, the senior management team and all staff members for their unstinting and persistent efforts, teamwork and contributions.

With vaccines being deployed globally and economic growth improving, we are optimistic that 2022 will be a better year not only for the company but the world at large. Until the pandemic is fully brought under control, we hope that you and everyone you love and care about remains safe and well.



R Selvaskandan
Chairman

08th June 2021

BOARD OF DIRECTORS

MR. R. SELVASKANDAN

Chairman, Independent Non-Executive Director

Mr. R. Selvaskandan is an Attorney-at-Law (SL) and Solicitor (England & Wales and Hong Kong) and was a senior partner of a leading law firm in Hong Kong prior to joining the property sector of the C T Holdings Group. He is a Director of C T Holdings PLC, Deputy Chairman of C T Properties Limited and a Partner of Varners, a Law firm based in Sri Lanka. He has more than 35 years' experience in legal practice and management in Sri Lanka, UK, and Hong Kong.

MR. A. T. P. EDIRISINGHE

Independent Non-Executive Director

Mr. A. T. Priya Edirisinghe is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka, Fellow Member of the Chartered Institute of Management Accountants (UK), and holds a Diploma in Commercial Arbitration. He was the Senior Partner of Bakertilly Edirisinghe & Co., Chartered Accountants and currently serves as Consultant/Advisor. He is the Managing Director of PE Management Consultants (Pvt) Ltd. He counts over 50 years' experience in both public practice and in the private sector. He serves on the boards of a number of other listed and non-listed companies where in some companies he also serves as Chairman/Member of the Audit Committee, Related Party Transactions Review Committee, and Member of the Remuneration Committee.

Mr. Edirisinghe is the Chairman of the Company's Audit Committee and Related Party Transactions Review Committee, and a member of the company's Remuneration Committee.

MR. JOSEPH PAGE

Deputy Chairman/ Managing Director, Executive Director

Mr. Joseph C. Page is a Director of CT Holdings and Cargills (Ceylon) PLC. He is also a Director of Ceylon Theatres (Pvt.) Ltd. and C T Properties Limited. He has over 35 years of management experience in the private sector.

MR. L. R. PAGE

Non-Executive Director

Mr. Louis R Page is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka and a Fellow Member of the Chartered Institute of Management Accountants (UK). He is also the Chairman of subsidiary company Cargills (Ceylon) PLC. He has held a number of Board and Senior Management positions at the highest level in overseas public companies and public institutions.

MRS. M. G. PERERA

Finance Director, Executive Director

Mrs. Mignonne Perera is an Associate Member of the Chartered Institute of Management Accountants, UK and possesses over 35 years of experience in the manufacturing, trading and service sectors. She has held several key positions within the Group companies of C T Holdings PLC, including Directorships, since joining the subsidiary, Millers PLC in 1992.

DR. T. SENTHILVERL

Independent Non Executive Director

Dr. T. Senthilverl has over five decades of active engagement in manufacturing, trading, land development, irrigation, power and energy, construction, management, industrial turnkey projects, air and sea cargo logistics and trading. He is a director of several public and private companies including C.W. Mackie PLC, Panasian Power PLC, Lotus Hydro PLC, Sanasa General Insurance Co. Ltd., Sanasa Life Insurance Co. Ltd., Kelani Valley Canneries Ltd. and Senthilverl Holdings (Pvt.) Ltd. He is also the Chairman of Dollar Corporation.

MR. SUNIL MENDIS*Independent Non-Executive Director*

Desamanya Sunil Mendis was formerly the Chairman of Hayleys Group, and a former Governor of the Central Bank of Sri Lanka. He possesses over 50 years of wide and varied commercial experience, most of which has been in very senior positions. Mr. Mendis serves as the Chairman of the Remuneration Committee and as a member of the Company's Audit Committee and Related Party Transactions Review Committee. He also serves on the boards of several other Group companies.

MR. SANJAY NILES*Executive Director*

Mr. Sanjay Chandrahasan Niles is an Associate Member of the Institute of Chartered Accountants of Sri Lanka and the Chartered Institute of Management Accountants, UK. He is also a Director of CT Holdings PLC, Executive Director of Ceylon Theatres (Pvt) Ltd., and a Director of other Companies within the CT Holdings Group.

MR. RANJIT PAGE*Non-Executive Director*

Mr. V. Ranjit Page possesses over 35 years of management experience with expertise in food retailing, food service, and manufacturing, having introduced the concept of super marketing to the Sri Lankan masses. He is the Deputy Chairman / CEO of Cargills (Ceylon) PLC and the Chairman of Cargills Bank Ltd. He also serves on the boards of several other C T Holdings Group companies.

CORPORATE GOVERNANCE

Subject	Compliance Status	Remarks
<p>1. Non-Executive Directors</p> <p>a) The Board shall include at least two non-executive directors; or one third of the total number of directors whichever is higher.</p>	Complied	The Board of Directors consists of nine directors of whom seven are non-executive directors.
<p>2. Independent Directors</p> <p>a) Two or one-third of non-executive directors appointed to the Board of Directors, whichever is higher, shall be independent.</p> <p>b) The Board shall require each non-executive director to submit a declaration annually of his/her independence or non-independence in the prescribed format.</p>	Complied	Four directors out of the seven non-executive directors are independent.
<p>3. Disclosures relating to Directors</p> <p>a) The Board shall make a determination annually as to the independence or non-independence of each non-executive director and set out in the Annual Report, the names of the directors who are deemed to be 'Independent'.</p> <p>b) In the event a director does not qualify as 'Independent' but if the Board, taking account of all the circumstances, is of the opinion that the director is nevertheless 'Independent', the Board shall specify the criteria not met and the basis for its determination in the Annual Report.</p> <p>c) The Board shall publish in its Annual Report, a brief resume of each director on its Board.</p> <p>d) Upon appointment of a new director to its Board, the company shall forthwith provide to the Exchange, a brief resume of such director for dissemination to the public.</p>	Complied	<p>Dr. T. Senthilvel, Mr. A.T.P. Edirisinghe, Mr. R. Selvaskandan and Mr. Sunil Mendis are independent directors of the Company.</p> <p>Mr. A.T.P. Edirisinghe, Dr. T. Senthilvel and Mr. R. Selvaskandan have served the Board for more than 9 years. Further, Mr. R. Selvaskandan, Mr. A.T.P. Edirisinghe and Mr. Sunil Mendis serve as Directors of the Holding Company, C T Holdings PLC, as well as other group companies. Mr. T. Senthilvel has a significant shareholding of 11.5% in the company. The Board of Directors, having considered their credentials and integrity has resolved that they are deemed independent.</p> <p>Disclosed in the Annual Report.</p> <p>Not applicable.</p>

Subject	Compliance Status	Remarks
<p>4. Remuneration Committee</p> <p>a) A listed company shall have a Remuneration Committee comprising a minimum of two independent non-executive directors or exclusively by non-executive directors, a majority of whom shall be independent, whichever is higher.</p> <p>b) One non-executive director shall be appointed as Chairman of the Committee by the Board.</p> <p>c) The Remuneration Committee shall recommend the remuneration payable to executive directors and the chief executive officer, to the Board.</p> <p>d) The Annual Report should set out the names of directors comprising the Remuneration Committee, contain a statement of the remuneration policy and set out the aggregate remuneration paid to executive and non-executive directors.</p>	<p>Complied</p> <p>Complied</p> <p>Complied</p> <p>Complied</p>	<p>The Remuneration Committee consists of three independent non-executive directors.</p> <p>The Chairman of the Remuneration Committee is an independent non-executive director.</p> <p>Disclosed in the Remuneration Committee Report.</p> <p>Disclosed under Corporate Information and in the Remuneration Committee report. Remuneration paid to directors is disclosed in Notes to the Financial Statements.</p>
<p>5. Audit Committee</p> <p>a) A listed company shall have an Audit Committee comprising a minimum of two independent non-executive directors or exclusively by non-executive directors, a majority of whom shall be independent, whichever is higher.</p> <p>b) One non-executive director shall be appointed as Chairman of the Committee by the Board.</p> <p>c) Unless otherwise determined by the Audit Committee, the chief executive officer and chief financial officer of the listed company shall attend audit committee meetings.</p> <p>d) The Chairman or one member of the committee should be a member of a recognized professional accounting body.</p> <p>e) The Annual Report should set out the names of directors comprising the Audit Committee</p> <p>f) The Committee shall make a determination of the independence of the Auditors and shall disclose the basis for such determination in the Annual Report.</p> <p>g) The Annual Report shall contain a report by the Audit Committee, setting out the manner of compliance, during the period to which the Annual Report relates.</p>	<p>Complied</p> <p>Complied</p> <p>Complied</p> <p>Complied</p> <p>Complied</p> <p>Complied</p> <p>Complied</p>	<p>The Audit Committee consists of three independent non-executive directors.</p> <p>The Chairman of the Audit Committee is an independent non-executive director.</p> <p>The Deputy Chairman / Managing Director and Finance Director attend all Audit Committee meetings, except in the case of an inability to attend.</p> <p>The Chairman of the Committee is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka and Chartered Institute of Management Accountants, UK.</p> <p>Disclosed under Corporate Information and in the Audit Committee report.</p> <p>Disclosed in the report of the Audit Committee.</p> <p>Disclosed in the report of the Audit Committee.</p>

CORPORATE GOVERNANCE (CONTD.)

Subject	Compliance Status	Remarks
<p>6. Related Party Transactions Review Committee</p> <p>a) A listed company shall have a Related Party Transactions Review Committee comprising a combination of non-executive and independent non-executive directors. The composition of the Committee may also include executive directors, at the option of the Listed Entity.</p> <p>b) One independent non-executive director shall be appointed as Chairman of the Committee by the Board.</p> <p>c) The Committee shall meet at least once a calendar quarter and shall ensure that the minutes of all meetings are properly documented and communicated to the Board of Directors.</p> <p>d) The Listed Entity shall ensure that neither the Listed Entity nor any of its subsidiaries, acquires a substantial asset (exceeds 1/3 of the Total Assets) from, or disposes of a substantial asset to, any Related Party of the Entity without obtaining the approval of the shareholders of the Entity by way of a Special Resolution”.</p> <p>e) The Listed Entity shall make an immediate announcement to the Exchange of any non-recurrent Related Party Transaction with a value exceeding 10% of the Equity or 5% of the Total Assets whichever is lower, of the Entity as per the latest Audited Financial Statements or of the latest transaction, if the aggregate value of all non-recurrent Related Party Transactions entered into with the same Related Party during the same financial year amounts to 10% of the Equity or 5% of the Total Assets whichever is lower, of the Entity as per the latest Audited Financial Statements.</p> <p>f) The Listed Entity shall disclose subsequent non-recurrent transactions which exceed 5% of the Equity of the Entity, entered into with the same Related Party during the financial year.</p>	<p>Complied</p> <p>Complied</p> <p>Complied</p> <p>Complied</p> <p>Complied</p> <p>Complied</p>	<p>The Related Party Transactions Review Committee consists of three independent non-executive directors.</p> <p>The Chairman of the Related Party Transactions Review Committee is an independent non-executive director.</p> <p>The Committee met four times during the year under review. The Company Secretary functions as the Secretary to the Committee and ensures that the minutes of the meetings are properly documented and communicated to the Board of Directors.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>

Subject	Compliance Status	Remarks
g) The Listed Entity must disclose the aggregate value of recurrent Related Party Transactions entered into during the financial year in its Annual Report, if the aggregate value of the recurrent Related Party Transactions exceeds 10% of the gross revenue/income as per the latest Audited Financial Statements unless the transactions entered into are recurrent, of revenue or trading nature and are necessary for day-to-day operations of a Listed Entity or its subsidiaries.	Complied	Disclosed in the Notes to the Financial Statements.
h) The Annual Report shall contain a report by the Related Party Transactions Review Committee, in the prescribed format, setting out the manner of compliance.	Complied	Disclosed in the report of the Related Party Transactions Review Committee.
i) The members of the Related Party Transactions Review Committee should obtain 'competent independent advice' from independent professional experts with regard to the value of the substantial assets of the Related Party Transaction under consideration. A person who is in the same group of the Listed Entity or who has a significant Interest in or financial connection with the Listed Entity or the relevant Related Party shall not be eligible to give such advice.	Complied	Not applicable

RELATED PARTY TRANSACTIONS REVIEW COMMITTEE REPORT

The Related Party Transactions Review Committee of CT Land Development PLC consists of three Non-Executive Directors. The members and the details of their participation at meetings of the Committee are as follows:

Name	Non-Executive Directors	Meetings Held	Attendance at Meetings
Mr. A. T. P. Edirisinghe - Chairman	Independent	4	4
Mr. S. Mendis	Independent	4	3
Mr. R. Selvaskandan	Independent	4	4

The Managing Director and Finance Director are ex-officio members of the Committee. The Company Secretary functions as the Secretary of the Committee.

The Committee is tasked with:-

- a) Reviewing Related Party Transactions,
- b) Calling for supporting documents and/or justification of the terms and conditions of such transactions and,
- c) Identifying and reporting on recurrent and non-recurrent transactions with related parties in line with the applicable CSE Rules.
- d) Obtaining quarterly declarations of Directors with regard to significant shareholding/ownership in group companies and companies outside of the group.

The policy adopted by the Committee is to ensure that transactions within its purview are consistent with the RPT Code of the SEC.

The Committee noted that there were no non-recurrent transactions with related parties during the year. It also noted that in respect of recurrent transactions, the transactions were in the ordinary course of business, there were no changes to practices followed over the years and general terms and conditions applicable to rental agreements entered into with related parties are similar to those entered into with non-related parties taking into account, if any, due consideration of factors such as the long term nature of the occupancy, anchor tenancies, the extent and location of the area occupied and the ability of the entity concerned to attract customers into the complex. The observations of the Committee have been communicated to the Board of Directors.

The details of the recurrent transactions entered into with Related Parties are disclosed in Note 33.2 to the Financial Statements.



A.T.P. Edirisinghe

Chairman - Related Party Transactions Review Committee

08th June 2021

THE REMUNERATION COMMITTEE REPORT

The Remuneration Committee of CT Land Development PLC consists of the following Non-Executive Directors

Name	Non-Executive Directors
Mr. Sunil Mendis - Chairman	Independent
Mr. A.T.P. Edirisinghe	Independent
Mr. R. Selvaskandan	Independent

The Deputy Chairman/Managing Director of the Company may also be invited to join in the deliberations as required.

The Committee is tasked with studying and recommending appropriate remuneration packages for the Executive Directors in line with applicable market values. The Committee also maintains the process of consultation with regard to the setting up of remuneration / compensation structures. After deliberations, its recommendations are forwarded for approval to the Board of Directors.

The Committee is authorised to carry out periodic reviews to ensure that remuneration is in line with market conditions.

The Committee met once during the year.

(Signed.)

Sunil Mendis

Chairman – Remuneration Committee

08th June 2021

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ANNUAL REPORT OF THE BOARD OF DIRECTORS

In compliance with the provisions of the Companies Act No. 07 of 2007, the Directors present their Report on the state of affairs of the Company together with the Audited Financial Statements for the year ended 31st March 2021. The report also provides information as required by the Listing Rules of the Colombo Stock Exchange, best Accounting Practices and other disclosures deemed relevant to the stakeholders of the Company.

PRINCIPAL ACTIVITY

The principal activity of the Company is property development as approved by the Urban Development Authority.

REVIEW OF OPERATIONS

The Chairman's Statement appearing on page 6 of the Annual Report gives a review of the operations carried out and the performance of the Company during the current financial year, and forms an integral part of this report.

FINANCIAL STATEMENTS

The Audited Financial Statements of the Company for the financial year ended 31st March 2021 are given on pages 26 to 65 and form an integral part of the Annual Report.

ACCOUNTING POLICIES

The Accounting Policies adopted in preparation of the Financial Statements are given on pages 30 to 39.

PROPERTY, PLANT & EQUIPMENT & INVESTMENT PROPERTY

The movement of property, plant and equipment is shown in Note 14 to the financial statements. Investment property as shown in Note 17 is stated at market value as at 31st March 2021. The current effective capital value of the investment property increased to Rs. 4.3 Bn which sum the Board has adopted as the fair value of the

investment property in accordance with LKAS 40 and, arising therefrom, the fair value gain on investment property of Rs. 43.2 Mn is recorded in the Statement of Comprehensive Income for the year ended 31st March 2021.

STATED CAPITAL

The Stated Capital of the Company as at 31st March 2021 was Rs. 1.98Bn (2020-Rs. 1.98Bn) comprising 81.25Mn ordinary (voting) shares (2020– 81.25Mn).

DIRECTORS

The directors indicated on below have been Directors of the Company throughout the year under review.

Mr. R. Selvaskandan and Mr. S.C. Niles retire under Articles 103 and 104 of the Articles of Association of the Company and being eligible, offer themselves for re-election.

Pursuant to sections 210 and 211 of the Companies Act No. 7 of 2007 Mr. L.R. Page, Dr. T. Senthilvel and Mr. A.T.P. Edirisinghe who are over 70 years of age offer themselves for re-election. Mr. Sunil Mendis who is also over 70 years will retire at the conclusion of this Annual General Meeting.

The re-election of the retiring Directors has the unanimous support of the other Directors.

Details of attendance at meetings:

Name	Board Meetings		General Meetings	
	Held	Attended	Held	Attended
Mr. R. Selvaskandan	4	4	1	1
Mr. J. C. Page	4	4	1	0
Ms. M. G. Perera	4	3	1	1
Mr. A. T. P. Edirisinghe	4	4	1	1
Mr. Sunil Mendis	4	4	1	1
Mr. S. C. Niles	4	4	1	1
Mr. L. R. Page	4	1	1	0
Mr. V. R. Page	4	4	1	1
Dr. T. Senthilvel	4	4	1	0

DIRECTORS' INTERESTS IN CONTRACTS / RELATED PARTY TRANSACTIONS

The Directors' interests in Contracts of the Company are included in Note 33 to the Financial Statements under related party transactions.

The Related Party Transactions Review Committee appointed by the Board was tasked with reviewing Related Party Transactions, calling for supporting documents and/or justification of the terms and conditions of such transactions and identifying and reporting on recurrent and non-recurrent transactions

with related parties in line with the applicable CSE Rules. The Directors have declared their interests to the Related Party Transactions Review Committee appointed by the Board. The Directors have no direct or indirect interest in any other contract or proposed contract of the Company.

The said Committee has informed the Board that there were no non-recurrent transactions with related parties during the year. It also noted that in respect of recurrent transactions, the transactions were in the ordinary course of business, there were no changes to practices followed over the years and general terms and conditions applicable to rental agreements entered into with Related Parties are similar to those entered into with non-related parties taking into account, if any, due consideration of factors such as the long term nature of the occupancy, anchor tenancies, the extent and location of the area occupied and the ability of the entity concerned to attract customers into the complex.

The Directors hereby confirm that the Company is in compliance with Section 9 of the Listing Rules of the Colombo Stock Exchange in respect of related party transactions entered into by the company during the year.

INTERESTS REGISTER

The company maintains an Interests Register conforming to the provisions of the Companies Act No. 7 of 2007.

DIVIDENDS

No Dividend was paid to shareholders for the year ended 31st March 2021.

DIRECTORS' SHAREHOLDINGS

The interests of the Directors in the shares of the Company at the Balance Sheet date were as follows:

	As at 31.03.2021	As at 31.03.2020
R. Selvaskandan	-	-
J.C. Page	1,018,007	1,018,007
M.G. Perera	-	-
A.T.P. Edirisinghe	-	-
Sunil Mendis	-	-
S.C. Niles	3,333	3,333
L.R. Page	447,478	447,478
V.R. Page	-	-
Dr. T. Senthilvel	4,401,915	4,385,417
	5,870,733	5,854,235

ANNUAL REPORT OF THE BOARD OF DIRECTORS (CONTD.)

DONATIONS

During the year the Company made charitable donations amounting to Rs. 131,520/- (2020-Rs. 194,170/-).

STATUTORY PAYMENTS

All statutory payments due to the Government of Sri Lanka and on behalf of employees have been made or accrued as at the reporting date.

GOING CONCERN

The Directors are satisfied that the Company has adequate resources to continue its operations in the foreseeable future. The financial statements of the Company have accordingly been prepared on a going concern basis.

AUDITORS

Messrs. KPMG, Chartered Accountants retire at the end of the meeting and have expressed their willingness to be re-appointed. A resolution to re-appoint them as Auditors and to authorize the Directors to determine their remuneration will be proposed at the General Meeting of the Company in terms of Section 158 of the Companies Act No. 7 of 2007.

The fees paid to the Auditors are disclosed in Note 9 to the Financial Statements.

As far as the Directors are aware, the Auditors do not have any relationship (other than that of an auditor) with the Company.

For and behalf of the Board of Directors



R. Selvaskandan
Chairman



A.T.P. Edirisinghe
Director



Charuni Gunawardana
Company Secretary

Colombo
08th June 2021

STATEMENT OF DIRECTORS' RESPONSIBILITY

MAINTENANCE OF ACCOUNTING RECORDS

Under the provisions of the Companies Act No. 07 of 2007 ("the Act"), every company is required to maintain accounting records which correctly record and explain the Company's transactions, and will at any time enable the financial position of the Company to be determined with reasonable accuracy, enable the Directors to prepare financial statements in accordance with the Act and also enable the financial statements of the Company to be readily and properly audited.

PREPARATION OF FINANCIAL STATEMENTS OF THE COMPANY AND GROUP

The Act places the responsibility on the Board of Directors to ensure that financial statements are prepared within the prescribed time period in conformity with the Act. Such financial statements of a Company shall give a true and fair view of the state of affairs of the Company as at the reporting date and the profit or loss or income and expenditure, as the case may be, of the Company for the accounting period ending on that reporting date.

DIVIDENDS

In the event of any distribution of dividends, the Board of Directors are required to satisfy themselves that the Company will, immediately after the relevant distribution is made, satisfy the solvency test, provided that such a certificate is obtained from the auditors.

ANNUAL REPORT

The Board of Directors are required to prepare an Annual Report on the affairs of the Company during the accounting period ending on the reporting date in the prescribed format and circulate the same to every shareholder of the Company within the time frame prescribed in the Act.

INDEPENDENT AUDIT

The Act requires the Company to appoint an Auditor to audit the financial statements of the Company for the reporting period. Accordingly, M/s. KPMG presently function as the Auditors of the Company. Their responsibility with regard to the financial statements as auditors of the Company are set out in the Independent Auditors' Report set out on Page 23.

MANAGEMENT

The Directors are responsible for the proper management of the resources of the Company. The internal control system has been designed and implemented to obtain reasonable but not absolute assurance that the Company is protected from undue risks, frauds and other irregularities.

Compliance

Considering the present financial position of the Company and the foreseeable future, the Directors have adopted the going concern basis for the preparation of these financial statements.

The Directors confirm that:

- (a) The Company is in compliance with the requirements of the Act as aforementioned.
- (b) These financial statements have been prepared in accordance with the requirements of the Companies Act No. 07 of 2007 and applicable Sri Lanka Accounting Standards, which have been consistently applied and supported by reasonable and prudent judgments and estimates.
- (c) The Company is in compliance with Section 9 of the Listing Rules of the Colombo Stock Exchange in respect of the related party transactions entered in to by the company during the year.
- (d) All statutory payments have been made up to date.

The Directors are satisfied that the control procedures within the Company operated effectively during the year.

By Order of the Board of Directors



Charuni Gunawardana
Company Secretary

08th June 2021

AUDIT COMMITTEE REPORT

The Audit Committee of CT Land Development PLC is appointed by the Board of Directors of the Company and reports directly to the Board. It consists of three Non-Executive Directors. The Chairman of the Audit Committee is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka. The composition of the members of the Audit Committee satisfies the criteria as specified in the Standards on Corporate Governance for listed Companies. The members and the details of their participation at meetings of the Committee are as follows:

Name	Non-Executive Directors	Meetings Held	Attendance at Meetings
Mr. A. T. P. Edirisinghe – Chairman	Independent	4	4
Mr. S. Mendis	Independent	4	3
Mr. R. Selvaskandan	Independent	4	4

The Audit Committee is empowered to examine all matters pertaining to the financial affairs of the Company and assist the Board of Directors in effectively discharging their duties. The Committee also reviews the process of external reporting of financial information to ensure compliance with presentation and disclosure requirements in accordance with the prevailing legal and accounting framework and best practice.

The Audit Committee also reviews the adequacy and proper continuous functioning of the Internal Control Procedures of the Company to obtain reasonable assurances that the financial statements accurately reflect the state of affairs of the Company and the results for the period to which it relates. Independent internal audit reports are reviewed periodically and discussed with management with a view to further strengthening the internal control environment within the Company.

The Committee is also empowered to liaise directly with the External Auditors of the Company and study all matters brought to the attention of the Management by the External Auditors. The Committee met with the External Auditors once, to review matters pertaining to the Financial Statements of the previous year. In addition, where required, the quarterly financial statements were circulated, discussed and recommended to the Board prior to Board approval. In all instances, the Audit Committee obtained relevant declarations from relevant key officials stating that the respective financial statements are in conformity with the applicable Accounting Standards, Company Law and other Statutes including Corporate Governance Rules and that the presentation of such Financial Statements are consistent with those of the previous quarter or year as the case may be and listing any departures from financial reporting, statutory requirements and Group policies, if any.

The Managing Director and/or the Finance Director attend all Audit Committee meetings and other Senior Managers attend such meetings as and when requested to do so by the Audit Committee.

The Company Secretary acts as the Secretary to the Committee.

The Audit Committee is of the opinion that the control procedures and environment within the Company provide reasonable assurance regarding the monitoring of the operations, accuracy of the financial statements and safeguarding of assets of the Company.

The Audit Committee has assessed the independence and performance of the External Auditors, M/s. KPMG, Chartered Accountants, and recommends to the Board of Directors that they be reappointed as Auditors of the Company for the year ending 31st March 2022, subject to the approval by the shareholders at the Annual General Meeting.



A.T.P. Edirisinghe
Chairman – Audit Committee

08th June 2021

INDEPENDENT AUDITORS' REPORT



KPMG
(Chartered Accountants)
32A, Sir Mohamed Macan Markar Mawatha,
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TO THE SHAREHOLDERS OF CT LAND DEVELOPMENT PLC

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of CT Land Development PLC ("the Company"), which comprise the statement of financial position as at 31 March 2021, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and other explanatory information as set out on pages 26 to 65 to the Annual Report.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 March 2021, and of its financial performance and its cash flows for the year then ended in accordance with Sri Lanka Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Sri Lanka Auditing Standards (SLAuSs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by CA Sri Lanka (Code of Ethics) and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

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M.R. Mihular FCA	P.Y.S. Perera FCA	C.P. Jayatilake FCA
T.J.S. Rajakarier FCA	W.W.J.C. Perera FCA	Ms. S. Joseph FCA
Ms. S.M.B. Jayasekara ACA	W.K.D.C. Abeyrathne FCA	S.T.D.L. Perera FCA
G.A.U. Karunaratne FCA	R.M.D.B. Rajapakse FCA	Ms. B.K.D.T.N. Rodrigo FCA
R.H. Rajan FCA	M.N.M. Shameel ACA	Ms. C.T.K.N. Perera ACA
A.M.R.P. Alahakoon ACA		
Principals - S.R.I. Perera FCMA(UK), LLB, Attorney-at-Law, H.S. Goonewardene ACA		
Ms. P. M. K. Sumanasekara FCA, W. A. A. Weerasekara CFA, ACMA, MRICS		

INDEPENDENT AUDITORS' REPORT (CONTD.)



01. Valuation of Investment Property	
Refer to note 17 to the financial statements	
Risk Description	Our Response
<p>As at 31st March 2021, the Company carries its Investment Property at fair value, amounting to Rs. 4.3Bn. The Company has engaged an independent professional Valuer with appropriate expertise to determine the fair value of these properties in accordance with recognised industry standards.</p> <p>Estimating the fair value is a complex process which involves a significant degree of judgement and estimates in respect of price per perch of the land, capitalization rates, value per square feet, fair market rental and diversity of locations and nature of the land and buildings and investment properties.</p> <p>Further, the Company has incorporated required risk adjustments for potential implications of COVID 19 in the valuation of property to reflect the associated risks in the valuation model based on reasonable and supportable information available to management at the reporting date.</p> <p>We identified this as a key audit matter because of the significance of the value of these properties to the Financial Statements and significant judgement/estimation involves in the valuation.</p>	<p>Our audit procedures included:</p> <ul style="list-style-type: none"> Assessing the objectivity, independence, competence and qualifications of the external valuer. Discussions with management and the external valuer and comparison of the key assumptions used against externally published market comparable or industry data where available and challenging the reasonableness of key assumptions based on our knowledge of the industry and the possible impact on the key assumptions and the resulting valuation due to COVID-19 pandemic. Assessing the key inputs used in the valuation by the independent external valuer against our expectations based on our experience, externally published market comparable and our knowledge of property market, consultation with internal valuation specialist. Assessing the adequacy of the disclosures in the financial statements, including the description and appropriateness of the inherent degree of subjectivity and key assumptions in the estimates.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to

be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with Sri Lanka Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.



Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SLAuSs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SLAuSs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with ethical requirements in accordance with the Code of Ethics regarding independence, and to communicate with them all relationships and other

matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

As required by section 163 (2) of the Companies Act No. 07 of 2007, we have obtained all the information and explanations that were required for the audit and, as far as appears from our examination, proper accounting records have been kept by the Company.

CA Sri Lanka membership number of the engagement partner responsible for signing this independent auditor's report is 2599.

CHARTERED ACCOUNTANTS
Colombo, Sri Lanka

08th June 2021

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the Year ended 31st March	Note	Company	
		2021 Rs.'000	2020 Rs.'000
Revenue	6	347,468	559,710
Change in Fair Value of Investment Property	17.1	43,213	42,280
Other Income	7	2,179	26,687
Personnel Cost	8	(78,710)	(108,154)
Depreciation & Amortisation	14, 15.1 & 16	(19,106)	(15,876)
Other Operating Cost		(143,043)	(189,312)
Results from Operating Activities	9	152,001	315,336
Finance Costs	10	(16,100)	(6,975)
Share of Profit/(Loss) of Equity Accounted Investee	19	(72,681)	(48,853)
Profit before Taxation		63,220	259,508
Income Tax Reversal/(Expense)	11	64,518	(72,177)
Profit for the Year		127,738	187,331
Other Comprehensive Income (OCI)			
<i>Items that will not be Reclassified to Profit or Loss</i>			
Remeasurement of Defined Benefit Liability	25	(827)	(6,400)
Tax on Other Comprehensive Income		198	1,792
Equity Accounted Investee-Share of OCI	19	(827)	613
Loss on Fair Value of Long Term Investment	20	(2,939)	(4,151)
Other Comprehensive Income/(Expense) for the Year		(4,395)	(8,146)
Total Comprehensive Income for the year		123,343	179,184
Earnings Per Share Rs.	12	1.57	2.31

Figures in brackets indicate deductions

The notes on pages 30 to 65 form an integral part of these financial statements.

STATEMENT OF FINANCIAL POSITION

As at 31st March	Note	Company	
		2021 Rs. '000	2020 Rs. '000
ASSETS			
Non Current Assets			
Property, Plant & Equipment	14	190,191	74,948
Right of Use Assets	15.1	45,666	48,447
Intangible Assets	16	4,385	5,426
Investment Property	17	4,307,468	4,173,000
Capital Work-in-progress	18	90,102	247,289
Investment in Equity Accounted Investee	19	41,848	115,356
Other Financial Assets	20	76,212	79,151
		4,755,872	4,743,617
Current Assets			
Trade and Other Receivables	21	179,953	153,642
Income Tax Receivables	31	-	9,912
Short Term Investments	22	26,359	44,180
Cash and Cash Equivalents	23	86	46
		206,398	207,780
Total Assets		4,962,270	4,951,397
EQUITY AND LIABILITIES			
Equity			
Stated Capital	24	1,982,500	1,982,500
Retained Earnings		2,018,117	1,952,772
Fair Value through OCI Reserve		3,476	6,415
		4,004,093	3,941,687
Non Current Liabilities			
Retirement Benefit Obligations	25	57,435	50,402
Lease Liabilities	15.2	49,933	49,099
Deferred Tax Liabilities	26	379,257	460,558
Security Deposits	27	175,172	175,102
Deferred Interest	28	31,926	57,960
Interest bearing borrowings	29	1,812	-
		695,535	793,121
Current Liabilities			
Trade and Other Payables	30	29,032	32,107
Lease Liabilities	15.2	5,393	5,909
Income Tax Payable	31	6,027	-
Interest bearing borrowings	29	167,250	-
Bank Overdraft (Secured)	23	54,940	178,573
		262,642	216,589
Total Equity and Liabilities		4,962,270	4,951,397

The notes on pages 30 to 65 form an integral part of these financial statements.
The financial statements are in compliance with the requirements of the Companies Act No. 07 of 2007.


Ms. W.A.P. Wijesinghe
Finance Manager

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.
The Financial Statements have been approved by the Board on 08th June 2021
Signed for and on behalf of the Board.


R. Selvaskandan
Chairman


A.T.P. Edirisinghe
Director

STATEMENT OF CHANGES IN EQUITY

	Company			
	Stated Capital Rs.'000	Retained Earnings Rs.'000	AFS Reserve Rs.	Total Equity Rs.
Balance as at 01st April 2019	1,982,500	1,952,248	10,566	3,945,314
Profit for the Year	-	187,330	-	187,330
Other Comprehensive Income				
- Defined Benefit Plan Actuarial Gains (Losses) net of Tax	-	(4,608)	-	(4,608)
- Share of OCI of Equity Accounted Investee	-	613	-	613
- Loss on Fair Value of Long Term Investment	-	-	(4,151)	(4,151)
Total Comprehensive Income	-	183,335	(4,151)	179,185
Dividends Paid	-	(182,813)	-	(182,813)
Transactions with owners of the company	-	(182,813)	-	(182,813)
Balance as at 31st March 2020	1,982,500	1,952,772	6,415	3,941,687
Balance as at 01st April 2020	1,982,500	1,952,772	6,415	3,941,687
Profit for the Year	-	127,738	-	127,738
Other Comprehensive Income				
- Defined Benefit Plan Actuarial Gains (Losses) net of tax	-	(629)	-	(629)
- Share of OCI of Equity Accounted Investee	-	(827)	-	(827)
- Loss on Fair Value of Long Term Investment	-	-	(2,939)	(2,939)
Total Comprehensive Income	-	126,282	(2,939)	123,343
Dividends Paid	-	(60,938)	-	(60,938)
Transactions with owners of the company	-	(60,938)	-	(60,938)
Balance as at 31st March 2021	1,982,500	2,018,117	3,476	4,004,093

The notes on pages 30 to 65 form an integral part of these financial statements.

STATEMENT OF CASH FLOW

For the year ended 31st March	Note	Company	
		2021 Rs'000	2020 Rs'000
Cash flows from Operating Activities			
Profit before Tax		63,220	259,508
Adjustments for:			
Depreciation & Amortization	14,15.1	16,324	13,094
Amortisation of right of use Assets	15.1	2,782	2,782
Change in Fair Value of Investment Properties	17.1	(43,213)	(42,280)
Change in Fair Value of Short-term Investments	22	(2,179)	(22,904)
Impairment Allowance for Long - Term Investments	7	-	2,126
Provision for Defined Benefit Obligation	25.1(a)	7,605	6,107
Provision for Impairment of Trade Receivables	21	1,021	3,615
Share of Loss-Equity Accounted Investee	19	72,681	48,853
Interest Expenses on Leases	15.2	6,618	6,579
Gain on Disposal of PPE	7	-	(5,052)
Interest Income	7	-	(857)
Interest Expenses	10	16,100	6,975
		140,958	278,545
Changes In;			
Trade & Other Receivables		(30,411)	(67,961)
Trade & Other Payables		(2,116)	239
Security Deposits		(25,965)	(16,306)
Cash Generated from Operating Activities		82,467	194,517
Interest Paid		(16,100)	(6,975)
Retirement Benefits Paid	25	(1,399)	-
Income Tax Paid	31	(645)	(93,662)
Net Cash Generated from Operating Activities		64,322	93,880
Cash Flow from Investing Activities			
Acquisition of Property, Plant & Equipment	14	(2,394)	(5,437)
Proceeds from Sale of Property, Plant & Equipment		-	5,635
Net Expenses incurred on Capital WIP	18	(62,204)	(375,408)
Purchase of Intangible Assets		-	(730)
Interest Received		-	857
Loans Obtained	29	174,500	-
Repayment of Interest Bearing Borrowings	29	(5,438)	-
Investments - Equity Accounted Investee		-	(90,000)
Investments on Financial Instruments		20,000	325,000
Net Cash Generated from/ (Used In) Investing Activities		124,464	(140,082)
Cash Flow from Financing Activities			
Dividends Paid		(58,814)	(181,096)
Payment of Lease Liabilities		(6,300)	(6,175)
Net Cash used in Financing Activities		(65,114)	(187,271)
Net Increase/(Decrease) In Cash & Cash Equivalents during The Year		123,673	(233,473)
Cash & Cash Equivalents at the Beginning of the Year		(178,527)	54,946
Cash & Cash Equivalents at the End of the Year (Note 23)		(54,854)	(178,527)

Figures in brackets indicate deductions

The notes on pages 30 to 65 form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

1. REPORTING ENTITY

CT Land Development PLC (“the Company”) is a “Public Quoted Company” with limited liability incorporated and domiciled in Sri Lanka and listed on the Colombo Stock Exchange. The Company’s registered office is situated at No 10, Station Road, Colombo 04.

The staff strength of the Company as at 31 March 2021 is 30 (2020 - 30).

The Company is in the business of development of property, administration & maintenance.

The Company’s immediate & ultimate parent is CT Holdings PLC, which is a quoted public limited liability Company domiciled in Sri Lanka and listed in the Colombo Stock Exchange.

2. BASIS OF PREPARATION

2.1 Statement of Compliance

The Financial Statements of the Company which comprise the Statement of Financial Position, Statement of Profit or Loss and Other Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows and Notes thereto have been prepared in accordance with the Sri Lanka Accounting Standards (LKASs and SLFRSs) laid down by the Institute of Chartered Accountants of Sri Lanka, and the requirements of the Companies Act No. 7 of 2007.

2.2 Approval of Financial Statements by Directors

The Company’s Financial Statements were authorised for issue by the Board of Directors in accordance with the resolution of the Directors on 08th June 2021.

2.3 Basis of Measurement

The financial statements have been prepared on a historical cost basis and accounting policies are applied consistently with no adjustments being made for inflationary factors affecting the financial statements, except for the following;

- Investment property are measured at cost at the time of acquisition and subsequently at fair value.
- The liability for defined benefit obligation is recognized as the present value of the defined benefit obligation.
- Short term investments in Unit Trusts are measured at fair value.
- Other financial assets are measured at fair value.

2.4 Functional and Presentation Currency

The financial statements are presented in Sri Lankan Rupees, which is the Company’s functional currency. All financial information presented in Sri Lankan Rupees has been rounded up to the nearest thousands, unless stated otherwise.

2.5 Presentation of Financial Statements

The assets and liabilities of the Company presented in its Statement of Financial Position are grouped by nature and listed in an order that reflects their liquidity and maturity pattern.

Assets and liabilities are offset and the net amount is reported in the Statement of Financial Position only when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or to realise the assets and settle the liability simultaneously. Income and expenses are not offset in the Statement of Profit or Loss and Other Comprehensive Income unless required or permitted by an Accounting Standard or interpretation, and as specifically disclosed in the accounting policies of the Company.

2.6 Key accounting judgements and estimates

The preparation of financial statements in conformity with Sri Lanka Accounting Standards requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

2.6.1 Impact of COVID 19 Pandemic

The ongoing COVID-19 pandemic has increased the uncertainties of estimates used in the preparation of these financial statements.

These estimation uncertainties are associated with:

- The extent and the duration of the disruption to business due to the spread of virus.
- The extent and duration of the expected economic downturn and the duration taken for the global economy to recover from the downturn.
- The effectiveness of the measurement taken by the authorities to support business and consumers through this disruption and economic downturn.

The impact of the COVID-19 pandemic on accounting estimates is discussed under the relevant Notes to these financial statements.

2.6.2 Judgements

Information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognized in the Financial Statements are described in the relevant notes.

- Note 17 – Investment Property
- Note 25 – Measurement of Defined Benefit Obligation
- Note 26 – Deferred Taxation

2.6.3 Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties at 31 March 2021 that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year is included in the following notes:

- Note 25 - Measurement of defined benefit obligations: key actuarial assumptions;
- Note 17 - Determination of fair value of investment property: key valuation assumptions;
- Note 19 - Equity-accounted investees: whether the Company has significant influence over an investee; and
- Note 39 - Recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources

2.7 Materiality and Aggregation

Each material class of similar items is presented separately in the financial statements. Items of a dissimilar nature or function are presented separately unless they are immaterial.

3. SIGNIFICANT ACCOUNTING POLICIES

The Company has consistently applied the accounting policies to all periods presented in these Financial Statements.

3.1 Financial Instruments

3.1.1 Financial Assets Initial Recognition and Measurement

The Company initially recognizes trade receivables and debt securities issued when they are originated. All other financial assets and financial liabilities are initially recognized when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

Classification and Subsequent Measurement of Financial Assets

On initial recognition, financial assets are classified as amortised cost; FVOCI (Fair value through OCI) debt investment; FVOCI - equity investment; or FVTPL (Fair value through profit or loss).

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as FVTPL:

- It is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Company's financial assets classified under amortised cost includes trade and other receivable.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- It is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment by investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Re-classification of Financial Assets

Re-classification of financial assets is required if the Company changes its business model for managing those financial assets. Re-classification is applied prospectively from the date of the re-classification.

De-recognition of Financial Assets

On de-recognition of a financial asset in its entirety, the difference between: The carrying amount (measured at the date of de-recognition) and the consideration received (including any new asset obtained less any new liability assumed) shall be recognised in profit or loss.

Impairment of Financial Instruments and Contract Assets

The Company recognizes loss allowances for Expected Credit Losses (ECLs) on:

- financial assets measured at amortised cost;
- debt investments measured at FVOCI;

And the Company measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables is always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward looking information.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Company considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realizing security (if any is held); or
- the financial asset is more than 90 days past due.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). The maximum period considered when estimating ECLs is the maximum contractual period over which the Company is exposed to credit risk.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Presentation of Allowance for ECL in the Statement of Financial Position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVOCI, the loss allowance is charged to profit or loss and is recognised in OCI.

3.1.2 Financial Liabilities

Financial Liabilities are initially recognised only when the Company becomes a party to the contractual provisions of the financial instrument. All financial liabilities are recognized initially at fair value. The Company's financial liabilities include trade and other payables. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost. A financial liability is derecognized only when it is extinguished - i.e. when the obligation specified in the contract is discharged or cancelled or expires.

De-recognition

The Company de-recognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

The Company also de-recognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

3.2 Property, Plant and Equipment

3.2.1 Recognition and Measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes,

- the cost of materials and direct labour.
- any other costs directly attributable to bringing the asset to a working condition for their intended use.
- and the costs of dismantling and removing the items and restoring the site on which they are located.

Purchased software that is integral to the functionality of the related equipment is capitalized as a part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognized net within other income in profit or loss.

3.2.2 Subsequent Costs

Subsequent expenditure is capitalized only when it is probable that the future economic benefits associated with the expenditure will flow to the Company. Ongoing repairs and maintenance is expensed as incurred.

3.2.3 De-recognition

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain and loss arising from de-recognition of an item of property, plant & equipment is included in profit and loss when the item is derecognized.

When replacement costs are recognized in the carrying amount of an item of property, plant and equipment, the remaining carrying amount of the replaced part is derecognized. Major inspection costs are capitalized. At each such capitalization, the remaining carrying amount of the previous cost of inspection is derecognized.

3.2.4 Depreciation

Depreciation is calculated over the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value. Depreciation is recognized in profit and loss on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

	Depreciation	Useful Life
Buildings	2%	50
Plant & Machinery-Light, A/C Equipment	10%	10
Plant & Machinery-Other	5%	20
Furniture and Equipment	10%	10
IT Equipment	25%	04
Motor Vehicles	25%	04

Depreciation of an asset begins when it is available for use and ceases at the earlier of the date that the asset is classified as held for sale and the date that the asset is derecognized.

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

3.3 Intangible Assets**3.3.1 Basis of Recognition**

An intangible asset is recognized if it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the cost of the asset can be measured reliably.

3.3.2 Measurement

The cost of an intangible asset comprises of its purchase price, including any import duties and non-refundable purchase taxes, and any directly attributable expenditure on preparing the asset for its intended use.

Intangible assets that are acquired by the Company, which have finite useful lives, are measured at cost less accumulated amortisation and accumulated impairment losses.

3.3.3 Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is recognised in statement of profit or loss as incurred.

3.3.4 Amortization

Amortisation is recognized in the statement of profit or loss and other comprehensive income on a straight line basis over the estimated useful lives of intangible assets, from the date that they are available for use. The estimated useful life for intangible assets held by the Company is as follows:

	Amortisation	Useful Life
Website	50%	2 years
Improvement of Leasehold property	10%	10 years

3.4 Identification and Measurement of Impairment**3.4.1 Non-derivative financial assets**

The Company assesses on a forward looking basis the expected credit losses associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables (Net balance), the Company applies the simplified approach permitted by SLFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

At each reporting date the Company assesses whether there is objective evidence that financial assets not carried at fair value through profit or loss are impaired. If there is objective evidence (such as significant financial difficulty of the obligor, breach of contract, or it becomes probable that the debtor will enter bankruptcy), the asset is tested for impairment.

The amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (that is, the effective interest rate computed at initial recognition). An impairment loss is calculated as the difference between an asset's carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Losses are recognised in profit or loss and reflected in a provision account.

In relation to trade receivables, a provision for impairment is made when there is objective evidence (such as the probability of insolvency or significant financial difficulties of the debtor) that the Company will not be able to collect all of the amounts due under the original terms of the invoice. Impaired debts are derecognised when they are assessed as uncollectible.

If in a subsequent period the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date. Any subsequent reversal of an impairment loss is recognised in profit or loss.

3.4.2 Impairment of Non-Financial Assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that

reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU.

The Company's corporate assets do not generate separate cash inflows and are utilised by more than one CGU. Corporate assets are allocated to CGUs on a reasonable and consistent basis and tested for impairment as part of the testing of the CGU to which the corporate asset is allocated.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognized.

3.5 Equity Accounted Investee

Equity accounted investees are those entities in which the Company has significant influence, but not control, over the financial and operating policies. Significant influence is presumed to exist when the Company holds between 20 and 50 percent of the voting power of another entity. Equity accounted investee is accounted for using the equity method. The Financial Statements include the Company's share of income and expenses and equity movements of equity accounted investee from the date that significant influence commences until the date significant

influence ceases. When the Company's share of losses exceeds its investment in an equity accounted investee, the carrying amount of that interest is reduced to nil and the recognition of further losses is discontinued except to the extent that the Company has incurred obligations or has made payments on behalf of the investee. A listing of the Company's equity accounted investees is set out in Note 19 to the Financial Statements.

3.6 Investment Property

Investment properties are those which are held either to earn rental income or for capital appreciation or for both. Investment properties are stated at fair value. An external, independent valuation Company, having an appropriate recognized professional qualification and recent experience in the location and category of property being valued, values the portfolio every year. The fair values are based on open market value, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Valuations reflect, where appropriate; the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting of vacant accommodation and the market's general perception of their credit-worthiness; the allocation of maintenance and insurance responsibilities between lessor and lessee; and the remaining economic life of the property.

It has been assumed that whenever rent reviews or lease renewals are pending with anticipated reversionary increases, all notices and where appropriate counter notices have been served validly and within the appropriate time.

Any gain or loss arising from a change in fair value is recognized in profit or loss. Rental income from investment property is accounted for as described in the accounting policy.

When an item or property, plant and equipment is transferred to investment property following a change in its use, any differences arising at the date of transfer between the carrying amount of the item immediately prior to transfer and its fair value is recognized directly in equity if it is a gain. Upon disposal of the item, the gain is transferred to retained earnings. Any loss arising in this manner is recognized in profit or loss immediately.

If an investment property becomes owner occupied, it is reclassified as property, plant and equipment and its fair value at the date of reclassification becomes its deemed cost for subsequent accounting.

When the Company begins to redevelop an existing investment property for continued future use as investment property, the property remains an investment property, which is measured based on fair value model, and is not reclassified as property, plant and equipment during the redevelopment.

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

3.7 Investment Property under development

Property that is being constructed or developed for future use as investment property is classified as investment property under development (development projects) and stated at cost until construction or development is complete, at which time it is reclassified and subsequently accounted for as investment property. At the date of transfer, the difference between fair value and cost is recorded as income in profit or loss.

All costs directly associated with the purchase and construction of a property and all subsequent capital expenditure for the development qualifying as acquisition costs are capitalized. Related borrowing costs are recognized in profit or loss as they are incurred.

3.8 Liabilities and Provisions

3.8.1 Dividend payable

Provision for final dividends is recognized at the time the dividend recommended and declared by the Board of Directors, is approved by the shareholders. Interim dividends payable is recognized when the Board approves such dividend in accordance with the Companies Act No. 7 of 2007.

3.8.2 Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, where it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

3.9 Leases

The Company has applied SLFRS 16 using the modified retrospective approach.

3.9.1.1 As a Lessee

At commencement or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Company has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Company by the end of the lease term or the cost of the right-of-use asset reflects that the Company will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally Company uses its incremental borrowing rate as the discount rate.

The Company determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, if the Company

changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Short term leases and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for leases of low-value assets and short-term leases. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

3.9.1.2 As a Lessor

At inception or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all of the risk and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not then it is an operating lease. As part of this assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic useful life of the asset.

When the Company is an intermediate lessor, it accounts for its interest in the head lease and the sub-lease separately. It assesses the lease classification of sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which the Company applies the exemption described above, then it classifies sub-lease as an operating lease.

The Company recognises lease payments received under operating leases as rental income on a straight-line basis over the lease term as part of 'revenue'.

Generally, the accounting policies to the Company as a lessor in the comparative period were not different from SLFRS 16.

3.10 Stated Capital - Ordinary Shares

The Company's stated capital comprises of ordinary shares, which are classified as equity.

3.11 Employee Benefits

3.11.1 Defined Benefit Plan

Defined Benefit Plan is a post-employment benefit plan other than defined contribution plan. The liability recognized in the statement of financial position in respect of defined benefit plan is the present value of the defined benefit obligation at the statement of financial position date. The defined benefit obligation is calculated annually by independent actuaries, using projected unit credit method, as recommended by LKAS 19 Employee Benefit. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates that apply to the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related

liability. The assumptions based on which the results of the actuarial valuation were determined are included in the note 25 to the Financial Statements.

This liability is not externally funded and the item is grouped under non-current liabilities in the statement of financial position. However, under the payment of gratuity Act No. 12 of 1983 the liability to an employee arises only on completion of five years of continued service.

The Company recognizes all actuarial gains and losses arising from defined benefit plans in other comprehensive income and expenses related to defined benefit plans in staff expenses in profit or loss.

3.11.2 Defined Contribution Plan

Defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay any further amounts. Obligations for contributions to Employees Provident Fund and Employees Trust Fund covering all employees are recognized as an expense in the statement of comprehensive income, as incurred.

(a) Employees' Provident Fund

The Company and employees contribute 12% and 8% respectively on the salary of each employee to the Employees' Provident Fund.

(b) Employees' Trust Fund

The Company contributes 3% of the salary of each employee to the Employees' Trust Fund. The total amount recognized as an expense to the Company for contribution to ETF is disclosed in the Note 8 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

(c) Short-Term Benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognized for the amount expected to be paid under short-term cash bonus if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

3.12 Commitments and Contingencies

Contingent liabilities are possible obligations whose existence will be confirmed only by uncertain future events or present obligations where the transfer of economic benefit is not probable or cannot be reliably measured. Contingent liabilities are not recognized in the Statement of Financial Position but are disclosed unless they are remote.

3.13 Turnover

The turnover of the Company represents the gross rental, service charge, car park income, promotional income, play zone income and sundry income.

3.13.1 Rental Income

Rental income from investment property leased out under operating lease is recognized in profit or loss on a straight-line basis over the term of the lease. Lease incentives granted are recognized as an integral part of the total rental income, over the term of the lease.

3.13.2 Service Charge and Car Park Income

Service charge and car park income are recognized on accrual basis in the profit or loss.

3.14 Other Income**3.14.1 Dividends**

Dividend income is recognized when the right to receive income is established. Usually this is the ex-dividend date for equity securities.

3.14.2 Others

Other income is recognized on an accrual basis. Net gains and losses of a revenue nature on the disposal of plant and equipment and other non-current assets including investments have been accounted for in profit or loss, having deducted from proceeds on disposal, the carrying amount of the assets and related selling expenses.

3.15 Expenses

Expenses are recognized in profit or loss as they are incurred, in the period to which they relate on an accrual basis.

3.16 Finance Costs

Finance costs comprise of interest expense on borrowings, interest on overdrafts and other charges.

3.17 Income Tax Expense**3.17.1 Current Taxation**

The provision for Income tax is based on the elements of income and expenditure as reported in the financial statements and computed in accordance with the provisions of the Inland Revenue Act No. 24 of 2017 and subsequent amendments thereon.

3.17.2 Deferred Taxation

Deferred tax is recognized using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity. A deferred tax asset is recognized only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilized.

Deferred tax is not recognized for the undistributed profits of associates as the Company has control over the dividend policy of its associates and distribution of those profits.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

3.17.3 IFRIC - 23 interpretation addresses the accounting for income taxes when tax treatments

IFRIC - 23 interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of LKAS 12 Income Taxes. It clarifies that an entity must consider the probability that the tax authorities will accept a treatment retained in its income tax filings, assuming that they have full knowledge of all relevant information when making their examination.

The Company applies significant judgement in identifying uncertainties over income tax treatments. The Company assessed whether the Interpretation had an impact on its financial statements. The Company is of the view that it is probable that its tax treatments will be accepted by the taxation authorities hence the Interpretation did not have an impact on the financial statements of the Company.

3.17.4 Offsetting of Tax Assets and Liabilities

Current and deferred tax assets and liabilities are offset only to the extent that they relate to income taxes imposed by the same taxation authority, there is a legal right and intentions to settle on a net basis and it is allowed under the tax law.

3.18 Earnings per Share

The Company presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

3.19 Statement of Cash Flows

The Statement of Cash Flows has been prepared using the "Indirect Method" of preparing Cash Flows in accordance with the Sri Lanka Accounting Standard 07 - Statement of Cash Flows. Cash and cash equivalents include notes and coins on hand, balances with banks, money at call and short notice with less than three months maturity from the date of acquisition.

3.20 Events occurring after the Reporting Period

All material events after the reporting date have been considered and where appropriate, adjustments or disclosures have been made in respective Notes to the financial statements.

3.21 Comparative information

Comparative information has been reclassified to conform to the current year's presentation, where necessary. Except when a standard permits or requires otherwise, comparative information is disclosed in respect of the previous period. Where the presentation or classification of items in the financial statements are amended, comparative amounts are reclassified unless it is impracticable.

4. DIRECTORS' RESPONSIBILITY STATEMENT

Board of Directors is responsible for the preparation and fair presentation of these financial statements in accordance with Sri Lanka Accounting Standards. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

5. NEW AND AMENDED STANDARDS ISSUED BUT NOT EFFECTIVE AS AT THE REPORTING DATE

The Institute of Chartered Accountants of Sri Lanka has issued number of new Sri Lanka Accounting Standards (SLFRSs/ LKASs) and amendments that are effective for annual periods beginning after the current financial year. Accordingly, these standards have not been applied in preparing these financial statements and the Company plans to apply these standards if applicable as and when they become effective.

Company does not expect the following new Accounting standards, amendments and interpretations that will become effective for future accounting periods will have a significant impact on the financial statements.

- Property Plant and Equipment- proceeds before intended use (Amendments to LKAS 16)
- Reference to Conceptual Framework (Amendments to SLFRS 3)
- Classification of Liabilities as Current or Non current (Amendments to LKAS 1)
- Onerous contracts - Cost of fulfilling a contract (Amendments to LKAS 37)

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

6. REVENUE

For the Year ended 31st March	Company	
	2021	2020
	Rs. '000	Rs. '000
Rental Income	257,930	441,367
Service Charges	49,389	58,561
Car Park Income	11,641	15,340
Promotional Income	20,592	32,013
Play Zone Income	5,826	4,491
Sundry Income	2,090	7,938
	347,468	559,710

7. OTHER INCOME

For the Year ended 31st March	Company	
	2021	2020
	Rs. '000	Rs. '000
Change in Fair Value of Short Term Investments (Note 22)	2,179	22,904
Impairment Allowance for Long Term Investments	-	(2,126)
Gain/(Loss) on Disposal of PPE	-	5,052
Interest Income-Money Market	-	857
	2,179	26,687

8. PERSONNEL COST

For the Year ended 31st March	Company	
	2021	2020
	Rs. '000	Rs. '000
Salaries and Wages	54,210	70,130
Contribution to Employees Provident Fund	5,977	7,126
Contribution to Employees Trust Fund	1,494	1,782
Provision for Staff Retirement Benefits	7,605	6,107
Other	9,424	23,009
	78,710	108,154

9. RESULTS FROM OPERATING ACTIVITIES

Results from operating activities are stated after deducting all operating expenses including the following:

For the Year ended 31st March	Company	
	2021 Rs. '000	2020 Rs. '000
Directors Fees	7,343	11,520
Audit Fees	560	560
Legal & Secretarial Fees	1,757	1,897
Professional Fees	601	1,034
Depreciation & Amortization	19,106	15,876

10. FINANCE COST

For the Year ended 31st March	Company	
	2021 Rs. '000	2020 Rs. '000
Interest on Bank Overdraft	11,949	6,975
Interest on loans	4,151	-
	16,100	6,975

11. INCOME TAX EXPENSE

11.1 Tax recognized in the Statement of Comprehensive Income

For the Year ended 31st March	Company	
	2021 Rs. '000	2020 Rs. '000
a) Current Tax (Note 11.2)		
Current Year	16,584	64,722
	16,584	64,722
b) Deferred Tax Expense (Note 26.1)		
Change in Recognized Deductible Temporary Differences	(81,102)	7,454
	(81,102)	7,454
Total Tax Expense/ (Reversal)	(64,518)	72,177

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

11.2 Reconciliation of Accounting Profit and Taxable Income

For the Year ended 31st March	Company	
	2021 Rs. '000	2020 Rs. '000
Profit Before Tax	63,220	259,508
Add: Disallowable Expenses	108,020	76,911
Less: Allowable Expenses	(58,927)	(62,957)
Less: Income from other sources		
Interest Income-Money Market	-	(857)
Change in Fair Value of Investment Property	(43,213)	(42,280)
Business Income	69,099	230,324
Income from Other Sources	-	857
Statutory Income	69,099	231,181
Assessable Income	69,099	231,181
Less: Deductions	-	(30)
Total Taxable Income	69,099	231,151
Tax Liability		
Taxable Income at 24% (2020-28%)	16,584	64,722
Total Tax Liability	16,584	64,722
Effective Tax Rate	26%	25%

12. EARNINGS PER SHARE

The calculation of the Earnings per share is based on the profit attributable to ordinary shareholders of the company divided by the weighted average number of ordinary shares in issue during the year.

For the Year ended 31st March	Company	
	2021 Rs. '000	2020 Rs. '000
Profit attributable to ordinary shareholders of the company (Rs. '000)	127,738	187,331
Weighted Average no. of Ordinary Shares (Nos. '000)	81,250	81,250
Earnings per share (Rs.)	1.57	2.31
Diluted Earnings per Share is same as computed above.		
Weighted Average no. of Ordinary Shares:		
Issued ordinary shares ('000)	81,250	81,250
Effect of shares issued during the year	-	-
Weighted average no. of ordinary shares at year end	81,250	81,250

13. DIVIDENDS PER SHARE

Dividends per share is based on the dividends paid during the year covered by the financial statements.

For the Year ended 31st March	Company	
	2021 Rs. '000	2020 Rs. '000
Final 2019/20 - Rs. 0.75 per share (Final 2018/19 - Rs. 1.25 per share)	60,938	101,563
Interim 2019/20 - Rs. 0.75 per share (2018/19 - Rs. 1.00 per share)	60,938	81,250
	121,875	182,813
Dividends per share (Rs.)	0.75	2.25
Dividend Payout Ratio (%)	47.7%	97.6%

14. PROPERTY PLANT & EQUIPMENT

	Company						Total 2021 Rs. '000	Total 2020 Rs. '000
	Buildings Rs. '000	Furniture & Equipment Rs. '000	IT Equipment Rs. '000	Motor Vehicles Rs. '000	Plant & Machinery Rs. '000			
Cost/ Valuation								
As at 01st April	11,222	16,561	8,095	32,429	38,640	106,947	111,494	
Additions	-	535	-	-	1,860	2,394	5,437	
Transfer from WIP	-	-	-	-	128,132	128,132	33,595	
Disposals	-	-	-	-	-	-	(43,582)	
As at 31st March	11,222	17,095	8,095	32,429	168,632	237,473	106,948	
Accumulated Depreciation								
As at 01st April	5,633	8,294	1,337	13,410	3,325	31,999	62,824	
Charge for the year	224	1,467	1,975	7,956	3,660	15,283	12,170	
Disposals	-	-	-	-	-	-	(42,994)	
As at 31st March	5,857	9,761	3,312	21,367	6,985	47,282	32,000	
Carrying Value								
NBV as at 31/03/2021	5,365	7,334	4,783	11,062	161,647	190,191		
NBV as at 31/03/2020	5,590	8,267	6,759	19,018	35,315		74,948	

Property, Plant and Equipment includes fully depreciated assets having a gross amount of Rs. 0.9Mn (2020 - Rs. 0.9Mn).

There is no property, plant and equipment pledged by the Company as security for facilities obtained from Banks.

As per the policy and especially due to the impact the Covid-19 Pandemic could have on company assets, the Company reviewed the carrying values of property, plant and equipment as at the reporting date and determined that no impairment is necessary. The Company has evaluated its business continuity plans and is satisfied that all necessary steps have been taken to safeguard its assets.

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

15. LEASES

The leasehold land at No. 12, Station Road, Colombo 04 which is being used as a Car Park by the company was reclassified as a Right to Use Leased Asset with effect from 01st April 2019 in conformity with LKAS 16.

15.1 Right of Use Assets

	Company	
	2021 Rs.'000	2020 Rs.'000
Cost		
Balance as at 01st April	51,229	54,604
Transfer of previous years LKAS adjustment	-	(3,375)
Adjusted Balance as at 01st April	51,229	51,229
Additions during the year	-	-
Balance as at 31st March	51,229	51,229
Accumulated Depreciation		
Balance as at 01st April	2,782	-
Amortization	2,782	2,782
Balance as at 31st March	5,563	2,782
Carrying amounts		
As at 31 March	45,666	48,447

15.2 Lease Liabilities

	Company	
	2021 Rs.'000	2020 Rs.'000
As at 1st April	55,008	-
Recognition of Lease Liabilities on initial application of SLFRS 16	-	54,604
Adjusted Balance as at 01st April	55,008	54,604
Expense for the year	6,618	6,579
Less: Payments made during the year	(6,300)	(6,175)
As at 31st March	55,326	55,008
Included in the Statement of Financial Position as below;		
Current	5,393	5,909
Non - Current	49,933	49,099
	55,326	55,008
Maturity Analysis - contractual undiscounted cash flows		
Less than one year	3,600	6,300
Upto two years	13,424	6,484
Upto five years	28,896	20,371
More than five years	91,857	113,806
Total undiscounted liabilities as at 31 March	137,777	146,961
15.3 Amounts recognized in Profit or Loss		
Amortization of Right-of-Use Assets	2,782	2,782
Interest expense on lease liabilities	6,618	6,579
Balance as at 31st March	9,400	9,361
Lease expense	-	-
15.4 Amounts recognized in Statement of Cash Flows		
Total Cash outflow for Leases	(6,300)	(6,175)
	(6,300)	(6,175)

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

16. INTANGIBLE ASSETS

	Company	
	2021 Rs. '000s	2020 Rs. '000s
Cost		
Balance as at 01st April	6,601	5,871
Additions	-	730
Balance as at 31st March	6,601	6,601
Accumulated Amortization		
Balance as at 01st April	1,174	250
Amortization	1,041	924
Balance as at 31st March	2,216	1,174
Carrying amounts		
As at 31 March	4,385	5,426

17. INVESTMENT PROPERTY**17.1 Reconciliation of Carrying Amount**

	Land		Building		Total	
	2021	2020	2021	2020	2021	2020
	Rs. '000s					
As at 01 April	2,481,683	2,434,808	1,691,317	1,584,420	4,173,000	4,019,228
Additions	-	-	91,255	111,492	91,255	111,492
Fair value gain	63,571	46,875	(20,358)	(4,595)	43,213	42,280
As at 31 March	2,545,254	2,481,683	1,762,214	1,691,317	4,307,468	4,173,000

Investment Property comprises a number of commercial properties that are leased to third parties and to a number of related companies. Each of the leases are for a maximum period of 4 years. Subsequent renewals are negotiated with the lessee. No contingent rents are charged.

In accordance with LKAS 40, a property interest under an operating lease is classified and accounted for as an investment property on a property-by-property basis when the company holds it to earn rentals or for capital appreciation or for both. Any such property interest under an operating lease classified as an investment property is carried at fair value.

The Company has considered the impact of the Covid-19 Pandemic when determining the fair value of the Investment Property.

The negative pledge has been granted over the property at Majestic city, no.10, Station Road, Colombo 04 as security for an overdraft facility and short term borrowings. (refer Note 23 and Note 29).

17.2 Measurement of Fair Values

17.2.1 Fair Value Hierarchy

The carrying amount of investment property is the fair value of property as determined by an external, independent property valuer, having an appropriate recognized professional qualification and recent experience in the location and the category of the property being valued. Fair values were determined having regard to recent market transactions for similar properties in the same location as the company's investment property.

The fair value measurement for the investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

17.2.2 Valuation Technique

Address	Extent	Name of the Valuer	Date of Valuation	Market Value Rs. '000
No 10, Station Road, Colombo 04	1A-2R-17.25P (70,036 Sqft)	Mr. T Weeraratne (Incorporated Valuer)	31st March 2021	4,307,468

Description Investment Property	Fair Value at 31st March 2021 Rs. '000s	Valuation Technique(s)	Square Feet / Perch	Unobservable Inputs	Valued @	
Land	2,545,254	Cost Approach - This approach is fair & reasonable to estimate the 'FAIR VALUE' of the Freehold Property	Front Land	0A-2R-35P	Price per perch	Rs. 11.0 Mn per perch
			Rear Land	0A-3R-22.25P	Price per perch	Rs. 9.0 per perch
Building (1)	1,762,214		Floor Area	277,514 Sq.ft	Price per Sq.ft	Rs. 6,350 per Sq.ft
	4,307,468					

18. CAPITAL WORK-IN-PROGRESS

	Company	
	2021 Rs.'000	2020 Rs.'000
Balance as at 01st April	247,289	16,968
Addition	62,202	375,408
Transfer to Investment Property - Building	(91,255)	(111,492)
Transfer to Property, Plant & Equipment	(128,132)	(33,595)
Balance as at 31st March	90,104	247,289

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

19. INVESTMENT IN EQUITY ACCOUNTED INVESTEE

The cost of the Company's investment in its associate is Rs.225.Mn (2020-Rs.225Mn). The following table analyses, in aggregate, the carrying amount and share of profit and OCI of the associate.

	Company	
	2021 Rs.'000	2020 Rs.'000
As at 1st April	115,356	75,722
Shares Purchased during the year	-	90,000
Share of Profit / (Loss)	(72,681)	(48,853)
Impairment Provision Gain / (Loss)	-	(2,126)
Share of OCI	(827)	613
As at 31st March	41,848	115,356

The Company's share of Loss in its equity accounted investee for the year was Rs.73.5 Mn (2020 - Rs. 48.2 Mn).

During the year, the Company did not receive any dividend from its equity accounted investee (2020-Nil).

Summary of financial information for the equity accounted investee, is as follows;

CEYLON THEATRES (PVT) LTD

Ownership (%)	45.00%	45.00%
Current Assets	35,721	69,462
Non current Assets	650,967	173,313
Total Assets	686,688	242,775
Current Liabilities	278,545	125,680
Non current Liabilities	315,148	231,014
Total Liabilities	593,693	356,694
Net Assets	92,995	(113,919)
Income	59,974	349,110
Expenses	(221,488)	(457,671)
Total Comprehensive Income	(161,514)	(108,561)
Company Share of Loss	(72,681)	(48,853)

20. OTHER FINANCIAL ASSETS

	No. of Shares	% Share	Company	
			2021 Rs. '000	2020 Rs. '000
C T Properties Ltd.	11,500,000	4.6%		
As at 01st April			79,151	83,302
Additions / Disposals			-	-
Impairment Provision Gain / (Loss)			(2,939)	(4,151)
As at 31st March			76,212	79,151

Unquoted shares of C T Properties Ltd. are classified as Fair Value Through Other Comprehensive Income assets.

Based on the valuation of the investment carried out at the reporting date, a fair value loss of Rs. 2.9 Mn (2020-Rs. 4.2 Mn) was recognised for the current financial year.

21. TRADE AND OTHER RECEIVABLES

As at 31st March	Company	
	2021 Rs. '000	2020 Rs. '000
Trade Receivables	77,043	90,848
Deposits & Advances	19,808	19,728
Deferred Rental Income	80,322	36,330
Other Receivables	9,897	12,832
	187,070	159,738
Less: Provision for impairment	(7,117)	(6,096)
	179,953	153,642

The Company re-evaluated recoverability of trade receivable balances in the light of the COVID-19 pandemic and specific provisions were made where necessary.

22. SHORT-TERM INVESTMENTS

	Company			
	2021		2020	
	No. of units	Rs. '000	No. of units	Rs. '000
Balance as at 01st April	3,527	44,180	31,057	346,276
Purchase	-	-	-	-
Disposal	(1,324)	(20,000)	(27,530)	(325,000)
FV Gain / (Loss)	-	2,179	-	22,904
	2,202	26,359	3,527	44,180

Investment is held at Comtrust Asset Management Ltd and Interest is earned and cumulated at the prevailing Market rates.

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

23. CASH AND CASH EQUIVALENTS

	Company	
	2021	2020
	Rs. '000	Rs. '000
Cash and Bank Balances	86	46
Bank Overdrafts	(54,940)	(178,573)
Cash and Cash Equivalents in the Statement of Cash Flows	(54,854)	(178,527)

The Company has obtained Overdraft Facility from Commercial Bank of Ceylon PLC for Rs. 100Mn over the Negative pledge over the property at Majestic City, No.10, Station Road, Colombo 4, repayable on demand. Interest is charged based on monthly AWPLR+1.0%.

24. STATED CAPITAL

	No. of Shares '000			
	2021	2020	2021	2020
On Issue as at 01st April	81,250	81,250	1,982,500	1,982,500
Issued during the year	-	-	-	-
Closing balance as at 31st March	81,250	81,250	1,982,500	1,982,500

The holders of ordinary shares are entitled to one vote per individual present at meetings of the shareholders and one vote per share in case of a poll and are also entitled to receive dividends as declared from time to time.

25. RETIREMENT BENEFIT OBLIGATIONS**25.1 Movement in the Present Value of Defined Benefit Obligations**

	Company	
	2021	2020
	Rs. '000	Rs. '000
Liability for Defined Benefit Obligations as at 1st April	50,402	37,895
Current Service Cost	2,312	1,939
Interest Cost	5,292	4,168
Actuarial (Gain) / Loss immediately recognised	827	6,400
Payments made	(1,399)	-
Liability for Defined Benefit Obligations as at 31st March	57,435	50,402

25.1 (a) Amount Recognized in the Statement of Comprehensive Income

Current Service Cost	2,312	1,939
Interest Cost	5,292	4,168
Provision for Staff Retirement Benefit (Note 8)	7,604	6,107

	Company	
	2021 Rs. '000	2020 Rs. '000
25.1 (b) Amount Recognized in Other Comprehensive Income		
Actuarial (Gain) / Loss arising from;		
- Experience Adjustment	(2,687)	5,895
- Financial Assumptions	3,514	505
- Demographic Assumptions	-	-
	827	6,400

25.1 (c) Actuarial Assumptions

The following are the principal actuarial assumptions at the reporting date

Retirement Age (Years)	55 / 65	55 / 65
Rate of Discount	7.7%	11.0%
Salary Increment Rate	10.0%	10.0%

An actuarial valuation of the Employee Benefit Obligation was carried out as at 31st March 2021 by a firm of professional actuaries. The valuation method used by the actuaries was the "Projected Unit Credit Method", the method recommended by the Sri Lanka Accounting Standard (LKAS 19) "Employee Benefits".

Sensitivity of Assumptions Employed in Actuarial Valuation

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would affect the defined benefit obligation by the amounts shown below.

Change in Assumption	31st March 2021		31st March 2020	
	Increase Rs. '000	Decrease Rs. '000	Increase Rs. '000	Decrease Rs. '000
Discount Rate (Change by 1%)	(1,458)	1,615	(1,056)	1,155
Salary Increment Rate (Change by 1%)	1,652	(1,519)	748	(674)

26. DEFERRED TAX LIABILITIES

	2021 Rs. '000	2020 Rs. '000
As at 1 April	460,558	454,895
Charge/ (Reversal) and Impact of change in Tax rate recognised in Profit & Loss	(81,102)	7,454
Charge/ (Reversal) and Impact of change in Tax rate recognised in Other comprehensive income	(198)	(1,792)
As at 31 March	379,257	460,558

The company's Deferred Tax charge recognised in P&L and OCI for the year ended 31st March 2021 includes benefit from change in tax rate as mentioned in Note 26.1 which amounts to Rs. 14.6Mn.

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

26. DEFERRED TAX LIABILITIES (Contd.)

As at 31st March	Company							
	Temporary Difference		Assets		Liabilities		Net	
	2021 Rs.'000s	2020 Rs.'000s	2021 Rs.'000s	2020 Rs.'000s	2021 Rs.'000s	2020 Rs.'000s	2021 Rs.'000s	2020 Rs.'000s
Investment Property-Land	481,004	417,433	-	-	48,100	41,743	48,100	41,743
Investment Property-Building	1,429,421	1,536,418	-	-	343,061	430,197	343,061	430,197
Property, Plant & Equipment	24,299	21,500	-	-	5,832	6,020	5,832	6,020
Intangible Assets	312	907	-	-	75	254	75	254
Defined Benefit Obligations	(57,435)	(50,402)	(13,784)	(14,113)	-	-	(13,784)	(14,113)
Bad Debt Provision	(7,117)	(6,096)	(1,708)	(1,707)	-	-	(1,708)	(1,707)
Right of Use Lease Liability	(9,660)	(6,561)	(2,318)	(1,837)	-	-	(2,318)	(1,837)
Net Deferred Tax (Assets) / Liabilities	1,860,824	1,913,199	(17,811)	(17,657)	397,068	478,214	379,257	460,558

26.1 Movement in Deferred Tax balances during year

	2020-2021				2019-2020			
	Balance as at 01st April	Recognized in Profit or Loss	Recognized in OCI	Balance as at 31st March	Balance as at 01st April	Recognized in Profit or Loss	Recognized in OCI	Balance as at 31st March
Investment Property-Land	41,743	6,357	-	48,100	37,056	4,687	-	41,743
Investment Property-Building	430,197	(87,136)	-	343,061	424,201	5,996	-	430,197
Property, Plant & Equipment	6,020	(188)	-	5,832	4,767	1,253	-	6,020
Intangible Assets	254	(179)	-	75	177	77	-	254
Defined Benefit Obligations	(14,113)	527	(198)	(13,784)	(10,611)	(1,710)	(1,792)	(14,113)
Bad Debt Provision	(1,707)	(1)	-	(1,708)	(695)	(1,012)	-	(1,707)
Right of Use Lease Liability	(1,837)	(482)	-	(2,318)	-	(1,837)	-	(1,837)
As at 31st March	460,558	(81,102)	(198)	379,257	454,895	7,454	(1,792)	460,558

Deferred tax has been computed taking into consideration the tax rates effective from 1st January 2020 which is 24% (2019/20- 28%)

27. SECURITY DEPOSITS

For the year ended 31st March	2021 Rs. '000	2020 Rs. '000
Related Companies	5,275	5,275
Others	169,899	169,827
	175,172	175,102

28. DEFERRED INTEREST

For the year ended 31st March	2021 Rs. '000	2020 Rs. '000
On Security Deposits Received	31,926	57,960
	31,926	57,960

29. INTEREST BEARING BORROWINGS

For the year ended 31st March	2021 Rs. '000	2020 Rs. '000
As at 01 April	-	-
Obtained during the year	174,500	-
Repayment during the year	(5,438)	-
As at 31 March	169,062	-
Term Loan liabilities		
Payable after one year	1,812	-
Payable within one year	167,250	-
	169,062	-

Facility	Principal Amount (Rs. '000)	Amount Outstanding (Rs. '000)	Repayment terms & Interest	Security offered
Tempory Short Term Loan	160,000	160,000	Repayable in full within 07 months Interest to be serviced at AWPLR +1%	General Terms and conditions of short Term Loans
Term Loan under Saubagya			23 equal Monthly Instalments at 4% p.a.	Negative pledge over the property at Majestic City , No.10, Station Road, Colombo 4.
Covid 19 Refinance Loan	14,500	9,062	Interest payable monthly	

30. TRADE & OTHER PAYABLE

For the year ended 31st March	2021 Rs. '000	2020 Rs. '000
Trade Creditors	6,416	14,330
Other Payables	1,496	340
Dividends Payable	10,580	8,456
Accrued Expenses	10,540	8,981
	29,032	32,107

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

31. INCOME TAX PAYABLE

For the year ended 31st March	2021 Rs. '000	2020 Rs. '000
As at 1st April	(9,912)	19,028
Less: Payments made during the year	(645)	(93,662)
Provision made during the year	16,584	64,722
As at 31st March	6,027	(9,912)

32. FINANCIAL RISK MANAGEMENT

The company has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the company's exposure to each of the above risks, the company's objectives, policies and processes for measuring and managing risk, and the company's management of capital. Further quantitative disclosures are included throughout these financial statements.

Risk Management Framework

The Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board consists of nine directors, including four independent directors, with wide financial and commercial knowledge and experience.

The Board discharges its governance responsibility through the Board of Directors and the Audit Committee. The company's risk management policies are established to identify and analyse the risks faced by the company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions, products and services offered. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment, in which all employees understand their roles and obligations.

The Audit Committee is responsible for monitoring compliance with the company's risk management policies and procedures.

Credit Risk

Credit risk is the risk of financial loss to the company if a customer or counter party to a financial instrument fails to meet its contractual obligation, and arise principally from the company's receivables from customers.

The maximum exposure to credit risk at the reporting date was as follows;

Carrying value

	Company	
	2021 Rs. '000s	2020 Rs. '000s
Trade Receivables	77,043	90,848
Deposits & Advances	19,808	19,728
Deferred Rental Income	80,322	36,330
Other Receivables	9,895	12,834
Less: Provision for Impairment of Trade & Other Receivables	(7,117)	(6,096)
Cash & Cash Equivalents	86	46
Short Term Investment	26,359	44,180

Management of Credit Risk

Trade & Other Receivables

The Company has a well-established credit control policy & process to minimize credit risk. Customers are categorised according to segments and credit limits have been fixed as per the security deposits given by the respective customer. Transactions will be started only when the company receives the security deposit from the customers and further invoicing will be done only for the customers whose outstanding balance do not exceed the security deposit.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each tenant.

The Board of Directors has established a credit policy under which each new tenant is analysed individually for creditworthiness. The Company's review includes review of financial position and bank references.

The company establishes an allowance for impairment that represents its estimate of incurred losses in respect of trade and other receivables. The main component of this allowance is a specific loss component that relates to individually significant exposures.

The aging of gross trade receivables at the reporting date are as follows

	2021 Rs. '000	2020 Rs. '000
Below 31 days	18,896	25,523
31 - 62 days	31,561	29,846
63 - 93 days	12,035	18,832
94 - 124 days	5,007	10,581
Over 125	9,544	6,067
	77,043	90,848

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

32. FINANCIAL RISK MANAGEMENT (Contd.)

The movement in the provision for impairment in respect of trade and other receivables during the year was as follows.

	Company	
	2021 Rs.'000s	2020 Rs.'000s
As at 1st April	6,096	2,482
Impairment loss recognised	1,021	3,615
As at 31st March	7,117	6,096

The company believes that the unimpaired amounts that are past due by more than 45 days are still collectible in full, based on historic payment behaviour and extensive analysis of customer credit risk. Based on the Group's monitoring of customer credit risk, the Group believes that, except as indicated above, no impairment allowance is necessary in respect of trade receivables not past due.

Cash & Cash equivalents

The company held cash of Rs. 85,950/- at 31st March 2021 (2020-Rs.46,062).

The Company has obtained Overdraft Facility from Commercial Bank of Ceylon PLC for Rs. 100Mn secured over the negative pledge over the property at Majestic City, No.10, Station Road, Colombo 4.

Corporate Guarantee

A Corporate Guarantee has been given by the Company to Commercial Bank of Ceylon PLC, which has granted banking facilities not exceeding Rs. 25,000,000 (Rs. 25 Million) to Ceylon Theatres (Pvt) Ltd secured by the corporate guarantee given by the Company.

Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The following are the contractual maturities of financial liabilities, including estimated interest.

The maturity analysis of Liabilities-Company:

As at 31 March 2021

	Carrying Value Rs.'000s	Total Rs.'000s	Contractual Cash Flows			
			Current Upto 1 year Rs.'000s	Upto 2 years Rs.'000s	Non Current	
					Upto 5 years Rs.'000s	Above 5 years Rs.'000s
Bank Overdrafts	54,940	54,940	54,940	-	-	-
Trade and Other Payables	7,912	7,912	7,912	-	-	-
Lease Liabilities	55,326	137,777	3,600	13,424	28,896	91,857
Interest Bearing Borrowings	169,062	172,060	170,103	1,957	-	-

As at 31 March 2020

	Carrying Value Rs.	Total Rs.	Contractual Cash Flows			
			Current Upto 1 year Rs.	Upto 2 years Rs.	Non Current	
					Upto 5 years Rs.	Above 5 years Rs.
Bank Overdrafts	178,573	178,573	178,573	-	-	-
Trade and Other Payables	14,670	14,670	14,670	-	-	-
Lease Liabilities	55,008	146,961	6,300	6,484	20,371	113,806

Market Risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates will affect the Company's income. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Currency Risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to a change in foreign exchange rates.

Interest rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the company's long-term debt obligations. The Company manages its interest rate risk by monitoring and managing of cash flow, by keeping borrowings to a minimum and negotiating favorable rates on borrowings and deposits and by borrowing at fixed rates.

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

32. FINANCIAL RISK MANAGEMENT (Contd.)**Sensitivity analysis**

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, of the Company's profit before tax (through the impact on floating rate borrowings).

	2021	2020
	Rs. '000	Rs. '000
+100 basis points	(2,300)	(996)
-100 basis points	2,300	996

Equity Risk

Equity risk is "the financial risk involved in holding equity in a particular investment. The Company wishes to raise additional capital to invest in more diversified investments to mitigate the Equity risk.

Operational Risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the company's operations.

The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to management within the Company. This responsibility is supported by the development of overall company standards for the management of operational risk in the following areas:

- Requirements for appropriate segregation of duties, including the independent authorization of transactions
- Requirements for the reconciliation and monitoring of transactions
- Compliance with regulatory and other legal requirements
- Documentation of controls and procedures
- Development of contingency plans
- Training and professional development
- Ethical and business standards
- Risk mitigation, including insurance when this is effective

Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Company monitors the return on capital, which the company defines as Results from Operating Activities divided by Total Shareholders' Equity. The Company also monitors the level of dividends to ordinary shareholders.

The Company's debt to adjusted capital ratio at the end of the reporting period was as follows.

	2021	2020
	Rs.'000s	Rs.'000s
Total liabilities	958,177	1,009,710
Less: cash and cash equivalents	(86)	(46)
Net debt	958,091	1,009,664
Total equity	4,004,093	3,941,687
Net debt to equity ratio at 31 March (times)	0.24	0.26

There were no changes in the company's approach to capital management during the year. The Company wishes to raise additional capital to invest in more diversified investments to mitigate the future operational risk.

Accounting Classification and Fair Values

The following table shows the carrying amounts and fair values of the financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

The different levels have been defined as follows:

Level 1 : Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 : Input other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)

Level 3 : Inputs for the assets or liability that are not based on observable market data (unobservable inputs)

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

32. FINANCIAL RISK MANAGEMENT (Contd.)

	Note	Carrying Amounts (Rs.'000)					Fair Values (Rs.'000)			
		FVTPL Rs.'000	FAMAAC Rs.'000	FVTOCI Rs.'000	OFL Rs.'000	Total Rs.'000	Level 1 Rs.'000	Level 2 Rs.'000	Level 3 Rs.'000	Total Rs.'000
31st March 2021										
Financial Assets Measured at Fair Value										
Investments	20	-	-	76,212	-	76,212	-	-	76,212	76,212
Short Term Investments	22	26,359	-	-	-	26,359	-	26,359	-	26,359
		26,359	-	76,212	-	102,571	-	26,359	76,212	102,571
Financial Assets Not Measured at Fair Value										
Trade and Other Receivables	21	-	179,950	-	-	179,950	-	-	-	-
Cash and Cash Equivalents	23	-	86	-	-	86	-	-	-	-
		-	180,036	-	-	180,036	-	-	-	-
Financial Liabilities Measured at Fair Value										
Security Deposits	27	-	-	-	175,173	175,173	-	-	175,173	175,173
Financial Liabilities Not Measured at Fair Value										
Trade and Other Payables*	30	-	-	-	18,492	18,492	-	-	-	-
Dues to Cargills (Ceylon) PLC	-	-	-	-	-	-	-	-	-	-
Bank Overdraft (Secured)	23	-	-	-	54,940	54,940	-	-	-	-
		-	-	-	73,432	73,432	-	-	-	-
31st March 2020										
Financial Assets Measured at Fair Value										
Investments	20	-	-	79,151	-	79,151	-	-	79,151	79,151
Short Term Investments	22	44,180	-	-	-	44,180	-	44,180	-	44,180
		44,180	-	79,151	-	123,331	-	44,180	79,151	123,331
Financial Assets Not Measured at Fair Value										
Trade and Other Receivables	21	-	153,644	-	-	153,644	-	-	-	-
Cash and Cash Equivalents	23	-	46	-	-	46	-	-	-	-
		-	153,690	-	-	153,690	-	-	-	-
Financial Liabilities Measured at Fair Value										
Security Deposits	27	-	-	-	175,102	175,102	-	-	175,102	175,102
Financial Liabilities Not Measured at Fair Value										
Trade and Other Payables*	30	-	-	-	23,127	23,127	-	-	-	-
Dues to Cargills (Ceylon) PLC	-	-	-	-	-	-	-	-	-	-
Bank Overdraft (Secured)	23	-	-	-	178,573	178,573	-	-	-	-
		-	-	-	201,699	201,699	-	-	-	-

* Accrued Expenses that are not Financial Liabilities are not included

Following valuation technique was used by the Company in measuring Level 3 fair values, and the significant unobservable inputs used for the valuation.

Category	Valuation Technique	Significant unobservable inputs	Sensitivity of the input to the fair value
Other Financial Assets	Net Assets Basis	Carrying value of assets and liabilities adjusted for market participant assumptions.	Variability of inputs are insignificant to have an impact on fair values

FVTPL - Fair Value through Profit or Loss

FAMAAC - Financial Assets measured at Amortized Cost

FVTOCI - Fair Value Through OCI

OFL - Other Financial Liabilities

33. RELATED PARTY TRANSACTIONS

Parent and the Ultimate Controlling Party

The Company is a subsidiary of C T Holdings PLC, the ultimate parent, which owns 67.9% of the controlling interest of the Company.

33.1 Transactions, Arrangements and Agreements involving Key Management Personnel (KMP) and their close family members (CFM);

According to Sri Lanka Accounting Standard 24 - Related Party Disclosures, Key Management Personnel are those having authority for planning, directing and controlling the activities of the entity. Accordingly, the Board of Directors has been classified as Key Management Personnel of the Company.

Close Family Members (CFM) of a KMP are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the entity. They may include;

- (a) the individual's domestic partner and children;
- (b) children of the individual's domestic partner; and
- (c) dependents of the individual or the individual's domestic partner

CFM are related parties to the entity. There were no transactions with CFM during the year

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

33. RELATED PARTY TRANSACTIONS (Contd.)**a. Loans given to Key Management Personnel**

There are no loans given to Directors or Key Management Personnel during the year.

b. Key Management Personnel compensation for the period comprised of the following.

	2021	2020
	Rs.	Rs.
Short term employee benefits	37,703	41,165
Post employment benefits	-	-
	37,703	41,165

c. Key Management Personnel and Directors transactions

Directors of the Company control 7.21% of the voting shares of the Company.

A number of key management personnel hold positions in other entities that result in them having control or significant influence over the financial or operating policies of these entities.

A number of these entities transacted with the Company during the year. The terms and conditions of the transactions with key management personnel and their related parties were no more favourable than those available, or which might reasonably be expected to be available, on similar transactions to non-key management personnel of related entities on an arm's length basis.

There are no other transactions and outstanding balances with key management personnel except for the items mentioned in Note No. 33.1(b).

33.2 The aggregate value of transactions and outstanding balances of Related Parties are as follows.

Parties Accommodated	Relationship	Transaction	Transaction Value for the year ended 31st March				Balance outstanding as at 31st March - Due From / (Due To)	
			2021		2020		2021	2020
			Rs.'000	% of Total Revenue	Rs.'000	% of Total Revenue	Rs.'000	Rs.'000
Ceylon Theatres (Pvt) Ltd	Group Company	Rental & Service Charges	3,435	5%	21,555	4.5%	16,064	14,536
		Security Deposit	-	-	-	0.0%	(2,011)	(2,011)
		Investment in Shares	-	-	90,000	-	41,848	115,356
CT CLSA Securities (Pvt) Ltd	Group Company	Rental & Service Charges	8,889	1%	3,829	0.8%	-	-
		Security Deposit	-	-	-	-	(780)	(780)
CT CLSA Capital (Pvt) Ltd	Group Company	Rental & Service Charges	1,330	0.3%	1,394	0.3%	-	133
		Security Deposit	-	-	-	(128)	(128)	-
Comtrust Asset Management (Pvt) Ltd	Group Company	Rental & Service Charges	3,095	0.6%	3,218	0.6%	-	310
		Security Deposit	-	-	-	(295)	(295)	-
		Income from Investment	2,179	-	-	-	-	-
		Short Term Investment	20,000	-	(325,000)	-	26,359	44,180
CT CLSA Holdings Ltd	Group Company	Rental & Service Charges	3,505	0.7%	3,641	0.7%	-	315
		Security Deposit	-	-	-	(334)	(334)	-
Cargills Foods Co. (Pvt) Ltd	Group Company	Rental & Service Charges	28,245	4.2%	21,194	4.2%	-	3,207
		Security Deposit	-	-	(2,249)	(2,249)	-	-
		Purchases	287	76	-	-	(10)	-
Cargills Food Processors (Pvt) Ltd	Group Company	Rental & Service Charges	17,223	2.4%	11,787	2.4%	-	2,004
		Security Deposit	-	-	(1,234)	(1,234)	-	-
Cargills Agrifoods Ltd	Group Company	Purchases	-	-	41	-	-	-
Cargills Quality Conf. (Pvt) Ltd	Group Company	Purchases	-	-	5	-	-	-
Millers Ltd	Group Company	Services Provided	544	-	530	-	(49)	(46)

The rental and service charges are from the related parties who have occupied the investment property. The terms and conditions of the Related Party transactions (other than for Ceylon Theatres (pvt) Ltd.) are general terms applicable to all tenants taking into consideration factors such as the long term nature of the occupancy, the extent and location of the area occupied and the ability of the entity concerned to attract customers into the complex.

34. LITIGATION AND CLAIMS

There are no litigation and no claims against the Company as at the reporting date.

35. EMPLOYEE AND INDUSTRIAL RELATIONS ISSUES

There are no Employee and Industrial Relations Issues as at the reporting date.

NOTES TO THE FINANCIAL STATEMENTS (CONTD.)

36. THE COVID-19 PANDEMIC ISSUES

Following the spread of global pandemic COVID-19 in Sri Lanka and due to imposition of quarantine curfew and lockdown, the Company's business operations were affected from Mid-March to Mid-May 2020. The Real Estate sector continued operations on a lower scale, based on the changing customer footfall for the particular time.

The health and wellbeing of our employees, customers and other affected parties are paramount and we have established several protocols to protect them and to minimise contact. We are prioritizing those that are most susceptible to Covid-19 including those with underlying health conditions.

The Company is at present going through a temporary downward rental restructure upto 31st May 2021 in order to move forward strategically and to maintain the current occupancy levels of the mall.

The Company has evaluated its financial position and tested for any material impairment due to the effects of COVID-19. The Company is satisfied that there were no indications that required to make an adjustment into financial statements. The Company had strong net asset values and cash position and availability of banking facilities to continue its business operations. In view of the rapidly evolving dynamic environment created by the COVID-19 pandemic, the Company is cautiously optimistic of the future in anticipation of the gradual revival of the economy and will continue to closely observe the market developments and take all decisions and measures in order to ensure the company remains a going concern.

37. EVENTS AFTER THE REPORTING DATE

No circumstances have arise since the reporting date which would require adjustments to or disclosure in the Financial Statements.

38. COMMITMENTS

The works amounting to Rs.32.2 Mn is pending as a part of the company's refurbishment programme. The value of work completed as at 31st March 2021 has been capitalized and the value of party completed works are included under Capital Work in Progress.

39. CONTINGENT LIABILITIES

Contingent Liabilities are possible obligations whose existence will be confirmed only by uncertain future events or present obligations where the transfer of economic benefit is not probable or cannot be readily measured as defined in the Sri Lanka Accounting Standard - LKAS 37 on 'Provisions, Contingent Liabilities and Contingent Assets'. Contingent liabilities are not recognised in the Statement of Financial Position but are disclosed unless its occurrence is remote.

IFRIC 23 - Uncertainty over Income Tax Treatments

Deferred tax on Freehold Land

The Inland Revenue Act No. 24 of 2017 and new tax rates including capital gains taxes were effective from 1 April 2018. Accordingly, the income tax charge for the year ended 31 March 2021 has been computed at rates applicable to the year of assessment 2020/21. The provision for deferred tax as at 31 March 2021 has been calculated at 10% on capital gains arising from revalued Land applicable post 1 April 2018.

The uncertain tax treatment relates to the interpretation of the new law relating to freehold land for tax purposes, where the Company had to exercise judgement to determine the provision required for deferred taxes on capital gains applicable to freehold land. Having sought independent professional legal advice, the Company is of the view that the freehold land used in the business falls under the category of "Investment Assets" and that it is likely that the taxation authorities would accept the Company's tax treatment and accordingly, deferred tax has been provided on the related gain on revaluation post 1 April 2018.

In the event it is deemed that freehold land be considered as "Capital Assets used in the business", the Company would have to make an additional deferred tax charge in the statement of profit or loss and other comprehensive income, for the year ended 31st March 2021, as explained below.

For the year ended 31st March	2021 Rs. '000	2020 Rs. '000
Statement of profit or loss and other comprehensive income		
Unrecognised through profit or loss	547,398	635,206
	547,398	635,206

The above amounts have not been recognised in these financial statements based on the independent professional and legal advice received.

Corporate Guarantee

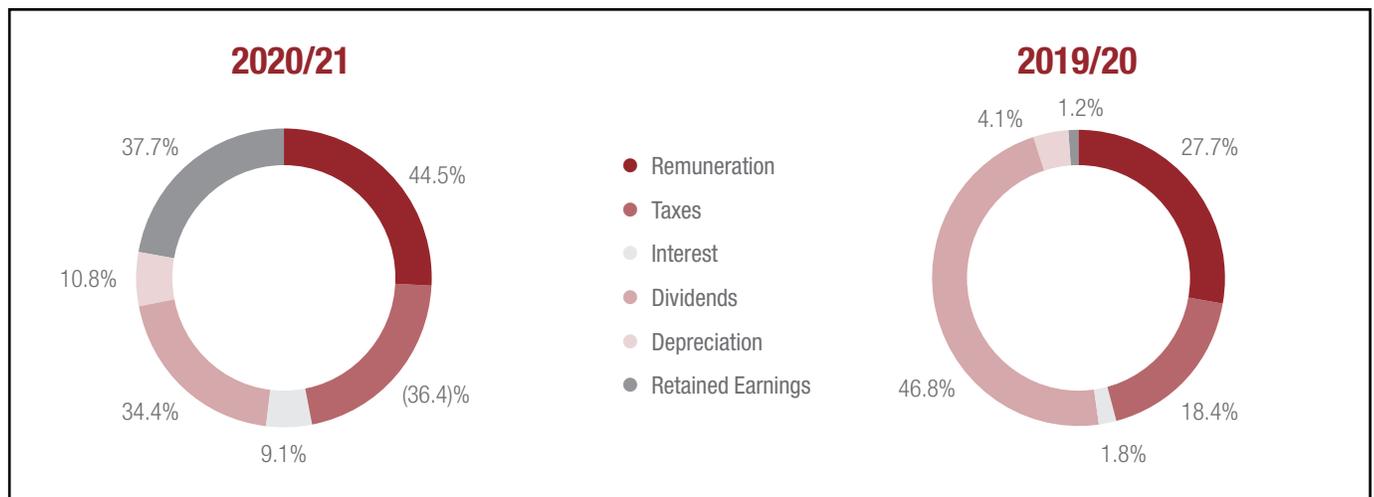
A Corporate Guarantee has been given by the company to Commercial Bank of Ceylon PLC, which has granted banking facilities not exceeding Rs. 25,000,000 (Rs. 25 Million) to Ceylon Theatres (Pvt) Ltd secured by the corporate guarantee given by the company.

The Directors do not expect any claim on these guarantees. Accordingly, no provision has been made in the Financial Statements.

STATEMENT OF VALUE ADDED

Year ended 31st March	Company			
	2021 % of Total	Rs. '000	2020 % of Total	Rs. '000
Creation of Value Added				
Revenue		347,468		559,710
Operating Expenses		(143,043)		(189,312)
Value Added from Operations		204,425		370,398
Other Income		2,179		28,813
Change in Fair Value of Investment Property		43,213		42,280
Share of Profit/(Loss) of Equity Accounted Investee		(72,681)		(48,853)
Impairment-Investment in Equity		-		(2,126)
Total Value Added		177,136		390,513
Distribution of Value Added				
To Associates				
Salaries, Wages and related costs	44.43	78,710	27.70	108,154
To Government				
as Income Taxes	9.36	16,584	16.57	64,722
as Deferred Taxes	(45.79)	(81,102)	1.91	7,454
		(64,518)		72,177
To Lenders of Capital				
as Interest	9.09	16,100	1.79	6,975
To Shareholders				
as Dividends	34.40	60,938	46.81	182,813
Retained for Growth				
Depreciation	10.79	19,106	4.07	15,876
Retained Earnings	37.71	66,801	1.16	4,519
		85,907		20,395
	100.00	177,136	100.00	390,512

Year ended 31st March	Company			
	2021		2020	
	% of Total	Rs. '000	% of Total	Rs. '000
Distribution of Value Added				
Remuneration	44.4%	78,710	27.7%	108,154
Taxes	-36.4%	(64,518)	18.4%	72,177
Interest	9.1%	16,100	1.8%	6,975
Dividends	34.4%	60,938	46.8%	182,813
Depreciation	10.8%	19,106	4.1%	15,876
Retained Earnings	37.7%	66,801	1.2%	4,517
	100.0%	177,136	100.1%	390,512



SHAREHOLDER AND INVESTOR INFORMATION

1. STOCK EXCHANGE LISTING

The issued ordinary shares of CT Land Development PLC are listed with the Colombo Stock Exchange.

2. DISTRIBUTION OF SHAREHOLDINGS

Size of shareholding	31st March 2021				31st March 2020			
	Shareholders		Holdings		Shareholders		Holdings	
	Number	%	Number	%	Number	%	No.	%
1-1,000	1613	61.7%	444,578	0.5%	1,617	61.0%	451,386	0.6%
1,001-10,000	819	31.3%	2,508,234	3.1%	843	31.8%	2,606,434	3.2%
10,001-100,000	151	5.8%	3,814,745	4.7%	163	6.1%	4,126,377	5.1%
100,001-1,000,000	25	1.0%	7,844,648	9.7%	23	0.9%	7,438,008	9.2%
1,000,001-Over	5	0.2%	66,637,795	82.0%	5	0.2%	66,627,795	82.0%
	2,613	100%	81,250,000	100%	2,651	100%	81,250,000	100%

3. ANALYSIS OF SHAREHOLDERS

	31st March 2021				31st March 2020			
	Shareholders		Holdings		Shareholders		Holdings	
	Number	%	Number	%	Number	%	No.	%
Individuals	2,496	96%	13,105,524	96%	2,536	96%	12,871,533	96%
Institutions & Corporate Holdings	117	4%	68,144,476	4%	115	4%	68,378,467	4%
	2,613	100%	81,250,000	100%	2,651	100%	81,250,000	100%

	31st March 2021				31st March 2020			
	Shareholders		Holdings		Shareholders		Holdings	
	Number	%	Number	%	Number	%	No.	%
Non Residents	47	2%	1,203,915	1%	44	2%	1,323,208	2%
Residents	2,566	98%	80,046,085	99%	2,607	98%	79,926,792	98%
	2,613	100%	81,250,000	100%	2,651	100%	81,250,000	100%

4. TOP 20 SHAREHOLDERS

The holding of top 20 shareholders as at 31st March 2021 is given below

As at	31st March 2021		31st March 2020	
	Number of shares	%	Number of shares	%
1 CT HOLDINGS PLC	55,139,348	67.9%	55,139,348	67.9%
2 SEYLAN BANK PLC/SENTHILVERL HOLDINGS (PVT) LTD	5,043,275	6.2%	5,033,275	6.2%
3 SAMPATH BANK PLC/ DR.T.SENTHILVERL	4,346,725	5.3%	4,346,725	5.3%
4 MR. A A PAGE	1,090,440	1.3%	1,090,440	1.3%
5 MR. J C PAGE	1,018,007	1.3%	1,018,007	1.3%
6 MRS. C P MUTTUKUMARU	860,007	1.1%	860,007	1.1%
7 TUDAWE BROTHERS LIMITED	835,175	1.0%	835,175	1.0%
8 MERRILL J FERNANDO & SONS (PVT) LIMITED	654,225	0.8%	654,225	0.8%
9 MRS. T SELVARATNAM	626,355	0.8%	626,355	0.8%
10 E.W. BALASURIYA & CO. (PVT) LTD	622,689	0.8%	692,302	0.9%
11 MR. A M WEERASINGHE	553,809	0.7%	553,809	0.7%
12 MRS. J N MATHER	451,030	0.6%	451,030	0.6%
13 MR. L R PAGE	447,478	0.6%	447,478	0.6%
14 FORBES FINANCIAL SERVICES (PVT)LTD.	274,415	0.3%	274,415	0.3%
15 MR. S SATHKUMARA	264,502	0.3%	-	0.0%
16 MR. S SRIKANTHAN	193,000	0.2%	193,000	0.2%
17 BANK OF CEYLON A/C CEYBANK CENTURY GROWTH FUND	188,354	0.2%	188,354	0.2%
18 MR. S N D ABEYAGUNAWARDENE	183,100	0.2%	-	0.0%
19 MRS.M P R SILVA	175,000	0.2%	173,663	0.2%
20 DR. A C VISVALINGAM	169,053	0.2%	169,053	0.2%
	73,135,987	90.0%	72,746,661	89.5%
Others (2,593 Shareholders as at 31st March 2021)	8,114,013	10.0%	8,503,339	10.5%
	81,250,000	100%	81,250,000	100%

5. SHARE VALUATION

The market value of each Ordinary share on 31st March 2021 was Rs. 27.00 (2020-20.40) the highest and lowest values recorded during the year ended 31st March 2021 were Rs. 33.90 and Rs.25.00 respectively. The highest value was recorded on 18th January 2021 and the lowest value was recorded on 17th February 2021.

SHAREHOLDER AND INVESTOR INFORMATION (CONTD.)

6. SHARE TRADING

For the year ended 31st March	2021	2020
No. of Transactions	2,427	1,100
No. of Shares Traded	1,209,412	5,581,039
Value of Shares Traded (Rs.)	35,147,192	154,067,232

7. DIVIDENDS

The Directors have not recommended a Dividend for the year ended 31st March 2021.

8. PUBLIC HOLDING

The percentage of shares held by the public as at 31st March 2021 (2,601 shareholders) was 17.32% (31st March 2020 - 2,619 shareholders holding 17.36%).

The Float adjusted Market Capitalization of the Company as at 31st March 2021 was Rs. 379.9 Mn (31/03/2020 - Rs. 287.7 Mn).

According to the Minimum Listing Requirements of the Diri Savi Board of the CSE on which the company is listed, the public holding % should be 10% and the number of shareholders should be 200. The company is in compliance with these requirements as per Option 2 of clause 7.13.1 (b).

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Thirty Eighth Annual General Meeting of CT Land Development PLC (the Company) will be held at the Board Room of CT Land Development PLC at Level 4, Majestic City, No. 10, Station Road, Colombo 04 to be convened through an online virtual platform by using audio visual tools on Friday, 2nd July 2021 at 9.30 a.m. and the business to be brought before the meeting will be:

1. To receive and consider the Report of the Directors and the Statement of Accounts for the year ended 31st March 2021 with the Report of the Auditors thereon.
2. To re-elect Mr. R. Selvaskandan who is due to retire by rotation and are eligible for re-election.
3. To re-elect Mr. S.C. Niles who is due to retire by rotation and is eligible for re-election.
4. To re-elect Mr. L.R. Page who is over 70 years of age as a Director.
“Resolved that Mr. Louis Page, a retiring Director, who has attained the age of seventy one years be and is hereby reappointed a Director of the Company and it is hereby declared that the age limit of seventy years referred to in Section 210 of the Companies Act No. 07 of 2007 shall not apply to the appointment of the said Director”
5. To re-elect Mr. A.T.P. Edirisinghe who is over 70 years of age as a Director.
“Resolved that Priya Edirisinghe, a retiring Director, who has attained the age of seventy five years be and is hereby reappointed a Director of the Company and it is hereby declared that the age limit of seventy years referred to in Section 210 of the Companies Act No. 07 of 2007 shall not apply to the appointment of the said Director”
6. To re-elect Dr. T. Senthilvelu who is over 70 years of age as a Director.
“Resolved that Dr. T. Senthilvelu, a retiring Director, who has attained the age of seventy five years be and is hereby reappointed a Director of the Company and it is hereby declared that the age limit of seventy years referred to in Section 210 of the Companies Act No. 07 of 2007 shall not apply to the appointment of the said Director”
7. Authorise the Directors to determine the remuneration of the Auditors, Messrs. KPMG, who are deemed reappointed as auditors at the General Meeting of the Company in terms of Section 158 of the Companies Act No. 7 of 2007.

The Annual Report and Financial Statements of the Company for the year ended 31st March 2021 are available on the:

- Corporate Website : https://www.majesticcity.lk/doc/CTLand_AR_2020-2021.pdf
- The Colombo Stock Exchange : <https://www.cse.lk/home/company-info/CTLD.N0000/financial>

The said Annual Report and Financial Statements of CT Land Development PLC for 2020/21 can also be accessed by scanning the following QR code.



For clarification on how to download and/or access the Annual Report and Financial Statements, please contact:
Ms. Saku Perera on 0764428440 during normal office hours (8.30 a.m. to 5.00 p.m.)

By Order of the Board
CT Land Development PLC

(Signed)
Charuni Gunawardana
Company Secretary

May 31, 2021

Notes :

- I. A member is entitled to appoint a proxy to attend and vote at the meeting in his or her stead and the proxy need not be a member of the Company. A Form of Proxy is enclosed for this purpose.
- II. The Board of Directors, having taken note of the health and safety guidelines issued by the Health Authorities in view of the COVID-19 pandemic and the Colombo Stock Exchange issuing guidelines to the listed entities to hold Shareholder Meetings virtually, has decided to hold the Annual General Meeting (AGM) through an online virtual platform by using audio-visual tools in conformity with the applicable regulatory provisions.
- III. Shareholders who wish to participate in the Annual General Meeting through the online platform are kindly requested to complete and forward the "Annexure II – Registration of Shareholder details" attached hereto with e-signature or scan of the signed document to the email address info@majesticcity.lk with the email subject title "CTLDAGM 2021" or post it to the registered address mentioned below to be received not less than 48 hours before the date of the meeting.

Shareholders are requested to provide their email address legibly in the space provided in "Annexure II" in order to forward the weblink if they wish to participate in the meeting through the online platform.
- IV. The Chairman, certain members of the Board and key essential officials for the administration of formalities to conduct the meeting, will be physically present at the CT Land Development PLC Board Room.
- V. Voting on the items listed in the Agenda will be registered by using an online platform and the procedure to be followed when voting will be explained to the shareholders prior to the commencement of the meeting.
- VI. Shareholders who wish to appoint a member of the Board of Directors as his/her proxy to represent them at the AGM may do so by completing the Form of Proxy. In such event the email address of the proxy holder will not be required.
- VII. Shareholders may send their questions/comments on the items listed in the Agenda of the Notice convening the AGM by email to info@majesticcity.lk to be received not less than 48 hours before the meeting.
- VIII. The duly completed instrument appointing the proxy should be deposited at the Registered Office of the Company or a scanned copy of the same should be emailed to info@majesticcity.lk to be received not less than 48 hours before the date of the meeting.
- IX. Only registered shareholders and registered proxy holders will be permitted to log-in and participate in the AGM virtually.
- X. The Company intends to proceed to hold the AGM as planned on 2nd July 2021 irrespective of whether it is declared a public holiday since the aforesaid measures will enable full participation at the meeting.
- XI. In the event the Company is required to take any further action in relation to the Meeting in the best interests of the shareholders in the context of the COVID-19 pandemic, and/or any communications, guidelines, directives or orders issued by the Government of Sri Lanka, notice of such action shall be given by way of additional announcement/s made to the Colombo Stock Exchange.

FORM OF PROXY

THIRTY EIGHTH ANNUAL GENERAL MEETING

CT Land Development PLC (PQ 159)

AGM - 2021

*I/We bearing NIC No.
 of being a *member/members of
 CT Land Development PLC (the Company) hereby appoint *Mr/Mrs/Miss
 bearing NIC No.
 of (email address)
 whom failing of
 or failing him/her,

the Chairman of the Meeting as *my/our Proxy to represent *me/us and to vote for on *my/our behalf at the Thirty Eighth Annual General Meeting of the Company to be held at the Board Room of of CT Land Development PLC at Level 4, Majestic City, No. 10, Station Road, Colombo 04 to be convened through an online virtual platform by using audio-visual tools on Friday, 2nd July 2021 and at any adjournment thereof.

Please mark your preference with "X"

Resolution number	1	2	3	4	5	6	7
For							
Against							

Signed on this day of 2021

Signature of member (s)

NIC /PP/ Co. Reg. No. Shareholder

Notes:

- *Strike out whichever is not desired.
- Instructions as to completion of the Form of Proxy are set out in the reverse hereof.
- A Proxy holder need not be a Member of the Company.
- Please indicate with an "X" in the cage provided how your Proxy holder should vote. If no indication is given, or if there is, in the view of the Proxy holder, any doubt (by reason of the manner in which the instructions contained in the Proxy have been completed) as to the way in which the Proxy holder should vote, the Proxy holder in his/her discretion may vote as he/she thinks fit.

Instructions for Completion of the Proxy Form

1. To be valid, the completed Form of Proxy should be deposited at the Registered Office of the Company at No. 10, Station Road, Colombo 04 or electronic document with e-signature or scan of the signed document emailed to **info@majesticcity.lk**, with the subject title "CTLD-AGM 2021" not less than 48 hours before the time appointed for the holding of the Meeting.
2. In perfecting the form, please ensure that all details are legible. If you wish to appoint a person other than the Chairman as your proxy, please fill in your full name and address, the name, address and email address of the proxy holder and sign in the space provided and fill in the date of signature.
3. The instrument appointing a Proxy shall, in the case of an individual, be signed by the appointer or by his Attorney and in the case of a Corporation must be executed under its Common Seal or in such other manner prescribed by its Articles of Association or other constitutional documents.
4. If the Proxy Form is signed by an Attorney, the relevant Power of Attorney or a notarially certified copy thereof, should also accompany the completed Form of Proxy, if it has not already been registered with the Company.
5. In the case of joint holders, only one need sign. The votes of the senior holder who tenders a vote will alone be counted.
6. In the case of non-resident Shareholders, the stamping will be attended to upon return of the completed form of proxy to Sri Lanka.

CORPORATE INFORMATION

Legal Form

A quoted public company with limited liability incorporated under the Companies Act No. 17 of 1982 on 09th March 1983 and re-registered under the Companies Act No. 07 of 2007.

Registration No.

PQ 159

Registered Office

10, Station Road, Colombo 4

Contact Details

Tel: 011 2588827, 2508673-4

Fax: 011 2592427

E-mail: info@majesticcity.lk

Web: www.majesticcity.lk

Stock Exchange Listing

Colombo Stock Exchange

Board of Directors

Mr. R. Selvaskandan (Chairman)

Mr. J. C. Page (Deputy Chairman/Managing Director)

Ms. M. G. Perera (Finance Director)

Mr. A. T. P. Edirisinghe

Mr. Sunil Mendis

Mr. S. C. Niles

Mr. L. R. Page

Mr. V. R. Page

Dr. T. Senthilvel

Company Secretary / Legal Consultant

Ms. Charuni Gunawardana

Management

Mr. J. C. Page (Deputy Chairman/ Managing Director)

Ms. M. G. Perera (Finance Director)

Mr. Udaya Jayasooriya (General Manager/ Engineer)

Ms. W. A. Y. P. Wijesinghe (Finance Manager)

Mr. A. C. Hewage (Accounts Executive)

Audit Committee

Mr. A. T. P. Edirisinghe (Chairman)

Mr. Sunil Mendis

Mr. R. Selvaskandan

Remuneration Committee

Mr. Sunil Mendis (Chairman)

Mr. A. T. P. Edirisinghe

Mr. R. Selvaskandan

Related Party Transactions Review Committee

Mr. A. T. P. Edirisinghe (Chairman)

Mr. Sunil Mendis

Mr. R. Selvaskandan

Auditors

KPMG Chartered Accountants

Tax Consultants

KPMG Chartered Accountants

Bankers

Cargills Bank Ltd

Commercial Bank of Ceylon PLC

Peoples Bank

Holding Company

C T Holdings PLC



CT LAND DEVELOPMENT PLC
10, Station Road, Colombo 4.