

# Group Performance - Ten Year Summary

Rs. Mn	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
<b>Income Statement</b>										
Rental Revenue	1,764	1,590	1,339	850	697	666	805	716	874	508
Revenue from Other Services	104	69	54	57	51	41	42	35	48	32
Apartment Revenue	4,329	3,190	554	1,588	950	1,234	598	379	-	333
<b>Total Revenue</b>	<b>6,198</b>	<b>4,848</b>	<b>1,948</b>	<b>2,495</b>	<b>1,698</b>	<b>1,941</b>	<b>1,445</b>	<b>1,130</b>	<b>922</b>	<b>873</b>
Direct Operating Expenses	(482)	(424)	(426)	(338)	(329)	(334)	(350)	(271)	(313)	(277)
Cost of Sales of Apartment	(3,308)	(2,635)	(397)	(1,231)	(633)	(1,051)	(403)	(328)	-	(420)
<b>Gross Profit</b>	<b>2,408</b>	<b>1,789</b>	<b>1,125</b>	<b>926</b>	<b>736</b>	<b>556</b>	<b>692</b>	<b>531</b>	<b>609</b>	<b>177</b>
Fair Value Gain on Investment Property	1,016	930	1,563	2,123	473	1,019	1,388	1,834	1,683	73
Other Operating Expenses	(266)	(268)	(260)	(270)	(274)	(187)	(202)	(178)	(159)	(50)
Net Finance Income/ (Expense)	155	175	176	27	(94)	3	43	43	(109)	(205)
<b>Profit from Operating Activities</b>	<b>3,312</b>	<b>2,626</b>	<b>2,604</b>	<b>2,806</b>	<b>841</b>	<b>1,391</b>	<b>1,921</b>	<b>2,230</b>	<b>2,024</b>	<b>(5)</b>
Other Income	64	-	-	-	-	-	-	-	-	-
Exchange Gain/ (Loss)	10	15	(85)	(40)	84	0	(88)	-	-	-
<b>Net Profit Before Tax</b>	<b>3,386</b>	<b>2,641</b>	<b>2,519</b>	<b>2,766</b>	<b>925</b>	<b>1,391</b>	<b>1,833</b>	<b>2,230</b>	<b>2,024</b>	<b>(5)</b>
Income Taxes	(50)	(2)	(51)	(25)	(11)	(7)	(16)	(17)	(6)	(2)
<b>Net Profit After Tax</b>	<b>3,336</b>	<b>2,639</b>	<b>2,468</b>	<b>2,741</b>	<b>914</b>	<b>1,384</b>	<b>1,817</b>	<b>2,213</b>	<b>2,018</b>	<b>(7)</b>
Profit Attributable to Equity Holders of the Parent	2,957	2,435	2,469	2,681	844	1,342	1,783	2,197	2,021	(7)
Non-controlling Interest	379	204	(1)	60	70	43	33	16	(3)	-
	<b>3,336</b>	<b>2,639</b>	<b>2,468</b>	<b>2,741</b>	<b>914</b>	<b>1,384</b>	<b>1,817</b>	<b>2,213</b>	<b>2,018</b>	<b>(7)</b>
<b>STATEMENT OF FINANCIAL POSITION</b>										
<b>Assets</b>										
<b>Non-Current Assets</b>										
Investment Property	21,405	20,389	19,459	17,884	15,751	15,278	14,259	12,870	11,203	6,789
Property Plant & Equipment	1,559	703	644	395	254	246	236	215	51	7
Intangible Assets	14	18	18	26	30	35	15	16	16	7
Inventory	2,125	1,785	-	-	-	-	-	-	-	-
Deferred Tax	27	41	-	-	-	-	-	-	-	-
	<b>25,130</b>	<b>22,937</b>	<b>20,122</b>	<b>18,305</b>	<b>16,035</b>	<b>15,560</b>	<b>14,510</b>	<b>13,101</b>	<b>11,270</b>	<b>6,803</b>
<b>Current Assets</b>										
Inventory	424	3,565	4,129	3,167	3,981	4,093	4,226	3,108	2,210	2,730
Trade & Other Receivables	1,379	1,448	1,839	1,563	1,275	1,635	971	579	468	40
Amounts due From Related Parties	9	25	14	25	53	4	22	3	17	2
Income Tax Recoverable	10	2	-	-	1	1	-	-	-	-
Short Term Investments	2,155	1,236	-	-	-	-	-	-	-	-
Cash & Short Term Deposits	1,170	1,680	1,811	2,197	1,008	177	244	902	462	293
	<b>5,146</b>	<b>7,956</b>	<b>7,793</b>	<b>6,952</b>	<b>6,318</b>	<b>5,910</b>	<b>5,462</b>	<b>4,592</b>	<b>3,156</b>	<b>3,065</b>
<b>TOTAL ASSETS</b>	<b>30,276</b>	<b>30,893</b>	<b>27,915</b>	<b>25,257</b>	<b>22,353</b>	<b>21,470</b>	<b>19,972</b>	<b>17,693</b>	<b>14,426</b>	<b>9,868</b>
<b>Equity &amp; Liabilities</b>										
Stated Capital	10,186	10,186	10,186	10,186	10,186	9,713	9,713	9,713	9,713	5,840
Revaluation Reserve	265	239	216	165	149	135	112	80	-	2,684
Retained Earnings	15,478	13,750	11,559	9,343	6,915	6,283	5,241	3,813	1,939	(3,591)
Equity Attributable to Equity Holders	<b>25,929</b>	<b>24,175</b>	<b>21,961</b>	<b>19,694</b>	<b>17,250</b>	<b>16,131</b>	<b>15,066</b>	<b>13,606</b>	<b>11,652</b>	<b>4,933</b>
Minority Interest	1,507	1,147	943	963	903	833	791	758	741	-
<b>Total Equity</b>	<b>27,436</b>	<b>25,322</b>	<b>22,904</b>	<b>20,657</b>	<b>18,153</b>	<b>16,964</b>	<b>15,857</b>	<b>14,364</b>	<b>12,394</b>	<b>4,933</b>

Rs. Mn	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
<b>Non-Current Liabilities</b>										
Interest Bearing Loans & Borrowings	96	146	196	246	2,194	1,549	567	1,135	1,106	2,268
Non Interest Bearing Borrowings & Loans	-	-	-	-	1	2	3	4	-	-
Provisions & Other Liabilities	-	-	-	-	-	-	-	-	-	8
Post Employment Benefit Liability	21	18	27	23	21	20	18	15	12	-
<b>Total Non Current Liabilities</b>	<b>117</b>	163	223	269	2,216	1,571	588	1,154	1,118	2,276
<b>Current Liabilities</b>										
Trade & Other Payables	825	1,594	543	697	871	831	996	2,056	845	653
Rental & Customer Deposits	904	1,888	2,082	976	418	440	925	-	-	-
Interest Bearing Loans & Borrowings	986	1,888	2,117	2,636	683	1,596	1,587	50	-	2,004
Non Interest Bearing Borrowings & Loans	-	-	-	1	1	1	1	1	18	-
Amounts Due to Related Parties	-	12	20	9	9	26	13	19	10	2
Income Tax Payable	2	21	24	10	-	-	4	11	3	-
Dividend Payable	5	3	3	2	2	39	1	38	38	-
<b>Total Current Liabilities</b>	<b>2,723</b>	5,407	4,788	4,331	1,984	2,935	3,527	2,175	914	2,659
<b>TOTAL EQUITY &amp; LIABILITIES</b>	<b>30,276</b>	<b>30,893</b>	<b>27,915</b>	<b>25,257</b>	<b>22,353</b>	<b>21,470</b>	<b>19,972</b>	<b>17,693</b>	<b>14,426</b>	<b>9,868</b>
Earnings Per Share	3.51	2.89	2.93	3.18	1.23	2.25	3.04	3.74	3.67	(0.01)
Earnings Per Share (Excluding Fair Value Gains)	2.30	1.78	1.07	0.66	0.58	0.57	0.70	0.61	0.60	(0.01)
Dividend Per Share	1.45	0.30	0.30	0.30	0.26	0.40	0.50	0.30	-	-
Net Asset Value Per Share	30.74	28.66	26.04	23.35	20.45	28.69	26.79	24.20	20.72	11.27
Share Value (High)	29.30	21.30	15.60	19.40	24.00	15.00	15.00	15.50	23.25	12.50
Share Value (Low)	18.50	13.90	9.50	13.10	14.00	5.75	5.75	9.00	9.50	5.75
Current Ratio	1.89	1.47	1.63	1.61	3.18	2.01	1.55	2.11	3.45	1.15
Return on equity (%)	13%	11%	11%	14%	5%	8%	12%	17%	23%	0%
Total Debt to Total Assets (%)	9%	18%	18%	18%	19%	21%	21%	19%	14%	50%
Debt/Equity Ratio (%)	4%	8%	11%	15%	17%	19%	14%	9%	9%	87%
Return on Assets (%)	11%	9%	9%	11%	4%	6%	9%	13%	14%	0%
Asset Turnover (%)	20%	16%	7%	10%	8%	9%	7%	6%	6%	9%
Dividend Payout Ratio (%)	41%	10%	10%	9%	21%	18%	16%	8%	0%	0%

## DEFINITION OF FINANCIAL TERMS

### Net Asset Value Per Share

Equity Attributable to Equity Holders of the Parent divided by the weighted average number of ordinary shares in issue.

### Current Ratio

Total Current Assets divided by Total Current Liabilities.

### Asset Turnover

Total Revenue divided by Total Average Assets.

### Return on Equity

Profit Attributable to Equity Holders divided by Average Equity Attributable to Equity Holders of the Parent.

### Total Debt to Total Assets

Total Non-Current Liabilities and Total Current Liabilities divided by Total Assets.

### Debt/Equity Ratio

Total Interest Bearing Loans and Borrowing divided by Equity Attributable to Equity Holders of the Parent.