

Group Performance - Ten Year Summary

Rs. Mn	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
STATEMENT OF PROFIT OR LOSS										
Rental Revenue	1,886	1,962	1,764	1,590	1,339	850	697	666	805	716
Revenue from Other Services	259	205	104	69	54	57	51	41	42	35
Apartment Revenue	285	974	4,329	3,190	554	1,588	950	1,234	598	379
Total Revenue	2,431	3,141	6,198	4,848	1,948	2,495	1,698	1,941	1,445	1,130
Direct Operating Expenses	(615)	(548)	(482)	(424)	(426)	(338)	(329)	(334)	(350)	(271)
Cost of Sales of Apartment	(160)	(653)	(3,308)	(2,635)	(397)	(1,231)	(633)	(1,051)	(403)	(328)
Gross Profit	1,656	1,940	2,408	1,789	1,125	926	736	556	692	531
Fair Value Gain on Investment Property	1,267	1,175	1,016	930	1,563	2,123	473	1,019	1,388	1,834
Other Operating Expenses	(323)	(305)	(266)	(268)	(260)	(270)	(274)	(187)	(202)	(178)
Net Finance Income / (Expense)	277	169	155	175	176	27	(94)	3	43	43
Profit from Operating Activities	2,878	2,979	3,312	2,626	2,604	2,806	841	1,391	1,921	2,230
Other Income	85	84	64	-	-	-	-	-	-	-
Exchange Gain / (Loss)	11	10	10	15	(85)	(40)	84	-	(88)	-
Net Profit Before Tax	2,974	3,073	3,386	2,641	2,519	2,766	925	1,391	1,833	2,230
Income Taxes	(44)	(42)	(50)	(2)	(51)	(25)	(11)	(7)	(16)	(17)
Net Profit After Tax	2,930	3,031	3,336	2,639	2,468	2,741	914	1,384	1,817	2,213
Profit Attributable to Equity Holders of the Parent	2,911	2,991	2,957	2,435	2,469	2,681	844	1,342	1,783	2,197
Non-controlling Interest	19	40	379	204	(1)	60	70	43	33	16
	2,930	3,031	3,336	2,639	2,468	2,741	914	1,384	1,817	2,213
STATEMENT OF FINANCIAL POSITION										
Assets										
Non-Current Assets										
Investment Property	24,652	22,579	21,405	20,389	19,459	17,884	15,751	15,278	14,259	12,870
Property Plant & Equipment	1,782	1,598	1,559	703	644	395	254	246	236	215
Intangible Assets	2	12	14	18	18	26	30	35	15	16
Inventory	3,193	2,362	2,125	1,785	-	-	-	-	-	-
Deferred Tax Assets	149	29	27	41	-	-	-	-	-	-
	29,779	26,581	25,130	22,937	20,122	18,305	16,035	15,560	14,510	13,101
Current Assets										
Inventory	94	272	424	3,565	4,129	3,167	3,981	4,093	4,226	3,108
Trade & Other Receivables	1,475	892	1,379	1,448	1,839	1,563	1,275	1,635	971	579
Amounts due From Related Parties	-	1	9	25	14	25	53	4	22	3
Income Tax Recoverable	17	-	10	2	-	-	1	1	-	-
Short Term Investments	1,473	2,862	2,155	1,236	-	-	-	-	-	-
Cash & Short Term Deposits	1,344	1,666	1,170	1,680	1,811	2,197	1,008	177	244	902
	4,402	5,693	5,146	7,956	7,793	6,952	6,318	5,910	5,462	4,592
TOTAL ASSETS	34,181	32,274	30,276	30,893	27,915	25,257	22,353	21,470	19,972	17,693
Equity & Liabilities										
Stated Capital	11,163	11,163	10,186	10,186	10,186	10,186	10,186	9,713	9,713	9,713
Revaluation Reserve	464	291	265	239	216	165	149	135	112	80
Retained Earnings	16,207	17,151	15,478	13,750	11,559	9,343	6,915	6,283	5,241	3,813
Equity Attributable to Equity Holders	27,833	28,605	25,929	24,175	21,961	19,694	17,250	16,131	15,066	13,606
Minority Interest	-	1,512	1,507	1,147	943	963	903	833	791	758
Total Equity	27,833	30,117	27,436	25,322	22,904	20,657	18,153	16,964	15,857	14,364

Rs. Mn	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Non-Current Liabilities										
Interest Bearing Loans & Borrowings	-	46	96	146	196	246	2,194	1,549	567	1,135
Non Interest Bearing Borrowings & Loans	-	-	-	-	-	-	1	2	3	4
Post Employment Benefit Liability	27	27	21	18	27	23	21	20	18	15
Customer Deposit	1,215	323	-	-	-	-	-	-	-	-
Deferred Tax Liability	226	23	-	-	-	-	-	-	-	-
	1,468	418	117	163	223	269	2,216	1,571	588	1,154
Current Liabilities										
Trade & Other Payables	885	782	825	1,594	543	697	871	831	996	2,056
Rental & Customer Deposits	856	875	904	1,888	2,082	976	418	440	925	-
Amounts Due to Related Parties	794	21	-	12	20	9	9	26	13	19
Interest Bearing Loans & Borrowings	2,304	50	986	1,888	2,117	2,636	683	1,596	1,587	50
Non Interest Bearing Borrowings & Loans	-	-	-	-	-	1	1	1	1	1
Income Tax Payable	27	4	2	21	24	10	-	-	4	11
Dividend Payable	13	7	5	3	3	2	2	39	1	38
	4,880	1,739	2,723	5,407	4,788	4,331	1,984	2,935	3,527	2,175
TOTAL EQUITY & LIABILITIES	34,181	32,274	30,276	30,893	27,915	25,257	22,353	21,470	19,972	17,694
Earnings Per Share	3.28	3.44	3.48	2.89	2.93	3.18	1.23	2.25	3.04	3.74
Earnings Per Share (Excluding Fair Value Gains))	1.85	2.09	2.29	1.78	1.07	0.66	0.58	0.57	0.70	0.61
Dividend Per Share	1.50	1.50	1.45	0.30	0.30	0.30	0.26	0.40	0.50	0.30
Net Asset Value Per Share	31.35	32.22	30.74	28.66	26.04	23.35	20.45	28.69	26.79	24.20
Share Value (High)	26.10	24.10	29.30	21.30	15.60	19.40	24.00	15.00	15.00	15.50
Share Value (Low)	19.30	20.50	18.50	13.90	9.50	13.10	14.00	5.75	5.75	9.00
Current Ratio	0.90	3.27	1.89	1.47	1.63	1.61	3.18	2.01	1.55	2.11
Return on equity (%)	10%	11%	13%	11%	11%	14%	5%	8%	12%	17%
Total Debt to Total Assets (%)	19%	7%	9%	18%	18%	18%	19%	21%	21%	19%
Debt/Equity Ratio (%)	8.3%	0.3%	4%	8%	11%	15%	17%	19%	14%	9%
Return on Assets (%)	9%	10%	11%	9%	9%	11%	4%	6%	9%	13%
Asset Turnover (%)	7%	10%	20%	16%	7%	10%	8%	9%	7%	6%
Dividend Payout Ratio (%)	46%	44%	42%	10%	10%	9%	21%	18%	16%	8%

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.