



**INTERIM FINANCIAL STATEMENTS**

**For the nine months ended September 30, 2024**

**COMMERCIAL DEVELOPMENT COMPANY PLC**

	For the Nine Months Ended			For the Quarter Ended		
	September 30, 2024	September 30, 2023	Change	September 30, 2024	September 30, 2023	Change
	Rs. 000	Rs. 000	%	Rs. 000	Rs. 000	%
Revenue	530,545	509,685	4.1	180,774	176,507	2.4
Cost of Sales	(317,475)	(296,676)	7.0	(91,807)	(92,375)	(0.6)
<b>Gross Profit</b>	<b>213,070</b>	<b>213,009</b>	<b>0.0</b>	<b>88,967</b>	<b>84,132</b>	<b>5.7</b>
Other Income	2,314	11,938	(80.6)	845	7,536	(88.8)
	<b>215,384</b>	<b>224,947</b>	<b>(4.3)</b>	<b>89,812</b>	<b>91,668</b>	<b>(2.0)</b>
Administrative Expenses	(35,328)	(32,178)	9.8	(10,659)	(9,197)	15.9
Operating Profit	180,056	192,769	(6.6)	79,153	82,471	(4.0)
Net Finance Income	80,504	91,235	(11.8)	22,481	32,502	(30.8)
<b>Profit before Tax</b>	<b>260,560</b>	<b>284,004</b>	<b>(8.3)</b>	<b>101,634</b>	<b>114,973</b>	<b>(11.6)</b>
Income Tax Expense	(78,168)	(86,054)	(9.2)	(30,490)	(34,683)	(12.1)
<b>Net Profit for the period</b>	<b>182,392</b>	<b>197,950</b>	<b>(7.9)</b>	<b>71,144</b>	<b>80,290</b>	<b>(11.4)</b>
<i>Other Comprehensive Income, Net of Tax</i>	-	-	-	-	-	-
<b>Total Comprehensive Income for the period, Net of Tax</b>	<b>182,392</b>	<b>197,950</b>	<b>(7.9)</b>	<b>71,144</b>	<b>80,290</b>	<b>(11.4)</b>
Earnings per Share (Rs.)	15.20	16.50	(7.9)	5.93	6.69	(11.4)

The above figures are provisional and subject to audit unless indicated as audited.

#### Explanatory Notes

- Financial Statements of the Company have been prepared in accordance with the Sri Lanka Accounting Standards (SLFRSs/LKASs) issued by The Institute of Chartered Accountants of Sri Lanka. There were no changes in the Accounting Policies and methods of computation since the publication of the Annual Report for the year ended December 31, 2023.
- These Interim Financial Statements are presented in accordance with the requirements of the Sri Lanka Accounting Standard - LKAS - 34 on "Interim Financial Reporting" and provide the information as required in terms of Rule 7.4 of the Colombo Stock Exchange.
- The increase in cost of sales and administrative expenses was due to a compensation payment amounting to Rs. 19.0 Mn. made to 12 employees who retired under a Voluntary Retirement Scheme during the period under review.
- Related Party Transactions
  - Mr.S.C.U.Manatunge, a non executive Director of the Company is also the Managing Director of Commercial Bank of Ceylon PLC (CBC), the sole tenant and the parent of the Company. Mr.U.I.S.Tillakawardana, non executive Director of the Company functions as the Deputy General Manager- Human Resources Management of the CBC. During the quarter ended September 30, 2024, the Company received Rs. 178.8 Mn. as rental income, charges on account of outsourcing services, vehicle hiring charges and fees for other utility services from the CBC (Rs.174.9 Mn. during the quarter ended September 30, 2023).
  - As at the reporting date, the Company has invested Rs.1,003.1 Mn. in Fixed Deposits (inclusive of interest) at market interest rates at CBC Finance Limited, which is a fully owned subsidiary of the CBC (Rs 672.4 Mn.as at September 30, 2023). The interest income earned on fixed deposits for the quarter ended September 30, 2024 amounted to Rs. 27.1 Mn (Rs.27.9 Mn. for the quarter ended September 30, 2023).
- All known expenses have been provided for in these Interim Financial Statements.
- There were no material events that took place since September 30, 2024, that require disclosure in these Interim Financial Statements other than those disclosed above.
- There were no contingent assets, contingent liabilities or capital commitments outstanding as at the Reporting date except that a case which has been filed against the Company by a former employee at the Labour Tribunal, Negombo. The Labour Tribunal ordered that the said employee be compensated with Rs. 2.0 Mn. The Company has appealed against this order to the High Court.

No provision is made in these Interim Financial Statements in respect of the above claim as the lawyers are of the opinion that the outcome of the appeal to the High Court is more likely to be favorable to the Company and the likelihood of the payment is remote.

## STATEMENT OF FINANCIAL POSITION

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As at	September 30, 2024	December 31, 2023 (Audited)	Change
	Rs.'000	Rs.'000	%
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, Plant & Equipment	45,882	88,390	(48.09)
Intangible Assets	1,030	1,502	(31.42)
Investment Property	3,129,111	3,129,111	-
Deposits Receivable	11,576	11,187	3.48
	<u>3,187,599</u>	<u>3,230,190</u>	(1.32)
<b>Current Assets</b>			
Trade and Other Receivables	138,562	100,737	37.55
Financial Investments	1,003,089	852,989	17.60
Cash and Cash Equivalents	85,319	142,373	(40.07)
	<u>1,226,970</u>	<u>1,096,099</u>	11.94
<b>Total Assets</b>	<u><u>4,414,569</u></u>	<u><u>4,326,289</u></u>	2.04
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Stated Capital	120,000	120,000	-
Other Reserves	2,451,630	2,451,630	-
Retained Earnings	1,184,235	1,049,843	12.80
<b>Total Equity</b>	<u>3,755,865</u>	<u>3,621,473</u>	3.71
<b>Non-Current Liabilities</b>			
Deposits Payables	63,141	61,083	3.37
Employee Benefits	81,909	86,164	(4.94)
Lease Creditors	22,464	50,642	(55.64)
Deferred Tax	390,657	390,235	0.11
	<u>558,171</u>	<u>588,124</u>	(5.09)
<b>Current Liabilities</b>			
Trade and Other Payables	55,394	54,203	2.20
Lease Creditors	14,839	18,496	(19.77)
Deferred Revenue	2,467	6,089	(59.48)
Current Tax	27,833	37,904	(26.57)
	<u>100,533</u>	<u>116,692</u>	(13.85)
<b>Total Equity and Liabilities</b>	<u><u>4,414,569</u></u>	<u><u>4,326,289</u></u>	2.04
Net Assets Value Per Ordinary Share (Rs.)	<u><u>312.99</u></u>	<u><u>301.79</u></u>	3.71

The above figures are provisional and subject to audit unless indicated as audited.

I certify that these Financial Statements have been prepared in accordance with the requirements of the Companies Act No.07 of 2007 and amendments thereto.

(Sgd.)

**W.H. Wijesekara**  
**Finance Manager**

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.

(Sgd.)

**A.L.GOONERATNE**  
**CHAIRMAN**

November 7, 2024

(Sgd.)

**S.C.U.MANATUNGE**  
**DIRECTOR**

## STATEMENT OF CHANGES IN EQUITY

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	Stated Capital	Fair Value Reserve - Investment Property	Retained Earnings	Total Equity
	Rs.'000	Rs.'000	Rs.'000	Rs.'000
Balance as at January 1, 2023	120,000	2,406,680	890,744	3,417,424
<b>Total Comprehensive Income for the nine months ended September 30, 2023</b>				
Profit for the nine months ended September 30, 2023	-	-	197,950	197,950
Other Comprehensive Income for the nine months ended September 30, 2023	-	-	-	-
	-	-	197,950	197,950
<b>Transaction with equity holders, recognized directly in equity</b>				
Final Dividend for 2022	-	-	(48,000)	(48,000)
<b>Balance as at September 30, 2023</b>	<b>120,000</b>	<b>2,406,680</b>	<b>1,040,694</b>	<b>3,567,374</b>
<b>Total Comprehensive Income for the three months ended December 31, 2023</b>				
Profit for the three months ended December 31, 2023	-	-	96,110	96,110
Other Comprehensive Income for the three months ended December 31, 2023	-	-	(6,337)	(6,337)
	-	-	89,773	89,773
<b>Transaction with equity holders, recognized directly in equity</b>				
Interim Dividend for 2023	-	-	(36,000)	(36,000)
Unclaimed Dividends Written Back	-	-	326	326
Transfer of Fair Value Gains on Investment Property	-	44,950	(44,950)	-
<b>Balance as at December 31, 2023 - Audited</b>	<b>120,000</b>	<b>2,451,630</b>	<b>1,049,843</b>	<b>3,621,473</b>
<b>Total Comprehensive Income for the nine months ended September 30, 2024</b>				
Profit for the nine months ended September 30, 2024	-	-	182,392	182,392
Other Comprehensive Income for the nine months ended September 30, 2024	-	-	-	-
	-	-	182,392	182,392
<b>Transaction with equity holders, recognized directly in equity</b>				
Final Dividend for 2023	-	-	(48,000)	(48,000)
<b>Balance as at September 30, 2024</b>	<b>120,000</b>	<b>2,451,630</b>	<b>1,184,235</b>	<b>3,755,865</b>

The above figures are provisional and subject to audit unless indicated as audited.

**STATEMENT OF CASH FLOWS****05**

<b>For the nine months ended September 30,</b>	<b>2024</b>	<b>2023</b>
	<b>Rs.'000</b>	<b>Rs.'000</b>
<b>Cash Flows from Operating Activities</b>		
Profit before Tax	260,560	284,004
Non-cash adjustments to reconcile Profit before Tax to Net Cash Flows		
Depreciation/Amortization	21,375	34,592
Profit on disposal of Property, Plant and Equipment	(479)	(11,830)
Interest Income	(92,877)	(105,918)
Provision for Employee Benefits	6,884	6,885
Interest Expenses	12,373	14,422
	<u>207,836</u>	<u>222,155</u>
Changes in:		
Trade & Other Receivables	(27,796)	(82,072)
Deposits Payables	2,058	3,474
Deferred Revenue	(3,622)	(2,764)
Trade and Other Payables	6,681	18,175
	<u>185,157</u>	<u>158,968</u>
Interest Paid	(12,373)	(14,422)
Employee Benefits paid	(11,140)	(1,325)
Current Tax paid	(87,816)	(94,173)
	<u>73,828</u>	<u>49,048</u>
<b>Net Cash Flow Generated from Operating Activities</b>		
<b>Cash Flows from/(used in) Investing Activities</b>		
Purchase of Property, Plant and Equipment	(571)	(36)
Proceeds from Sale of Property, Plant and Equipment	12,235	11,988
Interest Received	92,877	105,918
Net Change in Financial Investments	(150,100)	(145,930)
	<u>(45,559)</u>	<u>(28,060)</u>
<b>Net Cash Flow generated from/(used in)/ Investing Activities</b>		
<b>Cash Flows from/(used in) Financing Activities</b>		
Settlement of Lease Liabilities	(31,834)	(11,839)
Dividend Paid	(53,489)	(48,257)
	<u>(85,323)</u>	<u>(60,096)</u>
<b>Net Cash Flow from/(used in) Financing Activities</b>		
Net Increase/(decrease) in Cash and Cash Equivalents	(57,054)	(39,108)
Cash and Cash Equivalent at the beginning of the Year	142,373	154,462
<b>Cash and Cash Equivalent at the end of the Period</b>	<u>85,319</u>	<u>115,354</u>
<b>Analysis of Cash and Cash Equivalents</b>		
Cash at Bank	85,286	115,330
Cash in Hand	33	24
	<u>85,319</u>	<u>115,354</u>

The above figures are provisional and subject to audit unless indicated as audited.

**TWENTY LARGEST SHAREHOLDERS AS AT SEPTEMBER 30, 2024****06**

<b>Name of the Shareholder</b>	<b>No. of Shares</b>	<b>%</b>
01 Commercial Bank of Ceylon PLC	10,800,000	90.00
02 Assetline Finance LTD/British American Technologies (Pvt) Ltd	56,100	0.47
03 People'S Leasing & Finance PLC/Mr. K.K.Shujeevan	53,684	0.45
04 PMF Finance PLC/K.Laveendrakumar	48,371	0.40
05 Binanthi Shamani Rasanayagam	44,570	0.37
06 Amirally Lukmanjee	44,168	0.37
07 Dinesh Anthony Perera	30,396	0.25
08 People's Leasing and Finance PLC/K.Laveendrakumar	30,228	0.25
09 Gajath Chrysantha Goonetilleke	30,077	0.25
10 Surendra Wickramasinghe	27,200	0.23
11 Sithamparapillai Gowrisangar	27,000	0.23
12 Sampath Bank PLC/Mr. Abishek Sithampalam	26,000	0.22
13 Wickrama Buddhika Mendis Wijegunaratna	25,263	0.21
14 Zoebaly Gulamabass Carimjee	25,000	0.21
15 Manel Senanayake	24,000	0.20
16 Wijewickrama Pathinayakage Asanka Dinunuwan Gunathilaka	22,000	0.18
17 Sithampalam Durga	21,500	0.18
18 Arunasalam Sithampalam	19,055	0.16
19 Dehiwalage Sunil Priyantha Perera	18,213	0.15
20 Gunendra Rasitha Sellahewa	16,625	0.14
	<hr/>	<hr/>
	11,389,450	94.92
Other shareholders	610,550	5.08
Total	<hr/>	<hr/>
	12,000,000	100.00

Percentage of public holding in the Stated Capital of the Company as at September 30, 2024 was 10%. There were 978 shareholders representing the public holding percentage stated above.

The Float Adjusted Market Capitalisation of the Company as at September 30, 2024 was Rs.148,800,000/-.

The Company complies with the minimum public holding as a continuous listing requirement as per the Option 2 of the Listing Rule No. 7.13.1 (b) of the Colombo Stock Exchange.

None of the Directors held shares of the Company as at September 30, 2024.

**Name of the Company**

Commercial Development Company PLC

**Legal Form**

A public limited liability company incorporated in Sri Lanka on March 14, 1980 under the Companies Ordinance No. 51 of 1938 and quoted in the Colombo Stock Exchange in March 1983. The Company was re - registered , under the Companies Act No. 07 of 2007 on January 17, 2008.

**Registered Office**

No. 8 - 4/2, York Arcade Building,  
Leyden Bastian Road, Colombo 01, Sri Lanka.  
Telephone/Facsimile : 011 - 2447300  
Email : info@cdcplc.net  
Website : www.cdcplc.net

**Company Registration No.**

PQ 114

**Tax Payer Identification No. (TIN)**

124010578

**Accounting Year - end**

December 31

**Board of Directors**

Mr.A.L.Gooneratne - Chairman (Non-Executive Non-Independent Director)  
Mr.S.C.U.Manatunge (Non-Executive Non-Independent Director)  
Mr.U.I.S. Tillakawardana (Non-Executive Non-Independent Director)  
Dr.R.A. Attalage (Non-Executive Independent Director)  
Mr.P.L.P.Withana (Non-Executive Independent Director)  
Mr.N.Abey Suriya (Non-Executive Independent Director)

**Company Secretary**

Mr.L.W.P. Indrajith

**Auditors**

KPMG  
Chartered Accountants  
32A, Sir Mohamed Macan Markar Mawatha  
Colombo 03, Sri Lanka.

**Registrars**

SSP Corporate Services (Private) Limited  
101, Inner Flower Road,  
Colombo 03,  
Sri Lanka.

**Lawyers**

Julius & Creasy  
No 371, R.A.De Mel Mawatha,  
Colombo 03,

**Audit Committee**

Mr.P.L.P.Withana - Chairman  
Dr.R.A.Attalage  
Mr.N.Abey Suriya

**Related Party Transactions Review Committee**

Mr.P.L.P.Withana - Chairman  
Dr.R.A.Attalage  
Mr.N.Abey Suriya

**Nominations and Governance Committee**

Dr.R.A.Attalage - Chairman  
Mr.P.L.P.Withana  
Mr.N.Abey Suriya

**Remuneration Committee**

Dr.R.A.Attalage - Chairman  
Mr.A.L.Gooneratne  
Mr.P.L.P.Withana  
Mr.N.Abey Suriya

**Principal Banker**

Commercial Bank of Ceylon PLC

**Information on Shares**

	2024 Rs.	2023 Rs.
Market Value of a Share <i>As at September 30,</i>	124.00	116.25
Highest price during the <i>quarter ended September 30,</i>	124.25	129.00
Lowest price during the <i>quarter ended September 30,</i>	104.50	108.00
Number of Ordinary Shares <i>in issue as at September 30,</i>	12,000,000	12,000,000

**Financial Ratios**

<b>As at September 30,</b>	2024	2023
Interest Cover ( times )	14.55	13.13
Quick Assets Ratio ( times )	12.20	9.19
Net Assets Value Per Share (Rs.)	312.99	297.28