

# **MAHAWELI REACH HOTELS PLC**

***INTERIM FINANCIAL STATEMENTS***

***FOR THE 09 MONTHS ENDED***

***31 DECEMBER 2019.***

MAHAWELI REACH HOTELS PLC  
STATEMENT OF COMPREHENSIVE INCOME

Audited 31.03.2019	NOTE	For the 03 Months Ended 31st December (Unaudited)			For the 09 Months Ended 31st December (Unaudited)		
		2019 Rs.	2018 Rs.	Variance Favorable/ (Unfavorable)	2019 Rs.	2018 Rs.	Variance Favorable/ (Unfavorable)
598,408,777	Revenue	120,564,972	166,520,211	-28%	275,119,417	410,279,784	-33%
(293,974,899)	Cost of sales	(77,577,130)	(83,364,830)	7%	(201,632,365)	(232,397,197)	13%
<b>304,433,878</b>	<b>Gross profit</b>	<b>42,987,842</b>	<b>83,155,381</b>	<b>-48%</b>	<b>73,487,053</b>	<b>177,882,587</b>	<b>-59%</b>
55,901,661	Other income	12,010,959	17,247,249	-30%	34,170,567	41,479,788	-18%
(34,835,805)	Marketing & Promotional expenses	(7,314,379)	(8,508,567)	14%	(21,721,243)	(23,538,236)	8%
(335,919,702)	Administrative & Other expenses	(68,472,115)	(71,742,575)	5%	(196,359,456)	(206,841,475)	5%
<b>(10,419,968)</b>	<b>Operating Profit/(Loss)</b>	<b>(20,787,693)</b>	<b>20,151,488</b>	<b>&gt;100</b>	<b>(110,423,079)</b>	<b>(11,017,336)</b>	<b>&gt;100</b>
(31,224,322)	Finance costs	(3,045,047)	(9,578,503)	68%	(9,345,595)	(24,160,734)	61%
3,226	Finance income	202,825	272,325	-26%	690,051	773,075	-11%
(31,221,096)	Finance costs - net	(2,842,222)	(9,306,178)	69%	(8,655,544)	(23,387,659)	63%
<b>(41,641,064)</b>	<b>Profit before income tax</b>	<b>(23,629,915)</b>	<b>10,845,310</b>	<b>&gt;100</b>	<b>(119,078,623)</b>	<b>(34,404,995)</b>	<b>&gt;100</b>
385,399	Income tax expense	(147,673)	(903,357)	84%	(231,842)	(2,546,441)	91%
<b>(41,255,665)</b>	<b>Profit/(Loss) for the period</b>	<b>(23,777,588)</b>	<b>9,941,953</b>	<b>&gt;100</b>	<b>(119,310,465)</b>	<b>(36,951,436)</b>	<b>&gt;100</b>
	<b>Other Comprehensive Income</b>						
	<b>Items that will never be reclassified to Profit or Loss</b>						
5,095,165	Re- Measurement of Defined Benefit & Liability	-	-	-	-	-	-
(713,323)	Related Tax	-	-	-	-	-	-
-	Deferred Tax Impact on Revalued Buildings	-	-	-	-	-	-
-	Deferred Tax Impact on Revalued Lands	-	-	-	-	-	-
4,381,842	<b>Other Comprehensive Income for the Year, Net of Tax</b>	-	-	-	-	-	-
<b>(36,873,823)</b>	<b>Total Comprehensive Income for the Year</b>	<b>(23,777,588)</b>	<b>9,941,953</b>	<b>-</b>	<b>(119,310,465)</b>	<b>(36,951,436)</b>	<b>-</b>
	<b>Earning/(Loss) per Share Rs.</b>						
(0.88)	Basic	(0.51)	0.21	-	(2.53)	(0.79)	

MAHAWELI REACH HOTELS PLC  
STATEMENT OF FINANCIAL POSITION

Audited 31.03.2019		Unaudited as at 31.12.2019	Unaudited as at 31.12.2018
		Rs.	Rs.
<b>Assets</b>			
<b>Non-current assets</b>			
1,321,176,904	Property Plant & Equipment	1,298,342,638	1,331,714,209
35,954,100	Deferred Tax Assets	35,954,100	44,589,644
1,117,000	Work in Progress	1,117,000	1,117,000
<b>Current assets</b>			
22,350,001	Inventories	23,649,144	21,908,330
97,407,786	Trade & Other Receivables	25,594,724	60,917,775
8,503,184	Other current assets	48,325,091	34,444,065
7,365,427	Cash and Cash Equivalents	30,723,865	49,651,447
135,626,398		128,292,825	166,921,617
<b>1,493,874,402</b>	<b>Total Assets</b>	<b>1,463,706,563</b>	<b>1,544,342,470</b>
<b>Equity and liabilities</b>			
<b>Equity</b>			
585,445,870	Stated Capital	585,445,870	585,445,870
506,400,130	Revaluation Reserves	506,400,130	506,400,130
(38,285,750)	Retained Earnings	(157,596,215)	(38,363,363)
<b>1,053,560,250</b>	<b>Total equity</b>	<b>934,249,785</b>	<b>1,053,482,637</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
69,380,164	Interest Bearing Borrowings	112,300,945	81,622,066
123,410,028	Deferred Tax Liability	123,410,028	131,742,631
55,128,625	Retirement Benefit Obligations	58,628,627	53,856,866
<b>Current liabilities</b>			
77,290,651	Trade and Other Payables	79,157,072	85,928,708
942,529	Due to Related Companies	4,042,999	696,290
26,975,316	Current Portion of Interest Bearing Borrowings	29,252,484	21,685,884
87,186,839	Bank Overdrafts	122,664,622	115,327,387
440,314,152	<b>Total liabilities</b>	529,456,778	490,859,833
<b>1,493,874,402</b>	<b>Total equity and liabilities</b>	<b>1,463,706,563</b>	<b>1,544,342,470</b>

These Financial Statements are in compliance with the requirements of the Companies Act No.07 of 2007.

  
Sanjeewa Wickramasinghe  
Chief Accountant

The above figures are provisional & subject to audit  
Figures in brackets indicate deductions.

Signed for and on behalf of the Board

  
J A Panabokke  
Director

10 February 2020

  
W P Hettiaratchi  
Director

MAHAWELI REACH HOTELS PLC  
STATEMENT OF CHANGES IN EQUITY

	Stated Capital Rs.	Revaluation Reserve Rs.	Retained Earnings Rs.	Total Rs.
Balance as at 1st April 2019	585,445,870	506,400,130	(38,285,750)	1,015,274,500
Profit or loss	-	-	(119,310,465)	(119,310,465)
<b>Balance as at 31 December 2019</b>	<b>585,445,870</b>	<b>506,400,130</b>	<b>(157,596,215)</b>	<b>895,964,035</b>
Balance as at 1st April 2018	585,445,870	506,400,130	(1,411,927)	1,090,434,073
Profit or loss	-	-	(36,951,436)	(36,951,436)
<b>Balance as at 31 December 2018</b>	<b>585,445,870</b>	<b>506,400,130</b>	<b>(38,363,362)</b>	<b>1,053,482,637</b>

**MAHAWELI REACH HOTELS PLC**  
**STATEMENT OF CASH FLOWS**

Audited 31.03.2019	Unaudited as at 31.12.2019	Unaudited as at 31.12.2018
	Rs.	Rs.
<b>Cash flow from operating activities</b>		
(41,641,064) Profit / (Loss) for the period	(119,078,623)	(34,404,995)
<b>Adjustments for :-</b>		
58,764,320 Depreciation of Property, plant and equipment	42,542,073	41,948,441
26,808,078 Interest Expenses	4,226,546	24,160,734
8,363,549 Movement in Provision for Gratuity & Accruals	6,071,900	(70,360)
5,214,425 Impairment provision for bad debts	-	-
4,155,452 Written Back of Sundry Creditors	-	-
61,664,760 <b>Operating Profits Before Working Capital Changes</b>	<b>52,840,519</b>	<b>66,038,815</b>
(647,563) (Increase) / Decrease In Inventories	(1,299,143)	(205,892)
(4,987,268) (Increase) / Decrease In Trade and other receivables	31,991,154	11,648,137
(8,286,766) Increase / (Decrease) in due to related parties	3,100,470	(8,533,005)
118,653 Increase / (Decrease) In Trade & Other payables	1,866,421	7,638,351
47,861,816	(30,579,201)	42,181,412
(24,802,853) Interest paid	(4,226,546)	(24,160,734)
(2,042,375) Gratuity paid	(2,571,900)	(1,060,815)
(4,426,943) Tax paid	(2,205,442)	(2,551,224)
16,589,645 <i>Net cash generated from operating activities</i>	(39,583,089)	14,408,638
<b>Cash flows from investing activities</b>		
(36,116,226) Purchases of Property Plant & Equipments	(4,682,894)	(28,747,444)
(36,116,226) <i>Net cash used in investing activities</i>	(4,682,894)	(28,747,444)
<b>Cash flows from financing activities</b>		
- Proceeds from Loans	45,000,000	-
(31,675,808) Repayment of Loans & Leases	(12,853,363)	(22,718,112)
(31,675,808) <i>Net cash used in financing activities</i>	32,146,637	(22,718,112)
(51,202,389) <i>Net increase in cash and cash equivalents</i>	(12,119,346)	(37,056,918)
(28,619,023) Cash & Cash equivalents at beginning of the year	(79,821,412)	(28,619,023)
<b>(79,821,412) Cash &amp; cash equivalents at end of period</b>	<b>(91,940,757)</b>	<b>(65,675,940)</b>

**MAHAWELI REACH HOTELS PLC**  
**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

**CORPORATE INFORMATION**

**INTERIM CONDENSED FINANCIAL STATEMENTS**

**APPROVAL OF FINANCIAL STATEMENTS**

The interim condensed financial statements of the Company for the 09 months ended 31 December 2019 were authorised for issue by the Board of Directors on 10 February 2020.

**BASIS OF PREPARATION**

The interim condensed financial statements have been prepared in compliance with Sri Lanka Accounting Standard (SLAS) LKAS 34 - Interim Financial Reporting. These interim condensed financial statements should be read in conjunction with the annual financial statements for the year ended 31 March 2020.

These financial statements quarter ended 31 December 2019 have been prepared on a historical cost basis, except for land and buildings.

**SIGNIFICANT ACCOUNTING POLICIES**

The changes to accounting policies set out below have been applied consistently to all periods presented in these interim condensed financial statements and in preparing the opening SLFRS/LKAS, unless otherwise indicated.

The presentation and classification of the financial statements of the previous periods have been amended, where relevant, for better presentation and to be comparable with those of the current period.

**Finance costs**

Finance Income comprise interest income from Staff Loans.

Finance cost comprise interest expense on borrowings.

**Financial assets**

**Income Tax**

Income Tax paid includes payment of Economic Service Charge (ESC) amounting to Rs 2,205,442, which can be claimed against the future profits.

**Initial recognition and measurement**

Financial assets within the scope of LKAS 39 are classified as financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments and available for sale financial assets, as appropriate and determines the classification of its financial assets at initial recognition. At the reporting date there were no financial assets at fair value through profit or loss, available for sale and held to maturity investments.

All financial assets are recognised initially at fair value plus, in the case of investments not at fair value through profit or loss, directly attributable transaction cost.

The financial assets include cash, trade and other receivables and loans and other receivables.

**Subsequent measurement**

The subsequent measurement of financial assets depends on their classification as follows:

**Loans and receivables**

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate method (EIR), less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR.

The EIR amortisation is included in finance income in the income statement. The losses arising from impairment are recognised in the income statement.

**Derecognition**

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognised when:

The right to receive cash flows from the asset have expired

The company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the receivable cash flows in full without material delay to a third party under a 'pass-through' arrangement, and either

(a) the company has transferred substantially all the risks and rewards of the asset, or

(b) the company has either transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, and has neither transferred nor retained substantially all of the risks and rewards of the asset nor transferred control of it, the asset is recognised to the extent of the company's continuing involvement in it.

In the case, the company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the company has retained. Continuing involvement that takes the form of guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the company could be required to repay.

**Impairment of financial assets**

The Company assesses at each reporting date whether there is any objective evidence that a financial asset or a group of financial assets is impaired.

A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset and that loss event has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated.

Events that has occurred after the initial recognition of the asset and that loss event has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated.

Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and where observable data indicate there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

**Financial liabilities****Initial recognition and measurement**

Financial liabilities within the scope of LKAS 39 are classified as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives as appropriate and determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value and in the case of loans and borrowings, plus directly attributable transaction costs.

The financial liabilities include trade and other payables, bank overdrafts, loans and borrowings.

**Subsequent measurement**

The subsequent measurement of financial liabilities depends on their classification as follows:

**Financial liabilities at fair value through profit or loss**

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Gains or losses on liabilities held for trading are recognised in the income statement.

The company has not designated any financial liabilities upon initial recognition as at fair value through profit or loss.

**Borrowings**

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in the income statement when the liability are derecognised as well as through the effective interest rate method (EIR) amortization process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in the finance costs in the income statement.

**Offsetting of financial instruments**

Financial assets and financial liabilities are offset and net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

**Derecognition**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in the income statement. Substantially modified, such an exchange,

**Financial risk management objectives and policies**

The Company principal financial liabilities comprise of loans, borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the company's operations. The Company has trade and other receivables, and cash that arise directly from its operations. The Company is exposed to market risk, credit risk and liquidity risk.

The company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the company's financial performance. Risk management is carried out under policies approved by the Board of Directors.

## Share Information

### Public share holdings

The percentage of shares held by the public as at 31 December 2019 was 20.49% (31 December 2018- 20.86%)

### Directors' share holdings

The number of shares held by the Board of Directors are as follows:

As at	31-Dec-19	31-Dec-18
Mr J A Panabokke	1,905,858	1,905,858
Mr M U Maniku	1,217,306	1,217,306
Mr A N Esufally	332,000	332,000
Ms D L Panabokke	223,634	208,634
Mr J Asitha Panabokke	166,987	152,988
Mr P B Panabokke (Alternate Director to Ms D L Panabokke)	30,760	15,500
	<u>3,876,545</u>	<u>3,832,286</u>

### Twenty largest shareholders of the company are as follows:

As at	31-Dec-19	%
Universal Enterprises Pvt. Ltd	32,683,550	69.44
Freudenberg Shipping Agencies Limited	3,308,623	7.03
Mr. J A Panabokke	1,905,858	4.05
Mr B D Panabokke	1,502,843	3.19
Mr. M U Maniku	1,217,306	2.59
Estate of Late Mr. K M Panabokke	829,304	1.76
Estate of Late Mrs. L. R. Panabokke	819,050	1.74
Mr. J A Panabokke & Mrs K D Panabokke	658,867	1.40
Mr. R. T. Molligoda (Deceased)	626,200	1.33
Mr. A N Esufally	332,000	0.71
Mackwoods Securities Limited	229,627	0.49
Ms D L Panabokke	223,634	0.48
Mrs. K D Panabokke	204,550	0.43
Mr. J Asitha Panabokke	166,987	0.35
Alliance Finance Company PLC	71,928	0.15
Mackwoods Enterprises Limited	66,593	0.14
Mr. R Ratmagopal	57,800	0.12
Rosewood (Pvt) Ltd - Account No.01	50,000	0.11
Sampath Bank PLC/Mr. S Abishek	39,000	0.08
Mr. W A.D. Siriwardhana	35,148	0.07
Others	2,037,579	4.33
	<u>47,066,447</u>	<u>100.00</u>

### Stated capital

Stated capital is represented by number of shares in issue as given below:

As at 31 December 2019	No of Shares	Holding %	No of Shareholders
Others	37,423,512	79.51	10
Public	9,642,935	20.49	2,265
Ordinary shares	47,066,447	100.00	2,275

### Net assets per share As at

31-Dec-19	31-Dec-18
19.85	22.38

Net assets per share have been calculated, for all periods, based on the number of shares in issue as at 31 December 2019.

### Market price per share

For the quarter ended 31 December	2019	2018
	Rs.	Rs.
Highest	18.40	15.90
Lowest	13.80	12.60
Last traded	15.20	13.00

### Market Capitalization on 31 December

715,409,994	611,863,811
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### Minimum Public Holding Requirement as per Listing Rules 7.13.1

	Float Adjusted Market Capitalisation - (Rs.)	Public Holding Percentage	No of Shareholders	Option
Minimum Public Holding	146,587,508	20.49	2,265	2

### Contingencies, capital and other commitments

A Contingent Liability of Rs. 10 million exists due to a legal claim by a customer in the ordinary course of business. Mahaweli Reach Hotels PLC maintains a public liability insurance policy and the matter has been referred to the insurers. An evaluation of the likelihood of an unfavourable outcome resulting in a potential loss cannot be quantified or commented upon at this stage.

Following the termination of employees on disciplinary grounds an inquiry was held by the Commissioner General of Labor and an order was issued for reinstatement and the payment of back wages. The Company filed a Writ Application in the Court of Appeal to have this order quashed. The Honorable Court delivered its judgement on 12th December 2018, quashing the order of the Commissioner General of Labor which required reinstatement of these employees and stating that the Commissioner General of Labor should hear the parties and make an order regarding the compensation payable to these persons in terms of the Termination of Employment of Workmen (Special Provisions) Act No. 45 of 1971 (as amended). Legal Advice has been sought with respect to the decision of the Commissioner General of labor which was received on 05th August 2019. In view of legal advice that the determination received from the Commissioner General of Labor on 05th August 2019 was incorrect in law, the company has filed a Writ Application before the Court of Appeal seeking an order quashing the said decision. No material losses are anticipated as a result.

### Event after the reporting period

There are no material events subsequent to the Balance Sheet date that require disclosure in the interim financial statements.