



**Access Engineering PLC**  
**Financial Statements**  
**For the Year Ended 31st March 2019**

ACCESS ENGINEERING PLC  
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 31ST MARCH 2019



In LKR	Group				Company			
	Quarter ended 31st March		Year ended 31st March		Quarter ended 31st March		Year ended 31st March	
	2019	2018	2019	2018	2019	2018	2019	2018
	Unaudited	Audited Re-stated	Unaudited	Audited Re-stated	Unaudited	Audited	Unaudited	Audited
Revenue	10,677,982,000	7,021,765,895	32,252,652,766	26,055,590,803	5,541,361,415	4,633,949,457	19,356,105,576	17,937,033,665
Cost of sales	(9,161,727,323)	(5,985,043,879)	(27,079,737,885)	(21,994,429,511)	(4,632,130,539)	(4,191,250,373)	(16,183,403,344)	(15,126,447,918)
<b>Gross profit</b>	<b>1,516,254,677</b>	<b>1,036,722,016</b>	<b>5,172,914,881</b>	<b>4,061,161,292</b>	<b>909,230,876</b>	<b>442,699,084</b>	<b>3,172,702,232</b>	<b>2,810,585,747</b>
Other income	76,357,190	2,457,159,133	473,252,233	2,519,087,363	(21,063,047)	553,231,509	647,816,175	724,888,499
Administrative expenses	(503,100,002)	(618,321,188)	(1,840,813,640)	(1,893,465,924)	(211,647,917)	(164,082,412)	(766,026,997)	(669,681,707)
Other expenses	(15,414,725)	(39,520,381)	(30,957,935)	(63,358,073)	(13,741,814)	(12,010,246)	(24,951,304)	(28,955,917)
<b>Operating profit</b>	<b>1,074,097,140</b>	<b>2,836,039,579</b>	<b>3,774,395,539</b>	<b>4,623,424,658</b>	<b>662,778,098</b>	<b>819,837,936</b>	<b>3,029,540,106</b>	<b>2,836,836,622</b>
Net finance cost	(134,567,045)	(118,883,008)	(650,649,656)	(382,588,880)	(94,848,449)	(127,511,425)	(484,948,694)	(445,810,818)
Share of results of equity-accounted investees, net of tax	738,420	(12,190,285)	(86,480)	(9,671,067)	-	-	-	-
<b>Profit before tax</b>	<b>940,268,515</b>	<b>2,704,966,287</b>	<b>3,123,659,403</b>	<b>4,231,164,711</b>	<b>567,929,649</b>	<b>692,326,511</b>	<b>2,544,591,412</b>	<b>2,391,025,804</b>
Income tax expenses	(164,561,644)	(1,399,874,687)	(687,415,259)	(1,768,468,525)	(131,210,942)	(314,649,898)	(549,258,780)	(483,094,897)
<b>Profit for the period</b>	<b>775,706,871</b>	<b>1,305,091,600</b>	<b>2,436,244,144</b>	<b>2,462,696,186</b>	<b>436,718,707</b>	<b>377,676,613</b>	<b>1,995,332,632</b>	<b>1,907,930,907</b>
<b>Profit attributable to:</b>								
Equity holders of the parent	672,571,264	1,309,863,801	2,327,441,818	2,507,213,674	436,718,707	377,676,613	1,995,332,632	1,907,930,907
Non-controlling interest	103,135,607	(4,772,201)	108,802,326	(44,517,488)	-	-	-	-
<b>Profit for the period</b>	<b>775,706,871</b>	<b>1,305,091,600</b>	<b>2,436,244,144</b>	<b>2,462,696,186</b>	<b>436,718,707</b>	<b>377,676,613</b>	<b>1,995,332,632</b>	<b>1,907,930,907</b>
<b>Other comprehensive income</b>								
<b>Items that will not be reclassified to profit or loss</b>								
Remeasurement of defined benefit liability	17,776,120	(25,988,237)	16,175,486	(19,122,325)	20,697,533	(29,118,468)	15,447,533	(23,988,146)
Revaluation of Land and Buildings	-	-	-	211,524,251	-	-	-	-
Related tax	(6,224,274)	(92,987,204)	(4,754,274)	(94,598,099)	(5,795,309)	(36,357,479)	(4,325,309)	(37,793,969)
<b>Other comprehensive income for the period, net of tax</b>	<b>11,551,846</b>	<b>(118,975,441)</b>	<b>11,421,212</b>	<b>97,803,827</b>	<b>14,902,224</b>	<b>(65,475,947)</b>	<b>11,122,224</b>	<b>(61,782,115)</b>
<b>Total comprehensive income for the period, net of tax</b>	<b>787,258,717</b>	<b>1,186,116,159</b>	<b>2,447,665,356</b>	<b>2,560,500,013</b>	<b>451,620,931</b>	<b>312,200,667</b>	<b>2,006,454,856</b>	<b>1,846,148,792</b>
<b>Total comprehensive income attributable to:</b>								
Equity holders of the parent	685,042,116	1,190,007,500	2,339,034,856	2,604,018,339	451,620,931	312,200,667	2,006,454,856	1,846,148,792
Non-controlling interest	102,216,601	(3,891,341)	108,630,500	(43,518,326)	-	-	-	-
<b>Total comprehensive income for the period, net of tax</b>	<b>787,258,717</b>	<b>1,186,116,159</b>	<b>2,447,665,356</b>	<b>2,560,500,013</b>	<b>451,620,931</b>	<b>312,200,667</b>	<b>2,006,454,856</b>	<b>1,846,148,792</b>
<b>Basic earnings per share</b>	<b>0.67</b>	<b>1.31</b>	<b>2.33</b>	<b>2.51</b>	<b>0.44</b>	<b>0.38</b>	<b>2.00</b>	<b>1.91</b>

The Accounting Policies and Notes form an integral part of these Financial Statements.  
Figures in brackets indicate deductions.

ACCESS ENGINEERING PLC  
STATEMENT OF FINANCIAL POSITION  
AS AT 31ST MARCH 2019



In LKR	Group		Company	
	31.03.2019 Unaudited	31.03.2018 Audited Re-stated	31.03.2019 Unaudited	31.03.2018 Audited
<b>Assets</b>				
<b>Non-current assets</b>				
Property, plant and equipment	5,194,582,942	5,980,093,102	3,067,938,263	3,270,611,938
Investment properties	10,729,192,520	10,713,949,513	415,800,000	415,800,000
Investment properties- work in progress	498,224,518	402,478,308	-	-
Intangible assets and goodwill	1,406,234,213	1,400,829,854	47,196,982	52,973,724
Investments in subsidiaries	-	-	13,230,857,707	13,729,275,147
Equity-accounted investees	897,097,271	1,191,865,526	855,465,410	1,155,465,410
Non-current financial assets	1,420,314,315	1,482,032,531	1,008,933,068	1,007,045,205
	<b>20,145,645,779</b>	<b>21,171,248,834</b>	<b>18,626,191,430</b>	<b>19,631,171,424</b>
<b>Current assets</b>				
Inventories	6,569,004,603	6,085,842,007	1,440,013,028	1,617,818,301
Trade and other receivables	13,886,361,057	11,249,413,659	10,126,189,680	8,539,769,405
Amount due from related parties	126,949,349	199,685,811	409,622,868	236,849,747
Current tax assets	30,514,766	66,116,571	-	60,699,819
Other current financial assets	2,698,410,709	2,195,368,035	2,466,744,154	2,010,995,242
Short term investments	25,769,394	35,560,781	25,769,394	35,560,781
Short term deposits	2,163,146,483	2,041,431,464	475,198,599	279,511,813
Cash and cash equivalents	2,488,542,220	1,394,098,390	1,075,663,900	577,006,066
	<b>27,988,698,581</b>	<b>23,267,516,718</b>	<b>16,019,201,623</b>	<b>13,358,211,174</b>
<b>Total Assets</b>	<b>48,134,344,360</b>	<b>44,438,765,552</b>	<b>34,645,393,053</b>	<b>32,989,382,598</b>
<b>Equity and liabilities</b>				
<b>Equity</b>				
Stated capital	9,000,000,000	9,000,000,000	9,000,000,000	9,000,000,000
Revaluation reserve	258,652,205	404,698,445	152,660,185	152,660,185
Retained earnings	12,129,972,991	10,387,913,212	9,983,718,225	8,714,965,150
<b>Equity attributable to equity holders of the parent</b>	<b>21,388,625,196</b>	<b>19,792,611,657</b>	<b>19,136,378,410</b>	<b>17,867,625,335</b>
Non-controlling interest	2,407,006,814	2,299,725,473	-	-
<b>Total equity</b>	<b>23,795,632,010</b>	<b>22,092,337,130</b>	<b>19,136,378,410</b>	<b>17,867,625,335</b>
<b>Non-current liabilities</b>				
Government grant	5,704,096	5,923,485	-	-
Loans and borrowings	5,097,898,733	5,137,825,136	5,188,152,871	5,188,152,872
Employee benefits	264,309,931	238,920,256	193,452,552	178,275,827
Deferred tax liabilities	1,986,350,955	2,145,470,679	494,827,129	590,652,004
	<b>7,354,263,715</b>	<b>7,528,139,556</b>	<b>5,876,432,552</b>	<b>5,957,080,703</b>
<b>Current liabilities</b>				
Bank overdrafts	329,942,836	564,712,154	-	-
Trade and other payables	12,510,757,185	10,116,721,429	8,528,943,821	7,218,909,464
Amount due to related parties	23,459,971	68,558,191	279,991,521	31,541,539
Loans and borrowings	3,637,207,534	3,948,402,215	402,128,177	1,904,960,917
Current tax liabilities	448,715,704	88,268,191	409,159,145	-
Unclaimed dividends	34,365,405	31,626,686	12,359,427	9,264,640
	<b>16,984,448,635</b>	<b>14,818,288,866</b>	<b>9,632,582,091</b>	<b>9,164,676,560</b>
<b>Total liabilities</b>	<b>24,338,712,350</b>	<b>22,346,428,422</b>	<b>15,509,014,643</b>	<b>15,121,757,263</b>
<b>Total equity and liabilities</b>	<b>48,134,344,360</b>	<b>44,438,765,552</b>	<b>34,645,393,053</b>	<b>32,989,382,598</b>
<b>Net asset per share</b>	<b>21.39</b>	<b>19.79</b>	<b>19.14</b>	<b>17.87</b>

The Accounting Policies and Notes form an integral part of these Financial Statements.

The Financial Statements have been prepared in compliance with the requirements of the Companies Act No.7 of 2007.

  
Deputy General Manager - Finance

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.  
Approved and signed for and on behalf of the Board of Directors of Access Engineering PLC.

  
Director

28th May 2019  
Colombo.

  
Director

ACCESS ENGINEERING PLC  
STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 31ST MARCH 2019



Group	Attributable to equity holders of the parent				Non-controlling interests	Total equity
	Stated capital	Revaluation reserve	Retained earnings	Total		
<b>In LKR</b>						
<b>Balance at 01st April 2017</b>	<b>9,000,000,000</b>	<b>249,969,954</b>	<b>9,589,746,941</b>	<b>18,839,716,895</b>	<b>2,711,502,144</b>	<b>21,551,219,039</b>
Prior year adjustment			(424,314,879)	(424,314,879)	-	(424,314,879)
<b>Restated total equity as at 01st April 2017</b>	<b>9,000,000,000</b>	<b>249,969,954</b>	<b>9,165,432,062</b>	<b>18,415,402,016</b>	<b>2,711,502,144</b>	<b>21,126,904,160</b>
Profit for the year	-	-	2,507,213,674	2,507,213,674	(44,517,488)	2,462,696,186
Other comprehensive income for the year, net of tax	-	154,728,491	(57,923,826)	96,804,665	999,162	97,803,827
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>154,728,491</b>	<b>2,449,289,848</b>	<b>2,604,018,339</b>	<b>(43,518,326)</b>	<b>2,560,500,013</b>
Cash dividends	-	-	(1,200,000,000)	(1,200,000,000)	-	(1,200,000,000)
Dividend paid to non-controlling interest	-	-	-	-	(42,654,575)	(42,654,575)
Acquisition of NCI-Harbour Village (Private) Limited	-	-	(26,808,698)	(26,808,698)	(425,573,802)	(452,382,500)
Non-controlling interest of SMLF right issue	-	-	-	-	99,970,032	99,970,032
<b>Balance at 31st March 2018</b>	<b>9,000,000,000</b>	<b>404,698,445</b>	<b>10,387,913,212</b>	<b>19,792,611,657</b>	<b>2,299,725,473</b>	<b>22,092,337,130</b>
Change in accounting policy	-	-	(243,036,737)	(243,036,737)	(1,333,739)	(244,370,476)
<b>Restated total equity as at 01st April 2018</b>	<b>9,000,000,000</b>	<b>404,698,445</b>	<b>10,144,876,475</b>	<b>19,549,574,920</b>	<b>2,298,391,734</b>	<b>21,847,966,654</b>
Profit for the year	-	-	2,327,441,818	2,327,441,818	108,802,326	2,436,244,144
Other comprehensive income for the year, net of tax	-	-	11,593,038	11,593,038	(171,826)	11,421,212
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>2,339,034,856</b>	<b>2,339,034,856</b>	<b>108,630,500</b>	<b>2,447,665,356</b>
Cash dividends	-	-	(500,000,000)	(500,000,000)	-	(500,000,000)
Disposal of Subsidiary - Horizon Knowledge City Limited	-	(146,046,240)	146,061,660	15,420	(15,420)	-
<b>Balance at 31st March 2019</b>	<b>9,000,000,000</b>	<b>258,652,205</b>	<b>12,129,972,991</b>	<b>21,388,625,196</b>	<b>2,407,006,814</b>	<b>23,795,632,010</b>

Company	Stated capital	Revaluation reserve	Retained earnings	Total
<b>In LKR</b>				
<b>Balance at 01st April 2017</b>	<b>9,000,000,000</b>	<b>183,737,473</b>	<b>8,037,739,070</b>	<b>17,221,476,543</b>
Profit for the year	-	-	1,907,930,907	1,907,930,907
Other comprehensive income for the year, Net of tax	-	(31,077,288)	(30,704,827)	(61,782,115)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>(31,077,288)</b>	<b>1,877,226,080</b>	<b>1,846,148,792</b>
Cash dividends	-	-	(1,200,000,000)	(1,200,000,000)
<b>Balance at 31st March 2018</b>	<b>9,000,000,000</b>	<b>152,660,185</b>	<b>8,714,965,150</b>	<b>17,867,625,335</b>
Change in accounting policy	-	-	(237,701,781)	(237,701,781)
<b>Restated total equity as at 01st April 2018</b>	<b>9,000,000,000</b>	<b>152,660,185</b>	<b>8,477,263,369</b>	<b>17,629,923,554</b>
Profit for the year	-	-	1,995,332,632	1,995,332,632
Other comprehensive income for the year, net of tax	-	-	11,122,224	11,122,224
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>2,006,454,856</b>	<b>2,006,454,856</b>
Cash dividends	-	-	(500,000,000)	(500,000,000)
<b>Balance at 31st March 2019</b>	<b>9,000,000,000</b>	<b>152,660,185</b>	<b>9,983,718,225</b>	<b>19,136,378,410</b>

The Accounting Policies and Notes form an integral part of these Financial Statements.  
Figures in brackets indicate deductions.

ACCESS ENGINEERING PLC  
STATEMENT OF CASH FLOWS  
FOR THE PERIOD ENDED 31ST MARCH 2019



For the Year Ended 31st March	Group		Company	
	2019 Unaudited	2018 Audited	2019 Unaudited	2018 Audited
<b>In LKR</b>				
<b>Operating activities</b>				
Profit before tax	3,123,659,403	4,231,164,711	2,544,591,412	2,391,025,804
<b>Adjustments to reconcile profit before tax to net cash flows:</b>				
Depreciation of property plant and equipment	1,077,445,413	1,023,382,343	873,104,851	851,258,202
Amortisation and impairment of intangible assets	34,591,800	30,361,220	9,169,035	9,218,382
Provision for employee benefits	60,195,683	50,516,729	46,824,048	35,142,287
Provision for / write off of bad and doubtful debts / inventories	74,763,674	130,765,822	22,515,340	6,567,615
Gain on fair value changes of Investment properties	-	(2,303,297,521)	-	-
Loss on fair value changes of short-term investments	9,791,387	490,247	9,791,387	490,247
Gain on disposal of property, plant and equipment	(53,817,518)	(27,798,224)	(40,531,996)	(20,033,264)
(Gain)/Loss on disposal of subsidiary	5,977,460	-	(140,010,000)	-
(Gain)/Loss on disposal of joint venture	(6,427,534)	-	-	-
Amortisation of Government Grant	(219,389)	(219,389)	-	-
Share of results of equity-accounted investees, net of tax	86,480	9,671,067	-	-
Dividend income	(1,340,836)	(1,486,092)	(332,979,009)	(560,181,409)
Net finance cost	650,649,656	382,588,880	484,948,694	445,810,818
<b>Operating profit before working capital changes</b>	<b>4,975,355,679</b>	<b>3,526,139,793</b>	<b>3,477,423,762</b>	<b>3,159,298,682</b>
<b>Working capital adjustments:</b>				
(Increase) / decrease inventories	(493,479,687)	(827,298,687)	167,488,182	(643,168,517)
Increase trade and other receivables	(2,588,681,110)	(2,504,459,891)	(1,444,269,784)	(1,775,499,492)
Increase other current financial assets	(503,042,674)	(373,461,742)	(455,748,912)	(408,019,089)
(Increase) / decrease amounts due from related parties	72,736,462	(91,061,774)	(172,773,121)	1,130,298,551
Increase trade and other payables	2,020,075,512	2,271,342,719	936,379,936	1,674,612,130
Increase / (decrease) amounts due to related parties	(45,098,220)	1,250,779	248,449,982	(39,038,634)
<b>Cash generated from operating activities</b>	<b>3,437,865,962</b>	<b>2,002,451,196</b>	<b>2,756,950,045</b>	<b>3,098,483,631</b>
Interest paid	(1,064,152,279)	(914,019,607)	(668,102,364)	(599,432,728)
Income tax paid	(338,370,022)	(444,242,262)	(167,987,537)	(253,327,198)
Gratuity paid	(21,043,035)	(13,995,161)	(16,199,792)	(5,547,950)
<b>Net cash flows generated from operating activities</b>	<b>2,014,300,626</b>	<b>630,194,166</b>	<b>1,904,660,352</b>	<b>2,240,175,755</b>
<b>Investing Activities</b>				
Purchase of property, plant and equipment	(1,186,803,567)	(1,590,188,328)	(704,596,317)	(787,457,805)
Purchase of intangible assets	(39,996,158)	(12,851,960)	(3,392,293)	-
Purchase of investment properties	(15,243,007)	(6,886,444)	-	-
Purchase of investment properties - work in progress	(95,746,210)	(2,011,061,524)	-	-
Proceeds from sale of property, plant and equipment	123,593,449	57,816,286	74,697,137	20,594,720
Proceeds from sale of investments	39,850,000	-	-	-
Proceeds from sale of subsidiary	762,119,876	-	765,000,000	-
Proceeds from sales of joint venture	300,000,000	-	300,000,000	-
Investment in subsidiary	-	-	(126,572,560)	(3,373,427,440)
(Investment in)/withdrawal from short term deposits	(121,715,019)	880,875,182	(195,686,786)	763,018,269
Dividend received	1,340,836	1,486,092	332,979,009	560,181,409
Interest received	395,800,666	455,566,774	151,569,292	121,164,348
<b>Net cash flows generated from / (used in) investing activities</b>	<b>163,200,866</b>	<b>(2,225,243,922)</b>	<b>593,997,482</b>	<b>(2,695,926,499)</b>
<b>Financing activities</b>				
Dividends paid to equity holders of the parent	(500,000,000)	(1,200,000,000)	(500,000,000)	(1,200,000,000)
Dividend paid to non-controlling interests	-	(42,654,575)	-	-
Acquisition of non-controlling interests	-	(452,382,500)	-	(452,382,500)
Proceeds from issue of shares to non-controlling interest	-	99,970,032	-	-
Proceeds from borrowings	12,028,769,447	11,392,330,318	5,011,000,000	4,446,960,917
Repayment of borrowings	(12,370,941,651)	(8,040,907,775)	(6,511,000,000)	(2,542,000,000)
Payment of finance lease liabilities	(6,116,140)	(3,116,300)	-	-
<b>Net cash flows generated from / (used in) financing activities</b>	<b>(848,288,344)</b>	<b>1,753,239,201</b>	<b>(2,000,000,000)</b>	<b>252,578,417</b>
Increase /(decrease) in cash and cash equivalents	1,329,213,148	158,189,445	498,657,834	(203,172,327)
Cash and cash equivalent at the beginning	829,386,236	671,196,791	577,006,066	780,178,393
<b>Cash and cash equivalent at 31st March</b>	<b>2,158,599,384</b>	<b>829,386,236</b>	<b>1,075,663,900</b>	<b>577,006,066</b>

Cash and cash equivalent includes bank overdrafts that are repayable on demand and form an integral part of the Group's cash management.

The Accounting Policies and Notes form an integral part of these Financial Statements.

Figures in brackets indicate deductions.



## 01 Basis of Preparation

The financial statements of the Company have been prepared in accordance with Sri Lanka Accounting Standards comprising of SLFRS and LKAS (hereafter referred as "SLFRS"), as issued by the Institute of Chartered Accountants of Sri Lanka. Accordingly the Interim Financial Statements of the Company have been prepared in accordance with Sri Lanka Accounting Standard - LKAS 34 – Interim Financial Reporting.

The preparation and presentation of these financial statements are in compliance with the Companies Act No. 07 of 2007.

These interim condensed financial statements should be read in conjunction with the annual financial statements for the year ended 31st March 2018 except for changes required due to adoption of following standard.

SLFRS 15 'Revenue from Contracts with Customers' establishes a five-step model to account for revenue arising from contracts with customers. Under SLFRS 15, revenue is recognized at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The new revenue standard will supersede all current revenue recognition requirements under SLFRS (LKAS 18 Revenue and LKAS 11 Construction Contracts).

## 02 Prior Year Adjustment and Changes in Accounting Policies

### 2.1 Prior year adjustment

As per the financial reporting ruling issued by the Institute of Chartered Accountants of Sri Lanka on the application of deferred tax for entities enjoying tax holiday period, if an entity is enjoying a tax exemption period, it shall recognize deferred tax in their Financial Statements for temporary differences, where reversals of such differences extend beyond the tax exemption period. However in the previous years, Access Realities (Private) Limited and Access Realities 2 (Private) Limited have not estimated deferred tax liability on the temporary difference of business assets (buildings). This error has been now corrected retrospectively in accordance with Sri Lanka Accounting Standard 08, "Accounting policies, changes in accounting estimates and errors". The effect of the restatement on the Group Consolidated Financial Statement is summarised below.

	Group		
	Previously Reported Amount	Adjustment	Re-stated Amount
<b>Statement of Profit or Loss for the year ended 31st March 2018</b>			
Profit before tax	4,231,164,711	-	4,231,164,711
Income tax expense	(1,204,849,540)	(563,618,985)	(1,768,468,525)
Profit for the year	3,026,315,171	(563,618,985)	2,462,696,186
<b>Statement of financial position</b>			
<b>Deferred tax liabilities</b>			
Balance as at 01 April 2017	284,042,411	424,314,879	708,357,290
Balance as at 01 April 2018	1,157,536,815	987,933,864	2,145,470,679
<b>Retained earnings</b>			
Balance as at 01 April 2017	9,589,746,941	(424,314,879)	9,165,432,062
Balance as at 01 April 2018	11,375,847,076	(987,933,864)	10,387,913,212

### 2.2 Changes in Accounting Policies

#### Transition to SLFRS 15-Revenue from Contracts with Customers

Changes in accounting policies resulting from the adoption of SLFRS 15-Revenue from Contracts with customers have been adopted with effect from 01st April 2018.

Comparative periods have not been restated. The total amount of adjustment is recognised in retained earnings and non controlling interest amounting to LKR.243,036,737/- and LKR.1,333,739/- respectively at the Group and amounting to LKR.237,701,781/- in retained earnings at the Company Level as at 1st April 2018. Accordingly, the information presented for 2018 does not reflect the requirements of SLFRS 15-"Revenue from Contracts with Customers" and therefore is not comparable to the information presented for 2019 under SLFRS 15-Revenue from Contracts with Customers".

## 03 Related Party Transactions

For the Period Ended 31st March Transactions with related parties In LKR	Group		Company	
	2019	2018	2019	2018
Construction of investment properties	-	-	-	2,180,618,535
Sales of goods and services	995,982,403	437,115,493	1,007,813,603	406,415,010
Purchases of goods and services	(207,116,166)	(536,121,572)	(267,018,161)	(1,038,512,990)
Dividend income	-	-	331,638,173	558,694,809
Investment in shares - Access Realities (Private) Limited	-	-	(126,572,560)	(3,373,427,440)
Acquisition of NCI - Harbour Village (Private) Limited	-	-	-	(452,382,500)
Purchase of plants and equipments	(162,050)	(2,077,845)	(327,554,604)	(8,824,475)

## 04 Investment in Subsidiary

The Company has further invested LKR. 126,572,560/- in share capital of Access Realities (Private) Limited which is a fully owned subsidiary.

**05 Disposal of Subsidiaries and Joint Venture**

On 20th April 2018, the company entered in to an agreement to sell the following subsidiaries and joint ventures on a given purchase consideration.

Number	Name of the Company	No of Shares Held by AEL	% of Shares Held by AEL	Sales Consideration LKR.
01	Horizon Knowledge City Limited	62,499,000	99.998	765,000,000
02	Horizon Holdings (Private) Limited	7,770,000	50	300,000,000
03	Horizon Holdings Ventures (Private) Limited	29,000,000	100	475,000,000

Sales consideration for the Horizon Knowledge City Limited and Horizon Holdings (Private) Limited has been fully paid and ownership has been transferred on 31st August 2018 and 27th March 2019.

According to rescheduled payment plan, Company will receive the balance sales consideration during the first six months period of the financial year 2019/20.

**06 Events after the Reporting Period**

There have been no material events after the Reporting date except for the following, that would require adjustments to or disclosure in the Financial Statements.

**Final Dividend**

Pursuant to the resolution adopted on 21st May 2019, the Board of Directors of the Company approved the payment of a final dividend of twenty five cents (0.25 cents) per share amounting to Rs.250,000,000/- for the year ended 31st March 2019.

In accordance with the LKAS 10- Events after the reporting period, the final dividend has not been recognised as a liability in the financial statements as at 31st March 2019.

**07 Contingent Liabilities**

There were no changes in the nature of the contingent liabilities since the publication of Annual Report for the year ended 31st March 2018 except for the following:

**07.1 Bank guarantees issued by the banks on behalf of the Company as at 31st March 2019 are as follows.**

	LKR.
Nations Trust Bank PLC	458,850,580
Hatton National Bank PLC	3,508,150,000
Sampath Bank PLC	126,330,000
Bank of Ceylon	381,870,023
People's Bank	2,003,218,605
Union Bank of Colombo PLC	32,229,049
National Development Bank PLC	712,519,861
Commercial Bank of Ceylon PLC	238,070,165
Cargills Bank Limited	725,857,251
Seylan Bank PLC	605,057,687
	<u><b>8,792,153,221</b></u>

Corporate Guarantees issued by the Company on behalf of Access Projects (Private) Limited for banking facilities is Rs 250Mn.

08 Business Segment

	Construction	Construction related material	Property	Automobile	Adjustments and eliminations	Group total
<b>For the Period Ended 31st March 2019 (Unaudited)</b>						
<b>In LKR</b>						
<b>Revenue</b>						
External customers	17,656,309,122	3,049,723,377	748,075,687	10,798,544,580	-	32,252,652,766
Inter segment	478,188,355	1,390,177,802	73,501,364	327,215,398	(2,269,082,919)	-
Total revenue	18,134,497,477	4,439,901,179	821,577,051	11,125,759,978	(2,269,082,919)	32,252,652,766
Segment operating profit	2,717,628,151	466,818,182	553,431,241	596,712,578	(560,194,613)	3,774,395,539
Net finance income / (cost)	(532,113,631)	-	180,305,158	(298,841,183)	-	(650,649,656)
Share of results of equity accounted investees, net of tax (Note 8.1)	-	-	-	-	(86,480)	(86,480)
Income tax expense	(549,258,780)	-	(24,220,364)	(105,705,985)	(8,230,131)	(687,415,259)
<b>Segment profit</b>	<b>1,636,255,740</b>	<b>466,818,182</b>	<b>709,516,035</b>	<b>192,165,410</b>	<b>(568,511,224)</b>	<b>2,436,244,144</b>
Capital expenditure	716,087,351	17,065,290	187,225,923	451,263,785	(33,853,408)	1,337,788,941
Depreciation and amortisation	758,404,816	156,344,265	41,648,802	138,200,205	17,439,124	1,112,037,213
<b>As at 31st March 2019 (Unaudited)</b>						
Segment assets	34,222,719,506	2,259,463,804	17,899,572,184	7,027,928,810	(13,275,339,944)	48,134,344,360
Segment liabilities	16,270,722,493	779,220,769	3,131,440,616	4,962,587,850	(805,259,378)	24,338,712,350

	Construction	Construction related material	Property	Automobile	Adjustments and eliminations	Group total
<b>For the Period Ended 31st March 2018 (Audited)</b>						
<b>In LKR</b>						
<b>Revenue</b>						
External customers	14,782,024,192	2,608,487,087	496,717,441	8,168,362,083	-	26,055,590,803
Inter segment	1,963,445,725	1,211,541,003	57,908,843	8,535,450	(3,241,431,021)	-
Total revenue	16,745,469,917	3,820,028,090	554,626,284	8,176,897,533	(3,241,431,021)	26,055,590,803
Segment operating profit	1,896,582,544	352,026,399	2,571,130,522	635,497,744	(831,812,551)	4,623,424,658
Net finance income / (cost)	(507,008,069)	-	229,619,179	(105,199,990)	-	(382,588,880)
Share of results of equity accounted investees, net of tax (Note 8.1)	-	-	-	-	(9,671,067)	(9,671,067)
Income tax expense	(466,088,583)	-	(1,210,877,437)	(43,843,024)	(47,659,481)	(1,768,468,525)
<b>Segment profit</b>	<b>923,485,892</b>	<b>352,026,399</b>	<b>1,589,872,264</b>	<b>486,454,730</b>	<b>(889,143,099)</b>	<b>2,462,696,186</b>
Capital expenditure	496,677,275	296,645,259	2,275,896,064	551,769,658	-	3,620,988,256
Depreciation and amortisation	758,368,097	141,796,297	12,621,961	123,865,377	17,091,831	1,053,743,563
<b>As at 31st March 2018 (Audited)</b>						
Segment assets	32,625,264,466	1,968,314,299	17,654,686,394	5,381,964,100	(13,191,463,707)	44,438,765,552
Segment liabilities	15,775,750,995	755,413,393	2,611,613,190	3,509,950,022	(306,299,178)	22,346,428,422

08.1 Share of Results of Equity Accounted Investees, Net of Tax

For the Period Ended 31st March In LKR	ZPMC Lanka Company (Private ) Limited		Horizon Holdings (Private) Limited		Blue Star Realities (Private) Limited		Total	
	2019	2018	2019	2018	2019	2018	2019	2018
	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
Share of profit, net of tax	27,269,228	11,074,023	(1,855,822)	(1,064,987)	(25,499,887)	(19,680,103)	(86,480)	(9,671,067)
	27,269,228	11,074,023	(1,855,822)	(1,064,987)	(25,499,887)	(19,680,103)	(86,480)	(9,671,067)



## 09 Share Information

### 09.1 Public Share Holdings

Percentage of shares held by the public and the number of public shareholders are as follows.

As at	31st March 2019
Public shareholding (%)	41.934
Public shareholders	7,206
Compliant under option 3 - Float adjusted market capitalization (LKR Mn)	5,451

### 09.2 Directors Share Holdings

The number of shares held by the Board of Directors as at 31st March 2019 are as follows.

	Number of Shares	%
Mr. S J S Perera	250,000,000	25%
Mr. R J S Gomez	75,130,325	7.51%
Mr. J C Joshua	101,000,000	10.1%
Mr. S H S Mendis	24,000,000	2.4%
Mr. D A R Fernando	24,000,000	2.4%
Mr. S D Munasinghe	24,000,000	2.4%
Mr. S D Perera	2,000,000	0.2%
Prof. K A M K Ranasinghe	100	0.00%
Mr. N D Gunaratne	Nil	Nil
Mr. D S Weerakkody	10,000	0.00%

### 09.3 Twenty largest shareholders of the company as at 31st March 2019 are as follows.

	Number of Shares	%
1 Mr. S J S Perera	250,000,000	25.00%
2 Mr. J C Joshua	101,000,000	10.10%
3 Mr. R J S Gomez	75,130,325	7.51%
4 Mrs. R M N Joshua	70,000,000	7.00%
5 Mr. S J S Perera	50,811,814	5.08%
6 Mrs. D R S Malalasekera	45,000,000	4.50%
7 Foresight Engineering (Private) Limited	30,000,000	3.00%
8 Mr. D A R Fernando	24,000,000	2.40%
9 Mr. S H S Mendis	24,000,000	2.40%
10 Mr. S D Munasinghe	24,000,000	2.40%
11 Employees Provident Fund	20,478,289	2.05%
12 SEB AB-Tundra Sustainable Frontier Fund	19,282,027	1.93%
13 Citi Bank Newyork S/A Norges Bank Account 2	16,241,069	1.62%
14 Access Medical (Private) Limited	13,000,000	1.30%
15 Nuwara Eliya Property Developers (Private) Limited	8,102,042	0.81%
16 Mr. M J Fernando	7,102,869	0.71%
17 Amaliya Private Limited	6,579,648	0.66%
18 RBC Investor Services Bank S.A.-Blackfriars Developing Markets Funds P.L.C. - Blackfriars Oriental Focus Fund	6,000,000	0.60%
19 Deutsche Bank AG - National Equity Fund	5,850,000	0.59%
20 Deutsche Bank AG AS Trustee For JB Vantage Value Equity Fund	5,072,312	0.51%
	801,650,395	80.17%
Others	198,349,605	19.83%
<b>Total</b>	<b>1,000,000,000</b>	<b>100.00%</b>

#### 09.4 Share Distribution

##### Shareholding as at 31st March 2019

From	To	No of Holders	No of Shares	%
1	1,000	3,531	1,331,677	0.13%
1,001	10,000	2,396	10,101,404	1.01%
10,001	100,000	977	32,002,664	3.20%
100,001	1,000,000	263	74,967,230	7.50%
Over 1,000,000		59	881,597,025	88.16%
		<b>7,226</b>	<b>1,000,000,000</b>	<b>100%</b>

Categories of Shareholders	No of Holders	No of Shares	%
Local Individuals	6,765	759,566,457	75.96%
Local Institutions	372	167,849,752	16.78%
Foreign Individuals	64	4,979,726	0.50%
Foreign Institutions	25	67,604,065	6.76%
	<b>7,226</b>	<b>1,000,000,000</b>	<b>100%</b>

#### 09.5 Stated Capital

Stated Capital is represented by number of shares in issue as given below.

As at	31st March 2019	31st March 2018
Ordinary Shares	1,000,000,000	1,000,000,000

#### 09.6 Market Price Per Share

In LKR	2018/19 4th Quarter	2017/18 4th Quarter
Highest	21	27
Lowest	12.7	20.2
Last Traded	13	20.5

#### 09.7 Debenture Information

On 18th November 2015 Company issued fifty million (50,000,000) rated senior unsecured redeemable debentures to the value of Rupees five billion (LKR 5,000,000,000). These debentures are listed in the Colombo Stock Exchange.

Details regarding the listed debentures are as follows.

Instrument Type	Interest Frequency	Coupon rate %	Effective Annual Yield %	IROCGS as at reporting date %
Type 01 – 5 Years Tenor	Semi-Annually	10.25	10.51	10.93
Type 02 – 6 Years Tenor	Semi-Annually	10.45	10.72	11.03
Type 03 – 7 Years Tenor	Semi-Annually	10.72	11.01	11.06
Type 04 – 8 Years Tenor	Semi-Annually	10.95	11.25	11.09

IROCGS - Interest rate of comparable government securities

The Listed Debentures were not traded since issuing date. Therefore, Highest Traded price, Lowest Traded Price, Last Traded Price for the year ended 31st March 2019 and Yield to Maturity of trade were not available.

#### Debt Security related ratios

For the Period ended / as at 31st March	2019	2018
Debt to equity ratio	0.29	0.40
Quick assets ratio	1.51	1.3
Interest cover	3.55	4.99

Utilization of funds raised via debenture issue is as follows.

Objective	Construction of Access Tower II at Union Place, Colombo 02	Urban Regeneration Project - Design and Construction of 941 Housing Units at Henamulla, Colombo 15
Amount allocated from proceeds in LKR (Mn) (A)	2,586	2,414
Amount utilized in LKR (Mn) (B)	2,586	2,414
% Utilization against allocation (B/A)	100%	100%

## **CORPORATE INFORMATION**

### **Name of Company**

Access Engineering PLC

### **Registered office**

Access Engineering PLC

Access Tower,

278, Union Place,

Colombo 02.

Tel: +94 11 7606606

Fax: +94 11 7606605

Web: [www.accessengsl.com](http://www.accessengsl.com)

E-mail: [investor.relations@accessengsl.com](mailto:investor.relations@accessengsl.com)

### **Legal Form**

A Public Limited Liability Company incorporated in Sri Lanka on 31st July 2001 under the Companies Act No. 17 of 1982 and Re-registered under the Companies Act No. 07 of 2007 on 06th February 2008.

Ordinary Voting Shares are listed on the Main Board of the Colombo Stock Exchange.

Rated Senior Unsecured Redeemable Debentures are listed on the Colombo Stock Exchange.

### **Company Registration Number**

P B 200 PQ

### **Bankers**

Bank of Ceylon

Sampath Bank PLC

Hatton National Bank PLC

Nations Trust Bank PLC

Commercial Bank of Ceylon PLC

DFCC Bank PLC

People's Bank

National Development Bank PLC

Union Bank of Colombo PLC

Cargills Bank Limited

CAC International Bank

International Commercial Bank

Seylan Bank PLC

### **Secretaries**

P W Corporate Secretarial (Private) Limited

No 3/17, Kynsey Road,

Colombo 08.

Tel: +94 11 4640360

Fax: +94 11 4740588

### **Auditors**

Messrs KPMG

Chartered Accountants

32A, Sir Mohamed Macan Markar Mawatha,

Colombo 03.

Tel: +94 11 2426426

Fax: +94 11 2445872