



9 July 2020

Mr. Renuke Wijayawardhane
Chief Regulatory Officer
Colombo Stock Exchange
04 - 01, West Block
World Trade Centre
Echelon Square
Colombo 01

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Dear Mr. Wijayawardhane

DISCLOSURE REGARDING IMPACT OF COVID - 19

We write with reference to the CSE Circular O6 - 04 - 2020 dated 20 April 2020.

The impact of COVID-19 pandemic on the business/operations of the Company

Our principal source of generating revenue is the lease rentals received. We have a diversified client base ranging from apparel, retail, travel and tourism to food and beverage. Since COVID - 19 has adversely impacted a majority of our tenants, the Company offered concessions in terms of lease rentals, in order to protect our incumbent tenant base during these challenging times. Although our Financial Year 2019/20 was up to expectations, given the circumstances it is anticipated our revenue and liquidity would decline in the future. Further, additional expenditure is likely to be incurred to ensure the office complex operates within the recommended health and safety protocols.

It is anticipated that the demand for office space may not be at the expected levels as pre COVID - 19. Therefore, it is safer to say that our future budgeted revenue could be under pressure due to the uncertainty prevailing in the market. However, we believe that these circumstances will not have a major impact on the Company and we endeavor to maintain satisfactory level of occupancy at our properties.

The value of assets can be ascertained without an issue and there is no significant change in judgement when determining the fair value of the assets and the fair value is measured in accordance with SLFRS.

The value of investment property has been ascertained by an independent valuer and due consideration has been given to recommended best practice in the valuation of real estate, in uncertain times.

The Company's response to the impact of the COVID - 19 pandemic

The Company managed to successfully operate during the period in which curfew was imposed, accommodating our tenants who wished to operate, without disruptions.

We have implemented recommended safety protocols within our premises, to the best of our ability to ensure that our premises fall in line with the safety instructions issued by the health authorities.

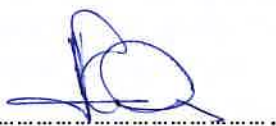
Further, we constantly educate our staff members on adhering to these safety guidelines, while discharging their duties at work.

Company's expectation of the future impact of the COVID - 19 and the Company's future operations and the financial condition

Given the volatile and evolving landscape, we will continue to monitor the impact on our operations. Let us assure you that, to the best of our ability, we are proactively recognizing and implementing strategies to circumvent the adverse effects of the situation and create sustainable value to all stakeholders.

Yours faithfully

For and on behalf of R I L Property PLC



L. K. A. H. Fernando
CEO/Executive Director