INTERIM FINANCIAL STATEMENTS
FOR THE 2ND QUARTER ENDED
30TH SEPTEMBER 2026

MILLENNIUM HOUSING DEVELOPERS PLC
66/9B, Green Path, Colombo 07.

MILLENNIUM HOUSING DEVELOPERS PLC
STATEMENT OF FINANCIAL POSITION

AS AT	Group		
	30-Sep-26 Unaudited Rs. '000	**30-Sep-25 Unaudited** Rs. '000	**31-Mar-26 Audited** Rs. '000
ASSETS			
Non-current assets			
Property, plant and equipment	8,653	8,977	7,922
Investment property	225,000	200,000	225,000
Intangible assets	-	-	-
Financial assets - FVOCI	9,969	10,740	9,969
Deferred tax asset	1,663	1,897	1,663
Total Non-current assets	245,285	221,614	244,554
Current assets			
Inventories	1,052,169	1,105,744	1,103,243
Trade and other receivables	45,194	94,046	36,840
Amounts due from related companies	8,486	7,336	18,967
Cash at bank and in hand	46,848	65,322	59,499
Total Current assets	1,152,697	1,272,448	1,218,549
Total assets	1,397,982	1,494,062	1,463,103
EQUITY AND LIABILITIES			
Equity			
Stated capital	293,802	293,802	293,802
Reserves	17,019	17,791	17,019
Retained earnings	370,724	386,307	387,047
Equity attributable to owners of the Company	681,545	697,900	697,868
Total equity	681,545	697,900	697,868
Non-current liabilities			
Interest bearing borrowings	-	-	-
Lease Liabilities	-	-	-
Deferred tax liability	56,569	47,317	56,562
Retirement benefit obligation	6,268	8,199	6,268
Total Non-current liabilities	62,837	55,516	62,830
Current liabilities			
Trade and other payables	251,315	290,689	199,719
Advances received from customers	76,670	138,808	176,629
Interest bearing borrowings	286,966	286,966	286,966
Amounts due to related companies	20,049	19,842	20,049
Current tax payables	2,456	1,401	5,683
Bank overdraft	16,144	2,940	13,359
Total Current liabilities	653,600	740,646	702,405
Total liabilities	716,437	796,162	765,235
Total equity and liabilities	1,397,982	1,494,062	1,463,103
Net Asset Per Share	5.06	5.18	5.18

It is certified that the Financial Statements have been prepared in compliance with the requirements of the Companies Act No. 7 of 2007.

signed
Lakmali Gunasekara
Finance Manager

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 ;

signed
U.H. Dharmadasa
Chairman

signed
K.C.C.Perera
Director

10th November 2026

MILLENNIUM HOUSING DEVELOPERS PLC
STATEMENT OF FINANCIAL POSITION

AS AT	Company		
	30-Sep-26 Unaudited Rs. '000	**30-Sep-25 Unaudited** Rs. '000	**31-Mar-26 Audited** Rs. '000
ASSETS			
Non-current assets			
Property, plant and equipment	8,209	8,162	7,355
Intangible assets	-	-	-
Investment in subsidiaries	279,262	278,629	279,262
Right of use assets	-	-	-
Financial assets - FVOCI	9,969	10,740	9,969
Deferred tax asset	1,663	1,897	1,663
Total Non-current assets	299,103	299,428	298,249
Current assets			
Inventories	184,519	241,673	237,257
Trade and other receivables	43,742	55,484	29,739
Amounts due from related companies	4,118	4,100	12,413
Cash at bank and in hand	36,297	45,621	48,692
Total Current assets	268,676	346,878	328,101
Total assets	567,779	646,306	626,350
EQUITY AND LIABILITIES			
Equity			
Stated capital	293,802	293,802	293,802
Reserves	17,019	17,791	17,019
Retained earnings	(77,265)	(102,696)	(99,197)
Equity attributable to owners of the Company	233,556	208,897	211,624
Total equity	233,556	208,897	211,624
Non-current liabilities			
Interest bearing borrowings	-	-	-
Retirement benefit obligation	6,012	8,147	6,012
Total Non-current liabilities	6,012	8,147	6,012
Current liabilities			
Trade and other payables	64,261	95,962	27,239
Advances received from customers	64,588	116,045	166,380
Interest bearing borrowings	-	-	-
Amounts due to related companies	185,810	217,255	206,890
Curent tax payables	-	-	-
Bank overdraft	13,552	-	8,205
Total Current liabilities	328,211	429,262	408,714
Total liabilities	334,223	437,409	414,726
Total equity and liabilities	567,779	646,306	626,350
Net Asset Per Share	1.73	1.55	1.57

It is certified that the Financial Statements have been prepared in compliance with the requirements of the Companies Act No. 7 of 2007.

signed
Lakmali Gunasekara
Finance Manager

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 ;

signed
U.H. Dharmadasa
Chairman

signed
K.C.C.Perera
Director

10th November 2026

MILLENNIUM HOUSING DEVELOPERS PLC

CONSOLIDATED COMPREHENSIVE INCOME STATEMENT

	Quarter ended		Six Months	
	30th September		30th September	
	2026 Unaudited Rs. '000	2025 Unaudited Rs. '000	2026 Unaudited Rs. '000	2025 Unaudited Rs. '000
Revenue	**41,572**	59,893	**224,271**	141,708
Cost of sales	**(33,716)**	(44,665)	**(167,972)**	(99,278)
Gross profit	**7,856**	15,228	**56,299**	42,430
Other operating income	**4,592**	15,437	**10,272**	24,325
Administration expenses	**(34,228)**	(21,559)	**(64,295)**	(47,702)
Selling and marketing expenses	**(687)**	(1,682)	**(2,014)**	(1,689)
Results from operating activities	**(22,467)**	7,424	**262**	17,364
Finance income	**907**	582	**1,483**	2,914
Finance costs	**(9,345)**	(6,944)	**(18,092)**	(19,102)
Net finance income/(cost)	**(8,438)**	(6,362)	**(16,609)**	(16,188)
Profit/(Loss) before income tax	**(30,905)**	1,062	**(16,347)**	1,176
Income tax expense	**24**	-	**24**	-
Profit/(Loss) for the period	**(30,881)**	1,062	**(16,323)**	1,176
Other comprehensive income				
Other comprehensive income (net of taxes)	**-**	-	**-**	-
Total comprehensive income for the period	**(30,881)**	1,062	**(16,323)**	1,176
Profit/(Loss) attributable to :				
Owners of the Company	**(30,881)**	1,062	**(16,323)**	1,176
Non-controlling interests	**-**	-	**-**	-
Profit/(Loss) for the period	**(30,881)**	1,062	**(16,323)**	1,176
Total comprehensive income attributable to				
Owners of the Company	**(30,881)**	1,062	**(16,323)**	1,176
Non-controlling interest	**-**	-	**-**	-
Total comprehensive income for the period	**(30,881)**	1,062	**(16,323)**	1,176
Earnings per share	**(0.23)**	0.01	**(0.12)**	0.01

Figures in brackets indicate deductions.

MILLENNIUM HOUSING DEVELOPERS PLC

COMPANY COMPREHENSIVE INCOME STATEMENT

	Quarter ended		Six Months	
	30th September		30th September	
	2026 Unaudited Rs.'000	**2025 Unaudited Rs.'000**	**2026 Unaudited Rs. '000**	**2025 Unaudited Rs. '000**
Revenue	**41,572**	59,893	**224,271**	141,708
Cost of sales	**(33,716)**	(44,665)	**(167,972)**	(99,278)
Gross profit	**7,856**	15,228	**56,299**	42,429
Other operating income	**2,882**	3,757	**8,945**	4,988
Administration expenses	**(21,717)**	(13,348)	**(42,271)**	(25,738)
Selling and marketing expenses	**(687)**	(1,682)	**(2,014)**	(1,689)
Results from operating activities	**(11,666)**	3,955	**20,959**	19,990
Finance income	**673**	151	**1,102**	329
Finance costs	**(68)**	1,495	**(129)**	(1,844)
Net finance income/(cost)	**605**	1,646	**973**	(1,515)
Profit/(Loss) before income tax	**(11,061)**	5,601	**21,932**	18,475
Income tax expense	**-**	-	**-**	-
Profit/(Loss) for the period	**(11,061)**	5,601	**21,932**	18,475
Other comprehensive income				
Other comprehensive income (Net of taxes)	**-**	-	**-**	-
Total comprehensive income of the period	**(11,061)**	5,601	**21,932**	18,475
Profit/(Loss) attributable to ;				
Owners of the Company	**(11,061)**	5,601	**21,932**	18,475
Non-controlling interest				
Profit/(Loss) for the Period	**(11,061)**	5,601	**21,932**	18,475
Total comprehensive income attributable to:				
Owners of the Company	**(11,061)**	5,601	**21,932**	18,475
Non-controlling interests				
Total comprehensive income for the period	**(11,061)**	5,601	**21,932**	18,475
Earnings per share	**(0.08)**	0.04	**0.16**	0.14

Figures in brackets indicate deductions.

MILLENNIUM HOUSING DEVELOPERS PLC
UNAUDITED STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 30TH SEPTEMBER 2026

Group	**Attributable to owners of the Company**				
	Stated capital	**Capital redemption reserve**	**Available for sale FVOCI**	**Retained earnings**	**Total**
	Rs. '000	**Rs. '000**	**Rs. '000**	**Rs. '000**	**Rs. '000**
Balance as at 1st April 2025	293,802	25,000	(7,209)	385,131	696,724
Profit/(Loss) for the period	-	-	-	1,176	1,176
Other Comprehensive Income(Net of tax)	-	-			-
Total comprehensive income for the period	-	-	-	1,176	1,176
Balance as at 30th September 2025	293,802	25,000	(7,209)	386,307	697,900
Balance as at 1st April 2026	**293,802**	**25,000**	**(7,981)**	**387,047**	**697,868**
Profit/ (Loss) for the period	**-**	**-**	**-**	**(16,323)**	**(16,323)**
Other Comprehensive Income(Net of tax)	**-**	**-**	**-**	**-**	**-**
Total comprehensive income for the period	**-**	**-**	**-**	**(16,323)**	**(16,323)**
Balance as at 30th September 2026	**293,802**	**25,000**	**(7,981)**	**370,724**	**681,545**

MILLENNIUM HOUSING DEVELOPERS PLC
UNAUDITED STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 30TH SEPTEMBER 2026

Company	**Stated Capital**	**Capital Redemption Reserve**	**Available for sale FVOCI**	**Retained Earnings**	**Total Equity**
	Rs. ' 000	**Rs. ' 000**	**Rs. ' 000**	**Rs. ' 000**	**Rs. ' 000**
Balance as at 1st April 2025	293,802	25,000	(7,209)	(121,171)	190,422
Profit/(Loss) for the period	-	-	-	18,475	18,475
Other Comprehensive Income(Net of tax)	-	-			-
Total Comprehensive income for the period	-	-	-	18,475	18,475
Balance as at 30th September 2025	293,802	25,000	(7,209)	(102,696)	208,897
Balance as at 1st April 2026	**293,802**	**25,000**	**(7,981)**	**(99,197)**	**211,624**
Profit/ (Loss) for the period	**-**	**-**	**-**	**21,932**	**21,932**
Other Comprehensive Income(Net of tax)	**-**	**-**	**-**	**-**	**-**
Total Comprehensive income for the period	**-**	**-**	**-**	**21,932**	**21,932**
Balance as at 30th September 2026	**293,802**	**25,000**	**(7,981)**	**(77,265)**	**233,556**

Figures in brackets indicate deductions.

MILLENNIUM HOUSING DEVELOPERS PLC
CASH FLOW STATEMENT

For the period ended	Group		Company	
	30-Sep-26 Unaudited Rs.'000	30-Sep-25 Unaudited Rs.'000	30-Sep-26 Unaudited Rs.'000	30-Sep-25 Unaudited Rs.'000
Cash Flows from Operating Activities				
Profit before Tax	**(16,347)**	1,176	**21,932**	18,475
Adjustments for:				
Depreciation on Property, Plant and Equipments	**2,116**	2,962	**1,992**	2,411
Amortization on Intangible Assets	**-**	-	**-**	-
Interest Expense	**18,092**	18,968	**-**	1,710
Provision for Retirement benefit obligation	**-**	916	**-**	916
Interest Income	**(1,483)**	(2,914)	**(1,102)**	(329)
Operating Profit before Working Capital Changes	**2,378**	21,108	**22,822**	23,183
(Increase)/Decrease in Inventories	**51,074**	39,257	**52,737**	41,997
(Increase)/Decrease in Trade and Other Receivables	**(8,354)**	(13,201)	**(14,002)**	(15,140)
(Increase)/Decrease in Amounts Due from Related Companies	**10,480**	-	**8,295**	46,093
Increase/(Decrease) in Trade and Other Payables	**(66,448)**	(40,496)	**(64,769)**	26,397
Increase/(Decrease) in Amounts Due to Related Companies	**-**	(207)	**(21,081)**	98,762
Cash Generated from/(Used in) Operations	**(10,869)**	6,461	**(15,998)**	221,292
Income Tax Paid	**(3,203)**	-	**-**	-
Gratuity Paid	**-**	-	**-**	-
Interest Paid	**-**	(2,753)	**-**	(1,710)
Net Cash flow Generated from/(Used in) Operating Activities	**(14,072)**	3,708	**(15,998)**	219,582
Cash Flows from Investing Activities				
Purchase of Property, Plant and Equipment	**(2,847)**	(247)	**(2,847)**	(247)
Interest Received	**1,483**	2,914	**1,102**	329
Cash Generated from/(Used in) Investing Activities	**(1,364)**	2,667	**(1,745)**	82
Cash Flows from Financing Activities				
Repayment of Loans	**-**	(189,863)	**-**	(189,863)
				-
Cash Generated from/(Used in) Financing Activities	**-**	(189,863)	**-**	(189,863)
Net (Decrease)/Increase in cash and cash equivalents	**(15,436)**	(183,488)	**(17,743)**	29,801
Cash and Cash Equivalents at the beginning of the year	**46,140**	245,870	**40,487**	15,820
Cash and Cash Equivalents at the end of the year	**30,704**	62,382	**22,744**	45,621

Figures in brackets indicate deductions.

MILLENNIUM HOUSING DEVELOPERS PLC

NOTES TO FINANCIAL STATEMENTS

1) Reporting Entity

Millennium Housing Developers PLC is a public quoted company (Quoted on 19th February 2014) incorporated in Sri Lanka on 28th July 1998 . These consolidated interim financial statements for the second quarter ended 30th September 2026.

2) Basis of Preparation

The Interim Financial Statements of the Company/Group have been prepared in accordance with Sri Lanka Financial Reporting Standards (SLFRS/LKAS) and are in compliance with Sri Lanka Accounting Standard 34-Interim Financial Reporting. Further, provisions of Companies Act No.7of 2007 have been considered in preparing the Interim Financial Statements of the Company/Group.

3) Accounting Policies

The accounting policies have been consistently applied by the Group and are consistent with those used in the previous year. Comparative figures have been restated wherever necessary to conform to the current period's presentation.

4) Contingent Liabilities

There were no material contingent liabilities or assets as at reporting date which would require adjustment to or disclosures in the Financial Statements.

5) Events after the reporting Date

No events have occurred after the reporting date which require adjustments to or disclosure in the financial statements.

6) There were no liabilities for management fees or any other similar expenditure not provided for in the interim financial statements.

7) Stated Capital

	30-Sep-26	**30-Jun-26**
Number of shares represented by the share capital (30-09-2026 - 134,681,320)	**134,681,320**	134,681,320
Percentage of shares held by public	**48.93%**	48.93%
Float adjusted market capitalization (LKR Mn)	**461**	600
Total no of Public Shareholders	**2270**	2183

Minimum Public Holding Requirement

The Company is complying the minimum public holding requirement under option 02 of the listing rule section 7.13.1 (i) (b)

8) Shares Traded

	30-Sep-26	**30-Jun-26**
Market Price Per Share - Last Traded - Rs.	**7.00**	9.10
Market Price Per Share - Highest - Rs.	**10.00**	12.00
Market Price Per Share - Lowest - Rs.	**7.00**	8.30

MILLENNIUM HOUSING DEVELOPERS PLC

NOTES TO FINANCIAL STATEMENTS

9) Share Holding of Directors

Number of shares held by the Board of Directors as at 30th September 2026 are as follows;

No	Name of the Director	As at 30th September 2026		As at 30th June 2026	
		No of Shares	Percentage	No of Shares	Percentage
1	Mr. U. Harshith Dharmadasa - Chairman	29,384,672	**21.82%**	29,384,672	**21.82%**
2	Mr. K.C.C.Perera - Director	1,300,000	**0.97%**	1,300,000	**0.97%**

10) Substantial Share Holding

The twenty largest shareholders as at 30th September 2026, are as follows;

No	Name of Shareholder	As at 30th September 2026		As at 30th June 2026	
		No of Shares	**Percentage**	**No of Shares**	**Percentage**
1	Ceyoka (Pvt) Limited	38,090,670	**28.28%**	38,090,670	28.28%
2	Mr. V.R.Ramanan	35,050,000	**26.02%**	35,050,000	26.02%
3	DFCC Bank PLC/Mr. U. H. Dharmadasa	29,384,672	**21.82%**	29,384,672	21.82%
4	Richard Pieris Financial Services (Pvt) Ltd / Mr.H.J.C.Perera	4,665,760	**3.46%**	4,665,760	3.46%
	Mr. H.J.C.Perera	1,000,000	**0.74%**	1,000,000	0.74%
5	Mr. K.C.C.Perera	1,300,000	**0.97%**	1,300,000	0.97%
6	The Finance Company PLC A/C No 1	1,200,000	**0.89%**	1,200,000	0.89%
7	Mrs. M. Arudpragasam	1,095,495	**0.81%**	1,100,683	0.82%
8	Mrs M J Nihara	523,334	**0.39%**	443,396	0.33%
9	PMF Finance PLC/M.R.M.Rikaz	481,227	**0.36%**	481,227	0.36%
10	MR. J.B.C. De Silva	427,358	**0.32%**	458,500	0.34%
11	Mr. J.P.M. Aravinda	423,000	**0.31%**	400,000	0.30%
12	Mr. S.T. Jayalath	336,459	**0.25%**	295,905	0.22%
13	Mr. I.P.K.S.K. Karunanayake	335,728	**0.25%**	335,728	0.25%
14	Mrs. G.U. Liyanage	324,252	**0.24%**	324,252	0.24%
15	Mr. M. I Rasheed	300,039	**0.22%**	300,039	0.22%
16	The Golden Key Company Ltd	300,000	**0.22%**	300,000	0.22%
17	The Finance & Gurantee Company Ltd	300,000	**0.22%**	300,000	0.22%
18	Mr. B.P.M. Mendis	300,000	**0.22%**	300,000	0.22%
19	Hi- Line Trading Private Limited	300,000	**0.22%**	300,000	0.22%
20	Flyasia Sdn.BHD	283,688	**0.21%**	283,688	0.21%

11) Properties of M.C. Urban Developers Limited

M.C. Urban Developers Limited acquired ownership of a property located at Battaramulla a few years ago, which was pledged to Sampath Bank as security for credit facilities obtained by the company. Due to challenges in repaying the facility, the Bank exercised its rights under the Recovery of Loans by Banks (Special Provisions) Act No. 4 of 1990, and following Board Resolutions and publication of notices in the Government Gazette and newspapers, proceeded to auction the property on December 28, 2023. As there were no third-party bidders at the Bank's valuation-open market value of Rs. 539,500,000.00 and forced sale value of Rs. 458,500,000.00.The property was purchased by the Bank as permitted under the said Act. The Bank has since notified the company that interest will continue to accrue on the facility until it is fully settled. The asset has not been restated on the basis that, if the loan is repaid in full before the Bank resells the property to a third party, ownership of the property will revert to the company as though the sale had never taken place.