RIL PROPERTY PLC

INTERIM CONDENSED FINANCIAL STATEMENTS

FOR THE THREE MONTHS ENDED 30 JUNE 2025

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the three months ended 30th June,

	Group		Company	
	Three months ended		Three months ended	
	30 Jun 2025 Unaudited LKR'000	30 June 2024 Unaudited LKR'000	30 Jun 2025 Unaudited LKR'000	30 June 2024 Unaudited LKR'000
Revenue	7,282,445	2,813,923	381,386	342,329
Cost of sales	(5,290,457)	(1,652,155)	(43,935)	(36,324)
Gross profit	1,991,988	1,161,768	337,451	306,005
Other income and gains	27,720	22,065	198,249	168,098
Marketing and promotional expenses	(216,999)	(144,283)	(246)	(355)
Administrative expenses	(1,082,107)	(826,067)	(122,656)	(111,108)
Profit from operating activities	720,602	213,483	412,798	362,640
Finance expenses	(278,649)	(264,441)	(79,798)	(111,045)
Finance income	232,055	117,968	63,645	31,655
Net finance expenses	(46,594)	(146,473)	(16,153)	(79,390)
Share of profit of equity accounted investees,net of tax	(4)	401	-	-
Profit before tax	674,004	67,411	396,645	283,250
Income tax reversal / (expense)	(151,125)	8,313	(1,184)	(147)
Profit for the period	522,879	75,724	395,461	283,103
Other comprehensive income				
Items that will not be reclassified to the profit or loss in subsequent periods :				
Changes in fair value of other investments at fair value through other comprehensive income	7,301	16,780	-	-
Other comprehensive income for the period, net of tax	7,301	16,780	-	-
Total comprehensive income for the period, net of tax	530,180	92,504	395,461	283,103
Profit/(loss) for the period attributable to:				
Owners of the parent	369,675	128,775	395,461	283,103
Non-controlling interest	153,204	(53,051)	-	-
	522,879	75,724	395,461	283,103
Total comprehensive income for the period attributable to:				
Owners of the parent	373,399	137,333	395,461	283,103
Non-controlling interest	156,781	(44,829)	-	-
	530,180	92,504	395,461	283,103
Earnings Per share LKR	0.46	0.16	0.49	0.35

Figures in brackets indicate deductions

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION

	Group		Company	
	30 Jun 2025 Unaudited LKR'000	31 March 2025 Audited LKR'000	30 Jun 2025 Unaudited LKR'000	31 March 2025 Audited LKR'000
ASSETS				
Non-Current Assets				
Property, plant and equipment	18,795,305	16,472,867	475,748	484,707
Investment property	18,164,109	18,147,475	18,178,157	18,161,523
Intangible assets	181,045	189,325	1,212	1,270
Right-of-use assets	438,340	431,063	-	-
Investments in subsidiaries	-	-	6,099,462	6,099,462
Investment in joint ventures	11,040	10,466	-	-
Financial assets at fair value through other comprehensive income	93,501	86,200	-	-
Other financial assets at amortised cost	482,374	466,761	-	-
Reimbursable right	631	631	-	-
Deferred tax assets	907,043	977,750	-	-
Straight line adjustment on lease rentals receivable	69,673	68,738	69,673	68,738
Advance paid for acquisitions	22,115	22,115	-	-
Total non-current assets	39,165,176	36,873,391	24,824,252	24,815,700
Current Assets				
Inventories	5,847,448	6,495,762	20,621	18,398
Trade and other receivables	5,166,091	6,127,477	210,148	94,570
Income tax receivable	26,254	26,254	-	-
Financial assets at fair value through profit or loss	3,687,733	2,462,462	774,374	609,115
Other financial assets at amortised cost	156,849	193,917	49,940	43,365
Amounts due from related parties	-	-	-	250,000
Cash and bank	1,079,407	1,849,745	35,019	31,413
Total current assets	15,963,782	17,155,617	1,090,102	1,046,861
Total Assets	55,128,958	54,029,008	25,914,354	25,862,561
EQUITY AND LIABILITIES				
Equity				
Stated capital	7,360,000	7,360,000	7,360,000	7,360,000
Revaluation reserve	2,058,711	2,058,711	419,142	419,142
Other components of equity	(12,305)	(16,029)	-	-
Retained earnings	12,160,312	12,236,098	10,913,629	10,958,168
Total equity attributable to equity holders of the Company	21,566,718	21,638,780	18,692,771	18,737,310
Non controlling interests	7,487,917	7,460,444	-	-
Total equity	29,054,635	29,099,224	18,692,771	18,737,310
Non-current liabilities				
Interest bearing loans and borrowings	7,653,418	5,461,344	2,786,516	2,941,365
Employee benefits	548,339	542,311	41,687	43,258
Lease liabilities	334,468	329,241	-	-
Deferred tax liabilities	4,600,568	4,593,427	2,384,165	2,384,165
Rent received in advance	339,944	305,676	339,944	305,676
Customer deposits	225,288	229,726	225,288	229,726
Total non-current liabilities	13,702,025	11,461,725	5,777,600	5,904,190
Current liabilities				
Trade and other payables	4,087,245	4,377,227	960,629	705,226
Interest bearing loans and borrowings	7,527,642	8,391,921	446,560	406,879
Lease liabilities	110,672	114,160	-	-
Income tax payable	231,130	220,703	4,217	3,115
Bank overdrafts	415,609	364,048	32,577	105,841
Total current liabilities	12,372,298	13,468,059	1,443,983	1,221,061
Total equity and liabilities	55,128,958	54,029,008	25,914,354	25,862,561

These Interim Condensed Financial Statements are in compliance with the requirements of the Companies Act No.7 of 2007.

.....
Chief Finance Officer

The Board of Directors is responsible for these Financial Statements, Signed for and on behalf of the Board by,

.....
Chairman
14 August 2025
Colombo

.....
Chief Executive Officer/Executive Director

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF CHANGES IN EQUITY

Group

	Stated Capital	Revaluation Reserve	FVOCI Reserve	Retained Earnings	Shareholders' Funds	Non-Controlling Interests	Total Equity
	LKR'000	LKR'000	LKR'000	LKR'000	LKR'000	LKR'000	LKR'000
Balance as at 1 April 2024	7,360,000	1,902,652	(50,039)	11,027,633	20,240,246	7,260,189	27,500,435
Profit for the period	-	-	-	128,775	128,775	(53,051)	75,724
Other comprehensive income							
Changes in fair value of other investments at fair value through other comprehensive income	-	-	8,558	-	8,558	8,222	16,780
Net gain on disposal of equity investments at fair value through other comprehensive income	-	-	1,123	(1,123)	-	-	-
Total comprehensive income for the period	-	-	9,681	127,652	137,333	(44,829)	92,504
Dividends to equity holders	-	-	-	(160,000)	(160,000)	(74,162)	(234,162)
Adjustment on changes to non controlling interest in subsidiaries	-	716	-	(8,623)	(7,907)	(3,041)	(10,948)
Balance as at 30 June 2024	**7,360,000**	**1,903,368**	**(40,358)**	**10,986,662**	**20,209,672**	**7,138,157**	**27,347,829**
Balance as at 1 April 2025	7,360,000	2,058,711	(16,029)	12,236,098	21,638,780	7,460,444	29,099,224
Profit for the period	-	-	-	369,675	369,675	153,204	522,879
Other comprehensive income							
Changes in fair value of other investments at fair value through other comprehensive income	-	-	3,724	-	3,724	3,577	7,301
Total comprehensive income for the period	-	-	3,724	369,675	373,399	156,781	530,180
Dividends to equity holders	-	-	-	(440,000)	(440,000)	(130,132)	(570,132)
Adjustment on changes to non-controlling interest in subsidiaries	-	-	-	(5,461)	(5,461)	824	(4,637)
Balance as at 30 June 2025	**7,360,000**	**2,058,711**	**(12,305)**	**12,160,312**	**21,566,718**	**7,487,917**	**29,054,635**

Company

	Stated Capital	Revaluation Reserve	Retained Earnings	Total Equity
	LKR'000	LKR'000	LKR'000	LKR'000
Balance as at 1 April 2024	7,360,000	362,530	9,774,789	17,497,319
Profit for the period	-	-	283,103	283,103
Total comprehensive income for the period	-	-	283,103	283,103
Dividends to equity holders	-	-	(160,000)	(160,000)
Balance as at 30 June 2024	**7,360,000**	**362,530**	**9,897,892**	**17,620,422**
Balance as at 1 April 2025	7,360,000	419,142	10,958,168	18,737,310
Profit for the period	-	-	395,461	395,461
Total comprehensive income for the period	-	-	395,461	395,461
Dividends to equity holders	-	-	(440,000)	(440,000)
Balance as at 30 June 2025	**7,360,000**	**419,142**	**10,913,629**	**18,692,771**

Figures in brackets indicate deductions

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF CASH FLOWS

	Group		Company	
	30 Jun 2025 Unaudited LKR'000	30 Jun 2024 Unaudited LKR'000	30 Jun 2025 Unaudited LKR'000	30 Jun 2024 Unaudited LKR'000
Cash flows from/(used in) operating activities				
Profit before tax	674,004	67,411	396,645	283,250
Adjustments for				
Depreciation, amortisation	127,921	117,504	13,058	12,016
Gain on disposal of property, plant and equipment	(3,756)	43	-	-
Gain on fair value of financial assets at FVTPL	(98,313)	(14,315)	(35,510)	(6,176)
Net gains on disposal of financial assets at fair value through profit or loss	(26,371)	(1,270)	-	-
Provision for slow moving /obsolete inventories	3,135	-	-	-
Impairment of trade receivables and bad debt written off	15,188	(14,275)	66	(5)
Amortisation of right of use assets	31,644	37,404	-	-
Finance costs	278,649	264,441	79,798	111,045
Finance income	(81,568)	(95,128)	(7,864)	(25,479)
Dividend income from subsidiaries	-	2,334	(192,030)	(163,935)
Dividend income from FVOCI investments	3,353	(326)	-	-
Dividend income from FVTPL investments	(29,156)	(8,199)	(20,271)	-
Share of results of equity accounted investees	4	(401)	-	-
Provision for defined benefit obligations	20,513	17,568	600	600
Operating profit/(loss) before working capital changes	915,247	372,791	234,492	211,316
(Increase)/ decrease in inventories	645,179	414,259	(2,223)	(156)
(Increase)/ decrease in trade and other receivables	945,263	292,899	(18,298)	26,924
(Increase)/ decrease in amounts due from related parties	-	-	250,000	(325,352)
Increase/ (decrease) customer deposits	13,896	20,065	13,896	20,065
Increase/ (decrease) in trade and other payables	(714,144)	122,784	(175,258)	40,680
Cash generated from operations	1,805,441	1,222,798	302,609	(26,523)
Finance cost paid	(257,660)	(258,445)	(73,203)	(105,049)
Income tax paid	(61,947)	(50,116)	(83)	(609)
Gratuity paid	(14,485)	(27,759)	(2,171)	-
Net cash from/(used in) operating activities	1,471,349	886,478	227,152	(132,181)
Cash flows from/(used in) investing activities				
Acquisition of property, plant and equipment	(2,442,489)	(188,149)	(3,893)	(87)
Acquisition of intangible assets	(148)	(620)	(148)	-
Proceeds from sale of property, plant and equipment	4,315	127	-	-
Expenditure incurred on investment property	(16,634)	(189)	(16,634)	(189)
(Net investment in) / proceeds from other financial assets and unit trust	(1,100,587)	(575,956)	(129,749)	(3,456)
(Net Investment in) / proceeds from financial assets designated at FVOCI	-	(5,905)	-	-
Net investments in call deposits	28,811	21,265	-	-
Dividend income from subsidiaries	-	-	93,750	93,545
Dividend income from FVOCI investments	(3,353)	326	-	-
Dividend income from FVTPL investments	29,156	8,199	20,271	-
Finance income	71,717	95,128	7,864	25,479
Investment in subsidiary	-	-	-	(4,140)
Net cash flows from/(used in) investing activities	(3,429,212)	(645,774)	(28,539)	111,152
Cash flows from/(used in) financing activities				
Proceeds from interest bearing loans and borrowings	9,658,331	8,467,012	82,010	322,813
Repayment of interest bearing loans and borrowings	(8,330,536)	(8,593,770)	(197,178)	(287,231)
Investment in fixed deposit	21,455	(37,540)	(6,575)	-
Principal element of lease payments	(54,343)	(23,649)	-	-
Dividend paid to non controlling interests	(130,132)	(74,162)	-	-
Net cash flows from/(used in) financing activities	1,164,775	(262,109)	(121,743)	35,582
Net increase/(decrease) in cash and cash equivalents	(793,088)	(21,405)	76,870	14,553
Cash and cash equivalents at the beginning of the period	1,164,483	316,131	(74,428)	34,703
Cash and cash equivalents at the end of the period	371,395	294,726	2,442	49,256

Figures in brackets indicate deductions

R I L PROPERTY PLC
NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS

1 REPORTING ENTITY

R I L Property PLC is a public quoted Company incorporated on 15 July 2009 and domiciled in Sri Lanka. These Condensed Consolidated Interim Financial Statements as at and for the three months ended 30 June 2025 comprise the Company and its subsidiaries (together referred to as the 'Group').

2 BASIS OF ACCOUNTING

The Interim Condensed Financial Statements of the Company and the Group have been prepared based on the Sri Lanka Accounting Standards SLFRS/LKAS and have consistently applied the accounting policies as stated in the most recent annual report for the year ended 31 March 2025.

The Interim Condensed Financial Statements have been prepared in compliance with Sri Lanka Accounting Standard LKAS 34 - Interim Financial Reporting and provide the information as required in terms of Rule 7.4 of the Colombo Stock Exchange.

There were no changes to the Accounting Policies and methods of computation since the publication of the Annual Report 2024/2025.

All figures are provisional and are subject to audit, unless otherwise stated. These Interim Condensed Financial Statements were authorised for publication by the Company's Board of Directors on 14th August 2025

3 REVENUE

	GROUP		COMPANY	
	30 Jun 2025	30 Jun 2024	**30 Jun 2025**	30 Jun 2024
	LKR'000	LKR'000	**LKR'000**	LKR'000
Rental and other related services	381,386	342,329	381,386	342,329
Automobile sales and related services	6,586,103	1,904,301	-	-
Supply of renewable energy and other related services	314,956	567,293	-	-
	7,282,445	2,813,923	**381,386**	342,329

4 COMPARATIVE INFORMATION

Where necessary, comparative figures have been reclassified and represented to conform with current period presentation.

5 FAIR VALUE MEASUREMENT AND RELATED FAIR VALUE DISCLOSURES

The following notes show the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and liabilities not measured at fair value, if the carrying amount is a reasonable approximation of fair value.

Trade receivables include the contractual amounts for settlement of trade and other obligations due to the Company and the Group. Trade and other payables and borrowings represent contract amounts and obligations due from the Company and the Group.

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognized and measured at fair value in the Financial Statements. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed in the Accounting Standard.

	Group					
	30 Jun 2025			31 March 2025		
	LKR '000 Carrying amount	**LKR '000 Fair value**	**LKR '000 Fair value**	LKR '000 Carrying amount	LKR '000 Fair value	LKR '000 Fair value
		Level 1	**Level 2**		Level 1	Level 2
Financial assets at fair value through profit or loss (FVPL)						
Equity shares	1,025,245	1,025,245	-	947,031	947,031	-
Investments in unit trusts and commercial papers	2,662,488	-	2,662,488	1,515,431	-	1,515,431
Financial assets at amortised cost						
Trade & other receivables excluding prepayments	4,310,179	-	-	5,429,948	-	-
Cash & cash equivalents	1,079,407	-	-	1,849,745	-	-
Investments in debentures	-	-	-	-	-	-
Other financial assets at amortised cost	639,223	-	-	660,678	-	-
Financial assets measured at fair value through other comprehensive income (FVOCI)						
Equity shares	93,501	93,501	-	86,200	86,200	-
	9,810,043	**1,118,746**	**2,662,488**	10,489,033	1,033,231	1,515,431
Financial liabilities at amortised cost						
Interest bearing borrowings	15,181,060	-	-	13,853,265	-	-
Bank overdrafts	415,609	-	-	364,048	-	-
	15,596,669	**-**	**-**	14,217,313	-	-

	Company					
	30 Jun 2025			31 March 2025		
	LKR '000 Carrying amount	**LKR '000 Fair value**	**LKR '000 Fair value**	LKR '000 Carrying amount	LKR '000 Fair value	LKR '000 Fair value
		Level 1	**Level 2**		Level 1	Level 2
Financial assets at fair value through profit or loss (FVPL)						
Equity shares	474,604	474,604	-	426,400	426,400	-
Investments in unit trusts and commercial papers	299,770	-	299,770	182,715	-	182,715
Financial assets at amortised cost						
Trade & other receivables excluding prepayments	193,271	-	-	80,872	-	-
Cash & cash equivalents	35,019	-	-	31,413	-	-
Investments in debentures	-	-	-	-	-	-
Other financial assets at amortised cost	49,940	-	-	43,365	-	-
	1,052,604	**474,604**	**299,770**	764,765	426,400	182,715
Financial liabilities at amortised cost						
Interest bearing borrowings	3,233,076	-	-	3,348,244	-	-
Bank overdrafts	32,577	-	-	105,841	-	-
	3,265,653	**-**	**-**	3,454,085	-	-

The following table shows the valuation technique used in measuring level 2 fair values, as well as the significant unobservable inputs used.

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Investments in unit trusts	Fair value is based on the published unit prices	Based on published unit prices	The estimated fair value will increase (decrease) if, the published unit prices are higher (lower)
Investments in commercial papers	Fair value is based on the interest rate	Based on the interest rate	The estimated fair value will increase (decrease) if, the interest rates are higher (lower)

5.1 FAIR VALUE HIERARCHY

Fair value of financial instruments are based on a fair value hierarchy which is defined below.

Level 1
Inputs that are quoted market prices (unadjusted) in the active market for identical instruments. The Company measures the fair value of an instrument using active quoted prices or dealer price quotations without any deductions for transaction cost. Market is regarded as active if quoted prices are readily and regularly available and represent actual and regularly occurring market transactions at arm's length basis.

Level 2
Inputs other than quoted prices included within level 1 that are observable either directly or indirectly. This category includes instruments valued using quoted market prices in an active market for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active or valuation techniques in which whole significant inputs are directly or indirectly observable from market data.

Level 3
The inputs that are unobservable. This category includes all the instruments for which valuation techniques include inputs not based on observable data and the unobservable inputs have a significant effect on the instruments valuation. This category includes instruments that are valued based on quoted prices for similar instruments for which significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

6 TAXATION

As per Sri Lanka Accounting Standard 12 on "Income Taxes", current tax and deferred tax shall be measured according to the prevailing tax laws.

7 STATED CAPITAL

	30 Jun 2025		30 Jun 2024	
Group/Company	**Number' 000**	**LKR'000**	Number' 000	LKR'000
As at 01 April	800,000	7,360,000	800,000	7,360,000
Issue of Shares during the Period	-	-	-	-
Balance at the end of the period	**800,000**	**7,360,000**	800,000	7,360,000

8 RELATED PARTY TRANSACTIONS

Transactions with subsidiary companies

Transaction Type	**30 Jun 2025**	30 Jun 2024
	LKR'000	LKR'000
Rent & other related Income	4,233	2,418
Services obtained	805	1,835
Reimbursement of expenses	1,046	-
Advance payment	31	36,900
Loan interest	3,193	15,352
Intercompany loan	-	524,455
Repayment of loan	250,000	-
Retention settlement	1,130	-
Facility management services	3,387	-

Transactions between subsidiary companies

Transaction Type	**30 Jun 2025**	30 Jun 2024
	LKR'000	LKR'000
Repairs & services provided	136	432

9 EVENTS OCCURING AFTER THE REPORTING PERIOD AND OTHER MATTERS

Subsequent to the reporting period, no circumstances have arisen, which would require adjustments or disclosures in the financial statements.

10 COMMITMENTS AND CONTINGENCIES

R I L Property PLC
The corporate guarantee of LKR 150 million granted as of 31 March 2025 to the Commercial Bank of Ceylon PLC on behalf of Panasian Power PLC was reduced to LKR 80 million, with effect from 20 June 2025.

There has been no significant change in the nature of the contingencies and other commitments, which were disclosed in the annual report 2024/2025 except above.

11 INVESTOR INFORMATION

11.1 TWENTY LARGEST SHAREHOLDERS

		As at 30 June 2025	
	NAME	**No.of Shares**	**%**
1	Mr. M.A. Yaseen	237,658,848	29.71
2	Mrs. R.R. Takahashi	154,209,571	19.28
3	Mrs. S.M. Yaseen	61,670,528	7.71
4	Mr. S.D. Yaseen	58,000,000	7.25
5	Mrs. L.E.M. Yaseen	45,868,832	5.73
6	Commercial Bank of Ceylon PLC A/C No. 01	24,610,964	3.08
7	Deutsche Bank AG Trustee To Lynear Wealth Dynamic Opportunities Fund	12,521,071	1.57
8	Mr. V.A. Yaseen	12,000,000	1.50
9	Mr.O.Senanayake & Mr. D.R.Pieris & Mr. S.P.Perera	11,497,356	1.44
10	Mr. J.A. Yaseen	9,000,000	1.13
11	Mr. S.P. Perera	6,410,599	0.80
12	Seylan bank PLC/ARRC Capital (Pvt) Ltd	5,175,825	0.65
13	Mr. A.S. Jayasinghe	4,823,264	0.60
14	Sherwood Capital (Pvt) Ltd	4,500,000	0.56
15	Seylan Bank PLC/Java Capital (Private) Limited	4,500,000	0.56
16	People's Leasing and Finance PLC/Dr. K.A.P. Gunawardhana	4,000,000	0.50
17	Seylan Bank PLC/R.A.Rishard	3,150,000	0.39
18	Mr. R. Magdon Ismail	3,121,000	0.39
19	Mr. H.G. Balasuriya	3,000,000	0.38
20	People's Leasing and Finance PLC/O. Senanayake &D.R.Pieris & S.P.Perera	2,780,929	0.35
	Sub Total	668,498,787	83.58
	Others	131,501,213	16.42
	Issued Capital	800,000,000	100.00

11.2 PUBLIC HOLDING INFORMATION

	As at 30 June 2025	As at 30 June 2024
Total No.of Public Shareholders	**4,243**	4,134
Public Shareholding %	**44.142%**	41.628%
Number of Shares	**353,133,379**	333,022,320
Float Adjusted Market Capitalization (LKR'Mn)	**7,557**	2,664
Minimum public holding - under section 7.13.1 (i) (a) -Option	**Option 2**	Option 4

11.3 DIRECTORS' SHAREHOLDING

		As at 30 June 2025	
	Name of the Director	**No of Shares**	**%**
1	Mr. Arjuna Herath	-	-
2	Ms. L E M Yaseen	45,868,832	5.73
3	Ms. L K A H Fernando	-	-
4	Ms. C G Ranasinghe	-	-
5	Professor N D Gunawardena	-	-
6	Ms. C Pietersz	-	-
7	Ms. V S Weerasekera	-	-
8	Mr. S. Mudalige	-	-
9	Mr. N. Fernando	-	-

11.4 NET ASSET VALUE PER SHARE

	As at 30 June 2025		As at 30 June 2024	
	Group	**Company**	Group	Company
No. of Shares ('000)	800,000	800,000	800,000	800,000
Net Assets (LKR'000)	21,566,718	18,692,771	20,209,672	17,620,422
Net Asset Value per Share (LKR)	26.96	23.37	25.26	22.03

11.5 SHARE PRICE DURING THE PERIOD

	Quarter Ended 30 Jun 2025	Quarter ended 30 Jun 2024
	LKR	LKR
Highest	23.20	8.70
Lowest	14.10	6.10
Closing	21.40	8.00

11.6 DIVIDEND

After satisfying the solvency test, in accordance with Section 57 of the Companies Act, No.07 of 2007, the Board of Directors recommended a first and final dividend of LKR 55 cents per share for the year ended 31 March 2025 amounting to LKR 440 Mn, was approved at the Annual General Meeting held on 30 June 2025 and paid on 21 July 2025 to the respective shareholders.

12 SEGMENTAL INFORMATION

12.1 SEGMENT RESULTS

	Three Months Ended									
	Rental and Other Related Services (Property Leasing)		Renewable Energy Generation and management		Automobile Sales and Related Services		Inter/Intra Segment Eliminations		Consolidated operations	
	Unaudited		Unaudited		Unaudited		Unaudited		Unaudited	
	2025	2024	**2025**	2024	**2025**	2024	**2025**	2024	**2025**	2024
	LKR'000	LKR'000	**LKR'000**	LKR'000	**LKR'000**	LKR'000	**LKR'000**	LKR'000	**LKR'000**	LKR'000
Revenue	381,386	342,329	314,956	567,293	6,586,908	1,906,136	(805)	(1,835)	7,282,445	2,813,923
Inter-segment revenue	-	-	-	-	(805)	(1,835)	805	1,835	-	-
Revenue from external customers	381,386	342,329	314,956	567,293	6,586,103	1,904,301	-	-	7,282,445	2,813,923
Gross Profit	337,451	306,005	158,678	286,084	1,496,664	571,514	(805)	(1,835)	1,991,988	1,161,768
Other income	198,249	168,098	255	2,457	24,185	17,862	(194,969)	(166,352)	27,720	22,065
Overhead expenses	(122,902)	(111,463)	(111,743)	(58,409)	(1,068,205)	(804,731)	3,744	4,253	(1,299,106)	(970,350)
Net finance income/(expenses)	(16,153)	(79,390)	(24,733)	(41,081)	(5,708)	(26,002)	-	-	(46,594)	(146,473)
Share of profit from equity accounted investees	-	-	(4)	401	-	-	-	-	(4)	401
Net profit/(loss) before tax	396,645	283,250	22,453	189,452	446,936	(241,357)	(192,030)	(163,934)	674,004	67,411
Taxation	(1,184)	(147)	(3,462)	(39,480)	(146,479)	47,940	-	-	(151,125)	8,313
Profit/(loss) for the period	395,461	283,103	18,991	149,972	300,457	(193,417)	(192,030)	(163,934)	522,879	75,724
Other comprehensive income for the period, net of tax	-	-	-	-	7,301	16,780	-	-	7,301	16,780
Total comprehensive income for the period,net of tax	395,461	283,103	18,991	149,972	307,758	(176,637)	(192,030)	(163,934)	530,180	92,504

Figures in brackets indicate deductions

CORPORATE INFORMATION

Name of the Company
R I L Property PLC

Legal Form
The Company was incorporated in Sri Lanka on 15 July 2009 as a Private Limited Liability Company under the Companies Act No.07 of 2007 (as amended). Subsequently it was converted into a public Limited Liability Company on 13 September 2016 under the Companies Act No 07 of 2007 (as amended). The Ordinary shares were listed on the Colombo Stock Exchange on 04 May 2017.

Company Registration Number
PV / PB 68365 PQ

Registered Office
No. 33, Park Street
Colombo 02
Tel : +94 11 233 2850-1
Fax : +94 11 239 9915

Board of Directors
Mr. A.Herath - Chairman
Ms. L.K.A.H.Fernando -Chief Executive Officer /Executive Director
Ms. L.E.M.Yaseen
Ms. C.G.Ranasinghe (Resign w.e.f. 31 August 2025)
Professor. N.D.Gunawardena
Ms. C.Pietersz
Ms.V.Weerasekera
Mr. S.Mudalige
Mr.N.Fernando

Board Audit and Risk Committee
Ms. C. Pietersz - Chairperson
Ms. C.G.Ranasinghe – Member (Resign w.e.f. 31 August 2025)
Ms.V.Weerasekera – Member
Mr.N.Fernando – Member
Professor. N.D.Gunawardena – Member (Appointed w.e.f. 30 April 2025)

Board HR & Remuneration Committee
Professor. N.D.Gunawardena – Chairman
Mr. A.Herath – Member
Mr. S.Mudalige – Member
Mr.N.Fernando – Member (Appointed w.e.f. 30 April 2025)

Board Related Party Transactions Review Committee
Ms. C.G.Ranasinghe – Chairperson (Resign w.e.f. 31 August 2025)
Ms. L.E.M.Yaseen – Member
Mr. A.Herath – Member
Ms. C. Pietersz - Member
Mr. S.Mudalige – Member

Board Nominations and Governance Committee
Mr.N. Fernando – Chairman
Mr. A. Herath – Member
Ms. C. Pietersz - Member
Ms.V.Weerasekera – Member (Appointed w.e.f. 30 April 2025)

Auditors
M/s. Ernst & Young
Chartered Accountants
Rotunda Towers
No. 109, Galle Road,
Colombo 03
Tel : +94 11 246 3500
Fax : +94 11 768 7869

Secretary
Ms. R.Weudagedara

Registrars
Central Depositary Systems (Pvt) Ltd
Ground Floor, M & M Center
No.341/5, Kotte Road,
Rajagiriya
Tel : +94 11 235 6444
Fax : +94 11 244 0396

Bankers
Commercial Bank of Ceylon PLC
Commercial House,
No.21, Sir Razik Fareed Mw,
Colombo 01
Tel : +94 11 248 6000

DFCC Bank PLC
No.73/5,Galle Road,
Colombo 03
Tel : +94 11 244 2442

Seylan Bank PLC
Seylan Towers,
No 90, Galle Road,
Colombo 03
Tel : +94 11 245 6000

People's Bank
No.33,Park Street,
Colombo 02
Tel : +94 11 242 2346

Sampath Bank
No: 110, Sir James Peiris Mawatha,
Colombo 02.
Tel : +94 11 235 8358

Lawyers
Nithya Partners
Attorneys at Law
No.97/A,Galle Road,Colombo 03

Heritage Partners
Attorneys at Law
No. 4, Heritage House,
Malalasekara Pedesa,
Colombo 07

Subsidiaries
United Motors Lanka PLC
No.100,Hyde Park Corner,
Colombo 02

Panasian Power PLC
Level 04,BTL Shipping House
No.45/2,Braybrooke Street,
Colombo 02

PARKLAND Integrated Solutions (Pvt) Ltd
No. 33, Park Street,
Colombo 02

R-E-D Capital Asia (Pvt) Ltd
Level 04,BTL Shipping House
No.45/2,Braybrooke Street,
Colombo 02

Website
www.rilproperty.lk