RIL PROPERTY PLC

INTERIM CONDENSED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2025

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

For the six months ended 30th September,

	Group				Company			
	Quarter ended		Six months ended		Quarter ended		Six months ended	
	30 Sep 2025 Unaudited LKR'000	30 Sep 2024 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000	30 Sep 2024 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000	30 Sep 2024 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000	30 Sep 2024 Unaudited LKR'000
Revenue	13,385,711	3,464,460	20,668,156	6,278,383	370,363	377,877	751,749	720,206
Cost of sales	(9,944,170)	(1,938,134)	(15,234,627)	(3,590,289)	(40,893)	(39,426)	(84,828)	(75,750)
Gross profit	3,441,541	1,526,326	5,433,529	2,688,094	329,470	338,451	666,921	644,456
Other income and gains	37,171	36,205	64,891	58,270	12,302	8,623	210,551	176,721
Marketing and promotional expenses	(453,630)	(305,221)	(670,629)	(449,504)	(5,748)	(3,012)	(5,994)	(3,367)
Administrative expenses	(1,075,933)	(844,899)	(2,158,040)	(1,670,966)	(133,424)	(117,556)	(256,080)	(228,664)
Profit from operating activities	1,949,149	412,411	2,669,751	625,894	202,600	226,506	615,398	589,146
Finance expenses	(320,051)	(259,517)	(598,700)	(523,958)	(85,521)	(91,165)	(165,319)	(202,210)
Finance income	301,190	148,602	533,245	266,570	148,544	35,492	212,189	67,147
Net finance (expenses) / Income	(18,861)	(110,915)	(65,455)	(257,388)	63,023	(55,673)	46,870	(135,063)
Share of profit of equity accounted investees,net of tax	41	498	37	899	-	-	-	-
Profit before tax	1,930,329	301,994	2,604,333	369,405	265,623	170,833	662,268	454,083
Income tax reversal / (expense)	(132,856)	(47,732)	(283,981)	(39,419)	(918)	(1,603)	(2,102)	(1,750)
Profit for the period	1,797,473	254,262	2,320,352	329,986	264,705	169,230	660,166	452,333
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	25,691	(2,876)	32,992	13,904	-	-	-	-
Other comprehensive income for the period, net of tax	25,691	(2,876)	32,992	13,904	-	-	-	-
Total comprehensive income for the period, net of tax	1,823,164	251,386	2,353,344	343,890	264,705	169,230	660,166	452,333
Profit/(loss) for the period attributable to:								
Owners of the parent	980,578	209,648	1,350,253	338,423	264,705	169,230	660,166	452,333
Non-controlling interest	816,895	44,614	970,099	(8,437)	-	-	-	-
	1,797,473	254,262	2,320,352	329,986	264,705	169,230	660,166	452,333
Total comprehensive income for the period attributable to:								
Owners of the parent	993,680	208,182	1,367,079	345,515	264,705	169,230	660,166	452,333
Non-controlling interest	829,484	43,204	986,265	(1,625)	-	-	-	-
	1,823,164	251,386	2,353,344	343,890	264,705	169,230	660,166	452,333
Earnings Per share LKR	1.23	0.26	1.69	0.42	0.33	0.21	0.83	0.57

Figures in brackets indicate deductions

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION

	Group		Company	
	30 Sep 2025 Unaudited LKR'000	31 March 2025 Audited LKR'000	30 Sep 2025 Unaudited LKR'000	31 March 2025 Audited LKR'000
ASSETS				
Non-Current Assets				
Property, plant and equipment	19,174,505	16,472,867	462,896	484,707
Investment property	18,167,245	18,147,475	18,181,293	18,161,523
Intangible assets	176,305	189,325	1,013	1,270
Right-of-use assets	454,692	431,063	-	-
Investments in subsidiaries	-	-	6,099,462	6,099,462
Investment in joint ventures	11,081	10,466	-	-
Financial assets at fair value through other comprehensive income	859	86,200	-	-
Other financial assets at amortised cost	477,767	466,761	-	-
Reimbursable right	631	631	-	-
Deferred tax assets	1,281,048	977,750	-	-
Straight line adjustment on lease rentals receivable	72,054	68,738	72,054	68,738
Advance paid for acquisitions	22,115	22,115	-	-
Total non-current assets	39,838,302	36,873,391	24,816,718	24,815,700
Current Assets				
Inventories	7,289,017	6,495,762	19,670	18,398
Trade and other receivables	6,882,539	6,127,477	79,854	94,570
Income tax receivable	6,420	26,254	-	-
Financial assets at fair value through profit or loss	2,310,957	2,462,462	1,158,780	609,115
Other financial assets at amortised cost	240,520	193,917	111,592	43,365
Amounts due from related parties	-	-	-	250,000
Cash and bank	1,311,482	1,849,745	37,264	31,413
Total current assets	18,040,935	17,155,617	1,407,160	1,046,861
Total Assets	57,879,237	54,029,008	26,223,878	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	(5,260)	(16,029)	-	-
Retained earnings	13,236,593	12,236,098	11,178,334	10,958,168
Total equity attributable to equity holders of the Company	22,650,044	21,638,780	18,957,476	18,737,310
Non controlling interests	8,227,755	7,460,444	-	-
Total equity	30,877,799	29,099,224	18,957,476	18,737,310
Non-current liabilities				
Interest bearing loans and borrowings	7,782,945	5,461,344	2,391,361	2,941,365
Employee benefits	563,519	542,311	40,562	43,258
Lease liabilities	328,929	329,241	-	-
Deferred tax liabilities	4,596,645	4,593,427	2,384,165	2,384,165
Rent received in advance	364,699	305,676	364,699	305,676
Customer deposits	259,468	229,726	259,468	229,726
Total non-current liabilities	13,896,205	11,461,725	5,440,255	5,904,190
Current liabilities				
Trade and other payables	4,910,348	4,377,227	543,855	705,226
Interest bearing loans and borrowings	7,480,755	8,391,921	1,266,964	406,879
Lease liabilities	150,825	114,160	-	-
Income tax payable	418,170	220,703	4,077	3,115
Bank overdrafts	145,135	364,048	11,251	105,841
Total current liabilities	13,105,233	13,468,059	1,826,147	1,221,061
Total equity and liabilities	57,879,237	54,029,008	26,223,878	25,862,561

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

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Chief Finance Officer

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

.....

Chairman

13 November 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	-	-	-	338,423	338,423	(8,437)	329,986
Other comprehensive income							
Changes in fair value of other investments at fair value through other comprehensive income	-	-	7,091	-	7,091	6,813	13,904
Net gain on disposal of equity investments at fair value through other comprehensive income	-	-	1,123	(1,123)	-	-	-
Total comprehensive income for the period	-	-	8,214	337,300	345,514	(1,624)	343,890
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 September 2024	**7,360,000**	**1,903,368**	**(41,825)**	**11,196,310**	**20,417,853**	**7,181,362**	**27,599,215**
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	-	-	-	1,350,253	1,350,253	970,099	2,320,352
Other comprehensive income							
Changes in fair value of other investments at fair value through other comprehensive income	-	-	16,826	-	16,826	16,166	32,992
Net gain on disposal of equity investments at fair value through other comprehensive income	-	-	(6,057)	6,057	-	-	-
Total comprehensive income for the period	-	-	10,769	1,356,310	1,367,079	986,265	2,353,344
Dividends to equity holders	-	-	-	(440,000)	(440,000)	(130,132)	(570,132)
Adjustment on changes to non-controlling interest in subsidiaries	-	-	-	84,185	84,185	(88,822)	(4,637)
Balance as at 30 September 2025	**7,360,000**	**2,058,711**	**(5,260)**	**13,236,593**	**22,650,044**	**8,227,755**	**30,877,799**

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	-	-	452,333	452,333
Total comprehensive income for the period	-	-	452,333	452,333
Dividends to equity holders	-	-	(160,000)	(160,000)
Balance as at 30 September 2024	**7,360,000**	**362,530**	**10,067,122**	**17,789,652**
Balance as at 1 April 2025	7,360,000	419,142	10,958,168	18,737,310
Profit for the period	-	-	660,166	660,166
Total comprehensive income for the period	-	-	660,166	660,166
Dividends to equity holders	-	-	(440,000)	(440,000)
Balance as at 30 September 2025	**7,360,000**	**419,142**	**11,178,334**	**18,957,476**

Figures in brackets indicate deductions

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF CASH FLOWS

	Group		Company	
	30 Sep 2025 Unaudited LKR'000	30 Sep 2024 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000	30 Sep 2024 Unaudited LKR'000
Cash flows from/(used in) operating activities				
Profit before tax	2,604,333	369,405	662,268	454,083
Adjustments for				
Depreciation, amortisation	276,717	235,645	26,200	24,089
Gain on disposal of property, plant and equipment	(17,998)	(9,851)	(7,203)	(3,390)
Gain on fair value of financial assets at FVTPL	(290,105)	(38,461)	(181,796)	(23,779)
Loss on fair value of financial assets at FVTPL	-	12,849	-	-
Net gains on disposal of financial assets at fair value through profit or loss	(49,483)	(24,559)	-	-
Provision for slow moving /obsolete inventories	2,110	-	-	-
Impairment of trade receivables and bad debt written off	20,955	(5,223)	2,037	6,860
Amortisation of right of use assets	65,881	75,282	-	-
Finance costs	598,700	511,109	165,319	202,210
Finance income	(166,568)	(217,509)	(10,122)	(43,368)
Dividend income from subsidiaries	-	-	(192,030)	(163,936)
Dividend income from FVOCI investments	2,067	(2,401)	-	-
Dividend income from FVTPL investments	(29,156)	(8,199)	(20,271)	-
Share of results of equity accounted investees	(37)	(899)	-	-
Provision for defined benefit obligations	41,307	35,173	1,200	1,200
Operating profit/(loss) before working capital changes	3,058,723	932,361	445,602	453,969
(Increase)/ decrease in inventories	(795,365)	624,454	(1,272)	(316)
(Increase)/ decrease in trade and other receivables	(778,928)	(489,201)	9,364	(314,093)
(Increase)/ decrease in amounts due from related parties	-	-	250,000	-
Increase/ (decrease) customer deposits	41,630	11,994	41,630	11,994
Increase/ (decrease) in trade and other payables	580,256	(60,353)	(114,236)	(2,498)
Cash generated from operations	2,106,316	1,019,255	631,088	149,056
Finance cost paid	(584,129)	(498,909)	(165,319)	(190,010)
Income tax paid	(366,761)	(263,413)	(1,141)	(982)
Gratuity paid	(20,099)	(44,835)	(3,896)	-
Net cash from/(used in) operating activities	1,135,327	212,098	460,732	(41,936)
Cash flows from/(used in) investing activities				
Acquisition of property, plant and equipment	(2,961,902)	(364,133)	(3,984)	(274)
Acquisition of intangible assets	(3,955)	(1,193)	(148)	-
Proceeds from sale of property, plant and equipment	18,521	13,049	7,203	3,390
Redemption of investments in preference shares	-	2,077	-	-
Expenditure incurred on investment property	(19,770)	(34,162)	(19,770)	(47,697)
(Net investment in) / proceeds from other financial assets and unit trust	491,093	(456,984)	(367,869)	239,869
(Net Investment in) / proceeds from financial assets designated at FVOCI	118,333	(11,535)	-	-
Dividend income from subsidiaries	-	-	192,030	163,935
Dividend income from FVOCI investments	(2,067)	2,401	-	-
Dividend income from FVTPL investments	29,156	8,199	20,271	-
Finance income	174,885	217,509	10,122	43,368
Investment in subsidiary	-	-	-	(4,140)
Net cash flows from/(used in) investing activities	(2,155,706)	(624,772)	(162,145)	398,451
Cash flows from/(used in) financing activities				
Proceeds from interest bearing loans and borrowings	19,161,938	17,005,654	747,262	420,435
Repayment of interest bearing loans and borrowings	(17,751,503)	(16,463,214)	(437,181)	(637,346)
Investment in fixed deposit	(57,609)	(55,138)	(68,227)	(19,866)
Principal element of lease payments	(81,665)	(72,775)	-	-
Dividend paid to equity holders of the parent	(440,000)	(160,000)	(440,000)	(160,000)
Dividend paid to non controlling interests	(130,132)	(74,162)	-	-
Net cash flows from/(used in) financing activities	701,029	180,365	(198,146)	(396,777)
Net increase/(decrease) in cash and cash equivalents	(319,350)	(232,309)	100,441	(40,262)
Cash and cash equivalents at the beginning of the period	1,485,697	552,969	(74,428)	34,703
Cash and cash equivalents at the end of the period	1,166,347	320,660	26,013	(5,559)

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 six months ended 30 September 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 13 November 2025.

3 REVENUE

	GROUP		COMPANY	
	30 Sep 2025	30 Sep 2024	**30 Sep 2025**	30 Sep 2024
	LKR'000	LKR'000	**LKR'000**	LKR'000
Rental and other related services	751,749	720,206	751,749	720,206
Automobile sales and related services	19,128,359	4,742,003	-	-
Supply of renewable energy and other related services	788,048	816,174	-	-
	20,668,156	6,278,383	**751,749**	720,206

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 Sep 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	1,714,916	1,714,916	-	947,031	947,031	-
Investments in unit trusts and commercial papers	596,041	-	596,041	1,515,431	-	1,515,431
Financial assets at amortised cost						
Trade & other receivables excluding prepayments	5,939,759	-	-	5,429,948	-	-
Cash & cash equivalents	1,311,482	-	-	1,849,745	-	-
Other financial assets at amortised cost	718,287	-	-	660,678	-	-
Financial assets measured at fair value through other comprehensive income (FVOCI)						
Equity shares	859	859	-	86,200	86,200	-
	10,281,344	**1,715,775**	**596,041**	10,489,033	1,033,231	1,515,431
Financial liabilities at amortised cost						
Interest bearing borrowings	15,263,700	-	-	13,853,265	-	-
Bank overdrafts	145,135	-	-	364,048	-	-
	15,408,835	**-**	**-**	14,217,313	-	-

	Company					
	30 Sep 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	1,123,669	1,123,669	-	426,400	426,400	-
Investments in unit trusts and commercial papers	35,111	-	35,111	182,715	-	182,715
Financial assets at amortised cost						
Trade & other receivables excluding prepayments	64,856	-	-	80,872	-	-
Cash & cash equivalents	37,264	-	-	31,413	-	-
Other financial assets at amortised cost	111,592	-	-	43,365	-	-
	1,372,492	**1,123,669**	**35,111**	764,765	426,400	182,715
Financial liabilities at amortised cost						
Interest bearing borrowings	3,658,325	-	-	3,348,244	-	-
Bank overdrafts	11,251	-	-	105,841	-	-
	3,669,576	**-**	**-**	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 Sep 2025		30 Sep 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 Sep 2025**	30 Sep 2024
	LKR'000	LKR'000
Rent & other related Income	5,656	4,578
Services obtained	4,786	2,765
Services obtained - Solar panels	-	41,000
Reimbursement of expenses	1,065	-
Advance payment	40	-
Loan interest	3,193	29,899
Intercompany loan	-	539,002
Repayment of loan	250,000	-
Retention	1,130	1,130
Facility management services	7,014	-

Transactions between subsidiary companies

Transaction Type	**30 Sep 2025**	30 Sep 2024
	LKR'000	LKR'000
Repairs & services provided	599	560

9 CHANGES OF DIRECTORATE

Resignation of Directors R I L Property PLC

Ms. C. G. Ranasinghe, Independent Non-Executive Director, has resigned from the Board of Directors of R I L Property PLC, with effect from 31 August 2025.

Ms. L. E. M. Yaseen, Non Independent Non -Executive Director, has resigned from the Board of Directors of R I L Property PLC, with effect from 30 September 2025.

Subsequent to the reporting date, no circumstances have arisen that would require adjustments to, or disclosures in, the financial statements other than those disclosed above.

10 EVENTS OCCURING AFTER THE REPORTING PERIOD AND OTHER MATTERS

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

11 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 contingencies and other commitments disclosed in the Annual Report 2024/2025, except the above.

12 INVESTOR INFORMATION

12.1 TWENTY LARGEST SHAREHOLDERS

		As at 30 September 2025	
	NAME	**No.of Shares**	**%**
1	Mr. M.A. Yaseen	235,808,848	29.48
2	Mrs. R.R. Takahashi	149,209,571	18.65
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	12,610,964	1.58
7	Mr. V.A. Yaseen	11,550,000	1.44
8	Mr. J.A. Yaseen	8,500,000	1.06
9	Mr. O. Senanayake & Mr.D.R. Pieris, Mr. S.P. Perera	7,435,606	0.93
10	Seylan bank PLC/ARRC Capital (Pvt) Ltd	7,294,150	0.91
11	Mr. G.B.D. Thilakaratne	7,000,000	0.88
12	People's Leasing and Finance PLC/Dr. K.A.P. Gunawardhana	6,000,000	0.75
13	People's Leasing and Finance PLC/S.P Perera	5,393,050	0.67
14	Mr. R.H. Yaseen	5,000,000	0.63
15	Mr. A.S. Jayasinghe	4,523,264	0.57
16	Mr. S. Gurusinghe	4,398,610	0.55
17	Seylan Bank PLC/R.A.Rishard	4,222,600	0.53
18	Sherwood Capital (Pvt) Ltd	3,781,486	0.47
19	Seylan Bank PLC/Java Capital (Private) Limited	3,500,000	0.44
20	People's Leasing and Finance PLC/R. Magdon Ismail	3,325,000	0.42
	Sub Total	645,092,509	80.64
	Others	154,907,491	19.36
	Issued Capital	800,000,000	100.00

12.2 PUBLIC HOLDING INFORMATION

	As at 30 September 2025	As at 30 September 2024
Total No.of Public Shareholders	**5,617**	4,077
Public Shareholding %	**99.946%**	41.584%
Number of Shares	**799,566,800**	332,672,000
Float Adjusted Market Capitalization (LKR'Mn)	**29,184**	2,562
Minimum public holding - under section 7.13.1 (i) (a) -Option	**Option 1**	Option 4

12.3 DIRECTORS' SHAREHOLDING

		As at 30 September 2025	
	Name of the Director	**No of Shares**	**%**
1	Mr. Arjuna Herath	-	-
2	Ms. L E M Yaseen - Resigned w.e.f. 30 September 2025	45,868,832	5.73
3	Ms. L K A H Fernando	-	-
4	Ms. C G Ranasinghe - Resigned w.e.f. 31 August 2025	-	-
5	Professor N D Gunawardena	-	-
6	Ms. C Pietersz	-	-
7	Ms. V S Weerasekera	-	-
8	Mr. S. Mudalige	-	-
9	Mr. N. Fernando	-	-

12.4 NET ASSET VALUE PER SHARE

	As at 30 September 2025		As at 30 September 2024	
	Group	**Company**	Group	Company
No. of Shares ('000)	800,000	800,000	800,000	800,000
Net Assets (LKR'000)	22,650,044	18,957,476	20,417,853	17,789,652
Net Asset Value per Share (LKR)	28.31	23.70	25.52	22.24

12.5 SHARE PRICE DURING THE PERIOD

	Quarter Ended 30 Sep 2025 LKR	Quarter ended 30 Sep 2024 LKR
Highest	37.00	8.00
Lowest	21.00	6.20
Closing	36.50	7.70

12.6 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 0.55 per share for the year ended 31 March 2025, amounting to LKR 440 million. The dividend was approved at the Annual General Meeting held on 30 June 2025 and paid on 21 July 2025 to the respective shareholders.

13 SEGMENTAL INFORMATION

13.1 SEGMENT RESULTS

	Six 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	751,749	720,206	788,048	856,661	19,133,145	4,744,768	(4,786)	(43,252)	20,668,156	6,278,383
Inter-segment revenue	-	-	-	-	(4,786)	(2,765)	4,786	43,252	-	-
Revenue from external customers	751,749	720,206	788,048	856,661	19,128,359	4,742,003	-	-	20,668,156	6,278,383
Gross Profit	666,921	644,456	473,078	438,103	4,298,316	1,621,835	(4,786)	(16,300)	5,433,529	2,688,094
Other income	210,551	176,720	510	2,703	50,635	47,359	(196,805)	(168,512)	64,891	58,270
Overhead expenses	(262,074)	(232,031)	(220,756)	(117,106)	(2,355,400)	(1,778,676)	9,561	7,343	(2,828,669)	(2,120,470)
Net finance income/(expenses)	46,870	(135,062)	(110,730)	(71,924)	(1,595)	(50,402)	-	-	(65,455)	(257,388)
Share of profit from equity accounted investees	-	-	37	899	-	-	-	-	37	899
Net profit/(loss) before tax	662,268	454,083	142,139	252,675	1,991,956	(159,884)	(192,030)	(177,469)	2,604,333	369,405
Taxation	(2,102)	(1,750)	327,829	(61,501)	(609,708)	23,832	-	-	(283,981)	(39,419)
Profit/(loss) for the period	660,166	452,333	469,968	191,174	1,382,248	(136,052)	(192,030)	(177,469)	2,320,352	329,986
Other comprehensive income for the period, net of tax	-	-	-	-	32,992	13,904	-	-	32,992	13,904
Total comprehensive income for the period,net of tax	660,166	452,333	469,968	191,174	1,415,240	(122,148)	(192,030)	(177,469)	2,353,344	343,890

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
Professor. N.D.Gunawardena
Ms. C.Pietersz
Ms.V.Weerasekera
Mr. S.Mudalige
Mr.N.Fernando

Ms. L.E.M Yaseen (Resigned w. e. f. 30 September 2025)
Ms. C.G. Ranasinghe (Resigned w. e. f. 31 August 2025)

Board Audit and Risk Committee
Ms. C. Pietersz - Chairperson
Ms.V.Weerasekera – Member
Mr.N.Fernando – Member
Professor. N.D.Gunawardena – Member

Ms. C.G. Ranasinghe (Resigned w. e. f. 31 August 2025)

Board HR & Remuneration Committee
Professor. N.D.Gunawardena – Chairman
Mr. A.Herath – Member
Mr. S.Mudalige – Member
Mr.N.Fernando – Member

Board Related Party Transactions Review Committee
Mr. S.Mudalige – Chairman (Appointed as chairman w. e. f. 31 August 2025)
Mr. A.Herath – Member
Ms. C. Pietersz - Member

Ms. L.E.M Yaseen (Resigned w. e. f. 30 September 2025)
Ms. C.G. Ranasinghe (Resigned w. e. f. 31 August 2025)

Board Nominations and Governance Committee
Mr.N. Fernando – Chairman
Mr. A. Herath – Member
Ms. C. Pietersz - Member
Ms.V.Weerasekera – Member

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

Secretary
Ms. R.Weudagedara

Registrars
Central Depositary Systems (Pvt) Ltd
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Rajagiriya
Tel : +94 11 235 6444
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Bankers
Commercial Bank of Ceylon PLC
Commercial House,
No.21, Sir Razik Fareed Mw,
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DFCC Bank PLC
No.73/5,Galle Road,
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Seylan Bank PLC
Seylan Towers,
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People's Bank
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Sampath Bank
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Attorneys at Law
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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

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