RIL PROPERTY PLC

INTERIM CONDENSED FINANCIAL STATEMENTS

FOR THE NINE MONTHS ENDED 31 DECEMBER 2025

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

For the nine months ended 31st December,

	Group				Company			
	Quarter ended		Nine months ended		Quarter ended		Nine months ended	
	31 Dec 2025 Unaudited LKR'000	31 Dec 2024 Unaudited LKR'000	31 Dec 2025 Unaudited LKR'000	31 Dec 2024 Unaudited LKR'000	31 Dec 2025 Unaudited LKR'000	31 Dec 2024 Unaudited LKR'000	31 Dec 2025 Unaudited LKR'000	31 Dec 2024 Unaudited LKR'000
Revenue	15,129,573	3,874,914	35,797,729	10,153,297	401,153	365,753	1,152,902	1,085,959
Cost of sales	(11,631,616)	(2,303,981)	(26,866,243)	(5,894,270)	(47,527)	(42,654)	(132,355)	(118,404)
Gross profit	3,497,957	1,570,933	8,931,486	4,259,027	353,626	323,099	1,020,547	967,555
Other income and gains	155,883	35,274	220,774	93,544	116,878	5,249	327,429	181,970
Marketing and promotional expenses	(272,693)	(264,388)	(943,322)	(713,892)	(12,843)	(872)	(18,837)	(4,239)
Administrative expenses	(1,222,592)	(850,698)	(3,380,632)	(2,521,664)	(133,647)	(115,065)	(389,727)	(343,729)
Impairment provision for PPE	(102,115)	-	(102,115)	-	-	-	-	-
Profit from operating activities	2,056,440	491,121	4,726,191	1,117,015	324,014	212,411	939,412	801,557
Finance expenses	(385,436)	(238,785)	(984,136)	(762,743)	(80,962)	(90,423)	(246,281)	(292,633)
Finance income	139,870	266,661	673,115	533,231	76,849	49,236	289,038	116,383
Net finance (expenses) / Income	(245,566)	27,876	(311,021)	(229,512)	(4,113)	(41,187)	42,757	(176,250)
Share of profit of equity accounted investees, net of tax	253	818	290	1,717	-	-	-	-
Profit before tax	1,811,127	519,815	4,415,460	889,220	319,901	171,224	982,169	625,307
Income tax reversal / (expense)	34,889	(125,623)	(249,092)	(165,042)	(874)	(996)	(2,976)	(2,746)
Profit for the period	1,846,016	394,192	4,166,368	724,178	319,027	170,228	979,193	622,561
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	4	61,424	32,996	75,328	-	-	-	-
Other comprehensive income for the period, net of tax	4	61,424	32,996	75,328	-	-	-	-
Total comprehensive income for the period, net of tax	1,846,020	455,616	4,199,364	799,506	319,027	170,228	979,193	622,561
Profit/(loss) for the period attributable to:								
Owners of the parent	931,791	292,539	2,282,044	630,962	319,027	170,228	979,193	622,561
Non-controlling interest	914,225	101,653	1,884,324	93,216	-	-	-	-
	1,846,016	394,192	4,166,368	724,178	319,027	170,228	979,193	622,561
Total comprehensive income for the period attributable to:								
Owners of the parent	931,793	323,865	2,298,872	669,380	319,027	170,228	979,193	622,561
Non-controlling interest	914,227	131,751	1,900,492	130,126	-	-	-	-
	1,846,020	455,616	4,199,364	799,506	319,027	170,228	979,193	622,561
Earnings Per share (EPS) LKR	1.16	0.37	2.85	0.79	0.40	0.21	1.22	0.78

Figures in brackets indicate deductions

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION

	Group		Company	
	31 Dec 2025 Unaudited LKR'000	31 March 2025 Audited LKR'000	31 Dec 2025 Unaudited LKR'000	31 March 2025 Audited LKR'000
ASSETS				
Non-Current Assets				
Property, plant and equipment	19,337,095	16,472,867	450,963	484,707
Investment property	18,169,965	18,147,475	18,184,013	18,161,523
Intangible assets	176,581	189,325	837	1,270
Right-of-use assets	517,515	431,063	-	-
Investments in subsidiaries	-	-	6,099,462	6,099,462
Investment in joint ventures	11,333	10,466	-	-
Financial assets at fair value through other comprehensive income	863	86,200	-	-
Other financial assets at amortised cost	493,133	466,761	-	-
Reimbursable right	631	631	-	-
Deferred tax assets	1,906,439	977,750	-	-
Straight line adjustment on lease rentals receivable	75,943	68,738	75,943	68,738
Advance paid for acquisitions	20,000	22,115	-	-
Total non-current assets	40,709,498	36,873,391	24,811,218	24,815,700
Current Assets				
Inventories	10,714,726	6,495,762	18,718	18,398
Trade and other receivables	9,472,495	6,127,477	114,887	94,570
Income tax receivable	6,420	26,254	-	-
Financial assets at fair value through profit or loss	1,497,216	2,462,462	875,841	609,115
Other financial assets at amortised cost	315,621	193,917	184,326	43,365
Amounts due from related parties	-	-	-	250,000
Cash and bank	924,805	1,849,745	81,208	31,413
Total current assets	22,931,283	17,155,617	1,274,980	1,046,861
Total Assets	63,640,781	54,029,008	26,086,198	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	(5,258)	(16,029)	-	-
Retained earnings	14,335,332	12,236,098	11,497,361	10,958,168
Total equity attributable to equity holders of the Company	23,748,785	21,638,780	19,276,503	18,737,310
Non controlling interests	8,880,788	7,460,444	-	-
Total equity	32,629,573	29,099,224	19,276,503	18,737,310
Non-current liabilities				
Interest bearing loans and borrowings	7,353,097	5,461,344	2,286,512	2,941,365
Employee benefits	578,614	542,311	40,607	43,258
Lease liabilities	361,145	329,241	-	-
Deferred tax liabilities	4,625,170	4,593,427	2,384,165	2,384,165
Rent received in advance	480,117	305,676	480,117	305,676
Customer deposits	327,147	229,726	327,147	229,726
Total non-current liabilities	13,725,290	11,461,725	5,518,548	5,904,190
Current liabilities				
Trade and other payables	3,575,852	4,377,227	571,339	705,226
Interest bearing loans and borrowings	12,584,970	8,391,921	700,579	406,879
Lease liabilities	138,761	114,160	-	-
Income tax payable	652,515	220,703	3,932	3,115
Bank overdrafts	333,820	364,048	15,297	105,841
Total current liabilities	17,285,918	13,468,059	1,291,147	1,221,061
Total equity and liabilities	63,640,781	54,029,008	26,086,198	25,862,561

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

.....
Chief Finance Officer

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

.....
Chairman
13 February 2026
Colombo

.....
Chief Executive Officer/Executive Director

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF CASH FLOWS

	Group		Company	
	31 Dec 2025 Unaudited LKR'000	31 Dec 2024 Unaudited LKR'000	31 Dec 2025 Unaudited LKR'000	31 Dec 2024 Unaudited LKR'000
Cash flows from/(used in) operating activities				
Profit before tax	4,415,460	889,220	982,169	625,307
Adjustments for				
Depreciation, amortisation	438,313	351,788	38,622	35,812
Gain on disposal of property, plant and equipment	(42,577)	(10,204)	(31,657)	(3,390)
Gain on fair value of financial assets at FVTPL	(369,018)	(106,933)	(254,582)	(53,193)
Net gains on disposal of financial assets at fair value through profit or loss	(64,253)	(100,681)	-	-
Provision for slow moving /obsolete inventories	(3,850)	-	-	-
Impairment of trade receivables and bad debt written off	4,767	7,570	(6,828)	7,054
Amortisation of right of use assets	109,861	113,043	-	-
Finance costs	984,136	762,743	246,281	292,633
Finance income	(210,838)	(413,949)	(14,125)	(62,140)
Dividend income from subsidiaries	-	-	(279,791)	(163,936)
Dividend income from FVOCI investments	210	(3,100)	-	-
Dividend income from FVTPL investments	(29,216)	(9,249)	(20,331)	(1,050)
Share of results of equity accounted investees	(290)	(1,717)	-	-
Provision for defined benefit obligations	62,097	52,832	1,800	1,800
Operating profit/(loss) before working capital changes	5,294,802	1,531,363	661,558	678,897
(Increase)/ decrease in inventories	(4,215,114)	999,726	(320)	(787)
(Increase)/ decrease in trade and other receivables	(3,356,990)	(720,569)	(20,694)	(345,128)
(Increase)/ decrease in amounts due from related parties	-	-	250,000	-
Increase/ (decrease) customer deposits	92,402	16,657	92,402	16,657
Increase/ (decrease) in trade and other payables	(621,915)	60,400	45,574	6,223
Cash generated from/(used in) operations	(2,806,815)	1,887,577	1,028,520	355,862
Finance cost paid	(926,149)	(744,440)	(246,281)	(274,330)
Income tax paid	(658,169)	(359,892)	(2,160)	(1,358)
Gratuity paid	(25,794)	(53,424)	(4,451)	(249)
Net cash from/(used in) operating activities	(4,416,927)	729,821	775,628	79,925
Cash flows from/(used in) investing activities				
Acquisition of property, plant and equipment	(3,375,336)	(250,603)	(4,317)	(569)
Acquisition of intangible assets	(12,982)	(1,193)	(148)	-
Proceeds from sale of property, plant and equipment	38,984	13,656	31,677	3,390
Redemption of investments in preference shares	-	3,115	-	-
Expenditure incurred on investment property	(22,490)	(71,405)	(22,490)	(84,940)
Investment in non financial assets	2,115	(100)	-	-
(Net investment in) / proceeds from other financial assets and unit trust	1,398,517	(220,205)	(12,144)	332,978
(Net Investment in) / proceeds from financial assets designated at FVOCI	118,333	123,518	-	-
Net investments in call deposits	-	(39,398)	-	-
Dividend income from subsidiaries	-	-	279,791	163,935
Dividend income from FVOCI investments	(210)	3,100	-	-
Dividend income from FVTPL investments	29,216	9,249	20,331	1,050
Finance income	236,252	413,949	14,125	62,140
Net cash & cash equivalents on acquisition of subsidiary	-	-	-	(4,140)
Net cash flows from/(used in) investing activities	(1,587,601)	(16,317)	306,825	473,844
Cash flows from/(used in) financing activities				
Proceeds from interest bearing loans and borrowings	32,851,833	23,742,265	745,876	445,556
Repayment of interest bearing loans and borrowings	(26,767,031)	(23,687,592)	(1,107,029)	(800,135)
Investment in fixed deposit	(148,076)	(92,321)	(140,961)	(39,317)
Principal element of lease payments	(157,895)	(446,365)	-	-
Dividend paid to equity holders of the parent	(440,000)	(160,000)	(440,000)	(160,000)
Dividend paid to non controlling interests	(229,015)	(74,162)	-	-
Net cash flows from/(used in) financing activities	5,109,816	(718,175)	(942,114)	(553,896)
Net increase/(decrease) in cash and cash equivalents	(894,712)	(4,671)	140,339	(127)
Cash and cash equivalents at the beginning of the period	1,485,697	316,131	(74,428)	34,703
Cash and cash equivalents at the end of the period	590,985	311,460	65,911	34,576

Figures in brackets indicate deductions

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

Group	Stated Capital LKR'000	Revaluation Reserve LKR'000	FVOCI Reserve LKR'000	Retained Earnings LKR'000	Shareholders' Funds LKR'000	Non-Controlling Interests LKR'000	Total Equity 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	-	-	-	630,962	630,962	93,216	724,178
Other comprehensive income							
Changes in fair value of other investments at fair value through other comprehensive income	-	-	38,417	-	38,417	36,911	75,328
Net gain on disposal of equity investments at fair value through other comprehensive income	-	-	304	(304)	-	-	-
Total comprehensive income for the period	-	-	38,721	630,658	669,379	130,127	799,506
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 31 December 2024	**7,360,000**	**1,903,368**	**(11,318)**	**11,489,668**	**20,741,718**	**7,313,113**	**28,054,831**
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	-	-	-	2,282,044	2,282,044	1,884,324	4,166,368
Other comprehensive income							
Changes in fair value of other investments at fair value through other comprehensive income	-	-	16,828	-	16,828	16,168	32,996
Net gain on disposal of equity investments at fair value through other comprehensive income	-	-	(6,057)	6,057	-	-	-
Total comprehensive income for the period	-	-	10,771	2,288,101	2,298,872	1,900,492	4,199,364
Dividends to equity holders	-	-	-	(440,000)	(440,000)	(229,015)	(669,015)
Adjustment on changes to non-controlling interest in subsidiaries	-	-	-	251,133	251,133	(251,133)	-
Balance as at 31 December 2025	**7,360,000**	**2,058,711**	**(5,258)**	**14,335,332**	**23,748,785**	**8,880,788**	**32,629,573**

Company	Stated Capital LKR'000	Revaluation Reserve LKR'000	Retained Earnings LKR'000	Total Equity LKR'000
Balance as at 1 April 2024	7,360,000	362,530	9,774,789	17,497,319
Profit for the period	-	-	622,561	622,561
Total comprehensive income for the period	-	-	622,561	622,561
Dividends to equity holders	-	-	(160,000)	(160,000)
Balance as at 31 December 2024	**7,360,000**	**362,530**	**10,237,350**	**17,959,880**
Balance as at 1 April 2025	7,360,000	419,142	10,958,168	18,737,310
Profit for the period	-	-	979,193	979,193
Total comprehensive income for the period	-	-	979,193	979,193
Dividends to equity holders	-	-	(440,000)	(440,000)
Balance as at 31 December 2025	**7,360,000**	**419,142**	**11,497,361**	**19,276,503**

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 nine months ended 31 December 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 February 2026.

3 REVENUE

	GROUP		COMPANY	
	31 Dec 2025	31 Dec 2024	**31 Dec 2025**	31 Dec 2024
	LKR'000	LKR'000	**LKR'000**	LKR'000
Rental and other related services	1,152,902	1,085,959	1,152,902	1,085,959
Automobile sales and related services	33,308,655	7,877,409	-	-
Supply of renewable energy and other related services	1,336,172	1,189,929	-	-
	35,797,729	10,153,297	**1,152,902**	1,085,959

4 IMPACT OF DITWAH CYCLONE TO R I L PROPERTY PLC GROUP

4.1 IMPACT OF DITWAH CYCLONE TO SUBSIDIARIES OF PANASIAN POWER PLC

On 28 November 2025, the Ditwah Cyclone caused damage to the Group's hydro power plants located at Manelwella and Paddiyapallalla. Access to the affected areas was restricted for an extended period due to continuous warnings issued by Government authorities, including the Geological Department and the National Building Research Organisation (NBRO), advising against site visits until a firm geological assessment could be carried out. In addition, difficulties in reaching the locations further delayed the damage assessment.

As at 31 December 2025, management is in the process of assessing the extent of damage to property, plant and equipment and the related impact on operations. An insurance claim in respect of property damage and business interruption has been lodged. Any financial impact arising from the above will be recognised once the assessment is finalised and the outcome of the insurance claim becomes reasonably certain.

In addition, the 01 MW solar power plant located at Pannala was severely damaged as a result of the same cyclone. As at 31 December 2025, management has assessed a total loss of LKR 102.3 Mn, primarily relating to solar panels, inverters and other project equipment. The relevant insurance claim has been submitted and acknowledged by the insurance company. Accordingly, the related financial impact has been recognised in the interim financial statements as at 31 December 2025.

4.2 IMPACT OF DITWAH CYCLONE TO UNITED MOTORS LANKA PLC

The Valvoline inventory held at the Biyagama yard was affected by the Ditwah cyclone that impacted the country. UML is currently in the process of assessing the full extent of the damage, and based on the information currently available, an impairment provision of LKR 21.3 million has been recognised in the income statement.

5 COMPARATIVE INFORMATION

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

6 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					
	31 Dec 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	1,458,036	1,458,036	-	947,031	947,031	-
Investments in unit trusts and commercial papers	39,180	-	39,180	1,515,431	-	1,515,431
Financial assets at amortised cost						
Trade & other receivables excluding prepayments	8,421,338	-	-	5,429,948	-	-
Cash & cash equivalents	924,805	-	-	1,849,745	-	-
Other financial assets at amortised cost	808,754	-	-	660,678	-	-
Financial assets measured at fair value through other comprehensive income (FVOCI)						
Equity shares	863	863	-	86,200	86,200	-
	11,652,976	**1,458,899**	**39,180**	10,489,033	1,033,231	1,515,431
Financial liabilities at amortised cost						
Interest bearing borrowings	19,938,067	-	-	13,853,265	-	-
Bank overdrafts	333,820	-	-	364,048	-	-
	20,271,887	**-**	**-**	14,217,313	-	-

	Company					
	31 Dec 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	860,620	860,620	-	426,400	426,400	-
Investments in unit trusts and commercial papers	15,221	-	15,221	182,715	-	182,715
Financial assets at amortised cost						
Trade & other receivables excluding prepayments	99,889	-	-	80,872	-	-
Cash & cash equivalents	81,208	-	-	31,413	-	-
Other financial assets at amortised cost	184,326	-	-	43,365	-	-
	1,241,264	**860,620**	**15,221**	764,765	426,400	182,715
Financial liabilities at amortised cost						
Interest bearing borrowings	2,987,091	-	-	3,348,244	-	-
Bank overdrafts	15,297	-	-	105,841	-	-
	3,002,388	**-**	**-**	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)

6.1 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.

7 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.

8 STATED CAPITAL

	31 Dec 2025		31 Dec 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

9 RELATED PARTY TRANSACTIONS

Transactions with subsidiary companies

Transaction Type	**31 Dec 2025**	31 Dec 2024
	LKR'000	LKR'000
Rent & other related Income	8,427	7,324
Services obtained	5,654	4,843
Services obtained - Solar panels	-	41,000
Reimbursement of expenses	1,065	-
Advance payment	42	-
Loan interest	3,193	45,255
Intercompany loan	-	554,357
Repayment of loan	250,000	-
Retention	1,130	1,130
Facility management services	10,909	-

Transactions between subsidiary companies

Transaction Type	**31 Dec 2025**	31 Dec 2024
	LKR'000	LKR'000
Repairs & services provided	1,047	753

10 CHANGES OF DIRECTORATE

Appointment of Directors R I L Property PLC

Mr. Vikum Nawagamuwage has been appointed to the Board as an independent non-executive director, with effect from 22 January 2026.

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.

11 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.

12 COMMITMENTS AND CONTINGENCIES

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

13 INVESTOR INFORMATION

13.1 TWENTY LARGEST SHAREHOLDERS

		As at 31 December 2025	
	NAME	**No.of Shares**	**%**
1	Mr. M.A. Yaseen	235,808,848	29.48
2	Mrs. R.R. Takahashi	189,209,571	23.65
3	Mrs. S.M. Yaseen	61,670,528	7.71
4	Mr. S.D. Yaseen	58,000,000	7.25
5	Commercial Bank of Ceylon PLC A/C No. 01	12,610,964	1.58
6	Mr. V.A. Yaseen	11,550,000	1.44
7	Seylan bank PLC/JN Lanka Holdings Company (Pvt) Ltd	8,749,314	1.09
8	Mr. O. Senanayake & Mr.D.R. Pieris, Mr. S.P. Perera	8,385,606	1.05
9	Mr. J.A. Yaseen	8,000,000	1.00
10	Mrs. L.E.M Yaseen	5,868,832	0.73
11	Seylan bank PLC/ARRC Capital (Pvt) Ltd	5,326,819	0.67
12	People's Leasing and Finance PLC/S.P Perera	4,623,256	0.58
13	Mr. A.S. Jayasinghe	4,523,264	0.57
14	Seylan Bank PLC/R.A.Rishard	4,000,000	0.50
15	Mr. G.B.D. Thilakaratne	3,872,311	0.48
16	Mr. H. Yusoof	3,590,737	0.45
17	Seylan Bank PLC/Gladstone Capital (Private) Limited	3,255,000	0.41
18	Seylan Bank PLC/Hotel Internantional (Pvt) Ltd	3,043,201	0.38
19	Seylan Bank PLC/Java Capital (Private) Limited	3,000,000	0.38
20	Mr. H.G. Balasuriya	3,000,000	0.38
	Sub Total	638,088,251	79.78
	Others	161,911,749	20.22
	Issued Capital	800,000,000	100.00

13.2 PUBLIC HOLDING INFORMATION

	As at 31 December 2025	As at 31 December 2024
Total No.of Public Shareholders	**6,255**	4,293
Public Shareholding %	**99.955%**	43.415%
Number of Shares	**799,637,670**	347,462,749
Float Adjusted Market Capitalization (LKR'Mn)	**25,748**	4,411
Minimum public holding - under section 7.13.1 (i) (a) -Option	**Option 1**	Option 4

13.3 DIRECTORS' SHAREHOLDING

		As at 31 December 2025	
	Name of the Director	**No of Shares**	**%**
1	Mr. A Herath	-	-
2	Ms. L K A H Fernando	-	-
3	Professor N D Gunawardena	-	-
4	Ms. C Pietersz	-	-
5	Ms. V S Weerasekera	-	-
6	Mr. D T S H Mudalige	-	-
7	Mr. M N R Fernando	-	-
8	Mr. V Nawagamuwage (Appointed w.e.f. 22 January 2026)	-	-

13.4 NET ASSET VALUE PER SHARE

	As at 31 December 2025		As at 31 December 2024	
	Group	**Company**	Group	Company
No. of Shares ('000)	800,000	800,000	800,000	800,000
Net Assets (LKR'000)	23,748,785	19,276,503	20,741,718	17,959,880
Net Asset Value per Share (LKR)	29.69	24.10	25.93	22.45

13.5 SHARE PRICE DURING THE PERIOD

	Quarter Ended 31 Dec 2025	Quarter ended 31 Dec 2024
	LKR	LKR
Highest	38.80	13.80
Lowest	29.70	7.10
Closing	32.20	12.70

13.6 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 Mn. The dividend was approved at the Annual General Meeting held on 30 June 2025 and paid on 21 July 2025 to the respective shareholders.

14 SEGMENTAL INFORMATION

14.1 SEGMENT RESULTS

	Nine 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	1,152,902	1,085,959	1,336,172	1,230,416	33,314,309	7,882,252	(5,654)	(45,330)	35,797,729	10,153,297
Inter-segment revenue	-	-	-	(40,487)	(5,654)	(4,843)	5,654	45,330	-	-
Revenue from external customers	1,152,902	1,085,959	1,336,172	1,189,929	33,308,655	7,877,409	-	-	35,797,729	10,153,297
Gross Profit	1,020,547	967,555	828,094	637,564	7,088,499	2,672,286	(5,654)	(18,378)	8,931,486	4,259,027
Other income	327,429	181,970	104,026	13,442	95,061	69,390	(305,742)	(171,258)	220,774	93,544
Overhead expenses	(408,564)	(347,968)	(457,282)	(187,359)	(3,572,033)	(2,712,396)	11,810	12,167	(4,426,069)	(3,235,556)
Net finance income/(expenses)	42,757	(176,250)	(250,644)	(116,506)	(103,134)	63,244	-	-	(311,021)	(229,512)
Share of profit from equity accounted investees	-	-	290	1,717	-	-	-	-	290	1,717
Net profit/(loss) before tax	982,169	625,307	224,484	348,858	3,508,393	92,524	(299,586)	(177,469)	4,415,460	889,220
Taxation	(2,976)	(2,746)	869,094	(88,951)	(1,115,210)	(73,345)	-	-	(249,092)	(165,042)
Profit/(loss) for the period	979,193	622,561	1,093,578	259,907	2,393,183	19,179	(299,586)	(177,469)	4,166,368	724,178
Other comprehensive income for the period, net of tax	-	-	-	-	32,996	75,328	-	-	32,996	75,328
Total comprehensive income for the period, net of tax	979,193	622,561	1,093,578	259,907	2,426,179	94,507	(299,586)	(177,469)	4,199,364	799,506

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
Mr. V.Nawagamuwage (Appointed w.e.f. 22 January 2026)

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

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
Mr. A.Herath – Member
Ms. C. Pietersz - Member

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,
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
Level 01, PARKLAND, 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

PARKLAND Solutions (Pvt) Ltd (Incorporated w.e.f. 05 February 2026)
Level 01, PARKLAND, No. 33, Park Street,
Colombo 02

Website
www.rilproperty.lk