RIL PROPERTY PLC

INTERIM CONDENSED FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

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 2026 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000	30 Sep 2026 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000	30 Sep 2026 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000	30 Sep 2026 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000
Revenue	10,838,019	13,385,711	25,500,042	20,668,156	497,077	370,363	971,308	751,749
Cost of sales	(7,678,951)	(9,928,923)	(18,795,347)	(15,205,980)	(49,043)	(40,893)	(99,207)	(84,828)
Gross profit	3,159,068	3,456,788	6,704,695	5,462,176	448,034	329,470	872,101	666,921
Other income and gains	202,653	37,171	342,639	64,891	19,085	12,302	229,469	210,551
Marketing and promotional expenses	(425,614)	(453,629)	(948,528)	(670,629)	(465)	(5,748)	(832)	(5,994)
Administrative expenses	(1,384,328)	(1,074,681)	(2,671,380)	(2,155,507)	(177,263)	(133,424)	(347,272)	(256,080)
Profit from operating activities	1,551,779	1,965,649	3,427,426	2,700,931	289,391	202,600	753,466	615,398
Finance expenses	(534,482)	(320,051)	(977,943)	(598,700)	(124,730)	(85,521)	(206,505)	(165,319)
Finance income	9,011	301,190	154,635	533,245	1,971	148,544	44,339	212,189
Net finance (expenses) / Income	(525,470)	(18,861)	(823,307)	(65,455)	(122,759)	63,023	(162,166)	46,870
Share of profit of equity accounted investees, net of tax	603	(114)	939	(520)	-	-	-	-
Profit before tax	1,026,912	1,946,674	2,605,058	2,634,956	166,632	265,623	591,300	662,268
Income tax reversal / (expense)	(333,501)	(90,957)	(748,771)	(201,957)	(2,413)	(918)	(5,462)	(2,102)
Profit for the period	693,411	1,855,717	1,856,287	2,432,999	164,219	264,705	585,838	660,166
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	(273)	25,691	(260)	32,992	-	-	-	-
Other comprehensive income for the period, net of tax	(273)	25,691	(260)	32,992	-	-	-	-
Total comprehensive income for the period, net of tax	693,138	1,881,408	1,856,027	2,465,991	164,219	264,705	585,838	660,166
Profit/(loss) for the period attributable to:								
Owners of the parent	427,347	1,017,065	1,111,370	1,427,235	164,219	264,705	585,838	660,166
Non-controlling interest	266,064	838,652	744,917	1,005,764	-	-	-	-
	693,411	1,855,717	1,856,287	2,432,999	164,219	264,705	585,838	660,166
Total comprehensive income for the period attributable to:								
Owners of the parent	427,209	1,030,167	1,111,238	1,444,061	164,219	264,705	585,838	660,166
Non-controlling interest	265,930	851,241	744,789	1,021,930	-	-	-	-
	693,138	1,881,408	1,856,027	2,465,991	164,219	264,705	585,838	660,166
Earnings per share (EPS) LKR	0.53	1.28	1.39	1.78	0.21	0.33	0.73	0.83

Figures in brackets indicate deductions

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF FINANCIAL POSITION

	Group		Company	
	30 Sep 2026 Unaudited LKR'000	31 March 2026 Audited LKR'000	30 Sep 2026 Unaudited LKR'000	31 March 2026 Audited LKR'000
ASSETS				
Non-Current Assets				
Property, plant and equipment	20,063,701	19,991,429	562,142	543,172
Investment property	20,489,399	20,303,381	20,503,447	20,317,429
Intangible assets	165,540	159,402	2,155	664
Right-of-use assets	577,560	427,391	228,761	119,835
Investments in subsidiaries	-	-	6,100,462	6,100,462
Investment in joint ventures	15,525	14,586	-	-
Financial assets at fair value through other comprehensive income	688	948	-	-
Other financial assets at amortised cost	560,160	508,063	-	-
Reimbursable right	747	747	-	-
Deferred tax assets	1,976,296	2,119,041	-	-
Straight line adjustment on lease rentals receivable	89,049	84,175	89,049	84,175
Advances paid for acquisitions/Investments	3,009	3,009	-	-
Total non-current assets	43,941,674	43,612,172	27,486,016	27,165,737
Current Assets				
Inventories	12,171,568	11,359,408	19,386	18,887
Trade and other receivables	6,711,986	7,372,541	186,910	215,866
Income tax receivable	6,450	6,449	-	-
Financial assets at fair value through profit or loss	1,590,958	1,649,679	968,588	957,787
Other financial assets at amortised cost	701,207	579,059	448,541	412,266
Cash and bank	701,109	732,641	16,976	81,891
Total current assets	21,883,278	21,699,777	1,640,401	1,686,697
Total Assets	65,824,952	65,311,949	29,126,417	28,852,434
EQUITY AND LIABILITIES				
Equity				
Stated capital	7,360,000	7,360,000	7,360,000	7,360,000
Revaluation reserve	2,306,749	2,306,749	461,683	461,683
Other components of equity	(5,348)	(5,215)	-	-
Retained earnings	16,575,666	16,196,567	13,181,244	13,395,406
Total equity attributable to equity holders of the company	26,237,067	25,858,101	21,002,927	21,217,089
Non controlling interests	10,291,376	9,812,080	-	-
Total equity	36,528,443	35,670,181	21,002,927	21,217,089
Non-current liabilities				
Interest bearing loans and borrowings	6,255,634	6,879,885	1,860,758	2,051,863
Employee benefits	656,141	651,355	51,935	47,623
Lease liabilities	463,018	367,614	138,068	63,054
Deferred tax liabilities	5,271,802	5,249,944	3,032,547	3,032,547
Rent received in advance	514,373	538,732	514,215	538,732
Customer deposits	384,493	384,351	384,493	384,351
Total non-current liabilities	13,545,461	14,071,881	5,982,016	6,118,170
Current liabilities				
Trade and other payables	4,526,539	5,276,738	714,241	671,721
Interest bearing loans and borrowings	10,566,512	9,260,779	1,375,556	795,905
Lease liabilities	200,282	134,366	31,454	23,707
Income tax payable	135,381	715,070	4,877	1,912
Bank overdrafts	322,334	182,934	15,346	23,930
Total current liabilities	15,751,048	15,569,887	2,141,474	1,517,175
Total equity and liabilities	65,824,952	65,311,949	29,126,417	28,852,434

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

.....
Chief Executive Officer/Executive Director

13 November 2026
Colombo

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 2025	**7,360,000**	**1,777,737**	**(16,029)**	**11,451,270**	**20,572,978**	**7,352,443**	**27,925,421**
Profit for the period	-	-	-	1,427,235	1,427,235	1,005,764	2,432,999
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	1,433,292	1,444,061	1,021,930	2,465,991
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**	**1,777,737**	**(5,260)**	**12,528,747**	**21,661,224**	**8,155,419**	**29,816,643**
Balance as at 1 April 2026	7,360,000	2,306,749	(5,215)	16,196,567	25,858,101	9,812,080	35,670,181
Profit for the period	-	-	-	1,111,370	1,111,370	744,917	1,856,287
Other comprehensive income							
Changes in fair value of other investments at fair value through other comprehensive income	-	-	(133)	-	(133)	(127)	(260)
Total comprehensive income for the period	-	-	(133)	1,111,370	1,111,237	744,790	1,856,027
Dividends to equity holders	-	-	-	(800,000)	(800,000)	(197,765)	(997,765)
Adjustment on changes to non-controlling interest in subsidiaries	-	-	-	67,729	67,729	(67,729)	-
Balance as at 30 September 2026	**7,360,000**	**2,306,749**	**(5,348)**	**16,575,666**	**26,237,067**	**10,291,376**	**36,528,443**

Company

	Stated Capital	Revaluation Reserve	Retained Earnings	Total Equity
	LKR'000	LKR'000	LKR'000	LKR'000
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**
Balance as at 1 April 2026	7,360,000	461,683	13,395,406	21,217,089
Profit for the period	-	-	585,838	585,838
Total comprehensive income for the period	-	-	585,838	585,838
Dividends to equity holders	-	-	(800,000)	(800,000)
Balance as at 30 September 2026	**7,360,000**	**461,683**	**13,181,244**	**21,002,927**

Figures in brackets indicate deductions

R I L PROPERTY PLC
INTERIM CONDENSED STATEMENT OF CASH FLOWS

	Group		Company	
	30 Sep 2026 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000	30 Sep 2026 Unaudited LKR'000	30 Sep 2025 Unaudited LKR'000
Cash flows from/(used in) operating activities				
Profit before tax	2,605,058	2,634,956	591,300	662,268
Adjustments for				
Depreciation, amortisation	400,473	245,537	8,726	26,200
Gain on disposal of property, plant and equipment	(77,957)	(17,998)	(15,986)	(7,203)
Gain on fair value of financial assets at FVTPL	-	(290,105)	-	(181,796)
Loss on fair value of financial assets at FVTPL	33,019	-	33,019	-
Net gains on disposal of financial assets at fair value through profit or loss	-	(49,483)	-	-
Provision for slow moving /obsolete inventories	1,717	2,110	-	-
Impairment of trade receivables and bad debt written off	9,688	20,955	12	2,037
Amortisation of right of use assets	79,156	65,881	18,258	-
Finance costs	944,924	598,700	173,486	165,319
Finance income	(139,547)	(166,568)	(38,121)	(10,122)
Dividend income from subsidiaries	-	-	(181,139)	(192,030)
Dividend income from FVOCI investments	(91)	2,067	-	-
Dividend income from FVTPL investments	(14,997)	(29,156)	(6,218)	(20,271)
Share of results of equity accounted investees	(939)	520	-	-
Provision for defined benefit obligations	50,405	41,307	5,100	1,200
Return expected from reimbursable right	(57)	-	-	-
Operating profit/(loss) before working capital changes	3,890,852	3,058,723	588,437	445,602
(Increase)/ decrease in inventories	(812,160)	(795,365)	(499)	(1,272)
(Increase)/ decrease in trade and other receivables	638,094	(778,928)	(5,443)	9,364
(Increase)/ decrease in amounts due from related parties	-	-	-	250,000
Increase/ (decrease) customer deposits	59,232	41,630	59,232	41,630
Increase/ (decrease) in trade and other payables	(833,648)	580,256	(41,088)	(114,236)
Cash generated from/(used in) operations	2,942,370	2,106,316	600,639	631,088
Finance cost paid	(926,080)	(584,129)	(198,456)	(165,319)
Income tax paid	(1,163,859)	(366,761)	(2,497)	(1,141)
Gratuity paid	(45,619)	(20,099)	(788)	(3,896)
Net cash from/(used in) operating activities	806,812	1,135,327	398,898	460,732
Cash flows from/(used in) investing activities				
Acquisition of property, plant and equipment	(505,614)	(2,961,902)	(30,670)	(3,984)
Acquisition of intangible assets	(27,382)	(3,955)	(1,880)	(148)
Proceeds from sale of property, plant and equipment	86,903	18,521	19,349	7,203
Expenditure incurred on investment property	(186,018)	(19,770)	(186,018)	(19,770)
(Net investment in) / proceeds from other financial assets and unit trust	58,721	491,093	(10,801)	(367,869)
(Net Investment in) / proceeds from financial assets designated at FVOCI	-	118,333	-	-
Dividend income from subsidiaries	-	-	181,139	192,030
Dividend income from FVOCI investments	91	(2,067)	-	-
Dividend income from FVTPL investments	14,997	29,156	6,218	20,271
Finance income	139,547	174,885	38,121	10,122
Net cash flows from/(used in) investing activities	(418,755)	(2,155,706)	15,458	(162,145)
Cash flows from/(used in) financing activities				
Proceeds from interest bearing loans and borrowings	27,170,675	19,161,938	1,108,654	747,262
Repayment of interest bearing loans and borrowings	(26,489,194)	(17,751,503)	(720,107)	(437,181)
Investment in fixed deposit	(174,245)	(57,609)	(36,275)	(68,227)
Principal element of lease payments	(68,460)	(81,665)	(22,959)	-
Dividend paid to equity holders of the parent	(800,000)	(440,000)	(800,000)	(440,000)
Dividend paid to non controlling interests	(197,765)	(130,132)	-	-
Net cash flows from/(used in) financing activities	(558,989)	701,029	(470,687)	(198,146)
Net increase/(decrease) in cash and cash equivalents	(170,932)	(319,350)	(56,331)	100,441
Cash and cash equivalents at the beginning of the period	549,707	1,485,697	57,961	(74,428)
Cash and cash equivalents at the end of the period	378,775	1,166,347	1,630	26,013

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 2026 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 Sri Lanka Accounting Standards (SLFRS/LKAS) and consistently applied the accounting policies as stated in the most recent annual report for the year ended 31 March 2026.

The Interim Condensed Financial Statements have been prepared in compliance with Sri Lanka Accounting Standard LKAS 34 - Interim Financial Reporting and provide information as required in terms of Rule 7.4 of the Colombo Stock Exchange. There were no change to the accounting policies and methods of computation since the publication of the annual report 2025/2026.

All figures are provisional and are subject to audit, unless otherwise stated. These Interim Condensed Financial Statements were authorized for publication by the Company's Board of Directors on 13 November 2026.

3 REVENUE

	GROUP		COMPANY	
	30 Sep 2026	30 Sep 2025	**30 Sep 2026**	30 Sep 2025
	LKR'000	LKR'000	**LKR'000**	LKR'000
Rental and other related services	971,308	751,749	971,308	751,749
Automobile sales and related services	23,027,806	19,128,359	-	-
Supply of renewable energy and other related services	1,498,610	788,048	-	-
Vehicle Hiring and Facility Management	2,318	-	-	-
	25,500,042	20,668,156	**971,308**	751,749

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 judgments 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 2026			31 March 2026		
	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	1,511,479	1,511,479	-	1,387,420	1,387,420	-
Investments in unit trusts and commercial papers	79,479	-	79,479	262,259	-	262,259
Financial assets at amortised cost						
Trade & other receivables excluding prepayments	6,102,888	-	-	6,725,679	-	-
Cash & cash equivalents	701,109	-	-	732,641	-	-
Other financial assets at amortised cost	1,261,367	-	-	1,087,122	-	-
Financial assets measured at fair value through other comprehensive income (FVOCI)						
Equity shares	688	688	-	948	948	-
	9,657,010	**1,512,167**	**79,479**	10,196,069	1,388,368	262,259
Financial liabilities at amortised cost						
Interest bearing borrowings	16,822,146	-	-	16,140,664	-	-
Bank overdrafts	322,334	-	-	182,934	-	-
	17,144,480	**-**	**-**	16,323,598	-	-

	Company					
	30 Sep 2026			31 March 2026		
	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	931,389	931,389	-	863,908	863,908	-
Investments in unit trusts and commercial papers	37,199	-	37,199	93,879	-	93,879
Financial assets at amortised cost						
Trade & other receivables excluding prepayments	167,853	-	-	198,339	-	-
Cash & cash equivalents	16,976	-	-	81,891	-	-
Other financial assets at amortised cost	448,541	-	-	412,266	-	-
	1,601,958	**931,389**	**37,199**	1,650,283	863,908	93,879
Financial liabilities at amortised cost						
Interest bearing borrowings	3,236,314	-	-	2,847,768	-	-
Bank overdrafts	15,346	-	-	23,930	-	-
	3,251,660	**-**	**-**	2,871,698	-	-

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 one that are observable either directly or indirectly. This category includes instruments valued using quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active and inputs other than quoted prices that are observable for the asset or liability.

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 2026		30 Sep 2025	
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 2026**	30 Sep 2025
	LKR'000	LKR'000
Rent & other related Income	4,949	5,656
Services obtained	32,907	4,786
Reimbursement of expenses	949	1,065
Advance payment	-	40
Loan interest	-	3,193
Repayment of loan	-	250,000
Retention settlement	-	1,130
Facility management services	8,340	7,014

Transactions between subsidiary companies

Transaction Type	**30 Sep 2026**	30 Sep 2025
	LKR'000	LKR'000
Repairs & services provided	418	599
Purchase of vehicles, Repair and Services provided	100,551	-

There were no non-recurrent transactions for the period which requires immediate market disclosures.

9 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.

10 COMMITMENTS AND CONTINGENCIES

There has been no significant change in the nature of contingencies and other commitments disclosed in the Annual Report 2025/2026.

11 INVESTOR INFORMATION

11.1 TWENTY LARGEST SHAREHOLDERS

		As at 30 September 2026	
	NAME	**No.of Shares**	**%**
1	MRS. R.R. TAKAHASHI	402,709,571	50.34
2	MRS. S.M. YASEEN	59,470,528	7.43
3	MR. S.D. YASEEN	58,020,000	7.25
4	MR. M.A. YASEEN	26,308,848	3.29
5	SEYLAN BANK PLC/JN LANKA HOLDINGS COMPANY (PVT) LTD	16,264,085	2.03
6	COMMERCIAL BANK OF CEYLON PLC A/C NO. 01	12,610,964	1.58
7	MR. V.A. YASEEN	11,605,894	1.45
8	MR. O. SENANAYAKE & MR. D.R.PEIRIS,MR. S.P.PERERA	6,410,374	0.80
9	MR. J.A. YASEEN	5,113,047	0.64
10	BANK OF CEYLON A/C NDB WEALTH GROWTH FUND	5,055,000	0.63
11	MR. A.S. JAYASINGHE	4,523,264	0.57
12	SEYLAN BANK PLC/R.A.RISHARD	3,750,000	0.47
13	SEYLAN BANK PLC/HOTEL INTERNATIONAL (PVT) LTD	3,707,375	0.46
14	CITIZENS DEVELOPMENT BUSINESS FINANCE ACCOUNT NO. 02	3,436,325	0.43
15	SAMPATH BANK PLC/J N LANKA HOLDINGS COMPANY (PRIVATE) LIMITED	3,115,845	0.39
16	ISP SECURITIES LTD	3,000,000	0.38
17	COMMERCIAL BANK OF CEYLON PLC/W. JINADASA	2,600,000	0.33
18	TRADING PARTNERS (PVT) LTD	2,327,895	0.29
19	SEYLAN BANK PLC/GLADSTONE CAPITAL (PRIVATE) LIMITED	2,059,612	0.26
20	MR. A.D. EDUSSURIYA	2,000,000	0.25
	Sub Total	634,088,627	79.26
	Others	165,911,373	20.74
	Issued Capital	800,000,000	100.00

11.2 PUBLIC HOLDING INFORMATION

	As at 30 September 2026	As at 30 September 2025
Total No. of Public Shareholders	**8,838**	5,617
Public Shareholding %	**46.104%**	99.946%
Number of Shares	**368,831,419**	799,566,800
Float Adjusted Market Capitalization (LKR'Mn)	8,151	29,184
Minimum public holding - under section 7.12.1 (A) (2) - Option	**Option 2**	Option 1

11.3 DIRECTORS' SHAREHOLDING

		As at 30 September 2026	
	Name of the Director	**No of Shares**	**%**
1	Mr. A Herath	-	-
2	Ms. L K A H Fernando	200,000	0.03
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	-	-

11.4 NET ASSET VALUE PER SHARE

	As at 30 September 2026		As at 30 September 2025	
	Group	**Company**	Group	Company
No. of Shares ('000)	800,000	800,000	800,000	800,000
Net Assets (LKR'000)	26,237,067	21,002,927	21,661,224	18,957,476
Net Asset Value per Share (LKR)	32.80	26.25	27.08	23.70

11.5 SHARE PRICE DURING THE PERIOD

	Quarter Ended 30 Sep 2026	Quarter ended 30 Sep 2025
	LKR	LKR
Highest	27.90	37.00
Lowest	22.00	21.00
Closing	22.10	36.50

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 1 per share for the year ended 31 March 2026, amounting to LKR 800 Mn, was approved at the Annual General Meeting held on 30 June 2026 and paid on 20 July 2026 to the respective shareholders.

12 SEGMENTAL INFORMATION

12.1 SEGMENT RESULTS

	Six Months ended										
	Rental and Other Related Services (Property Leasing)		Renewable Energy Generation and management		Automobile Sales and Related Services		Vehicle Hiring and Facility Management	Inter/Intra Segment Eliminations		Consolidated operations	
	Unaudited		Unaudited		Unaudited		Unaudited	Unaudited		Unaudited	
	2026	2025	**2026**	2025	**2026**	2025	**2026**	**2026**	2025	**2026**	2025
	LKR'000	LKR'000	**LKR'000**	LKR'000	**LKR'000**	LKR'000	**LKR'000**	**LKR'000**	LKR'000	**LKR'000**	LKR'000
Revenue	971,308	751,749	1,498,610	788,048	23,101,875	19,133,145	23,510	(95,261)	(4,786)	25,500,042	20,668,156
Inter-segment revenue	-	-	-	-	(74,069)	(4,786)	(21,192)	95,261	4,786	-	-
Revenue from external customers	971,308	751,749	1,498,610	788,048	23,027,806	19,128,359	2,318	-	-	25,500,042	20,668,156
Gross Profit	872,101	666,921	994,558	501,725	4,864,606	4,298,316	3,855	(30,425)	(4,786)	6,704,695	5,462,176
Other income	229,469	210,551	161,657	510	160,911	50,635	-	(209,398)	(196,805)	342,639	64,891
Overhead expenses	(348,104)	(262,074)	(213,909)	(220,756)	(3,080,900)	(2,352,869)	(1,322)	24,327	9,563	(3,619,908)	(2,826,136)
Net finance income/(expenses)	(162,166)	46,870	(361,100)	(110,730)	(303,282)	(1,595)	(4,542)	7,783	-	(823,307)	(65,455)
Share of profit from equity accounted investees	-	-	939	(520)	-	-	-	-	-	939	(520)
Net profit/(loss) before tax	591,300	662,268	582,145	170,229	1,641,335	1,994,487	(2,009)	(207,713)	(192,028)	2,605,058	2,634,956
Taxation	(5,462)	(2,102)	(190,863)	409,853	(552,446)	(609,708)	-	-	-	(748,771)	(201,957)
Profit/(loss) for the period	585,838	660,166	391,282	580,082	1,088,889	1,384,779	(2,009)	(207,713)	(192,028)	1,856,287	2,432,999
Other comprehensive income for the period, net of tax	-	-	-	-	(260)	32,992	-	-	-	(260)	32,992
Total comprehensive income for the period, net of tax	585,838	660,166	391,282	580,082	1,088,629	1,417,771	(2,009)	(207,713)	(192,028)	1,856,027	2,465,991

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. S. Weerasekera
Mr. D. T. S. H. Mudalige
Mr.M. N. R. Fernando
Mr. V.Nawagamuwage

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

Board HR & Remuneration Committee
Professor. N.D.Gunawardena – Chairman
Mr. A. Herath – Member
Mr. M. N. R. Fernando – Member
Ms. V. S. Weerasekera - Member

Board Related Party Transactions Review Committee
Mr. D. T. S. H. Mudalige – Chairman
Mr. A. Herath – Member
Ms. C. Pietersz - Member

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

Auditors
Messrs. KPMG
Chartered Accountants
32A,
Sir Mohamed Macan Markar Mawatha,
Colombo 03.
Tel: +94 11 2426426
Fax: +94 11 2445872

Secretary
Ms. Y. C. 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
Level 01, PARKLAND, No. 33, Park Street,
Colombo 02

Website
www.rilproperty.lk