INTERIM FINANCIAL STATEMENTS

FOR THE NINE MONTHS ENDED 31ST DECEMBER 2025

PRIME LANDS RESIDENCIES PLC, NO 75, D.S SENANAYAKE MAWATHA, COLOMBO 08, SRI LANKA.

Tel: +94 11 2699822|Fax: +94 11 4209691|Email: info@primeresidencies.lk|Web: www.primeresidencies.lk

PRIME LANDS RESIDENCIES PLC
STATEMENT OF COMPREHENSIVE INCOME
INTERIM FINANCIAL STATEMENT FOR THE NINE MONTHS PERIOD ENDED 31ST DECEMBER 2025

	For the three months period ended			For the nine months period ended		
	31.12.2025 Unaudited	31.12.2024 Unaudited	Variance	31.12.2025 Unaudited	31.12.2024 Unaudited	Variance
	Rs.	Rs.	%	Rs.	Rs.	%
Revenue	2,801,592,200	1,958,209,644	43%	7,954,371,085	6,415,016,111	24%
Cost of sales	(1,752,817,411)	(1,461,733,337)	-20%	(5,294,743,253)	(4,784,544,930)	-11%
Gross profit	1,048,774,788	496,476,307	111%	2,659,627,832	1,630,471,181	63%
Other income	31,607,631	14,565,413	117%	77,060,333	49,851,995	55%
Distribution expenses	(83,030,199)	(79,325,463)	-5%	(309,069,773)	(239,632,218)	-29%
Administrative expenses	(266,418,501)	(135,632,071)	-96%	(592,083,206)	(373,150,102)	-59%
Operating profit	730,933,720	296,084,186	147%	1,835,535,186	1,067,540,856	72%
Finance income	147,344,058	119,605,292	23%	401,318,183	341,610,927	17%
Finance expenses	(113,462,286)	(86,546,725)	-31%	(180,437,431)	(192,516,335)	6%
Profit before taxation	764,815,492	329,142,753	132%	2,056,415,937	1,216,635,448	69%
Tax expenses	(202,531,802)	(98,258,171)	-106%	(553,455,985)	(323,375,570)	-71%
Profit for the period	562,283,690	230,884,583	144%	1,502,959,953	893,259,878	68%
Earnings per share	0.60	0.25	144%	1.60	0.95	68%

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF FINANCIAL POSITION
AS AT 31ST DECEMBER 2025

	As at 31.12.2025 Unaudited	As at 31.03.2025 Audited
	Rs.	Rs.
ASSETS		
Non-current assets		
Property, plant and equipment	149,102,874	26,936,599
Right-of-use assets	272,854,083	8,435,874
Investment properties	1,023,760,149	1,022,000,000
Intangible assets	228,751	245,567
Financial assets at amortized cost	474,687,100	411,813,982
Total non-current assets	1,920,632,957	1,469,432,022
Current assets		
Inventory properties	24,152,748,958	14,319,934,392
Financial assets - Fair value through profit or loss	437,863,569	413,177,844
Advance paid for contractors	965,160,812	394,966,117
Advances, deposits and other receivables	132,751,970	108,247,079
Cash and cash equivalents	5,035,423,452	5,354,050,349
Total current assets	30,723,948,760	20,590,375,781
Total assets	32,644,581,718	22,059,807,803
EQUITY AND LIABILITIES		
Equity		
Stated capital	3,450,000,000	3,450,000,000
Retained earnings	7,431,932,640	6,491,472,687
Total equity	10,881,932,640	9,941,472,687
Non-current liabilities		
Retirement benefit obligations	50,444,204	43,608,689
Interest bearing borrowings	3,100,514,962	358,298,333
Lease liabilities	69,988,292	-
Deferred tax liabilities	116,523,511	114,472,857
Total non-current liabilities	3,337,470,970	516,379,879
Current liabilities		
Trade and other payables	954,543,921	774,724,134
Amount due to related party	1,814,300	2,213,640
Interest bearing borrowings - Current portion	238,515,000	446,815,884
Lease liabilities - Current portion	39,216,198	2,264,106
Customer advance collection	13,162,152,358	8,691,345,748
Income tax payable	656,972,416	530,493,253
Bank overdraft	3,371,963,916	1,154,098,472
Total current liabilities	18,425,178,109	11,601,955,237
Total liabilities	21,762,649,079	12,118,335,116
Total equity and liabilities	32,644,581,718	22,059,807,803
Net Assets Per Share (Rs.)	11.60	10.60

Figures in brackets indicate deductions.

Certification

We certify that the above Financial Statements have been prepared in compliance with the requirements of the Companies Act No.07 of 2007.

.....
Mr. Pathirage Anura W. Perera
Director - Finance

.....
Mrs. H K S R Perera
Executive Chairperson

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.

Approved and signed for and on behalf of the Board.

.....
Mr. Brahmanage Premalal
Director

PRIME LANDS RESIDENCIES PLC
No. 75,
D.S. Senanayake Mawatha,
Colombo 08.
PQ 00234680

.....
Mr. Sanjaya Bandara
Director

Colombo
12th February 2026

PRIME LANDS RESIDENCIES PLC
STATEMENT OF CHANGES IN EQUITY
INTERIM FINANCIAL STATEMENT FOR THE NINE MONTHS PERIOD ENDED 31ST DECEMBER 2025

	Stated capital	Retained earnings	Total
	Rs.	Rs.	Rs.
Balance as at 01st April 2024	3,450,000,000	6,124,741,476	9,574,741,476
Profit for the period	-	1,231,078,752	1,231,078,752
Other comprehensive income for the year, net of tax	-	(542,751)	(542,751)
Adjustment for Surcharge Tax levied under the Surcharge Tax Act No. 14 of 2022		(301,304,790)	(301,304,790)
Dividend 2023/24	-	(562,500,000)	(562,500,000)
Balance as at 31st March 2025	3,450,000,000	6,491,472,687	9,941,472,687
Profit for the period	-	1,502,959,953	1,502,959,953
Dividend 2024/25	-	(562,500,000)	(562,500,000)
Balance as at 31st December 2025	3,450,000,000	7,431,932,640	10,881,932,640

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF CASH FLOWS
INTERIM FINANCIAL STATEMENT FOR THE NINE MONTHS PERIOD ENDED 31ST DECEMBER 2025

	31.12.2025 Unaudited Rs.	31.03.2025 Audited Rs.
Cash flows from operating activities		
Profit before taxation	2,056,415,937	1,803,407,765
Adjustment for		
Depreciation	24,213,877	7,275,934
Amortization	42,816	57,088
Provision on retirement benefit obligation	8,334,000	9,254,800
Overdraft interest	76,763,507	22,790,377
Lease interest	6,080,171	408,544
Loan interest	81,767,438	97,783,694
Interest on debentures	(18,008,977)	(23,558,629)
Fair value (gain)/loss on share investment	-	(105,000)
Fair Value gain on unit trust investment	(24,685,725)	(12,877,844)
Exchange (gain)/ loass on investment in debenture	(44,864,141)	30,799,968
Fair value gain on investment property	-	(43,761,069)
	109,642,966	88,067,863
Operating cash flows before change in working capital	2,166,058,903	1,891,475,627
Changes in working capital		
Decrease/(increase) in inventory properties	(9,552,304,649)	(4,512,651,080)
Decrease/(increase) in contractor advances	(570,194,695)	138,640,827
(Increase)/decrease in advances, deposits and other receivables	(26,590,975)	(80,852,006)
(Decrease)/increase in trade and other payables	178,773,723	140,381,111
(Decrease)/increase in amounts due to related parties	(399,340)	896,152
(Decrease)/increase in customer advance collection	4,470,806,610	5,164,632,741
Cash generated from/(used in) operations	(3,333,850,423)	2,742,523,372
Income tax paid	(426,941,391)	(498,664,135)
Interest paid	(76,763,507)	(22,790,377)
Gratuity paid	-	(2,833,650)
Net cash generated from/(used in) operating activities	(3,837,555,321)	2,218,235,210
Cash flows from investing activities		
Acquisition of property, plant and equipment	(130,114,427)	(18,023,752)
Investment in unit trust	-	(400,000,000)
Net cash generated from/(used in) investing activities	(130,114,427)	(418,023,752)
Cash flows from financing activities		
Lease installments paid	(10,301,474)	(6,440,019)
Dividends paid	(561,453,936)	(562,500,000)
Proceeds from lease creditor	138,949,000	-
Proceeds from interest bearing borrowings	2,250,000,000	720,000,000
Repayment of interest bearing borrowings	(304,248,745)	(799,325,212)
Loan interest paid	(81,767,438)	(97,783,694)
Net cash (used in)/generated from financing activities	1,431,177,407	(746,048,925)
Net increase/(decrease) in cash and cash equivalents during the period	(2,536,492,341)	1,054,162,534
Cash and cash equivalents at the beginning of the period	4,199,951,877	3,145,789,343
Cash and cash equivalents at the end of the period	1,663,459,536	4,199,951,877
Cash and cash equivalents at the beginning of the period		
Short-term deposit	4,442,798,390	3,811,550,110
Cash in hand	80,356,035	60,599,887
Cash at bank	830,895,924	80,183,512
Bank overdraft	(1,154,098,472)	(806,544,166)
	4,199,951,877	3,145,789,343
Cash and cash equivalents at the end of the period		
Short-term deposit	4,775,662,097	4,442,798,390
Cash in hand	182,517,930	80,356,035
Cash at bank	77,243,424	830,895,924
Bank overdrafts	(3,371,963,916)	(1,154,098,472)
	1,663,459,536	4,199,951,877

Figures in brackets indicate deductions.

1 The interim financial statements have been prepared in accordance with Sri Lanka Accounting Standard LKAS 34, Interim Financial Reporting. The interim financial statements should be read in conjunction with the annual financial statements for the year ended 31st March 2025, including the changes to accounting policies as a result of convergence to revised Sri Lanka Accounting Standards (SLFRSs/LKASs). Further, provisions of the Companies Act No. 7 of 2007 have been considered in preparing the interim financial statements.

2 There were no significant changes in the nature of contingent liabilities as at the reporting date.

3 The interim financial statements of the Company for the nine months ended 31st December 2025 were authorised for issue by the Board of Directors on 12th February 2026.

4 Investor Information

4.1 Directors' Shareholding as at 31st December 2025

The number of shares held by the Board of Directors are as follows;

Name of the Director	No. of shares	(%)
Mr. B Premalal	1,200,015	0.13%
Mr. N L S Joseph	100,000	0.01%
Ms. H K S R Perera	15	0.00%
Mr. N M Weerakkody	Nil	N/A
Mr. H M N U Kumara	Nil	N/A
Ms. S S A P Brahmanage	Nil	N/A
Mr. Pathirage Anura W Perera	Nil	N/A
Mr. M Perera	Nil	N/A
Mr. D Kalapuge	Nil	N/A
Mr. S Bandara	Nil	N/A
Mr. D Sooriyaarachchi	Nil	N/A
Prof. Sampath Amarathunge	Nil	N/A
Prof. Ananda Jayawardane	Nil	N/A

4.2 Twenty largest shareholders as at 31st December 2025

	Name of the shareholder	No. of shares	(%)
1	Prime Lands (Pvt) Ltd	704,499,970	75.15%
2	Deutsche Bank AG Trustee to Lynear Wealth Dynamic Opportunities Fund	17,871,199	1.91%
3	Union Assurance PLC-Universal Life Fund	15,216,632	1.62%
4	O Senanayake	13,284,283	1.42%
5	Lynear Wealth Management /Mr. Hanif Yusoof	5,020,782	0.54%
6	H K C P Perera	5,000,000	0.53%
7	Seylan Bank PLC/ A C Senanka	4,158,675	0.44%
8	Commercial Bank of Ceylon PLC/H G Balasuriya	3,794,433	0.40%
9	Thread Capital (Private) Limited	3,500,000	0.37%
10	J B Cocoshel (Pvt) Ltd	3,267,415	0.35%
11	Ranavav Holdings (Pv) Ltd	3,000,000	0.32%
12	Commercail Bank of Ceylon PLC/Ayenka Holdings (Pvt) Ltd	2,906,422	0.31%
13	Peoples Leasing and Finance PLC/S P Perera	2,562,745	0.27%
14	Rosewood (Pvt) Ltd-Account No. 1	2,425,652	0.26%
15	S P Perera	2,297,832	0.25%
16	A M Weerasinghe	2,093,478	0.22%
17	Invenco Capital (Pvt) Ltd	2,040,050	0.22%
18	F R Muzammil	2,000,000	0.21%
19	J N Lanka holdings Company (Pvt) Ltd	1,981,875	0.21%
20	Katunayake Garments Limited	1,923,000	0.21%
		798,844,443	85.21%
	Others	138,655,557	14.79%
		937,500,000	100.00%

4.3 Public Shareholding as at 31st December 2025

Percentage of Public Holding (Minimum Requirement - 10%)	24.71%
Number of Shares held by Public Shareholders	231,700,000
Number of Public Shareholders (Minimum Requirement - 200 Shareholders)	7,813
Number of Public and Non-Public Shareholders	7,817
Market Capitalization as at 31st December 2025	30,937,500,000
Float Adjusted Market Capitalization as at31st December 2025	7,646,100,000

The Company is Compliant with Option 1 of the Rule 7.13.1 (b) of the Listing Rules of the Colombo Stock Exchange.

4.3.1 Computation of Public Share Holding as at 31st December 2025

	No. of shares	(%)
Parent, subsidiary or associate entities or any subsidiary or associates of its Parent Entity		
Prime Lands (Pvt) Ltd	704,499,970	75.15%
Directors of the entity, their spouses and children under 18 years of age		
Mr. B Premalal	1,200,015	0.13%
Mr. N L S Joseph	100,000	0.01%
Ms. H K S R Perera	15	0.00%
Key Management personnel and their close family members	**Nil**	**N/A**
Other related entities/ parties	**Nil**	**N/A**
Total non-public share holding	**705,800,000**	**75.29%**
Public Share Holding	231,700,000	24.71%
Total Issued Share Capital	**937,500,000**	**100.00%**

5 Stated Capital

5.1 Stated Capital is represented by number of shares in issue as given below:

	No of Shares as at	
	31.12.2025	**30.09.2025**
Ordinary Shares	937,500,000	937,500,000

5.2 Earning per share

Earning per share has been calculated, for all periods, based on the number of shares in issue as at 31st December 2025

5.3 Market value per share for the quarter ended

	31.12.2025	**30.09.2025**
	Rs.	Rs.
Highest Price	34.80	34.50
Lowest Price	28.80	15.60
Last Traded	33.00	34.00

6 Events occurring after Balance Sheet date

There have been no material events occurring after the reporting period that require adjustments to or disclosure in the financial statements.

7 Comparative figures

Comparative period's figures have been presented without any amendment.

8 RELATED PARTY DISCLOSURES

Transactions with Related Parties

Items in Statement of Financial Position	**Reported under**	**Quarter Ended 31.12.2025 Rs.**
Assets		
Consultancy Fee for NJ Consultants	Inventory properties	30,085,627
Construction work carried out by Prime Constructions (Pvt) Ltd	Inventory properties	583,941,159
Liability		
Lease obtained from HNB Finance PLC	Lease liabilities	437,727
Items in Statement of Comprehensive Income		
Income		
Rent income from HNB Finance PLC	Other Income	5,610,000
Rent income from Prime Lands (Pvt) Ltd	Other Income	2,100,000
Agent commission from Prime Lands (Pvt) Ltd	Other Income	684,124
Expenses		
Shared service fee to Prime Lands (Pvt) Ltd	Administrative expenses	9,225,000
Rent expenses to Prime Lands (Pvt) Ltd	Administrative expenses	1,537,500
Accomodation - Diyanillakelle Estate (Pvt) Ltd	Administrative expenses	62,646
Regent Caterers (Pvt) Ltd	Administrative expenses	2,864,318
Agent commission to Prime Lands (Pvt) Ltd	Distribution expenses	8,353,728

CORPORATE INFORMATION

Company	Prime Lands Residencies PLC
Registered Office	75, D S Senanayake Mawatha Colombo 08, Sri Lanka Tel: +94 11 2699822 Fax: +94 11 4209691
Date, Place and Authority of Incorporation	A Limited Liability Company Incorporated in Sri Lanka on May 16, 2005 under the Companies Act No. 17 of 1982 and re-registered on September 15, 2008 under the Companies Act No. 07 of 2007. The Company was converted to a Public Company on February 12, 2021 and listed on the Colombo Stock Exchange 08 June 2021.
Company Registration Number (as a Public Company)	**PQ00234680**
Company Secretary	**SSP Corporate Services (Private) Limited** 101, Inner Flower Road, Colombo 03, Sri Lanka Tel: +94 11 2573894
Auditors of the Company	**Messrs. BDO Partners (Chartered Accountants)** 65/2, "Charter House", Sir Chittampalam A Gardiner Mawatha Colombo 02, Sri Lanka Tel: +94 11 2421878-79/70 / +94 11 2387002/03 Fax: +94 11 2336064
Board of Directors	**Ms. H K S R Perera** - Chairperson/Non-Independent Executive Director **Mr. N M Weerakkody** - Managing Director/ Non-Independent Executive Director **Mr. H M N U Kumara** - Director-Corporate Affairs/Non-Independent Executive Director **Mr. B Premalal** - Non-Independent Executive Director **Ms. S S A P Brahmanage** - Non-Independent Executive Director **Mr. Pathirage Anura W Perera** - Non-Independent Executive Director **Mr. D Sooriyaarachchi** - Senior Independent Director/Independent Non-Executive Director **Mr. M Perera** - Independent Non-Executive Director **Mr. D Kalapuge** - Independent Non-Executive Director **Mr. S Bandara** - Independent Non-Executive Director **Mr. N L S Joseph** - Independent Non-Executive Director **Prof. Sampath Amarathunge** - Independent Non-Executive Director **Prof. Ananda Jayawardane** - Independent Non-Executive Director
Lawyers of the Company	**Dias & Dias Associates** No. 293, 1st Floor, Galle Road, Colombo 03 Tel: +94 11 230 1226
Bankers of the Company	DFCC Bank PLC Seylan Bank PLC Nations Trust Bank PLC People's Bank Commercial Bank PLC Sampath Bank PLC Hatton National Bank PLC National Development Bank PLC Bank of Ceylon