# INTERIM FINANCIAL STATEMENTS

# FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2026

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

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PRIME LANDS RESIDENCIES PLC
STATEMENT OF COMPREHENSIVE INCOME
INTERIM FINANCIAL STATEMENT FOR THE SIX MONTHS PERIOD ENDED 30TH SEPTEMBER 2026



| | Note | For the three months period ended | | | For the six months period ended | | |
|---|---|---|---|---|---|---|---|
| | | 30.09.2026 Unaudited | 30.09.2025 Unaudited | Variance | 30.09.2026 Unaudited | 30.09.2025 Unaudited | Variance |
| | | Rs. | Rs. | % | Rs. | Rs. | % |
| Revenue | 4 | 3,007,338,166 | 2,836,207,483 | 6% | 7,600,594,907 | 5,152,778,886 | 48% |
| Cost of sales | | (2,104,674,536) | (1,913,522,136) | 10% | (5,486,657,922) | (3,541,925,842) | -55% |
| **Gross profit** | | 902,663,631 | 922,685,347 | -2% | 2,113,936,986 | 1,610,853,044 | 31% |
| Other income | 5 | 29,013,849 | 26,735,755 | 9% | 53,788,698 | 45,452,701 | 18% |
| Distribution expenses | | (100,760,914) | (116,549,790) | -14% | (284,694,110) | (226,039,574) | -26% |
| Administrative expenses | | (221,610,101) | (175,137,359) | 27% | (416,667,563) | (325,664,705) | -28% |
| **Operating profit** | | 609,306,464 | 657,733,952 | -7% | 1,466,364,011 | 1,104,601,466 | 33% |
| Finance income | 6.1 | 81,981,513 | 120,307,022 | -32% | 306,670,379 | 253,974,125 | 21% |
| Finance expenses | 6.2 | (157,957,120) | (33,680,609) | 369% | (360,707,078) | (66,975,146) | -439% |
| **Profit before taxation** | 7 | 533,330,857 | 744,360,366 | -28% | 1,412,327,312 | 1,291,600,445 | 9% |
| Tax expenses | 8 | (162,802,178) | (204,168,764) | -20% | (381,718,472) | (350,924,182) | -9% |
| **Profit for the period** | | 370,528,680 | 540,191,602 | -31% | 1,030,608,840 | 940,676,263 | 10% |
| Earnings per share | 9 | 0.40 | 0.58 | -31% | 1.10 | 1.00 | - 10% |

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF FINANCIAL POSITION
AS AT 30TH SEPTEMBER 2026

| | Note | As at 30.09.2026 Unaudited Rs. | As at 31.03.2026 Audited Rs. |
|---|---|---|---|
| **ASSETS** | | | |
| **Non-current assets** | | | |
| Property, plant and equipment | 10 | 157,866,794 | 118,124,990 |
| Right-of-use assets | 11 | 288,264,028 | 306,078,431 |
| Investment properties | | 1,206,522,895 | 1,205,000,000 |
| Intangible assets | 12 | 3,815,277 | 214,480 |
| Financial assets at amortized cost | 13 | 548,200,900 | 504,524,056 |
| **Total non-current assets** | | 2,204,669,894 | 2,133,941,957 |
| **Current assets** | | | |
| Inventory properties | 14 | 26,320,127,023 | 28,133,153,364 |
| Financial assets - Fair value through profit or loss | 15 | 471,247,731 | 453,658,440 |
| Advance paid for contractors | 16 | 978,304,443 | 964,896,034 |
| Advances, deposits and other receivables | 17 | 172,273,127 | 106,600,920 |
| Cash and cash equivalents | 18 | 6,541,868,294 | 5,021,391,888 |
| **Total current assets** | | 34,483,820,618 | 34,679,700,646 |
| **Total assets** | | 36,688,490,511 | 36,813,642,603 |
| **EQUITY AND LIABILITIES** | | | |
| **Equity** | | | |
| Stated capital | 19 | 3,450,000,000 | 3,450,000,000 |
| Retained earnings | | 8,266,077,043 | 7,985,468,203 |
| **Total equity** | | 11,716,077,043 | 11,435,468,203 |
| **Non-current liabilities** | | | |
| Retirement benefit obligations | 20 | 65,507,257 | 58,961,258 |
| Interest bearing borrowings | 21 | 4,573,876,312 | 4,006,570,999 |
| Lease liabilities | 22 | 81,722,200 | 110,463,365 |
| Deferred tax liabilities | 23 | 138,918,665 | 133,645,233 |
| **Total non-current liabilities** | | 4,860,024,435 | 4,309,640,855 |
| **Current liabilities** | | | |
| Trade and other payables | 24 | 1,617,339,106 | 1,037,588,520 |
| Amount due to related party | 25 | 1,373,651 | 4,322,844 |
| Interest bearing borrowings - Current portion | 21 | 2,249,807,813 | 2,366,113,331 |
| Lease liabilities - Current portion | 22 | 67,557,530 | 54,586,503 |
| Customer advance collection | 26 | 15,418,780,038 | 14,749,795,323 |
| Income tax payable | 27 | 578,969,084 | 705,571,130 |
| Bank overdraft | 18 | 178,561,813 | 2,150,555,894 |
| **Total current liabilities** | | 20,112,389,034 | 21,068,533,545 |
| **Total liabilities** | | 24,972,413,469 | 25,378,174,400 |
| **Total equity and liabilities** | | 36,688,490,511 | 36,813,642,603 |
| **Net Assets Per Share (Rs.)** | | 12.50 | 12.20 |

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

.....
**Ms. H.K. Sandamini R. Perera**
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

S. Bandara
.....
**Mr. Sanjaya Bandara**
Director

**Colombo**
**12th November 2026**

**PRIME LANDS RESIDENCIES PLC**
**STATEMENT OF CHANGES IN EQUITY**
**INTERIM FINANCIAL STATEMENT FOR THE SIX MONTHS PERIOD ENDED 30TH SEPTEMBER 2026**

| | Stated capital<br>Rs. | Retained earnings<br>Rs. | Total<br>Rs. |
|---|---|---|---|
| **Balance as at 01st April 2025** | 3,450,000,000 | 6,491,472,687 | 9,941,472,687 |
| Profit for the period | - | 2,061,311,167 | 2,061,311,167 |
| Other comprehensive income for the year, net of tax | - | (4,815,651) | (4,815,651) |
| Dividend 2024/25 | - | (562,500,000) | -<br>(562,500,000) |
| **Balance as at 31st March 2026** | 3,450,000,000 | 7,985,468,203 | 11,435,468,203 |
| Profit for the period | - | 1,030,608,840 | 1,030,608,840 |
| Dividend 2025/26 | - | (750,000,000) | (750,000,000) |
| **Balance as at 30th September 2026** | 3,450,000,000 | 8,266,077,043 | 11,716,077,043 |

Figures in brackets indicate deductions.

**PRIME LANDS RESIDENCIES PLC**
**STATEMENT OF CASH FLOWS**
**INTERIM FINANCIAL STATEMENT FOR THE SIX MONTHS PERIOD ENDED 30TH SEPTEMBER 2026**

| | Note | 30.09.2026 Unaudited Rs. | 31.03.2026 Audited Rs. |
|---|---|---|---|
| **Cash flows from operating activities** | | | |
| Profit before taxation | | 1,412,327,312 | 2,823,147,549 |
| | | | |
| **Adjustment for** | | | |
| Depreciation | 10/11 | 9,821,985 | 57,739,994 |
| Amortization | 12 | 30,814,373 | 57,088 |
| Provision on retirement benefit obligation | 20 | 6,546,000 | 10,907,833 |
| Overdraft interest | 6.2 | 76,224,555 | 134,898,781 |
| Lease interest | 6.2 | 5,071,604 | 15,065,602 |
| Loan interest | 6.2 | 276,044,577 | 182,878,303 |
| Interest on debentures | 13 | (14,406,363) | (24,513,539) |
| Fair value (gain)/loss on share investment | 15 | - | 715,141 |
| Fair Value gain on unit trust investment | | (17,589,293) | (33,981,096) |
| Exchange (gain)/ loss on investment in debenture | 13 | (29,267,391) | (68,196,535) |
| Fair value gain on investment property | 12 | - | (124,014,095) |
| | | 343,260,047 | 151,557,477 |
| Operating cash flows before change in working capital | | 1,755,587,359 | 2,974,705,026 |
| | | | |
| **Changes in working capital** | | | |
| Decrease/(increase) in inventory properties | | 1,813,026,341 | (13,813,218,972) |
| Decrease/(increase) in contractor advances | | (13,408,409) | (569,929,917) |
| (Increase)/decrease in advances, deposits and other receivables | | (65,672,207) | 1,646,159 |
| (Decrease)/increase in trade and other payables | | 579,750,586 | 262,864,585 |
| (Decrease)/increase in amounts due to related parties | | (2,949,193) | 2,679,659 |
| (Decrease)/increase in customer advance collection | | 668,984,715 | 6,058,449,575 |
| | | | |
| **Cash generated from/(used in) operations** | | 4,735,319,192 | (5,082,803,885) |
| Income tax paid | 27 | (507,008,516) | (534,051,641) |
| WHT paid | | (1,312,002) | (31,470,638) |
| Interest paid | 6.2 | (76,224,555) | (134,898,781) |
| Gratuity paid | 20 | - | (3,005,220) |
| **Net cash generated from/(used in) operating activities** | | 4,150,774,119 | (5,786,230,165) |
| | | | |
| **Cash flows from investing activities** | | | |
| Acquisition of intangible assets | | (3,806,465) | (26,001) |
| Expenses incurred on investment property | | (1,522,895) | (58,985,905) |
| Acquisition of property, plant and equipment and Intangible assets | | (50,048,335) | (101,130,727) |
| Acquisition of right-of-use asset | | - | (139,956,976) |
| Investment in quoted security share | | - | (7,214,840) |
| Withdrawal of unit trust | | - | 427,165,464 |
| Investment in unit trust | | - | (427,165,464) |
| **Net cash generated from/(used in) investing activities** | | (55,377,695) | (307,314,449) |
| | | | |
| **Cash flows from financing activities** | | | |
| Lease installments paid | 22 | (20,762,881) | (57,763,079) |
| Dividends paid | | (750,000,000) | (562,500,000) |
| Proceeds from interest bearing borrowings | 21 | 1,320,000,000 | 6,403,336,000 |
| Repayment of interest bearing borrowings | 21 | (876,118,479) | (835,765,887) |
| Loan interest paid | 6.2 | (276,044,577) | (182,878,303) |
| | | | |
| **Net cash (used in)/generated from financing activities** | | (602,925,937) | 4,764,428,731 |
| | | | |
| **Net increase/(decrease) in cash and cash equivalents during the period** | | 3,492,470,487 | (1,329,115,883) |
| | | | |
| **Cash and cash equivalents at the beginning of the year** | | 2,870,835,994 | 4,199,951,877 |
| | | | |
| **Cash and cash equivalents at the end of the period** | 18 | 6,363,306,481 | 2,870,835,994 |
| | | | |
| **Cash and cash equivalents at the beginning of the year** | | | **Note A** |
| | | | |
| Short-term deposit | | 4,823,640,883 | 4,442,798,390 |
| Cheques on Hand | | 151,858,807 | 80,356,035 |
| Cash at bank | | 45,892,198 | 830,895,924 |
| Bank overdraft | | (2,150,555,894) | (1,154,098,472) |
| | | 2,870,835,994 | 4,199,951,877 |
| | | | |
| **Cash and cash equivalents at the end of the period** | | | |
| | | | |
| Short-term deposit | | 5,079,510,343 | 4,823,640,883 |
| Cheques on Hand | | 62,089,880 | 151,858,807 |
| Cash at bank | | 1,400,268,071 | 45,892,198 |
| Bank overdrafts | | (178,561,813) | (2,150,555,894) |
| | | 6,363,306,481 | 2,870,835,994 |

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 2026, 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 six months ended 30th September 2026 were authorised for issue by the Board of Directors on 12th November 2026

**4 Investor Information**

**4.1 Directors' Shareholding as at 30th September 2026**

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 30th September 2026**

| | Name of the shareholder | No. of shares | ( % ) |
|---|---|---|---|
| 1 | Prime Lands (Pvt) Ltd | 704,499,970 | 75.15% |
| 2 | O Senanayake | 11,938,782 | 1.27% |
| 3 | Hatton National Bank PLC - Capital Alliance Quantitative Equity Fund | 11,316,355 | 1.21% |
| 4 | Deutsche Bank AG Trustee to Lynear Wealth Dynamic Opportunities Fund | 9,734,757 | 1.04% |
| 5 | Seylan Bank PLC / O Senananayke | 5,902,604 | 0.63% |
| 6 | Union Assurance PLC - Universal Life Fund | 5,525,862 | 0.59% |
| 7 | Ranavav Holdings (Pvt) Ltd | 5,323,097 | 0.57% |
| 8 | H K C P Perera | 5,000,000 | 0.53% |
| 9 | Invenco Capital Private Limited | 4,287,450 | 0.46% |
| 10 | Peoples Leasing and Finance PLC / S P Perera | 3,342,744 | 0.36% |
| 11 | Bank of Ceylon A/C NDB Wealth Growth Fund | 3,100,000 | 0.33% |
| 12 | Lynear Wealth Management / Mr. Hanif Yusoof | 3,014,090 | 0.32% |
| 13 | N T M S Cooray | 2,500,705 | 0.27% |
| 14 | Seylan Bank PLC / A C Senanayake | 2,496,943 | 0.27% |
| 15 | Commercial Bank of Ceylon PLC / H G Balasuriya | 2,398,222 | 0.26% |
| 16 | Stafford International Schools (Pvt) Ltd | 2,275,505 | 0.24% |
| 17 | H G Balasuriya | 1,875,000 | 0.20% |
| 18 | Peoples Leasing and Finance PLC / O. Senanayake & D.R.Peiris & S.P.PERERA | 1,666,462 | 0.18% |
| 19 | DFCC Bank PLC / W Jinadasa | 1,659,461 | 0.18% |
| 20 | DFCC Bank PLC / P Muralitharana | 1,565,279 | 0.17% |
| | | 789,423,288 | 84.21% |
| | Others | 148,076,712 | 15.79% |
| | | 937,500,000 | 100.00% |

**4.2 Public Shareholding as at 30th September 2026**

| | |
|---|---|
| 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) | 12,906 |
| Number of Public and Non-Public Shareholders | 12,910 |
| Market Capitalization as at 30th September 2026 | 36,187,500,000 |
| Float Adjusted Market Capitalization as at 30th September 2026 | 8,943,620,000 |

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

**4.2.1** Computation of Public Share Holding as at 30th September 2026

| | 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%** |

**5.1 Stated Capital**

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

| | No of Shares as at | |
|---|---|---|
| | **30.09.2026** | **30.06.2026** |
| **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 30th September 2026.

| **5.3 Market value per share for the quarter ended** | **30.09.2026** | **30.06.2026** |
|---|---|---|
| | Rs. | Rs. |
| Highest Price | 45.40 | 49.00 |
| Lowest Price | 38.40 | 38.40 |
| Last Traded | 38.60 | 44.40 |

**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

| | | Quarter Ended 30.09.2026 |
|---|---|---|
| **Items in Statement of Financial Position** | **Reported under** | **Rs.** |
| **Assets** | | |
| Consultancy Fee for NJ Consultants | Inventory properties | 33,792,941 |
| Construction work for Prime Constructions (Pvt) Ltd | Inventory properties | 372,453,210 |
| **Items in Statement of Comprehensive Income** | | |
| **Income** | | |
| Agent commission from Prime Lands (Pvt) Ltd | Other Income | 3,975,932 |
| Rent income from Prime Lands (Pvt) Ltd | Other Income | 2,100,000 |
| **Expenses** | | |
| Shared service fee to Prime Lands (Pvt) Ltd | Administrative expenses | 11,070,000 |
| Rent expenses to Prime Lands (Pvt) Ltd | Administrative expenses | 1,537,500 |
| Purchases of Tea from Diyanillakelle Estate (Pvt) Ltd | Administrative expenses | 1,947,000 |
| Purchases of Refreshments from Regent Caterers (Pvt) Ltd | Administrative expenses | 357,726 |
| Agent commission to Prime Lands (Pvt) Ltd | Distribution expenses | 79,162,549 |
| Agent commission to Prime Realty (Pvt) Ltd | Distribution expenses | 2,076,797 |

## CORPORATE INFORMATION

| | |
|---|---|
| **Company** | Prime Lands Residencies PLC |
| **Registered Office** | 75, D S Senanayake Mawatha<br>Colombo 08, Sri Lanka<br>Tel: +94 11 2699822<br>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**<br>101, Inner Flower Road,<br>Colombo 03, Sri Lanka<br>Tel: +94 11 2573894 |
| **Auditors of the Company** | **Messrs. BDO Partners (Chartered Accountants)**<br>65/2, "Charter House", Sir Chittampalam A Gardiner Mawatha<br>Colombo 02, Sri Lanka<br>Tel: +94 11 2421878-79/70 / +94 11 2387002/03<br>Fax: +94 11 2336064 |
| **Board of Directors** | **Ms. H K S R Perera** - Chairperson/Non-Independent Executive Director<br>**Mr. N M Weerakkody** - Managing Director/ Non-Independent Executive Director<br>**Mr. H M N U Kumara** - Director-Corporate Affairs/Non-Independent Executive Director<br>**Mr. B Premalal** - Non-Independent Executive Director<br>**Ms. S S A P Brahmanage** - Non-Independent Executive Director<br>**Mr. Pathirage Anura W Perera** - Non-Independent Executive Director<br>**Mr. D Sooriyaarachchi** - Senior Independent Director/Independent Non-Executive Director<br>**Mr. M Perera** - Independent Non-Executive Director<br>**Mr. D Kalapuge** - Independent Non-Executive Director<br>**Mr. S Bandara** - Independent Non-Executive Director<br>**Mr. N L S Joseph** - Independent Non-Executive Director<br>**Prof. Sampath Amarathunge** - Independent Non-Executive Director<br>**Prof. Ananda Jayawardane** - Independent Non-Executive Director |
| **Lawyers of the Company** | **Dias & Dias Associates**<br>No. 293, 1st Floor, Galle Road, Colombo 03<br>Tel: +94 11 230 1226 |
| **Bankers of the Company** | DFCC Bank PLC<br>Seylan Bank PLC<br>Nations Trust Bank PLC<br>People's Bank<br>Commercial Bank PLC<br>Sampath Bank PLC<br>Hatton National Bank PLC<br>National Development Bank PLC<br>Bank of Ceylon |