GROWING OUR ROOTS
TOGETHER



myland
Building Your Future

ANNUAL REPORT 2024-2025

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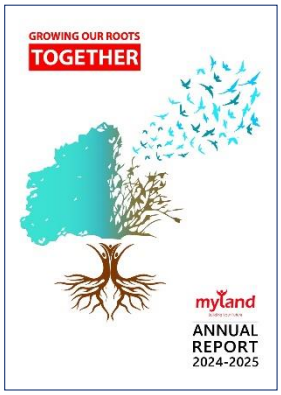
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ABOUT THIS REPORT



We are pleased to present to you the Annual Report of Myland Developments PLC ("the Company") for the year ended 31st March 2025 which provides a balanced and concise overview of the Company's performance using financial and non-financial information. This is the Forth report and seeks to provide a fair account of how its resources were allocated to create value for its key stakeholders.

SCOPE AND BOUNDARY

This report has been prepared for the period 01st April 2024 to 31st March 2025 to coincide with the Company's financial reporting year. The Annual Report provides a clear and accessible overview, offering insights into both the financial and operational facets of the Company. The company's operations are solely in Sri Lanka.

MATERIALITY

We ensure to report on all material aspects that affect our ability to create value. Page 12 of this Report outline the process used to identify these key issues and present the list of topics prioritized for the year.

Laws, Regulatory Frameworks, Standards, Guidelines, and Protocols Followed;

- The Companies Act No. 07 of 2007.
- The Listing Rules of the Colombo Stock Exchange (CSE).
- Sri Lanka Financial Reporting Standards (LKASs/SLFRSs) u Sri Lanka Accounting & Auditing Standards Act No.15 of 1995.
- Gender Parity Reporting Framework of CA Sri Lanka
- Code of Best Practice on Corporate Governance jointly issued by The Institute of Chartered Accountants of Sri Lanka.

INDEPENDENT ASSURANCE

Assurance from the Independent Auditors on the Financial Statements as per Sri Lanka Auditing Standards.



FEEDBACK

We are committed to consistently enhancing the quality and readability of report and welcome your comments and suggestions. Please direct your feedback to;

Ms.P.S.Madushani Fernando,

Accountant,
Myland Developments PLC,
No.143/4/2, Kandy Road, Kadawatha.
Tel – 0112 901 911

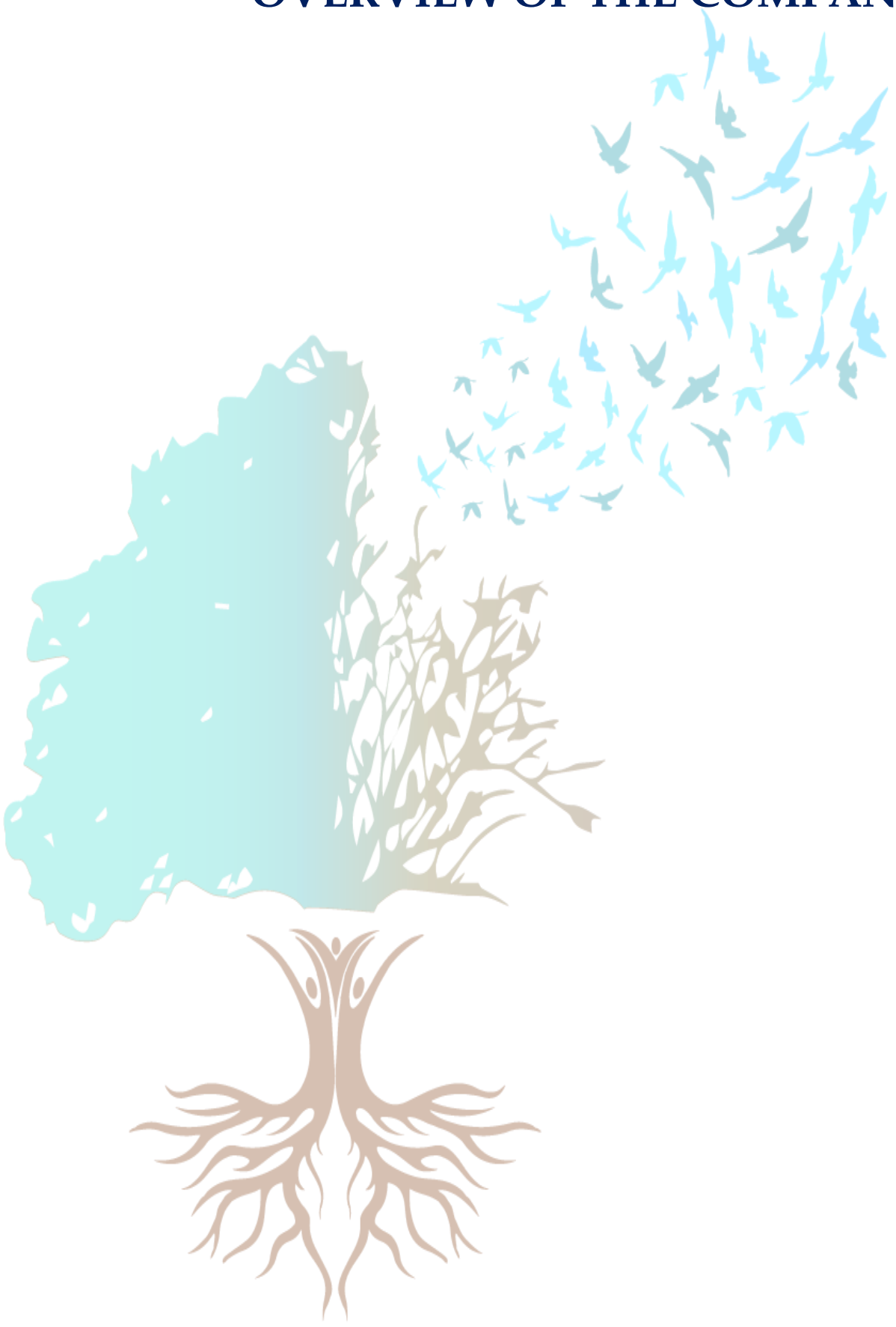
Email – info@myland.lk

WEB DISCLOSURES

This Annual Report is available on our website: https://myland.lk/ and the Colombo Stock Exchange website. The report is the primary communication source for our stakeholders, especially Shareholders.



OVERVIEW OF THE COMPANY



ABOUT THE COMPANY



Myland Developments PLC was incorporated as a Private Limited Company on 6th March 2017 and listed on the Colombo Stock Exchange on 28th December 2021 as a real estate development company to support every Sri Lankan individual living within or outside the country to purchase a land plot at a reasonable price and build their dream home or purchase land for investment purposes. The Company's principal business activity at present is to develop and sell land plots for residential or commercial purposes and business operations are carried out predominantly in the Western Province of Sri Lanka.



VISION

"To become the best and most trusted real estate brand in Sri Lanka."



MISSION

"Creating delighted Lifetime customers and delighted lifetime employees."

HIGHLIGHTS

FINANCIAL HIGHLIGHTS

		2024/2025	2023/2024 Restated	2022/2023	2021/2022	2020/2021
OPERATING RESULTS						
Revenue	Rs.	48,851,635	70,415,354	66,429,773	249,587,631	167,883,163
Profit/ (Loss) before tax	Rs.	(23,769,159)	(27,493,934)	(11,212,323)	48,247,347	28,642,865
Tax on Profit	Rs.	7,004,638	6,940,649	(78)	(3,504,893)	(2,869,346)
Profit after tax	Rs.	(16,764,522)	(20,553,284)	(11,212,401)	44,742,453	25,773,519
FINANCIAL POSITION						
Non Current Assets	Rs.	72,974,369	59,840,663	53,715,654	57,343,252	34,106,639
Current Assets	Rs.	217,228,795	206,236,623	171,250,814	216,084,672	135,835,971
Total Assets	Rs.	290,203,164	266,077,286	224,966,468	273,427,924	169,942,610
Non Current Liabilities	Rs.	65,557,994	51,722,276	16,398,294	23,606,075	30,370,647
Current Liabilities	Rs.	79,004,199	63,022,674	37,516,953	58,973,851	78,404,952
Shareholders' funds	Rs.	145,640,973	151,332,336	171,051,221	190,847,998	61,167,010
SHARE INFORMATION						
Earnings Per Share	Rs.	(0.46)	(0.57)	(0.31)	1.49	0.86
Net Assets Per Share	Rs.	4.02	4.17	4.72	5.26	1.69
Market Capitalization	Rs.	290,000,000	282,750,000	337,125,000	398,750,000	N/A
Market Price Per Share						
- High	Rs.	11.10	9.20	10.10	29.00	N/A
- Low	Rs.	7.50	7.70	8.70	10.70	N/A
- Last Traded Price	Rs.	8.00	7.80	9.30	11.00	N/A
RATIOS						
Return on Assets	%	(0.06)	(0.08)	(0.05)	0.16	0.15
Return on Equity	%	(0.12)	(0.14)	(0.07)	0.23	0.42
Current Asset ratio	Times	3.31	3.99	10.44	9.15	4.47
Debt to Equity	%	0.99	0.76	0.32	0.43	1.78

CHAIRMAN'S MESSAGE

Dear Shareholders,

It is with great warmth that I welcome all shareholders of Myland Developments PLC to our Fourth Annual General Meeting. While it is a privilege to have your presence today, I also take this opportunity to candidly acknowledge the challenges we faced during the year under review, particularly regarding our financial performance.

Economic Outlook

As we are all aware, the country continues to contend with the lasting effects of a series of significant disruptions beginning with the Easter attacks, followed by the global pandemic, and culminating in the economic crisis of 2022. These compounded challenges have impeded economic growth, while the depreciation of the rupee has driven up price levels. Consequently, investment activity has declined, and the public's capacity to acquire long term assets has weakened over the past few years. The economy has yet to return to its pre 2022 levels.

However, signs of stabilization have emerged since the 2022 crisis, supported by notable improvements in the industrial and tourism sectors. According to IMF reports, the economy recorded an estimated growth of approximately 5% in 2024, marking a positive shift in the recovery trajectory.

Impact on the Business

The core customer base of your company primarily comprises the middle and low income segments of society groups that have been among the most adversely affected by recent economic hardships. These individuals have seen their savings significantly eroded, reducing their ability to invest in long-term assets such as real estate. Additionally, a growing trend among the younger generation to migrate to more developed countries has led to a further decline in demand for residential properties, compounding the challenges faced by the real estate sector.

Amid these economic and social conditions over the past three years, your company has experienced a downward trend in both turnover and profitability. This decline has placed considerable pressure on the company's cash flow and working capital. In response to the subdued demand for property, the Board adopted a cautious approach to expanding inventory through borrowed capital. While prudent, this strategy limited the availability of diversified inventory, which also impacted overall performance.

As a result, the company's turnover declined sharply by 30.6%, from Rs. 70.41 million in 2023/24 to Rs. 48.85 million in the current year. Gross profit also decreased by 5.7%, from Rs. 18.60 million to Rs. 17.53 million. Furthermore, the Loss after tax decreased by 18.4%, from Rs. 20.55 million to Rs. 16.76 million.

Projects in Hand

During the year, the company took steps to commence development work on two projects acquired in the previous financial year. By the end of the review period, the company had four projects in operation, with an inventory of 110 land plots (comprising 48 plots at Field Breeze, Divulapitiya; 7 plots at Hartland, Divulapitiya; 35 plots at Serenity Park, Kirindiwela; and 30 plots at Kingsbury, Balummahara), compared to 182 plots at the end of the previous year.

Ethics and Integrity

The company upholds the principles of good governance in achieving its business objectives, ensuring transparency in all transactions. The Board oversees business strategy, risk mitigation, and supervises the executive management team responsible for daily operations. Additionally, the Board is accountable for and actively contributes to approving the company's development strategy, diligently safeguarding the interests of all stakeholders.

Future Outlook

During the year, the company took steps to commence development work on the two projects acquired in the past financial year. By the end of the review period, the company had four projects in operation, with an inventory of 110 unsold land plots at the end of the previous year. Additionally, the company undertook steps to increase its inventory stock by launching two new projects, driven by the anticipated rise in demand due to decreasing interest rates and lower inflation.

Board Composition

In addition to myself, Dr. Ajith Alahakoon, a qualified Chartered Accountant, and Mr. Deshantha de Alwis, a qualified finance expert, serve on the Board as non-executive independent directors. Technical support primarily comes from two executive directors: Managing Director Mr. Nalin Perera and Mrs. Iresha Dissanayaka. Their extensive experience in the real estate sector significantly contributes to the company's success. The Board complies with all regulations set forth by the Colombo Stock Exchange (CSE).

Appreciations

I would like to take this opportunity to thank my fellow directors for their continued active participation and valuable contributions to all company matters. During this challenging period, our Managing Director, Mr. Nalin Perera, and our staff members have demonstrated remarkable support for our business activities, deserving special appreciation. I also extend my gratitude our auditors, bankers, lawyers, and secretaries for their contributions over the past year.



Prof. W. D. Premachandra

Chairman/Non-Executive, Non-Independent Director
25th August 2025

MANAGING DIRECTOR'S REVIEW

I am pleased to present the annual report and the Financial Statement of Myland Development PLC for the year ended 31st March 2025. Reflecting on the past financial year, we acknowledge that this year has presented significant challenges that have impacted our financial performance. Despite our best efforts and strategic initiatives, we have ended the year with a negative profit. This outcome, while disappointing, has provided us with valuable insights and reinforced our commitment to adaptability and resilience in an ever-evolving market landscape.

OVERVIEW

Founded in 2017 and listed on the Colombo Stock Exchange in 2021, Myland Developments PLC (MDL) has established itself as a leading and most trusted real estate company in Sri Lanka.

The financial year 2024/2025 has been challenging. Unfavorable macro environmental conditions have adversely affected the local real estate market, resulting in lower-than-expected revenues and profits. Despite our rigorous efforts and strategic measures, we concluded the year with a negative profit. These financial setbacks, though disappointing, have underscored the need for greater resilience and adaptability. In response, we have conducted a thorough review of our operations and have implemented strategic adjustments to optimize efficiency and align more closely with market demands. Our commitment to delivering high-quality real estate solutions remains unwavering, and we are confident in our ability to overcome these challenges.

HUMAN RESOURCES

Myland has a professional and experienced management team on board, whose expertise covers a range of disciplines. The total staff strength of the company in the year of review was 11. The company maintains a harmonious and open working environment that features continued and informal communication between management and staff. Several staff events organized throughout the year promote team spirit and camaraderie, which the company believes is essential for promoting productivity in the workplace. The company has in place a system of rewards and recognition for good performance that is designed to make employees feel valued and appreciated. This promotes a strong performance-based culture within the organization.

FUTURE OUTLOOK

Looking ahead to the upcoming financial year, we are poised to embark on further diversification initiatives, contingent upon the dynamic shifts of the market and emerging opportunities. Furthermore, in addition to our ongoing projects, we have several small-scale land development projects in the pipeline.

APPRICIATIONS

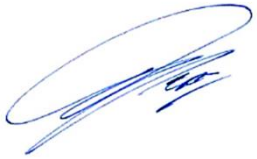
During times of challenge, the unwavering support and guidance from our Chairman, Board of Directors, and management team have been indispensable. Their leadership has been a beacon of stability, steering us through adversity with wisdom and foresight.

We extend our heartfelt appreciation to our shareholders, whose trust and confidence have been the cornerstone of our endeavors. Your unwavering belief in our vision propels us forward.

We are also deeply grateful to our financiers, suppliers, and contractors, whose collaboration and reliability have been crucial to our operations. Your partnerships have been vital in sustaining our momentum and achieving our goals.

Our sincere thanks go to the regulatory bodies and governmental entities for their invaluable contributions and support. Your oversight and cooperation ensure that we operate within the highest standards of compliance and integrity.

Lastly, the steadfast loyalty of our cherished customers has been a source of immense strength and motivation. Your continued patronage fuels our resilience and drives us to deliver excellence in all that we do.



Mr.P.D.N.Perera

Managing Director

25th August 2025

PROFILE OF DIRECTORS



PROF. W. D. PREMACHANDRA

Chairman/Non-Executive Non-Independent Director

Professor W. D. Premachandra counts nearly 45 years of professional experience in Management & Development Banking, specializing in SME finance. He was the former Head of SME at NDB and SDB PLC.

At NDB with a career spanning over 25 years, he had the opportunity to be involved in the implementation of several Credit lines funded by the World Bank, ADB, and FMO for the development of the SME sector. He also associated with Development finance institutions in other countries such as India, Malaysia, Japan, South Korea, and Indonesia to gain exposure to the development of SME supporting programs. He has contributed to the design and implementation of several SME sector loan schemes in the island.

He worked as the project director for a World Bank Funded Poverty alleviation project and has been involved in several other consultancy assignments for the World Bank, Regional Development Bank, and Sanasa Development Bank PLC to strengthen SME financing. He also serves as an advisor on Entrepreneurship, Banking and Finance matters for SMEs under a project funded by USAID and in preparation of a white paper on SME finance programs in the island as the Team leader for PWC for a project funded by ADB. He was a former Director of the Regional Rural Development Bank - Gampaha.

Professor. W. D. Premachandra holds a Bachelor of Commerce Special Degree from the University of Sri Jayawardenapura and obtained a Master's Degree in Business Administration (MBA) from the Postgraduate Institute of Management of the University of Sri Jayawardenapura. He is a Doctor of Business Administration from the American National Business University, USA.

He has been extensively involved in the training of Bankers on Development Financing and SME Project Financing. He was also a visiting lecturer at Sri Jayawardenapura University. He has written and published a book on ''Project Evaluation Techniques'' which is widely perceived as a useful hand Book for bankers.



MR. P. D. NALIN PERERA

Managing Director/Executive,Non-Independent Director

Mr. Nalin Perera is a seasoned leader and visionary entrepreneur in the real estate and construction industry, currently serving as the Founder and Managing Director of Myland Developments PLC, with over 25 years of extensive experience.

Prior to founding Myland Developments PLC, he held senior management roles at distinguished companies, including International Construction Consortium Ltd (ICC), The Finance Company PLC, Ceylinco Selna Ltd, Kelsey Developments PLC, and served as General Manager at Guardian Lands (Pvt) Ltd.

An active member of the Sri Lanka Institute of Directors (SLID), Mr. Perera exemplifies his commitment to corporate governance and best practices. He holds a Master of Business Administration (MBA) from the American National Business University, USA, and is equipped with a National Certificate in Technology (Civil Engineering). His qualifications are further complemented by his status as a registered licensee for cost-effective building technology developed by the National Engineering Research and Development Centre of Sri Lanka (NERD).

In addition to his substantial contributions to real estate, Mr. Perera has a keen interest in financial markets and has involved various sectors as an entrepreneur. His educational foundation was laid at Nalanda College in Colombo 10, where he developed the skills and determination that have driven his successful career.



MRS. D. I. T. DISSANAYAKE

Executive,Non-Independent Director

Mrs. Iresha Dissanayake currently serves as the Executive Director of Myland Developments PLC, with over 20 years of comprehensive experience in accounting and finance, she brings a wealth of knowledge and expertise to the organization, having worked across both private and government sectors.

Mrs. Dissanayake began her professional journey at Ernst & Young, where she honed her skills in accounting and auditing. This foundational experience paved the way for her successful transition to finance departments within notable listed companies, including Hunters PLC and Colombo Dockyard PLC. Throughout her career, she has also contributed her expertise to various government institutions, enhancing her understanding of financial operations across different sectors.

Academically, Mrs. Dissanayake holds a Master's Degree in Economics from the University of Kelaniya, Sri Lanka, and a Bachelor of Business Management (Accountancy) Special Degree with Second Class Honors from the same university. Her pursuit of excellence in her field is further demonstrated by her status as a partly qualified member of the Institute of Chartered Accountants of Sri Lanka.



DR. AJITH ALAHAKOON

Non-Executive, Independent Director

Dr. Ajith Alahakoon is a well-experienced professional in the banking and finance industry with a career spanning over 41 years across both the public and private sectors. A practicing charted accountant who was instrumental in setting up two financial institutions in the country. He was a former Deputy General Manager at Regional Development Bank (RDB) and served as Head of Credit at HDFC Bank PLC. He has also served as the General Manager of Abans Financial Services PLC.

He is currently rendering services as an independent Director at LCB Finance Limited, a licensed finance company in Sri Lanka and Country Consultant in SME sector development including capacity building of entrepreneurs for projects under Asian Development Bank.

Dr. Ajith Alahakoon holds a Bachelor of Commerce Special Degree from the University of Sri Jayawardenapura. He is a Fellow member of the Institute of Chartered Accountants of Sri Lanka and an Associate member of the Institute of Bankers in Sri Lanka. In addition, he holds a Doctorate in Business Administration from American National Business University.



MR. J.C. DESHANTHA DE ALWIS

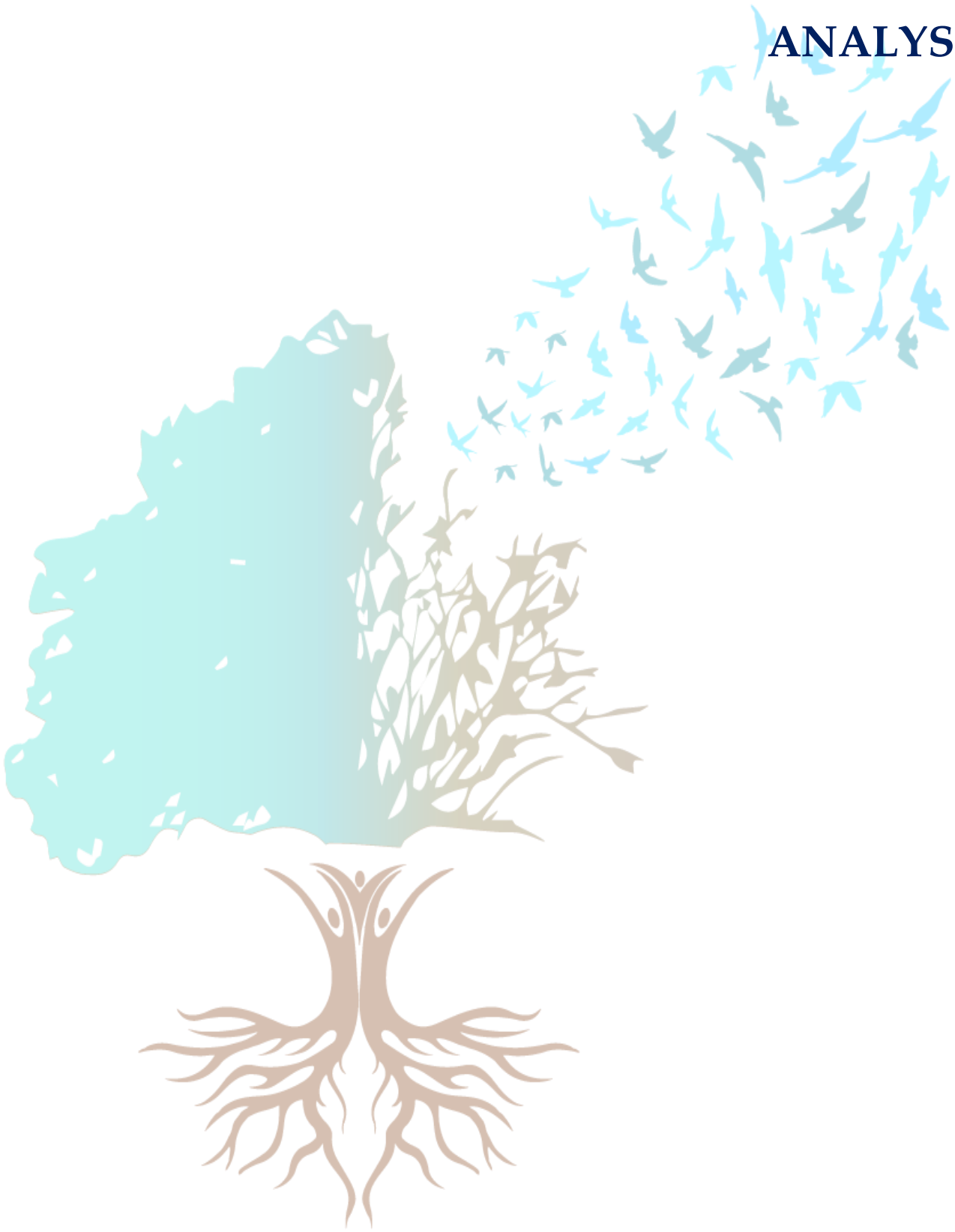
Non-Executive, Independent Director

Mr. J.C. Deshantha de Alwis brings with him over thirty years of invaluable experience in the finance service sector, with a significant focus on Corporate Management spanning over thirteen years. His expertise is finely honed in Strategic Planning, Financial Management, IFRS Implementation, and Treasury Management.

Presently, Mr. Deshantha holds the position of Head of Finance at Softlogic Finance PLC. Prior to this role, he held managerial positions including Deputy Financial Controller at Alliance Finance PLC, General Manager - Finance and Administration at Mercantile Merchant Bank, Deputy General Manager - Finance and Planning at Sarvodaya Development Finance PLC, and Chief Financial Officer at Fintrex Finance Limited. During his time at Sarvodaya Development Finance PLC, while fulfilling his responsibilities as the Deputy General Manager of Finance and Planning, he also stepped into critical leadership roles when needed and assumed the mantle of Acting Chief Executive Officer on two separate occasions, acted as the Compliance Officer, and took charge as the Head of Human Resources on two separate occasions, showcasing his versatility and ability to adapt to diverse organizational needs.

He is a Fellow member of the Association of Chartered Certified Accountants of United Kingdom (FCCA), Institute of the Management Accountants of Sri Lanka (FCMA), and the Cambridge Association of Managers (FCMA) of United Kingdom.

MANAGEMENT DISCUSSION & ANALYSIS



MATERIAL TOPICS

Myland focus on subjects & areas that are most relevant to our business & our stakeholders. Those areas are material issues that represent risk or opportunity to our business as well as which impact on our stakeholders either directly or indirectly otherwise adversely or favorably.

We conduct Materiality Assessment in order to identify & prioritize as follows,

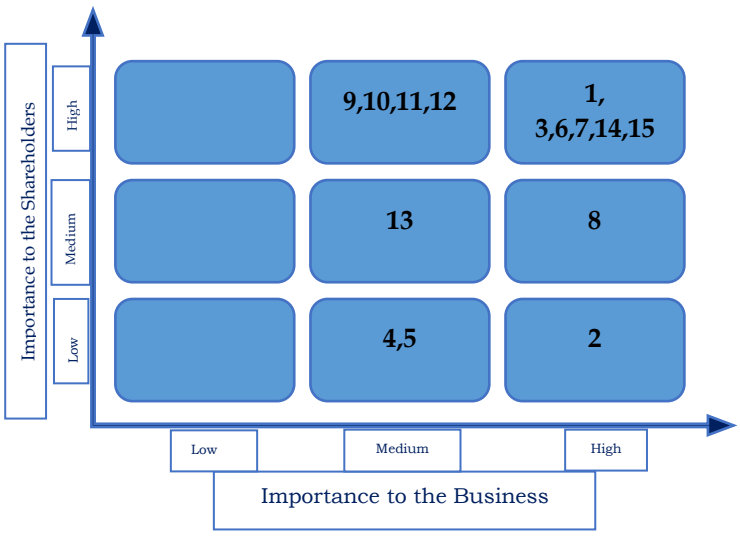
In developing the company's policies & targets, Company's concerns on these material topics play an integral part and are integrated into the above plans.

Identifying	**Clarify the purpose of the materiality assessment, whether it's for sustainability reporting, strategic planning, or risk management.** **Determine who Myland's stakeholders are. Understand their interests and concerns about company.**
Materiality Assessment	**Identify how material topics impacts the company's performance, risks, and opportunities and affects stakeholders and their level of concern.**
Prioritizing	**Prioritize material topics using the material matrix.** **Compliance with statutory and regulatory requirements**
Validation	**The Executive Committee reviews and approves material topics** **Make any necessary adjustments based on feedback.**
Report	**Measurement against external benchmarks** **Communicate the validated material topics.**

We have identified and captured key issues that could be potentially material so as considered as material Topics through our stakeholder engagement process. Our Board of directors' concerns are mainly driven towards the Topic Boundary, and why it is considered a material & strategic decision on implementation regarding the Material Topics.

We have identified 15 Topics as material for Myland business & their stakeholders,

1. Company performance
2. Working capital requirement
3. Financial stability
4. Inventory level
5. MYLAND brand
6. Quality of service
7. Customer satisfaction (In selecting locations)
8. Compliance requirement
9. Trustworthy information provision
10. Better working environment
11. Employees' pay & benefit
12. Supplier relationship
13. Impact on community
14. Ethics and transparency
15. Risk management



MANAGEMENT DISCUSSION & ANALYSIS

MACROECONOMIC ENVIRONMENT

In 2024, Sri Lanka's economy kept improving after the severe crisis of previous years. The country saw more stability, lower inflation, and growing investor confidence. The Government and the Central Bank continued with reform programs under the IMF support package, which helped strengthen the economy and foreign reserves.

The economy is estimated to have grown in 2024, after shrinking by 2.3% in 2023 and 7.3% in 2022. This improvement was mainly due to more income from tourism, higher worker remittances, and a gradual recovery in local spending. Inflation, which had dropped to single digits by the end of 2023, rose slightly in early 2024 due to higher taxes, but stayed much lower than in 2022.

The Central Bank kept interest rates low to encourage business investment and borrowing. Loan interest rates and government bond yields continued to fall, making it cheaper for businesses and individuals to get credit. The Sri Lankan Rupee stayed mostly stable, supported by foreign currency inflows and lower import costs. From April 2024 to March 2025, the Rupee even strengthened slightly against the US dollar.

Looking ahead, keeping up reforms, managing government finances carefully, and a stable world economy will be important to keep the country's growth going and protect overall stability.

(Source: CBSL Annual Economic Review 2024)

INDUSTRY SNAPSHOT

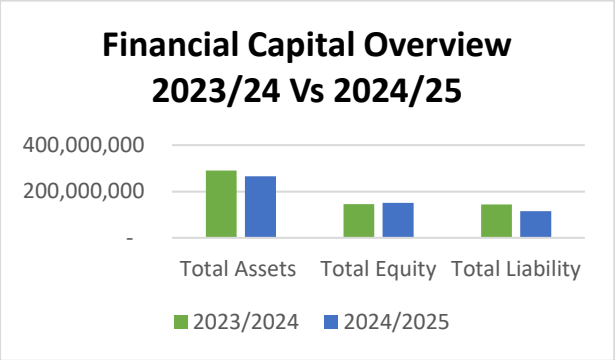
By the end of the 2024/25 financial year, Sri Lanka's housing market kept growing, helped by better economic stability and higher buyer confidence. Cities like Colombo and nearby suburbs saw strong demand, while coastal areas stayed popular for both living and investment. Lower interest rates and easier access to loans encouraged more property sales. Although building costs went up and some rules changed, the real estate market stayed strong, with steady investor interest and many projects still moving forward.

(Source: CBSL Real Estate Market Analysis 2024)

MANAGEMENT OF CAPITAL

FINANCIAL CAPITAL

Financial Capital reflects the Company's ability to balance profitability, liquidity, and long-term sustainability through prudent financial management. During FY 2024/25, the Company faced continued challenges with reduced revenue compared to the previous year, mainly due to lower sales volumes.



Revenue

The total revenue of Myland Developments PLC comprises income from the sale of land and interest on easy payment schemes as the main income sources in the ordinary course of business. Revenue from land sales is recognized when the company satisfies the performance obligation by transferring the promised asset, and the customer obtains control, in line with the revenue recognition policy. Interest on easy payment schemes represents solely the interest income. During the year under review, the revenue declined by 30.62% from Rs. 70.42 Mn to Rs. 48.85 Mn, primarily due to a slowdown in new property sales as a result of prevailing market conditions and lower demand for new property projects.

Gross Profit

The company recorded a gross profit **of** Rs. 17.54 Mn in 2025 compared to Rs. 18.60 Mn in 2024, reflecting a decline of around **5.73**%. This reduction was mainly attributable to rising development costs and cost

Finance Cost

The finance cost of the Company reduced slightly by 6% from Rs. 5.93 Mn in 2023/24 to Rs. 5.58 Mn in 2024/25, mainly due to the partial settlement of borrowings and more efficient management of financing facilities. The Company continues to focus on prudent financial management and is exploring further opportunities to minimize interest expenses in the future.

Cash and Borrowing

The Company's cash balance improved to Rs. 6.4 Mn in 2024/25 compared to Rs. 3.6 Mn in 2023/24, reflecting stronger cash flow management during the year. Borrowings, however, increased to Rs. 94.2 Mn in 2024/25 from Rs. 69.6 Mn in 2023/24, driven by higher funding requirements for ongoing development projects. Despite the increase in borrowings, the Company continues to maintain a balanced capital structure to support its long-term growth.

Net Assets

Net assets decreased from Rs. 151 Mn in 2024 to Rs. 146 Mn in 2025. The reduction was primarily due to the continued losses reported during the year, which resulted in lower retained earnings.

Earnings per Share

Earnings per share decreased to Rs. -0.57 from last year to Rs. -0.46 per share.

Assets

The total company asset base increased from Rs 266 Mn in 2023/2024 to Rs. 290 Mn. in 2024/2025. This is mainly due to the increase of inventory.

Liabilities

Total liabilities as at 31st March 2025 stood at Rs. 145 Mn compared to Rs. 115 Mn in 2024. The increase was largely attributable to higher borrowings obtained to support operation.

Total Equity

The total equity decreased from Rs. 151 Mn in 2024 to Rs. 146 Mn in 2025. This decline was mainly due to the net loss recorded for the financial year, partially offset by the increase in the revaluation reserve.

Accounting Policies

The Financial Statements contained in this report are prepared in accordance with the Sri Lanka Financial Reporting Standards (SLFRS) and meet the requirements of the Colombo Stock Exchange and the Companies Act No 07 of 2007

MANUFACTURED CAPITAL

The Company currently possesses Property, plant & equipment including freehold land. This is the asset base that drive company to run its operations without any obstacles. As a real estate owner, we remain committed to investing in upgrading our real estate assets for optimal performance.

INTELLECTUAL CAPITAL

Our systems, processes, knowledge, and brand make up our intellectual capital. In an effort to enhance our intellectual capital, we make investments in technology, process enhancement, knowledge acquisition and development.

Brand Positioning

We continue to maintain the highest standards of the industry in a transparent manner. All achievements so far reached by Myland were proudly & silently afforded by the Myland team. Throughout 6 years, the Myland brand was a heart-won icon in the real estate industry delivering trusted service with the full commitment of the team.

Expertise of team

We are blessed to have a board of directors with competent & expert knowledge in the field & who gained vast experience in the industry. Even during the tough period, their competence contributed to taking the company forward by facing challenging economy.

Technology Systems

Technology systems are essential to Myland's intellectual capital development because they enhance our ability to innovate, make better decisions, manage risk, manage customer relationships, and obtain market intelligence. Consequently, we allocate resources towards the creation of technological systems in order to enhance productivity, optimize data and knowledge assets, and support our efforts towards environmental sustainability.

HUMAN CAPITAL

Our employees are considered as backbone of our business and the Company's commitment is always contributed to creating a better working environment enabling them to a achieve work-life balance. The Company made employees happy by paying salaries in full despite the adverse conditions in the economy. Any significant change in the organization that affects our employees positively or negatively is communicated formally to the employees with an adequate notice period depending on the significance of the change.

Compliance

The Company considers compliance with all the regulatory requirements to be essential. Myland ensured the Company remains fully compliant with all applicable regulatory frameworks including the Shop and Office Employees Act of 1954, EPF Act, ETF Act and the Payment of Gratuity Act of Sri Lanka. There were no incidents of non-compliance with labor laws reported in the year under review. As a result, our employees receive all statutory benefits that they are entitled to contributing 12% of employees' basic salary to the Employees Provident Fund and a further 3% to the Employees Trust Fund.

Performance Management

Supervisors are expected to monitor the performance of employees under their purview on an ongoing basis. The performance of sales teams is reviewed on a weekly basis.

An annual employee's performance evaluation program is conducted with the purpose of incrementing of employee salaries. Many suggestions & improvements for the company are requested by management from employees during the evaluation program contributing to indirect motivation for employees' minds. Not only career achievements but also the evaluation of employees' professional qualifications in the program indirectly contributed to employee motivation.

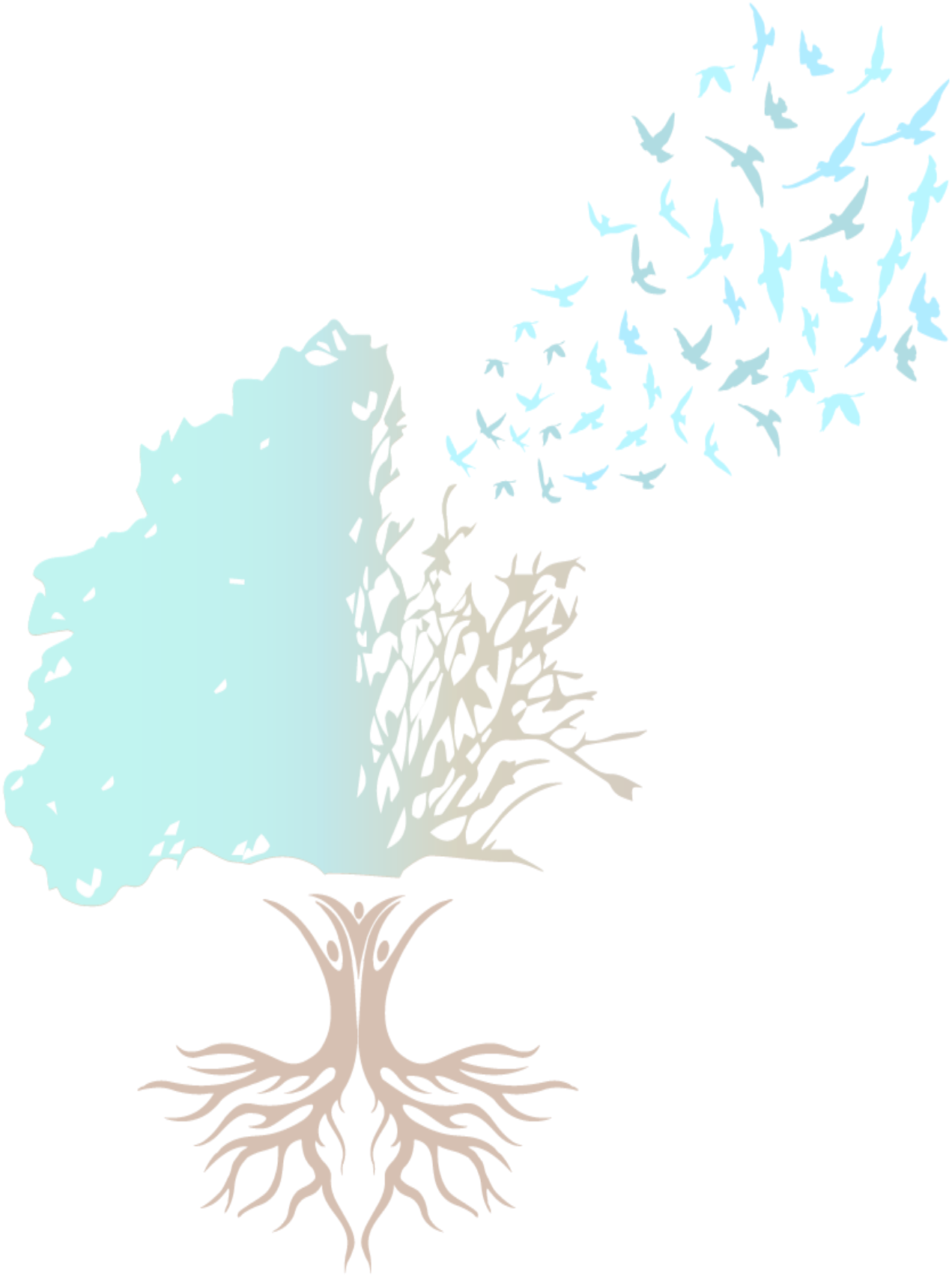
Whistle Blowing Mechanism

Open door policy and whistle-blowing procedures are in place for employees to report any violations of human rights or voice their concerns. During the year, there were no incidents of grievances relating to human rights recorded.

Employee Diversity

The diversity of employees represents the employees other than the board of directors with the majority 55% representing female employees. As part of our diversity, females in leadership roles are iconic reflection. The Company strongly believes in the capacities of the employees regardless of their gender, marital status, race, color, nationality, religion, pregnancy and maternity care, parental responsibilities and their beliefs on matters such as religion and politics and always offers equal opportunity to every employee.

GOVERNANCE STRUCTURE



CORPORATE GOVERNANCE

CORPORATE GOVERNANCE PRACTICES

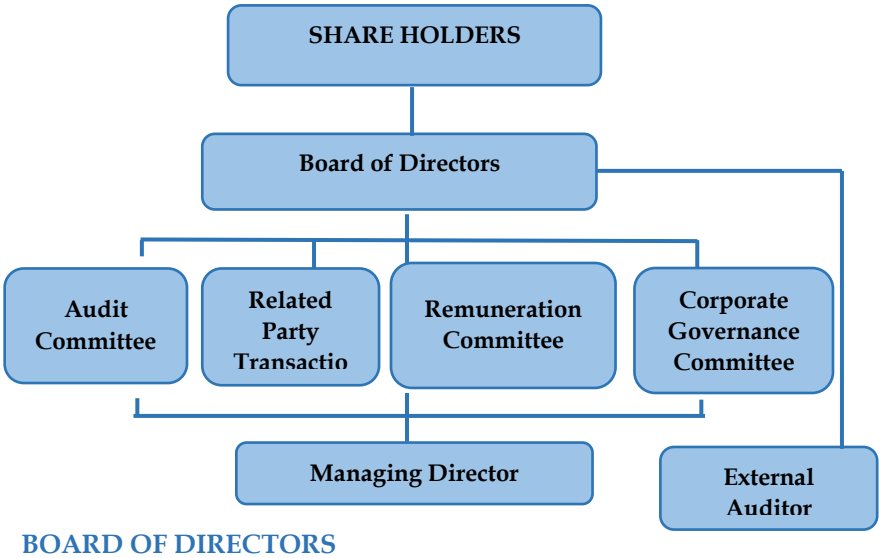
On behalf of the board of directors of Myland Developments PLC, it is a pleasure to present the governance initiatives and practices adopted by the company during the year 2024/2025. The Company has complied with the mandatory Corporate Governance requirements of the CSE and followed the recommendations of the Code of Best Practice on Corporate Governance by the Institute of Chartered Accountants of Sri Lanka. Adherence to Corporate governance practices is the responsibility of the board of directors of the Company. Hence the board is serious about maintaining the highest standards of accountability to all stakeholders of our company. The company believes that professionalism, integrity, and transparency should be maintained at all levels of the company.

Accordingly, Myland Developments PLC, as a part of its transformation to a public company has identified the importance of good corporate governance practices that would enhance corporate transparency by having a robust system of internal controls, procedures, and financial reporting systems.

The company has three non-executive Independent directors on the board to to bring the expertise to inculcate good governance practices into the Company. These directors named below possess good educational backgrounds with wide experience, self-discipline, and knowledge of good governance of the corporates.

- Prof. W. D. Premachandra (DBA, MBA, B.Com Sp.)
- Dr. Ajith Alahakoon (DBA, ACA, B.Com Sp.)
- Mr. J. C. Deshantha de Alwis (ACCA-UK, CIMA-SL, FCMA-UK)

STRUCTURE



BOARD OF DIRECTORS

The Board of Directors of Myland Developments PLC is the highest governing body of the company, and it provides leadership to achieve the Company's strategic goals, compliance with accepted corporate governance practices, and the requirements under the Listing Rules of the Colombo Stock Exchange.

COMPOSITION OF THE BOARD

The Board comprises five Directors including three independent non-executive Directors after becoming a public limited liability company. The Board collectively possesses a diverse range of skills and competencies, including entrepreneurship, finance, marketing, and property development. They are all business leaders and professionals of high repute. Non-executive Directors contribute with diverse experience and advice on strategic direction, setting up company policies, mandatory requirements of preparation and presentation of financial information, and providing adequate checks and balances to safeguard the interests of the Company.

THE LEADERSHIP OF THE BOARD

The board meetings are held regularly to deliberate on business affairs and compliance with corporate governance measures. The board will provide the leadership in formulating the strategic directions and founding a comprehensive controlling system. Further, the board is responsible to ensure that the Company is complying with all the applicable laws and regulations prevailing in the country with adherence to good governance practices.

INDEPENDENCE OF DIRECTORS

Independent Non-Executive Directors have declared their independence in writing in accordance with the Corporate Governance Best Practices. Based on the declarations so submitted by the Non-Executive Directors, the Board has determined that three (03) Non-Executive Directors, the Chairman Prof. W. D. Premachandra is Non Independent Director & Dr. S. A. Alahakoon and Director Mr. J. C. Deshantha de Alwis are 'Independent' as per the criteria set out in the Listing Rules of the Colombo Stock Exchange.

CHAIRMAN AND EXECUTIVE DIRECTORS

The roles of the Chairman and Executive Directors are separate with a clear distinction of responsibilities, which ensure the balance of power and authority. Prof. W. D. Premachandra who is an Non Independent Non-Executive Director is the Chairman of the Board of Directors and Mr. P. D. Nalin Perera is the Managing Director whilst Mrs. D. I. Tharaganee Dissanayake functions as an Executive Director.

RESPONSIBILITY OF THE BOARD

The Board is the highest governing body of the company and it is responsible to deliver stakeholder value over the long term. In order to achieve this task, the Board provides entrepreneurial leadership to the company within a frame work of prudent and effective controls. The Board's functions include the assessment of the adequacy and effectiveness of internal controls, compliance with applicable laws and regulations, review of management and operational information, adoption of annual and interim accounts before they are published, review of exposure to key business risks, the strategic direction of the business, approval of annual budgets, monitoring progress towards achieving the budgets, approvals relating to key appointments, sanctioning major capital expenditure, etc.

BOARD MEETINGS

To ensure the effective discharge of its duties, the Board meets regularly, and any other matter directed to the Board can be resolved by circular resolution. It is customary that all Directors attend every scheduled Board Meeting. Directors have notified at least a minimum of 07 days prior to a Board meeting and provided with the relevant information and background material relevant to the agenda.

Attendance of the Directors at Board Meetings held during the year was as follows:

*Non-Independent Director-**NIND** Independent Director -**IND**, Non-Executive Director-**NED**, Executive Director-**ED***

Name of the Director	*Status*	*No. of meetings held*	*Attendance*
Prof. W. D. Premachandra	NIND NED	4	4
Mr. P.D. Nalin Perera	ED	4	4
Mrs. D. I. Tharaganee Disanayake	ED	4	4
Dr. Ajith Alahakoon	IND, NED	**4**	4
Mr. J. C. Deshantha de Alwis**	IND, NED	4	4

** *Appointed to the Board with effect from 2nd May 2024.*

BOARD SUB-COMMITTEES

The Board of Directors has formed four Sub Committees incompliance with the Listing Rules of the Colombo Stock Exchange with each Committee playing a pivotal role in ensuring that high standards of corporate governance are maintained. The work of the committees will be guided by the irrespective Terms of Reference (TOR) approved by the Board.

MEETINGS OF BOARD SUB COMMITTEES

The Board Audit Committee and Related Party Transactions Review Committee meet quarterly with provisions to schedule additional meetings if required. The Remuneration Committee and Cooperate governance & nomination committee meet as and when necessary.

The attendance at Audit Committee, Remuneration Committee, Related Party Transactions Review Committee & Corporate Governance & Nomination Committee appears on pages 29, 30, 31, 32, 33, 34 & 35 respectively.

DISCLOSURES REQUIRED BY THE LISTING RULES OF THE COLOMBO STOCK EXCHANGE

The Colombo Stock Exchange introduced a new set of Corporate Governance Rules in October 2023 & amendments thereafter with certain transitional provisions. The Company's adherence to and compliance with these regulations to be effective from 1st October 2024 are detailed below.

Listing Rule No.	Subject	Applicable Requirement	Status of Compliance	Compliance Details
9.3.1	Board Committees	Listed entities shall ensure that at a minimum, the following Board committees are established, maintained, and functioning effectively. A. Remuneration Committee B. Audit Committee C. Related Party Transactions Review Committee. D. Corporate Goverance and Nomination Committee	Complied	Refer to the sub-committee Reports on **Pages 29, 30, 31, 32, 33,34 & 35**
9.3.2	Board Committees	Listed Entities shall comply with the composition, responsibilities and disclosures required in respect of the Board committees as set out in the Listing Rules	Complied	Refer to the sub-committee Reports on **Pages 29, 30, 31, 32, 33,34 & 35**
9.4.1	Adherence to principles of democracy	Listed Entities shall maintain records of all resolutions and the other information upon a resolution being considered at any General Meeting of the Entity.	Complied	The Company secretaries maintain records of all resolutions and the other information upon a resolution is considered at any General Meeting of the Company.
9.6.1	Chairperson and CEO	The Chairperson of every Listed Entity shall be a Non-Executive Director and the positions of the Chairperson and CEO shall not be held by the same individual, unless otherwise a SID is appointed by such Entity.	Complied	Chairman of the Company is a Non-Executive Director.
9.7.5	Directors fit & proper assessment	(a) Statement on Directors and CEO satisfying Fit and Proper Assessment Criteria (b) Any non-compliance/s and remedial action taken	Complied	Annual declarations have been obtained. The said criteria were considered when recommending the re-election of director retiring by rotation before the AGM. Refer Board profiles and Report of the Board of Directors on **pages 08 to 10.**
9.8	Board Composition	Minimum of 4 Directors Minimum 2 or 1/3 of the directors whichever is high shall be independent directors.	Complied	As of 31st March 2025, there are 5 directors, of whom 2 are independent non-executive directors.

9.8.1 & 9.8.2	Board Composition	Minimum number of Directors on the Board should be 5 and the total minimum number of Independent Directors should be 2 or 1/3 of the Board, whichever is higher	Complied	As of 31st March 2025, there are 5 directors, of whom 2 are independent non-executive directors.
9.8.3	Criteria for determining independence	A director shall not be considered independent if he/she does not fulfil the criteria defining independence under sections 9.8.3 and 9.8.4 of the Rules.	Complied	All appointment directors confirmed to the rule 9.8.3 & 9.8.4 of the rules.
9.8.5	Disclosure of Independent Directors	Disclose the names of Directors determined to be 'Independent' in the Annual Report.	Complied	Board profile – **Pages 08-10.**
9.9	Alternate Directors	Alternate Director can be only appointed for a minimum period of one year under special circumstances and he/she should be of the same nature of Directorship	Complied	No Alternate Directors had been appointed during the year.
9.10.1	Policy on the maximum number of directorships its board members shall be permitted to hold	Addressed in the Policy on Matters Relating to the Board of Directors. A director may serve on the boards of any number of companies/ societies/ bodies, including subsidiaries and affiliates of the company; however, in the case of listed firms, the number of director appointments may not exceed 20.	Complied	As of 31st March 2025, there are 5 directors.
9.10.2	Disclosures relating to Directors	The Company shall, upon the appointment of a new Director to its Board, or changes to the composition of Board Sub Committees, make an immediate Market Announcement in a manner set out in the regulation	Complied	As and when there is a new appointment to the Board an immediate market announcement is made in compliance with Rule 9.10.2.
9.10.3	Board Committees	Immediate market announcement regarding any changes to the composition of the Board Committees specified in Rule 9.10.3	Complied	Announcement has been made as per the rule 9.10.3
9.10.4	Disclosure on the following details relating to Directors in the Annual report	a) Name, qualifications, brief profile b) Nature of expertise in relevant functional area c) Whether either the director or close family member/s has any material business relationship with the directors of the listed entity d) Whether executive, non-executive and or independent	Complied	The profiles of Board members are provided on pages **08 to 10**. Please refer Board of Directors and subcommittee reports for the details regarding meeting attendance and other disclosures on page **29 to 35.**

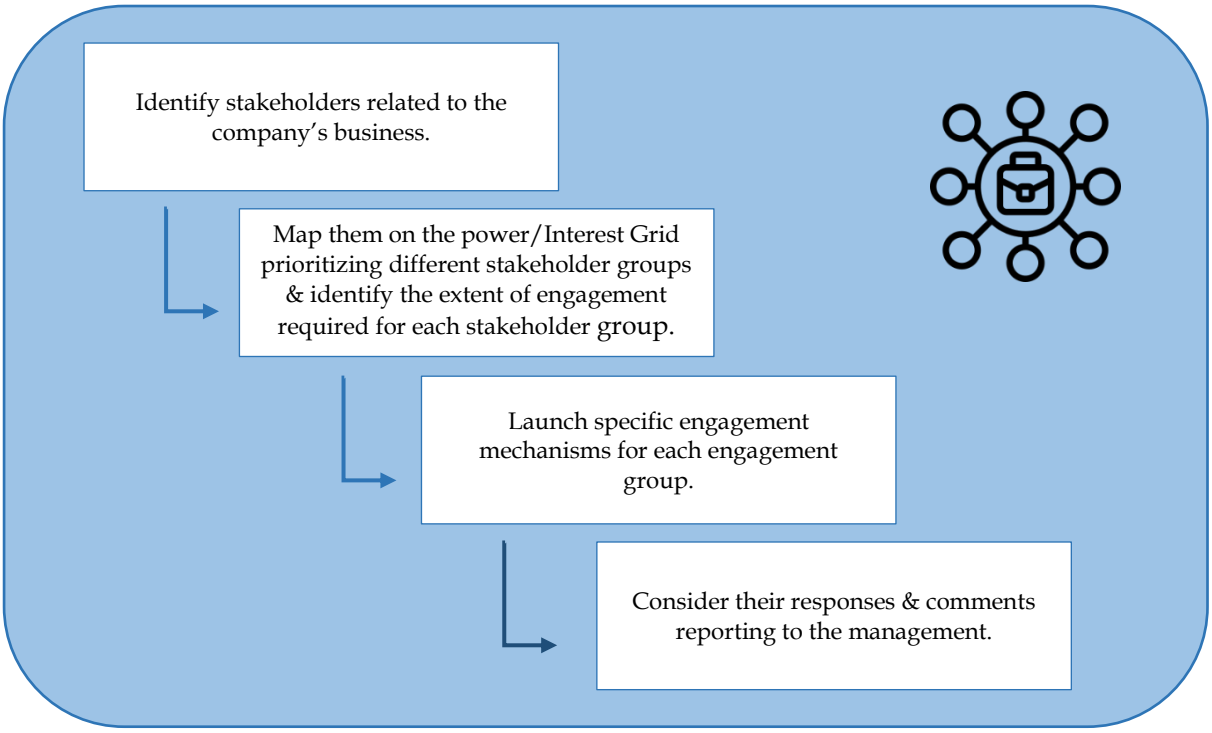
		e) Total number of names of companies in which the director concerned serves as a director f) Capacity of the position held whether executive or non executive g) Number of board meetings of the listed entity attended during the year h) Names of board committees in which the director serves as chairperson or member, i) Details of attendance of committee j) Terms of reference		
9.11	Nominations and Governance Committee	The Company shall have a Nominations and Governance Committee to maintain a formal procedure for the appointment of new Directors and re-election of Directors to the Board and have a written Terms of Reference.	Complied	As of 31st March 2025, there are three independent non-executive directors in the committee. **Page 34,35**
9.12.1 & 9.12.6	Remuneration Committee	Listed Entities shall have a Remuneration Committee that conforms to the requirements set out in Rule 9.12	Complied	Report of the Remuneration Committee **Page 33**
9.12.8	Disclosure in Annual Report	The Annual Report should set out the following: (a) Names of the Chairperson and members of the Remuneration Committee and the nature of directorships held by such members (b) A statement regarding the remuneration policy; and, (c) The aggregate remuneration of the Executive and Non-Executive Directors.	Complied	Report of the Remuneration Committee **Page 33**
9.13.1 & 9.13.3	Audit Committee	Where Listed Entities do not maintain separate Committees to perform the Audit and Risk Functions, the Audit Committee of such Listed Entities shall additionally perform the Risk Functions set out in Rule 9.13.3	Complied	Report of the Board Audit Committee- **Page 29-30**
9.13.4 & 9.13.5	Functions of the Audit Committee & Disclosures in Annual Report	The Audit Committee shall also prepare an Audit Committee Report which shall be included in the Annual Report of the Listed Entity.	Complied	Report of the Board Audit Committee- **Pages 29-30**

9.14.1 & 9.14.2	Related Party Transactions Review Committee	Listed Entities shall have a Related Party Transactions Review Committee that conforms to the requirements set out in Rule 9.14	Complied	Report of the Board Related Party Transactions Review Committee - **Pages 31-32**
9.14.8	Disclosures in the Annual Report	Recurrent/Non-recurrent transaction	Complied	Notes to the Financial Statements – **Page 78** (Related party transactions)
		The Annual Report shall contain a report by the Related Party Transactions Review Committee	Complied	Report of the Board Related Party Transactions Review Committee- **Page 31-32**
9.14.5 - 10	Related Party transaction review committee	In terms of Sec. 9.14.8(4), affirmative declaration by the Board of Directors on compliance with Related Party Transactions Rules or negative statement to that effect.	Complied	Please refer Board of Directors report on **pages 31 to 32**
9.2.1	The Company shall disclose the fact of existence of the list of following policies as set out in the rule together with the details relating to the implementation of such policies in the Annual report and make available on its website	(a) Policy on the matters relating to the Board of Directors (b) Policy on Board Committees (c) Policy on Corporate Governance, Nominations and Re-election (d) Policy on Remuneration (e) Policy on Internal Code of Business conduct and Ethics for all Directors and employees, including policies on trading in the Entity's listed securities (f) Policy on Risk management and Internal controls (g) Policy on Relations with Shareholders and Investors (h) Policy on Environmental, Social and Governance Sustainability. (i) Policy on Control and Management of Company Assets and Shareholder Investments (j) Policy on Corporate Disclosures (k) Policy on Whistleblowing (l) Policy on Anti-Bribery and Corruption	Complied	

STAKEHOLDER ENGAGEMENT

STAKEHOLDER ENGAGEMENT PROCESS

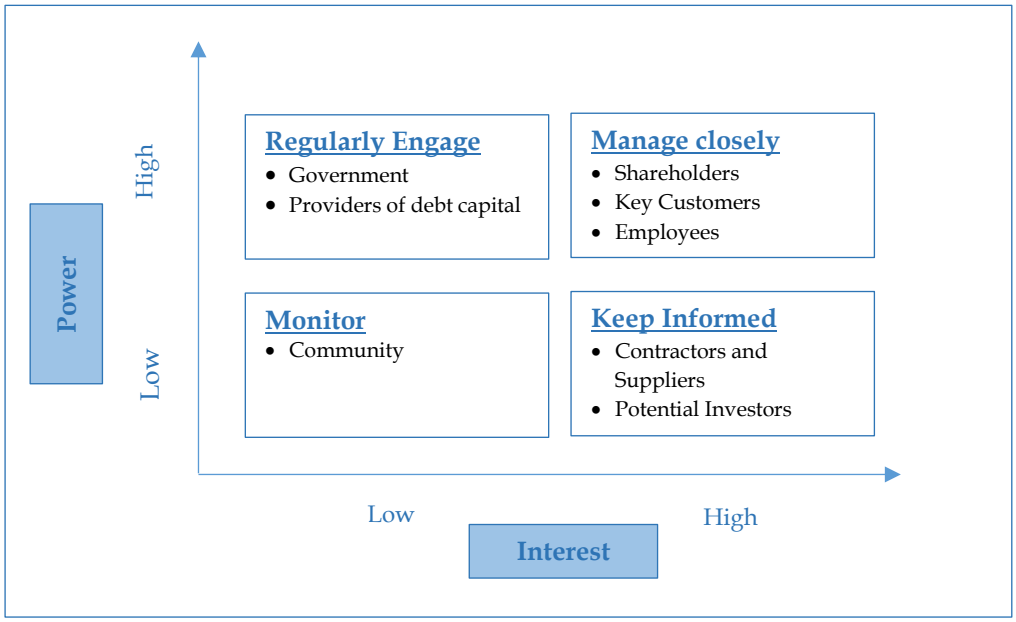
The Stakeholder engagement process plays a vital role in a company's business operations. Their responses & comments are more valuable as the Company believes that it provides a value creation to the business.



THE POWER INTEREST GRID

Power based stakeholders have the power to influence business outcomes.

Interest based stakeholders are not able to directly influence business outcomes, but there is an indirect correlation to their ability to influence the sustainability of our business.



STAKEHOLDER PROCESS

The table below presents our stakeholder engagement process:

Stakeholder Group	Engagement Mechanism	Key concerns raised
Shareholders	✓ Annual Report & AGM	• Company's Financial Performance
	✓ Interim Financial Statements	• Company's Financial Position • Company's changes in Equity • Company's Cash flow movement • Related Notes • Going concern & sustainability • Risk Management
	✓ Compliance with CSE Listing Rules	• Best Practices in Corporate Governance
	✓ Announcement of dividend declaration	• Company's changes in Equity
Customers	✓ Marketing & business promotions	• Product Quality
	✓ Direct Customer meetings face to face	• Leading to building a friendly attitude toward customers
	✓ Better customer relationship	• Building confidence & trust in Myland
	✓ Trustworthy Information Provision	• Better support service
	✓ Quick Approach to the customer in providing service	• Aces to information
	✓ Approaching to a location with sales staff as soon as required by customers	
Suppliers & Contractors	✓ Regular Review of payments dues.	• Business ethics and compliance.
	✓ Involve with their correspondence	• Trustworthiness in due settlements. • Concerns about cost-effectiveness quality of the work performed. • Timely delivery of projects.

Stakeholder Group	Engagement Mechanism	Key concerns raised
Employees	✓ Communication platform • Office emails • WhatsApp Group ✓ Staff Meetings ✓ Annual Performance evaluation	• Communication between different hierarchy levels • Improvement of employees' efficiency due to personal work appraisal. • Concerns about employees' issues. • Building a better employee working environment. • Motivation of employees 'attitudes in work. • Personal Career growth • Improving employees' productivity • Competitive Remuneration benefits. • Employee Development in work • Enhancing quality of work
Government	✓ Compliance with statutory obligations. ✓ Updating Government regulations. ✓ Reviewing their correspondence ✓ Compliance Audit.	• Receiving fewer quarries, issues& Noncompliance. • Payment of taxes
Providers of debt Capital	✓ On-time payments of loans ✓ Reviewing their Correspondence ✓ Accessibility of Information - Annual Report	• Financial Stability& Liquidity • Timeliness of debt servicing • Trustworthiness of the Company's business continuity
Community	✓ Annual Report ✓ Myland's Digital platforms ✓ Press releases & Other Marketing Activities	• Better Relationship with the community

KEY RISK AREAS & RISK MANAGEMENT

CORPORATE RISK MANAGEMENT

The Main line of business of Myland Developments PLC is the purchase of properties, and converting such properties to become comfortable living spaces. We ensure the affordability of these proprieties by the needy sector by identifying properties in appropriate locations, blocking out with suitable sizes, and providing easy payment terms, etc. Our risk management process has taken into account the risk factors associated with this business model.

Overall responsibility for the risk management of the Company is detained with the Board of Directors. Accordingly, the directors in designing the corporate management strategy have included a strong and prudent risk management strategy and internal controls systems in the operations of the Company.

The risks of the real estate business can be raised from Strategic, Operational, Financial and Regulatory aspects. The Company is managing its risks associated through a Corporate Risk Management process under the overall guidance of the Board of Directors. The level of uncertainty or risk that the company is willing to accept will be determined by the board of directors which will be reflected in the business strategy and the corporate goals in order to enhance shareholder value.

The real estate business has several stages such as Land acquisition, Land development including blocking out, Costing, confining to regulatory requirements, obtaining local authority permission, implementation of projects, and disposing of the developed properties. Based on the above, our approach to risk management is designed to deliver reasonable assurance that our assets are safeguarded. In addition, the impacts of the risks are continuously assessed to avert or mitigate them.

The risk matrix prepared based on each type of risk along with the mitigation measures are set out below;

	Type of Risk	Risk Explanation	Mitigation Strategies
1.	**Operational Risk**	This refers to potential losses due to inadequate internal controls, failures of internal processes, human activities, and system lapses.	• Conducting frequent control reviews on high-risk areas. • Monitoring compliance over regulatory and other requirements through the frequent intervention of the board. • Conducting frequent progress review measures of the projects undertaken to measure work progress, and budgetary control, and take precautionary actions when necessary. • Conducting system control reviews under the annual audit plan.

	Type of Risk	Risk Explanation	Mitigation Strategies
2.	Strategic Risk	These are potential losses consequential to the uncertain nature of the market such as unforeseen future demand and supply, and the inability to identify available opportunities	• In developing strategies all prevailing conditions are taken into account by the management and will be carefully revived by the board. • Frequent critical reviews of the strategies employed at the board meetings
3.	Socio-economic and political risk	This denotes the potential fatalities due to socioeconomic and political factors	• All foreseeable changes in the socio-economic and political factors are taken into consideration at the planning level of the projects. • The feasibility of projects is evaluated by considering socio-economic and political factors among other aspects. • Taking precautionary actions while the projects are in progress.
4.	Compliance Risk	Compliance risk could have arisen as a result of the failure to adhere to the law and other regulatory requirements.	• The senior management team is vigilant on the changing regulatory environment and takes prompt steps to ensure compliance • The board conducts a periodical assessment of the compliance level with the regulatory requirements • Regularly maintaining compliance with CSE requirements and adhering to all reporting requirements in a timely manner. • Evaluate and ensure all regulatory requirements are satisfied, before undertaking a project to be implemented
5.	Finance Risk	Possible losses due to selecting a suitable funding method for the projects.	• Constantly negotiating with the banks to obtain the best possible interest rate and other terms for borrowing. • Regularly monitoring the cash position of the Company and making arrangements to invest excess cash in short-term instruments with suitable finance institutions. • Obtaining loans for implementation of projects on a short-term basis and repaying same from sales proceeds as early as possible

	Type of Risk	Risk Explanation	Mitigation Strategies
6.	Reputational Risk	Any damage to the image of the company is considered a reputational risk	• Maintaining a high level of transparency in all activities undertaken • Adopting a Stringent process in selecting properties for development to ensure high quality of title and value. • Ensure compliance with applicable laws and regulations. • Closely working with the local authorities, other concerned authorities, and residents in the neighborhood
7.	Liquidity Risk	This type of risk arises from the unavailability of adequate cash flow to meet financial obligations	• Frequently monitor the cash flow of the company against short-term financial obligations. • Application of a conservative cash management strategy.
8.	Credit Risk	Credit risk may arise if the customers fail to satisfy the contractual obligations on time.	• Clearly indicate the payment schedule in all sale and purchase agreements of the company. • Transfer of ownership title will be on satisfactory completion of the settlement plan.

AUDIT COMMITTEE REPORT

The Board of Directors approves the Audit Committee, and the Board also reviews and revises the Committee's constitution regularly for its effectiveness. It is responsible for ensuring legal compliance, risk management. The Committee also reviews the independence and performance of external auditors, safeguarding the interests of shareholders and stakeholders.

COMPOSITION OF THE AUDIT COMMITTEE

The Audit Committee is comprised exclusively of One Non Independent Non-Executive Director & two Independent Non-Executive Directors. The committee is chaired by an Independent Non-Executive Director who is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka.

The composition of the Committee as at 31st March 2025 is as follows:

Name of the member	Position
Dr. Ajith Alahakoon	Independent Non-Executive Director (Chairman of the Committee)
Prof. W. D Premachandra	Non Independent Non-Executive Director (Member of the Committee)
Mr. J.C.Deshantha De Alwis	Independent Non-Executive Director (Member of the Committee)

The External Auditors, DHP Munaweera & Co. (Chartered Accountants) attended the Audit Committee meetings by invitation.

The Company Secretary functions as the Secretary to the Audit Committee.

The Managing Director, Accountant, and members of the Senior Management participate in meetings by invitation to provide financial information and details required for deliberations. The minutes of the meetings are made available to the Board of Directors for information and necessary action.

MEETING & ATTENDANCE

During the year, Audit Committee met four times and the attendance of members are tabulated below:

Attendance of the Members – Audit Committee

Name of the member	Eligibility to attend	Attended
Dr. Ajith Alahakoon	4	4
Prof. W. D Premachandra	4	4
Mr. J.C.Deshantha De Alwis	4	4

DUTIES AND RESPONSIBILITIES

- Overseeing the preparation, presentation, and adequacy of disclosures in the financial statements in accordance with the Sri Lanka Accounting Standards.
- Overseeing the company's compliance with financial reporting requirements, information requirements of the Companies Act, and other relevant financial reporting related to regulation and requirements.
- Overseeing the processes to ensure that the company's internal controls and risk management procedures are adequate to meet the requirements of the Sri Lanka Auditing Standards.
- Provide oversight, assessing the company's ability to continue as a going concern in the foreseeable future.
- Provide oversight assessing the independence and performance of the company's external auditors.

RESPONSIBILITIES AND ACTIVITIES CARRIED OUT DURING THE YEAR

Financial Statements

The audit committee reviews the significant accounting policies and reporting issues, including any complex or unusual transactions, any highly judgmental areas, and recent professional and regulatory pronouncements, in order to understand their impact when preparing financial statements. After the audit was finalized, we reviewed and discussed the results of the audited financial statements with the management and the external auditors prior to approval for publication to consider whether the information disclosed in the regulators by discussing with management. The audit committee had a discussion with the external auditors after the completion of the audit and considered any matter required to be communicated to the committee under the Sri Lanka auditing standards, including key audit matters, judgments made, and any significant financial reporting issues. Especially in the annual report, We reviewed other sections and related regulatory information and considered the accuracy and completeness of the information disclosed.

Risk Management & Internal Control

The committee reviewed the management, internal control systems, and risk management procedures to identify any weaknesses. In order to assess the adequacy of the internal control system and how it enables the detection of accounting and financial reporting errors, misappropriation of assets, and any legal violations, the committee reviewed the related findings and recommendations of the external auditors together with management's responses via discussion in the meeting. The audit committee is regularly alert to any significant risk related to material topic arrears. The Committee is satisfied that an effective system of internal control is in place to provide reasonable assurance about safeguarding the company's assets and the reliability of the financial statements.

External Audit

The Audit Committee reviews the independence and objectivity of the independent external auditors and confirms this by obtaining a statement confirming the independence of the auditors as per the guidance given in the Code of Ethics of the Institute of Chartered Accountants of Sri Lanka. The Audit Committee has had meetings with the external auditors separately from management to review their audit plan, their scope, and any observations made by them. The committee understood the scope of the external auditor's review of internal control over financial reporting and obtained reports on significant findings and recommendations together with management responses.

The Audit Committee has recommended to the Board of Directors the reappointment of DHP Munaweera & Co. (Chartered Accountants) as the external auditor for the ensuing year, subject to the approval of the shareholders at the Annual General Meeting.

Compliance & Other Reporting Responsibilities

The Committee is satisfied that laws and regulations are duly complied with and statutory payments have been made on a timely basis. The company has a whistle-blowing procedure in place for employees at any time.

EVALUATION OF THE COMMITTEE PERFORMANCE

The annual self-evaluation of the Committee was conducted by the Committee Members and reported to the Board.



Dr. Ajith Alahakoon
Chairman- Audit Committee

25th August 2025

RELATED PARTY TRANSACTIONS REVIEW COMMITTEE REPORT

The Board has established the Related Party Transactions Review Committee in terms of Section 9 of the Listing Rules of the Colombo Stock Exchange.

The Related Party Transaction Review Committee ensures that the interests of shareholders as a whole are taken into account when entering into Related Party Transactions and provides measures to prevent Directors, Chief Executive Officers or Substantial Shareholders from taking advantage of their positions in entering into transactions with the Company. The Committee is responsible for the independent reviewing of transactions between the Company and its Related Parties, either prior to the transaction being entered into or, upon completion of the transaction.

COMPOSITION OF THE RELATED PARTY TRANSACTIONS REVIEW COMMITTEE REPORT

Name of the member	Position
Dr. Ajith Alahakoon	Independent Non-Executive Director (Chairman of the Committee)
Prof. W. D Premachandra	Non Independent Non-Executive Director (Member of the Committee)
Mr. Nalin Perera	Executive Non-Independent Director (Member of the Committee)
Mr. J.C.Deshantha De Alwis	Independent Non-Executive Director (Member of the Committee)

MEETING & ATTENDANCE

The Related Party Transactions Review Committee held four meetings, one each quarter during the financial year.

Name of the member	Eligibility to attend	Attended
Dr. Ajith Alahakoon	4	4
Prof. W. D Premachandra	4	4
Mr. Nalin Perera	4	4
Mr. J.C.Deshantha De Alwis	4	4

DUTIES OF THE RELATED PARTY TRANSACTIONS COMMITTEE

- To review in advance all proposed related party transactions of the company either prior to the transaction being entered into or, if the transaction is expressed to be conditional on such review, prior to the completion of the transaction.
- Seek any information the Committee requires from management, employees, or external professionals and expert advice from suitably qualified persons, to assess all aspects of proposed related party transactions where necessary.
- The Related Party Transactions Review Committee reviewed the related party transactions and communicated the same to the Board or recommend, where necessary, to the Board and obtain their approval prior to the execution of any non-recurrent related party transaction.
- To monitor that all related party transactions of the entity are transacted on normal commercial terms and are not prejudicial to the interests of the entity and its minority shareholders.
- To review the transfer of resources, services, or obligations between related parties regardless of whether a price is charged.
- To review the economic and commercial substance of both recurrent and non-recurrent related party transactions.

- The Committee reviewed the disclosure requirements relating to both recurrent and non-recurrent transactions entered into by the Company during the year under review.
- The Committee in its review process recognized the adequacy of the content and quality of the information forwarded to its members by the Management.

The Committee has reviewed the Related Party Transactions during the year & activities taken to review and any observations of the Committee are communicated to the Board. During the year there were no non-recurrent or recurrent related party transactions that exceeded the respective thresholds mentioned in the Listing Rules requiring disclosure in the Annual Report. Details of other related party transactions entered into by the Company during the year are disclosed in Note 26 to the Financial Statements.

RELATED PARTY DISCLOSURES

TRANSACTIONS WITH KEY MANAGEMENT PERSONNEL

Key management personnel include all the members of the Board of Directors of the Company have the authority and responsibilities for planning, directing, and controlling the activities of the Company.

LOANS FROM DIRECTORS

On 25th September 2023, Managing Director Mr. Nalin Perera provided a short-term loan of Rs. 5 million to fund the Company's property purchase. The Board decided to set the interest rate for this loan at 18% per annum, in line with prevailing market rates.

** The Company Fully Settled the Loan as at 31.03.2025, obtained from the Managing Director – Mr. Nalin Perera.

KEY MANAGEMENT PERSONNEL COMPENSATION

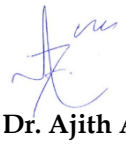
The remunerations of directors and other members of the key management during the year under review are as follows:

Transactions with key Management Personnel

- ❖ Details of transactions with key management personnel during the year are disclosed in Note 26 to the Financial Statements

EVALUATION OF THE COMMITTEE PERFORMANCE

The annual self-evaluation of the Committee was conducted by the Committee Members and reported to the Board.



Dr. Ajith Alahakoon
Chairman- Related Party Transactions Review Committee

25th August 2025

REMUNERATION COMMITTEE REPORT

The Board has established the Remuneration Committee, consisting of two Non-Executive Independent Directors, to oversee the remuneration policies for the Executive Directors and other Key Management Personnel at Myland PLC.

Committee Members:

- **Mr. J. C. Deshantha De Alwis** (Chairman of the Committee) – Independent Non-Executive Director
- **Dr. S. A. Alahakoon** (Member of the Committee) – Independent Non-Executive Director
- **Prof. W. D Premachandra** (Member of the Committee) – Non Independent Non-Executive Director

Duties and Responsibilities:

- Recommending and approving the total remuneration and incentive packages for Executive Directors, including the Managing Director.
- Reviewing and advising the Board on the remuneration and incentive policies for Executive Directors, Non-Executive Directors, and Key Corporate Management.
- Assessing the Company's remuneration practices and policies.
- Determining the employment terms of Executive Directors.
- Selecting and appointing remuneration consultants to provide advice to the Committee.

The Company has developed a remuneration policy to attract and retain a qualified and experienced workforce, including Executive Directors. These packages aim to offer compensation that is competitive within the industry and reflects each employee's experience and contribution, while also considering the Company's performance and long-term shareholder returns.

ATTENDANCE AT COMMITTEE MEETINGS

The Remuneration Committee meets as and when necessary. The attendance at Remuneration Committee Meetings held during the year was as follows:

Name of the member	Eligibility to attend	Attended
Mr. J.C.Deshantha De Alwis	1	1
Dr. Ajith Alahakoon	1	1
Prof. W. D Premachandra	1	1

EVALUATION OF THE COMMITTEE PERFORMANCE

The annual evaluation of the Committee was conducted by the Committee Members and reported to the Board.



Mr. J. C. Deshantha De Alwis

Chairman- Remuneration Committee

25th August 2025

CORPORATE GOVERNANCE AND NOMINATION COMMITTEE REPORT

NOMINATION AND GOVERNANCE COMMITTEE

The Board of Directors of Myland Development PLC has established a Nomination and Governance Committee to support the company's commitment to strong corporate governance. The Board regularly reviews and updates the Committee's charter to ensure its continued relevance and effectiveness. The primary objective of the Committee is to uphold the highest standards of transparency, integrity, and accountability in corporate decision-making. It plays a crucial role in identifying and recommending individuals with the appropriate skills, experience, independence, and ethical standing to serve on the Board, thereby ensuring effective oversight and the creation of long-term value for shareholders.

COMPOSITION

The Committee consists Two Independent Non-Executive Directors & One Non-Independent Non-Executive Director It is chaired by Mr. Deshantha de Alwis who is a Fellow Member of the Association of Chartered Certified Accountants of United Kingdom.The composition of the Committee as at 31st March 2025 is as follows:

Name of the member	Position
Mr. J.C. Deshantha de Alwis	Independent, Non-Executive Director (Chairman of the Committee)
Prof. W. D. Premachandra	Non Independent, Non-Executive Director (Member of the Committee)
Dr. Ajith Alahakoon	Independent, Non-Executive Director (Member of the Committee)

MEETING & ATTENDANCE

During the year, the Committee had one meeting and the attendance of members are tabulated below:

ATTENDANCE

Name of the member	Eligibility to attend	Attended
Mr. J.C. Deshantha de Alwis	1	1
Prof. W. D Premachandra	1	1
Dr. Ajith Alahakoon	1	1

DUTIES AND RESPONSIBILITIES

Key Responsibilities of the Committee are given below;

1. **Board Composition Compliance**
   Ensure that the composition of the Board of Directors is fully compliant with the Listing Rules of the Colombo Stock Exchange (CSE).

2. **Adherence to the Code of Conduct**
   Promote and monitor adherence to the company's Code of Conduct by all employees, directors, and stakeholders, fostering a culture of ethical behavior and accountability.

3. **Compliance with Corporate Governance Standards**
   Ensure that the Company, its employees, directors, and stakeholders strictly comply with the Corporate Governance Regulations outlined in the CSE Listing Rules, as well as the Code of Best Practice on Corporate Governance 2023 issued by CA Sri Lanka.

4. **Legal and Regulatory Compliance**
   Oversee that the Company complies with all applicable laws, regulations, and relevant industry standards in all aspects of its operations.

5. **Transparency and Financial Disclosure**
   Ensure that the Company maintains a high level of transparency by disclosing accurate and timely financial information. This includes providing shareholders and stakeholders with relevant updates through annual reports, quarterly filings, and other official communication.

6. **Risk Management Oversight**
   Ensure the implementation of a robust and reasonable risk assessment and mitigation framework to safeguard the Company's assets and operations.

7. **Shareholder Rights and Engagement**
   Safeguard the rights of shareholders and promote constructive and transparent engagement with them to build trust and ensure alignment with long-term strategic goals

EVALUATION OF THE COMMITTEE PERFORMANCE

The annual self-evaluation of the Committee was conducted by the Committee Members and reported to the Board.

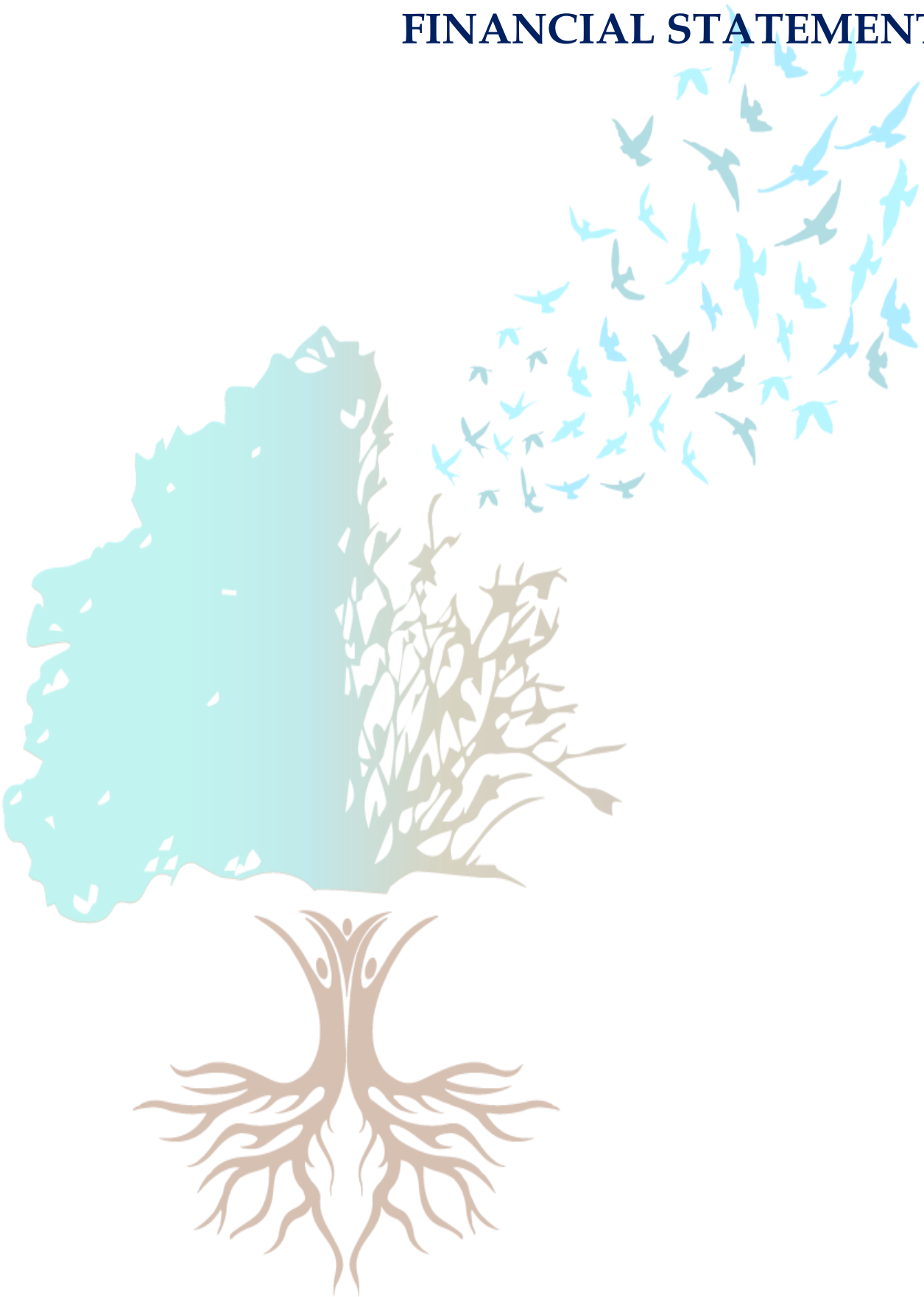


J.C. Deshantha De Alwis

Chairman-Coporate Governance & Nomination Committee

25th August 2025

FINANCIAL STATEMENTS



FINANCIAL CALENDAR



1st Quarter 14th August 2024

2nd Quarter 13th November 2024

3rd Quarter 14th February 2025

4th Quarter 30th May 2025

ANNUAL REPORTS

2024/2025 25th August 2025

2023/2024 07th August 2024

2022/2023 31st August 2023

2021/2022 01st September 2022

MEETINGS

4th Annual General Meeting – 25th September 2025

3rd Annual General Meeting – 29th August 2024

ANNUAL REPORT OF THE BOARD OF DIRECTORS ON THE AFFAIRS OF THE COMPANY

GENERAL

The Board of Directors has the pleasure of presenting the Annual Report of Myland Developments PLC (2024/2025) along with audited financial statements for the year ended 31st March 2023 and the Auditor's Report in conformity with the requirements of the Companies Act No. 07 of 2007. The details set out in this report consist of relevant required information from the Companies Act No 07 of 2007, the Colombo Stock Exchange Listing rules, and the Code of Best Practice on Corporate Governance issued jointly by the Securities and Exchange Commission of Sri Lanka and the Institute of Chartered Accountants of Sri Lanka.

COMPANY OVERVIEW

The company engaged in the business of Real Estate and incorporated as a Private Limited liability company on 06th March 2017 under the Companies Act No.07 of 2007. The Company changed its status to a Limited Liability Company on 10th May 2021 in terms of Companies Act No 07 of 2007 and was converted to a Public Limited Company with effect from 23rd February 2022 in accordance with the provisions of the Companies Act No 07 of 2007. The Registered office of the Company and the principal place of business is situated at 143/A/02, Kandy Road, Kadawatha, Sri Lanka.

PRINCIPAL BUSINESS ACTIVITY OF THE COMPANY

The principal activities of Myland Development PLC are purchase of properties, development and sale of land plots and provide services relating to the real estate industry.

REVIEW OF THE BUSINESS

Performance of the business during the year ending 31st March 2025 is reflected in the chairman's report on Page No.05, 06 in the Managing Director's report on Page No.07 and in the Financial Report on Page No.43 which is considered as an integral part of these reports.

FINANCIAL STATEMENTS OF THE COMPANY

The financial statements of the company have been prepared in accordance with Sri Lanka Accounting Standards (SLFRS) laid down by the Institute of Chartered Accountants of Sri Lanka, and comply with the requirements of the Companies Act and are given from Page 48-86 in this Annual Report.

FINANCIAL REPORTING

The Board aims to provide and present a balanced assessment of the Company's position and prospects in compliance with the Sri Lanka Accounting Standards (LKAS / SLFRS) and the relevant Statutes and has established formal and transparent processes for financial reporting and internal controls.

DIRECTORS' RESPONSIBILITY FOR FINANCIAL REPORTING

The directors are responsible for the preparation of the financial statements of the company to provide a fair reflection of the affairs of the Company with the requirements of the Sri Lanka Accounting Standards and the Companies Act. The "Statement of Directors' Responsibility for Financial Reporting" is provided on Page No.43 and forms an integral part of this report.

ACCOUNTING POLICIES

The accounting policies adhered to in preparation of the financial statements are stipulated in the Page No.55 of this report. These policies are confirming the requirements of Sri Lanka Accounting Standards on "Presentation of Financial Statements" (LKAS 01). There were no changes in Accounting Policies adopted by the Company during the year under review.

ACCOUNTING PERIOD

The financial accounting period reflects the information from 1st April 2024 to 31st March 2025

FINANCIAL RESULTS

REVENUE

Total Revenue of the Company for the year ended 31st March 2025 was Rs. 48,851,635 (Rs. 70,415,354 in 2023/24). A more descriptive analysis of Revenue is given in Note 04 to the financial statement on Page No. 64.

FINANCIAL RESULTS

The Company's performance during the period under the review is tabulated in the table below;

	2024/25 Rs. Mn	2023/24 Rs. Mn
Revenue	48.85	70.42
Operating (Loss)/ profit	17.54	-18.60
(Loss)/Profit before taxation	-23.77	-27.49
(Loss)/Profit after taxation	-16.76	-20.55

PROVISION FOR TAXATION

The income tax rate applicable on the profits and income earned during the year was 30%, according to the Inland Revenue Act, No 24 of 2017, and the amendments thereto.

Income tax expenses have been computed at the rates given in Note 10 of the financial statements on Page No.65.

PROPERTY, PLANT & EQUIPMENT / RIGHT-OF-USE ASSETS AND INTANGIBLE ASSETS

The amount of Rs.62 Mn (Rs.42 Mn in 2023/24) of total capital expenditure is represented on property, plant and equipment including intangible assets and Right-of-use assets of the Company in the year ended 31st March 2025. Details of the property plant and equipment including intangible assets and Right-of-use assets along with net book value and their movement is given in Note 11,12,13 & 14 of the financial statements on Page No.67 to 69.

INVENTORY PROPERTY

The company has land blocks of inventory value of Rs.195.64 Mn as given on Page No.71 of the financial statements.

STATED CAPITAL AND SHAREHOLDERS' FUNDS

The stated capital of the Company as of 31st March 2025 was Rs. 150,000,000 comprising 36,250,000 a number of shares as given in Note Page No.73 of the financial statements.

RESERVES

The movement of the Capital and General reserves during the year are disclosed in the financial statements on Page No.50.

DEBT CAPITAL

Our debt capital represents lease facility from Pan Asia Bank & term loans from Pan Asia Bank & Nations Trust Bank. Details are given in Note 22 on Page No.74.

SHARE INFORMATION

The five-year financial summary is given on Page No. 94 and Shareholder Information and Information on Trading have been provided under the title Share Information from Page 91 to 92 in this Annual Report. Information such as the market price per share, earnings, dividend, and net assets are included in the investor information section on Page No.88 & 90 in this annual report.

SUBSTANTIAL SHAREHOLDINGS

There were 860 Shareholders as of 31st March 2025. The distribution pattern is indicated on Page No.89-90 of this annual report. Further, the names and other details of the twenty largest shareholders, Number of shares held by them and the Percentage of their respective holding and the public holding percentage are given on investor information on Page No.89-90 the annual report.

CORPORATE DISCLOSURES AND SHAREHOLDER RELATIONSHIP

The Company is committed to providing timely and accurate disclosure of all price-sensitive information, financial results, and significant developments to all shareholders, the Colombo Stock Exchange, and where necessary, the general public. Shareholders are provided with the Annual Report and, the Company

Disseminates to the market, Interim Financial Statements in accordance with the Listing Rules of the Colombo Stock Exchange. The Annual General Meeting provides a platform for shareholders to discuss and seek clarifications on the activities of the Company.

BOARD OF DIRECTORS

Prof. W. D. Premachandra Serving as the None Executive Non-Independent Director and Dr. Ajith Alahakoon and Mr. J. C. Deshantha de Alwis are serving as the Non-Executive Independent directors while Mr. P. D. Nalin Perera and Ms. D. I. T. Dissanayake are serving as Executive Non-independence directors of the Board.

The following Directors held office at the end of the financial year (2024/25). The qualifications and experience of the Directors are provided on Pages 08 to 10 of this Annual Report.

Name of Director	Executive /Non-Executive status	Independence /Non-Independence status
Prof. W. D. Premachandra	Non-Executive	Non Independent
Mr. P. D. Nalin Perera	Executive	Non-Independent
Mrs. D. I. T. Dissanayake	Executive	Non-Independent
Dr. Ajith Alahakoon	Non-Executive	Independent
Mr. J. C. Deshantha de Alwis	Non-Executive	Independent

INTEREST REGISTER

If any details of the transactions with Director-related entities will be declared at the Board Meetings, under Section 192 (2) of the Companies Act No. 7 of 2007 & all directors of the Company have made declarations as provided for in section 192 of the said act.

During the accounting period under review, an interest register was maintained by the Company as required by the Companies Act No. 7 of 2007.

DIRECTORS' INTEREST IN TRANSACTIONS

The Directors of the Company have made general declarations as provided in sections 192 (1) and 192 (2) of the Companies Act No. 07 of 2007 of their interests in contracts or proposed contracts with the Company. Details of the interest disclosed therein are given on Page 78 under related party transactions.

DIRECTORS' REMUNERATION

The details of directors' fees and directors' emoluments paid during the year are stated below, and all such payments have been duly approved by the Board of Directors of the company.

	2024/25 Rs.	2023/24 Rs.
Directors' Emoluments	4,650,000	4,200,000

DIRECTORS' INTEREST IN SHARES

Directors' Interest in the shares of the company has disclosed in the Investor Information section on Page No.92 of this report.

DIRECTORS' MEETINGS

The details of Directors' meetings are presented in the Corporate Governance Report on Page No.34 of this Annual Report.

BOARD SUB COMMITTEES

AUDIT COMMITTEE

Independent Non-Executive Directors appointed to the Audit Committee of the Board. Senior Management Committee members, and Internal and External Auditors attend the meetings by invitation.

The report of the Audit Committee on Page 29-30 out the mandate of the committee and the manner in which the company has complied with the requirements of Rule 7.10.6 of the Listing Rules of the Colombo Stock Exchange on Corporate Governance.

REMUNERATION COMMITTEE

Two Independent Non-Executive Directors appointed to the Remuneration Committee of the Board.

The Report of the Remuneration Committee is given on Page 36 of this Annual Report.

RELATED PARTY TRANSACTIONS REVIEW COMMITTEE

The Report of the Related Party Transactions Review Committee is given on Page No. 31-32 of this Annual Report.

RELATED PARTY TRANSACTIONS

Any transaction that could be classified as a related party transaction in terms of Sri Lanka Accounting Standards LKAS 24 "Related Party Disclosers is adhered to in preparation of the Financial Statements and disclosed accordingly. These disclosers have been reviewed by the Related Party Transactions Review Committee and confirmed that these transactions comply with the provisions in section 9 of the listing rules as well.

The Directors have disclosed the transactions that could be classified as related party transactions which are adopted in the presentation of the Financial Statements and accordingly given in Note 27 on Page 78 of this Annual Report.

INTERNAL CONTROLS

The Board is responsible for the implementation of an appropriate internal control system to safeguard the Company's assets, making available accurate and timely information and imposing greater discipline on decision-making. The process is strengthened by regular review by the Audit Committee on internal controls and procedures in the areas of finance, operations, human resources, and relevant legal and regulatory compliance.

CORPORATE GOVERNANCE

The board has placed an emphasis on confirming the best practices of corporate governance. The Board continually works towards Improvement in transparency, risk management, improvement of accountability. The company has all endeavors that have complied with the laws and regulations including the listing rules of the Colombo Stock Exchange. The corporate governance report is on Page 34-35 of this annual report.

EMPLOYMENT

The Company has been practicing an equal opportunity environment for all employees irrespective of ethnicity, religion, Political, gender, marital origin, or physical disability. Training Development and promotional opportunities are given only on a merit basis there are no issues with regard to employee and industrial relations during the year.

STAKEHOLDER MANAGEMENT

The Company keeps in an alert on stakeholders' process in order to enhance value for them. These efforts are presented Page 23 of the Annual Report as "Stakeholder Engagement Process".

ENVIRONMENTAL PROTECTION

The Company has always confirmed all the environmental regulations in the country and the Company has complied with the relevant environmental laws and regulations.

COMPLIANCE WITH LAWS AND REGULATIONS

All necessary steps have been taken by the Board and the Management to ensure compliance with all relevant laws and regulations. The services of experts and professionals are obtained whenever it is necessary, to provide assurance to the Board in this respect. The Company has complied with Rule 7.10 of the Listing Rules of the Colombo Stock Exchange on 'Corporate Governance'.

CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

Details of the Contingent liabilities of the Company are disclosed of the financial statements.

EVENTS AFTER THE REPORTING DATE

There are no material events after the reporting date which require adjustment or disclosure in the financial statements.

GOING CONCERN

The financial statements have been prepared on the basis of a going concern as the board of directors is confident that the company will continue business operations in the foreseeable future.

MANAGING DIRECTOR

MD is responsible for the effective management of the day-to-day operations of the Company under the delegated powers of the Board of Directors.

- Execution of business strategies and initiatives adopted by the Board.
- Monitoring of operating budgets adopted by the Board
- Implementation of adequate systems of risk management and internal control to ensure the Company is managed in line with the Board approved strategy and budgets

- Preparation of the annual and interim financial statements for Board approval before public reporting
- Compliance with relevant statutory requirements, rules, and regulations.

COMPANY SECRETARY

RKLS Corporate Services (Pvt) Limited acts as the Company Secretary. The Company Secretary maintains minutes of all Board, Audit Committee, Related Party Transactions Review Committee and Remuneration Committee meetings and attends to Shareholder-related matters. The Company Secretary assists in ensuring the Board procedures are followed. The Company Secretary is also responsible for the timely circulation of information and papers related to Board and Sub-Committee meetings and advice on matters relating to corporate governance. Board procedures, rules, and regulations. All Directors have access to the advice and services of the Company Secretary.

AUDITORS

The financial statements have been audited by DHP Munaweera & Co., Chartered Accountants.

INDEPENDENT AUDITOR'S REPORT

Company Auditors, DHP Munaweera & Co., Chartered Accountants have audited the Financial Statements for the year ended 31st March 2025 and The Auditor's Report on the financial statements is on Pages. 44 to 47 in this report.

AUDITORS' RELATIONSHIP WITH THE COMPANY

Based on the declaration from DHP Munaweera & Co., Chartered Accountants, and as far as the directors are aware, the Auditors do not have any relationship or interest in the Company other than those disclosed above.

REMUNERATION

DHP Munaweera & Co., Chartered Accountants, have been appointed as the Auditors of the Company for the financial year 2024/2025. A sum of **Rs. 367,500/=** has been agreed to be paid as the audit fee for the period ending 31st March 2025.

RE-APPOINTMENT

We are pleased to appoint of D.H.P. Munaweera & Co, Chartered Accountants, as our statutory auditors for the financial year 2025/2026.

ANNUAL GENERAL MEETING

The Annual General Meeting will be held via an Online Meeting Platform on 25th September 2025 at 3.00 p.m.

NOTICE OF MEETING

The notice of the meeting of the Annual General Meeting is given on Page 94 of this annual report.

ACKNOWLEDGMENT OF THE CONTENTS OF THE REPORT

As required by section 168(1) (k) of the Companies Act, the Board of Directors hereby acknowledges responsibility for the contents of this report.

By order of the Board of Directors of

Myland Developments PLC

R.K.L.S. CORPORATE SERVICES (PRIVATE) LIMITED
Company Secretary

R.K.L.S. Corporate Services (Pvt) Ltd
Company Secretaries

On behalf of the Board;

Prof. W. D. Premachandra
Chairman/Non-Independent Non-Executive Director

25th August 2025.

STATEMENT OF DIRECTORS' RESPONSIBILITY FOR FINANCIAL STATEMENTS

The Companies Act No.07 of 2007 requires Directors making responsible to keep sufficient and proper books of accounts of all the transactions of the company & to prepare and present Financial Statements that give a true and fair view of the state of company affairs, the profit and loss for the year and the financial position of the company.

The directors confirm that the Financial Statements have been prepared and presented in accordance with the Sri Lanka Accounting Standards (SLFRS/LKAS) & provide the information required by the Companies Act 07 of 2007 and the Listing Rules of the Colombo Stock Exchange& also responsible for the safeguard of the assets of the company.

The company's internal control system has been designed, implemented and operating effectively throughout the year to obtain reasonable but not absolute assurance that the company with a view to prevention and detection of undue risks, frauds and other irregularities.

Considering the present Financial Position, ability to commit loans and borrowings without any breaches or defaults & correspondently following a review company's budget for the forecasted year including cash flows and borrowing facilities, the directors have reasonable expectations to adopt the Going Concern basis for the preparation of these Financial Statements.

The responsibility of auditors with regard to these Financial Statements, which differ from that of the directors, is set out in the Independent Auditors' Report in the Annual Report.

Further Directors are satisfied that all statutory payments have been made up to date or have been provided for in these Financial Statements.

By Order of the Board,

Myland Developments PLC



R.K.L.S. Corporate Services (Pvt) Ltd
Company Secretaries

25th August 2025..

INDEPENDENT AUDITOR'S REPORT

D.H.P. MUNAWEERA & CO.
Chartered Accountants
Serving the Profession Since 1932

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Off Police Park Avenue,
Colombo 05,
Sri Lanka.

Telephone : +94 11 2553006
: +94 11 2555313
Fax : +94 11 2555038
E-mail : munaweera@sltnet.lk

TO THE SHAREHOLDERS OF THE MYLAND DEVELOPMENTS PLC

Opinion

We have audited the Financial Statements of Myland Developments PLC ("the Company"), which comprise the Statement of Financial Position as at 31st March 2025 and the Statement of Profit or Loss and Other Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the year then ended and Notes to the Financial Statements, including a Summary of Significant Accounting Policies.

In our opinion, the accompanying Financial Statements give a true and fair view of the Financial Position of the Company as at 31st March 2025 and of its financial performance and its Cash Flows for the year then ended in accordance with Sri Lanka Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Sri Lanka Auditing Standards (SLAuSs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics for Professional Accountants issued by CA Sri Lanka, (Code of Ethics) and we have fulfilled our other ethical responsibilities in accordance with the code of ethics.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the Financial Statements of the current period. These matters were addressed in the context of our audit of the Financial Statements as a whole and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

Key Audit Matter	How our audit addressed the Key Audit Matter
Valuation and Classification of Inventory – Land Held for Sale	
The Company holds a significant amount of land as inventory for resale purposes, which is disclosed under Note 16 to the Financial Statements. These land parcels are recorded at the lower of cost and net realisable value (NRV) in accordance with LKAS 2 – Inventories. Determining the NRV involves significant judgement, including consideration of prevailing market conditions, estimated selling prices, expected costs to complete and sell, and legal status or zoning of the land.	Our audit procedures focused on the Valuation and Classification of Inventory by the management, and included the following;: • Obtaining an understanding of the internal control environment related to land acquisition, valuation, and classification. • Assessing management's basis for classifying the land as inventory under

We identified this as a key audit matter due to: • The materiality of land inventory to the Financial Statements. • The significant judgement involved in estimating NRV and determining the appropriate classification (inventory vs. investment property); and • Potential legal or regulatory complexities relating to title, zoning, or encumbrances.	• Comparing NRV estimates to recent sales of comparable land parcels and available market information. • Examining legal title deeds, survey plans, and checking for encumbrances, litigation, or zoning restrictions that could affect marketability or value. • Evaluating the adequacy of related disclosures in the Financial Statements.
Key Audit Matter	How our audit addressed the Key Audit Matter
High Gearing Ratio due to Interest-Bearing Borrowings	
As at 31st March 2025, the Company's interest- bearing borrowings amounted to Rs.94 million, representing approximately [65%] of total equity. This high gearing ratio indicates a significant reliance on debt financing, which increases the Company's exposure to liquidity risk, refinancing risk, and potential breaches of debt covenants. These factors could have a material impact on the Company's Financial Position, going concern assessment, and compliance with Loan Agreement terms. The assessment of the carrying value, classification, and related disclosures of borrowings, as well as the evaluation of management's assessment of the Company's ability to continue as a going concern, involved significant auditor judgement. This was due to the magnitude of the borrowings relative to equity, the complexity of loan covenants, and the estimation of future Cash Flows for debt servicing.	How our audit addressed the matter Our audit procedures included, among others: • Obtaining and reviewing loan agreements to understand key terms, conditions, and covenants. • Recalculating the gearing ratio and comparing it to industry norms and covenant thresholds. • Assessing management's Cash Flow forecasts, including underlying assumptions, to evaluate the Company's ability to service its debt. • Considering the adequacy of the related disclosures in the Financial Statements, including the potential impact of high gearing on liquidity and going concern.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report of the Company for the year ended 31st March 2025, but does not include the Financial Statements and our auditor's report thereon.

Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise whether it appears to be materially misstated

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of Financial Statements that give a true and fair view in accordance with Sri Lanka Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SLAuSs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

As part of an audit in accordance with SLAuSs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

— Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

— Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

— Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

— Conclude on the appropriateness of Management's use of the going concern basis of accounting, and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the Company to cease to continue as a going concern.

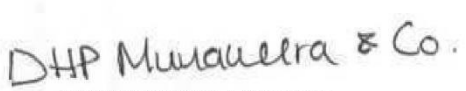
— Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

We also provide those charged with governance with a statement that we have complied with ethical requirements regarding independence and have agreed to communicate to them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of the most significance in the audit of the Financial Statements of the current period and are, therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by Section 163 (2) of the Companies Act No. 07 of 2007, we have obtained all the information and explanations that were required for the audit, and as far as it appears from our examination, proper accounting records have been kept by the Company. CA Sri Lanka membership number of the engagement partner responsible for signing this independent auditor's report is 7499.



D. H.P. MUNAWEERA & COMPANY
CHARTERED ACCOUNTANTS

25th August 2025

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31ST MARCH	Notes	2025	Re-stated 2024
		Rs.	Rs.
Revenue	4	48,851,635	70,415,354
Cost of Sales		(31,315,868)	(51,813,868)
Gross Profit		**17,535,767**	**18,601,487**
Other Operating Income	5	1,139,595	1,646,734
Selling & Distribution Expenses		(2,914,010)	(6,647,390)
Administration Expenses		(33,257,088)	(33,992,832)
Other Operating Expenses	6	(693,513)	(1,171,846)
Profit/ Loss Before Interest and Tax		**(18,189,250)**	**(21,563,847)**
Finance Expenses	7	(5,609,743)	(5,962,806)
Finance Income	8	29,834	32,719
Net Finance Income		**(5,579,909)**	**(5,930,087)**
Profit / (Loss) before Tax	9	**(23,769,159)**	**(27,493,934)**
Taxation	10	7,004,638	6,940,649
Profit / (Loss) for the year		**(16,764,522)**	**(20,553,284)**
Other Comprehensive Income not to be Re-classified to Income Statement in Subsequent Periods			
Revaluation of Land		15,000,000	
Re-measurement Gain /(Loss) on Defined Benefit Plans		818,799	(38,968.00)
Net Other Comprehensive Income not to be Re-classified to Income Statement in Subsequent Periods		15,818,799	(38,968.00)
Tax on Other Comprehensive Income	15.4	(4,745,640)	(11,691.00)
Other Comprehensive Income for the Period, net of Tax		**11,073,159**	**(50,659)**
Total Comprehensive Income for the Period, net of Tax		**(5,691,363)**	(20,603,943)
Earnings Per Share	11	**(0.46)**	**(0.57)**

Figures in brackets indicate deductions. The Notes From 1-26 form an integral part of these Financial Statements.

STATEMENT OF FINANCIAL POSITION

AS AT 31ST MARCH	Notes	2025 Rs.	Re-stated 2024 Rs.
ASSETS			
NON-CURRENT ASSETS			
Property, Plant & Equipment	12	62,197,863	42,992,408
Right of use Assets	13	-	8,700,274
Intangible Assets	14	-	-
Deferred Tax	15	10,776,506	8,147,981
Total Non - Current Assets		**72,974,369**	**59,840,663**
CURRENT ASSETS			
Inventory Properties	16	195,643,238	176,868,241
Trade Receivables	17	12,421,930	16,936,646
Other Current Assets	18	2,731,792	3,618,421
Financial Assets at Fair Value through Profit or Loss	19	-	5,234,480
Cash at Bank & In hand	20	6,431,835	3,578,835
Total Current Assets		**217,228,795**	**206,236,623**
TOTAL ASSETS		**290,203,164**	**266,077,286**
EQUITY & LIABILITIES			
EQUITY			
Stated Capital	21	150,000,000	150,000,000
Revaluation Reserve		21,161,000	10,661,000
Retained Earnings		(25,520,027)	(9,328,664)
Total Equity		**145,640,973**	**151,332,336**
NON-CURRENT LIABILITIES			
Interest - Bearing Loans & Borrowings	22	62,392,277	48,543,055
Retirement Benefit Obligation	23	3,165,717	3,179,221
Total Non-Current Liabilities		**65,557,994**	**51,722,276**
CURRENT LIABILITIES			
Trade & Other Payables	24	16,194,219	11,114,590
Other Current Liabilities	25	29,789,362	25,071,038
Interest - Bearing Loans & Borrowings	22	31,817,118	21,006,587
Amount due to Related Parties	26	1,200,000	5,000,000
Bank Overdraft		3,500	830,459
Total Current Liabilities		**79,004,199**	**63,022,674**
TOTAL EQUITY & LIABILITIES		**290,203,164**	**266,077,286**

The notes from 1 to 26 from an integral part of these financial Statements.
We certify that the above Financial Statements have been prepared in compliance with the requirements of the Companies Act No.07 of 2007.

Ms.P.S.M.Fernando
Head of Finance

The Board of Directors is responsible for the preparation & Presentation of these Financial Statements. Approved and singed for and on behalf of the board.

Mr.P.D N Perera
Managing Director
25th August 2025

Prof. W. D. Pramachandra
Chairman

STATEMENT OF CHANGES IN EQUITY

	Stated Capital Rs.	Revaluation Reserve Rs	Retained Earning Rs.	Total Rs.
Balance as at 01st April 2023	**150,000,000**	**10,661,000**	**10,390,221**	**171,051,221**
Re-stated Deferred Tax Effect	-	-	355,863	355,863
Balance as at 01st April 2023	**150,000,000**	**10,661,000**	**10,746,084**	**171,407,084**
Dividends Distributed	-	-	-	-
Profit/(Loss) for the year	-	-	-	-
Other Comprehensive Income	-	-	-	-
Balance as at 31st March 2024	**150,000,000**	**10,661,000**	**10,746,084**	**171,407,084**
Profit/(Loss) for the year	-	-	-	-
Other Comprehensive Income	-	139,339,000	(10,500,000)	128,839,000
Balance as at 31st March 2025	**-**	**150,000,000**	**246,084**	**300,246,084**

Figures in brackets indicate deductions
The Notes from 1 to 26 Form an integral part of these Financial Statements.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31ST MARCH	2025	Re-stated 2024
	Rs.	Rs.
CASH FLOWS FROM OPERATING ACTIVITIES		
Net Profit/(Loss) before Taxation	(23,769,159.29)	(27,493,933.75)
Adjustments for		
Provision on Retirement Benefit Obligation	955,295	959,472
Finance Expenses	5,609,074	1,411,473
Share Value loss on Financial Assets	443,387	(557,781)
Depreciation & Amortization	4,507,743	4,641,320
Cash Flows from operation before Changes in Working Capital	**(12,253,660)**	**(21,039,450)**
(Increase)/Decrease in Inventories	(18,774,997)	(46,987,177)
(Increase)/Decrease in Trade Receivables	4,514,717	5,150,283
(Increase) /Decrease in Other Current Assets	886,629	9,761,495
Increase / (Decrease) in Trade & Other Payables	5,079,629	9,712,247
(Increase) /Decrease in Other Current Liabilities	4,718,324	-
Cash Flow from Operating Activities	**(15,829,358)**	**(43,402,601.75)**
Interest Paid	(5,609,074)	-
Gratuity Paid	(150,000)	(105,000)
Income Tax Paid	(369,527)	-
Net Cash Flow from / (used in) Operating Activities	**(21,957,959)**	**(43,507,602)**
CASH FLOW FROM INVESTING ACTIVITIES		
Disposal of Shares	4,791,093	-
Acquisition of Property, Plant & Equipment	(12,928)	(2,942,498)
Net Cash Flow from / (used in) Investing Activities	**4,778,165**	**(2,942,498)**
CASH FLOW FROM FINANCING ACTIVITIES		
Related Party Transaction Loan Received/(Paid)	(3,800,000)	5,000,000
Loan & Other Borrowings Obtained during the year	29,872,820	58,000,000
Repayment of Interest Bearing Borrowings & Leases	(5,213,067)	(15,014,138)
Net Cash Flow from / (Used in) Financing Activities	**20,859,753**	**47,985,862**
Net Increase /(Decrease) in Cash & Cash Equivalents	**3,679,958**	**1,535,762**
Cash & Cash Equivalents at the beginning of the year	**2,748,376**	**1,212,615**
Cash & Cash Equivalents at the end of the year	**6,428,335**	**2,748,376**
CASH & CASH EQUIVALENTS		
Cash at Bank	**6,328,254**	**(830,459)**
Petty Cash	33,581	-
Bank Overdraft	(3,500)	-
Cash in hand	70,000	3,578,835
	6,428,335	**2,748,376**

Figures in brackets indicate deductions

The Notes from 1 to 26 Form an integral part of these Financial Statements.

NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. General information

Myland Developments PLC ("the Company") is a Public Limited Liability Company, incorporated on 06th March 2017 in Sri Lanka under the Companies Act No. 07 of 2007 ("the Act") as a private limited liability Company and was converted to a public limited liability Company with effect from 10th May 2021 in accordance with the provisions of the Act. Ordinary shares of the Company have been listed on the Colombo Stock Exchange with effect from 28th December 2021. The Company changed its name from "Myland Developments Limited" to "Myland Developments PLC" with effect from 23rd February 2022. The registered office and principal place of business is situated at No.143/A/2, Kandy Road, Kadawatha.

1.2. Principal activities and nature of operations

Myland Developments PLC engaged in the business of Real Estate and Construction.

1.3. Date of Authorization for Issue

The Financial Statements of Myland Developments PLC for the year ended 31st March 2025 were authorized for issue in accordance with a resolution of the Board of Directors on 11th August 2025.

2. BASIS OF PREPARATION

2.1 Statement of compliance

The Financial Statements which comprise the Income Statement, Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Statement of Cash Flows, together with Accounting Policies and Notes ("Financial Statements") have been prepared in accordance with Sri Lanka Accounting Standards (SLFRS/LKAS) as issued by the Institute of Chartered Accountants of Sri Lanka (CA Sri Lanka) and in compliance with the Companies Act No. 07 of 2007 (As amended).

2.2 Responsibilities for the Financial Statements

The Board of Directors is responsible for the preparation and presentation of the Financial Statements of the Company as per the provisions of the Companies Act No. 07 of 2007 and Sri Lanka Accounting Standards (SLFRS / LKAS).

2.3 Basis of measurement

The financial statements of the Company have been prepared on the historical cost basis, except for the following material items in the Statement of Financial Position.

Item	Basis of Measurement	Note number
Property, Plant & Equipment - Land Revaluation	Measured at fair value (LKAS 16)	Note 12
Financial assets classified as fair value through profit or loss	Measured at fair value (SLFRS 9)	Note 19
Employee Retirement Benefit Obligations	Measured based on actuarial valuation LKAS 19	Note 23

2.4 Current versus Non-Current Classification

The Company presents assets and liabilities in the statement of financial position based on current/non-current classification.
An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in the normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period
  Or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.
A liability is current when:

- It is expected to be settled in the normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period
  Or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period. The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

2.5 Functional and Presentation Currency

Items included in these Financial Statements are measured using the currency of the primary economic environment in which the Company operates (the functional currency), which is the Sri Lanka Rupee.
These Financial Statements are presented in Sri Lanka Rupees (Rs.).
All financial information presented have been rounded to the nearest rupee except where it is otherwise indicated as permitted by the Sri Lanka Accounting Standard – LKAS 01 on "Presentation of Financial Statements"

2.6 Materiality and Aggregation

Each material class of similar item is presented separately in the Financial Statements. Items of dissimilar nature or function are presented separately unless they are immaterial as permitted by the Sri Lanka Accounting Standard – LKAS 01 on 'Presentation of Financial Statements' and amendments to the LKAS 01 on 'Disclosure Initiative' which was effective from January 01, 2016.

Notes to the Financial Statements are presented in a systematic manner which ensures the understandability and comparability of Financial Statements of the Company. Understandability of the Financial Statements is not compromised by obscuring material information with immaterial information or by aggregating material items that have different nature or function

2.7 Off-setting

Financial assets and financial liabilities are offset and the net amount presented in the Statement of Financial Position when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously

2.8 Summary of Significant Accounting Judgments, Estimates and Assumptions

The preparation of the Financial Statements of the Company in conformity with Sri Lanka Accounting Standards (SLFRS/LKAS) requires the management to make judgments, estimates and assumptions, which may affect the application of Accounting Policies and the reported amounts of income, expenditure, assets, liabilities and the disclosure of contingent liabilities, at the end of the reporting period. In the process of applying the Company's Accounting Policies, key assumptions were made relating to the future and the sources of estimation at the reporting date together with the related judgments that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year. Actual results may differ from these estimates.
Accounting judgments, estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

In determining the below, significant management judgments, estimates and assumptions, the impact of the macroeconomic uncertainties, including interest rate volatilities, and inflation have been considered as of the reporting date and specific considerations have been disclosed under the Notes, as relevant.
The line items which have most significant effect on accounting judgments, estimate and assumptions are as follows

a) Going concern
b) Valuation of Property, Plant & Equipment
c) Impairment of Non-Financial Assets
d) Taxes
e) Employee Benefit Liability
f) Useful Life of Property, Plant & Equipment
g) Useful Life of Intangible Assets

2.9 Going concern

The Company has prepared the Financial Statements for the year ended 31st March 2025 on the basis that it will continue to operate as a going concern. Based on available information, the management has assessed the prevailing macroeconomic conditions and its effect on the Company in determining the going concern basis for preparation of Financial Statements. The Management has formed judgment that the Company has adequate resources to continue in operational existence for the foreseeable future driven by the continuous operationalization of risk mitigation initiatives and monitoring of business continuity and response plans at each business unit level along with the financial strength of the Company
In determining the above, significant management judgment, estimates and assumptions, the impact of the macroeconomic uncertainties, including exchange rate volatilities, supply chain disruptions and interest rate volatilities have been considered as of the reporting date and specific considerations have been disclosed under the notes, as relevant

NOTES TO THE FINANCIAL STATEMENTS

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies that have been used in the preparation of these Financial Statements are summarized below.

3.1. Foreign Currency Transactions

Transactions in foreign currencies are translated to the functional currency at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated to the functional currency at the exchange rate at the reporting date. Exchange differences arising on translation are recognized in Profit or Loss

3.2. Financial Instruments

a) Recognition and Initial Measurement

The Company initially recognizes trade receivable when they are originated. Loans and receivables and deposits on the date that they originated. All other Financial Assets and Financial Liabilities are recognized initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

b) Classification and Subsequent Measurement

FINANCIAL ASSETS

On initial recognition, the Financial Assets are classified as measured at amortized cost, fair value through other Comprehensive Income (FVTOCI) or fair value through Profit or Loss (FVTPL).

The Company measures a Financial Asset at amortized cost if it meets both conditions required by the standard. As well as debt instrument is measured at FVOCI if it meets both the conditions required by the standard.

On the initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment fair value in OCI. This election is made on an investment-by-investment basis.

All financial assets are not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. This includes all derivatives financial assets. In addition, on initial recognition, the Company may irrevocably designate the financial assets that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

FINANCIAL LIABILITY

Financial liabilities are recognized when and only the Company becomes a party to the contractual provisions of financial instrument. Financial liabilities are recognized initially at fair value net of transaction costs that are directly attributable to the issue of the financial liability, which are not at fair value through profit or loss.

Financial liability is classified as FVTPL if it is classified as held for trading, is a derivate or it is designated as such on initial recognition.

c) De-recognition

FINANCIAL ASSETS

The Company derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial assets are transferred or in which the Company neither transfers nor retain substantially all of the risks and rewards of ownership and does not retain control of the financial assets. The Company enters into transactions whereby it transfers assets recognized in its Statement of Financial Position but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognized.

FINANCIAL LIABILITIES

The Company derecognizes the financial liability when its contractual obligation is discharged or cancelled or expired. The Company also derecognizes financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified term is recognized at fair value.

On de-recognition of a financial liability, the difference between the carrying amount extinguished or transferred to another party and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

d) Off-setting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

3.3 Impairment

FINANCIAL ASSETS

The Company recognizes a loss allowance for Expected Credit Losses (ECLs) on financial assets measured at amortized cost or at fair value through other comprehensive income. The Company, at each reporting date, measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since the initial recognition.

For trade and other receivables, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date.

NON-FINANCIAL ASSETS

The carrying amounts of the Company's non-financial assets other than inventories and deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit (CGU) is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risk specific to the asset or CGU. For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets or CGU. An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in Profit or Loss.

3.4 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between the market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using

the asset in its highest and best use or by selling it to another market participant that would use the asset for its highest and best use
The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the Financial Statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable for the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

The Company recognizes transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred. A fair value measurement of a non- financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. An analysis of fair value measurement of financial and non-financial assets and liabilities is provided in Note 25.

3.5 Property, Plant and Equipment

Property, Plant & Equipment except for Land are stated at cost, excluding the costs of day-to-day servicing, less accumulated depreciation and accumulated impairment in value. Such cost includes the cost of replacing part of the Property, Plant & Equipment when that cost is incurred, if the recognition criteria are met.
The assets' residual values, useful lives and method of depreciation are reviewed, and adjusted if appropriate, at least at each financial year end. An asset's carrying amount is written down immediately to its recoverable amount if it carrying amount is greater than its estimated recoverable amount.

Land is measured at fair value. Valuations are performed with sufficient regularity, to ensure that the fair value of a revalued asset does not differ materially from its carrying amount.

When an item of Property, Plant & Equipment is revalued, any accumulated depreciation at the date of the valuation is eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Any revaluation surplus (related to Property, Plant & Equipment) is credited to the revaluation reserve included in the equity section of the statement of financial position, except to the extent that it reverses a revaluation decrease of the same asset previously recognized in profit or loss. In which case, the increase is recognized in profit or loss. A revaluation deficit is recognized in profit or loss, except that a deficit directly offsetting a previous surplus on the same asset is directly offset against the surplus in the revaluation reserve

DE-RECOGNITION

Items of Property, Plant & Equipment are derecognized upon replacement, disposal or when no future economic benefits are expected from its use. Any gain or loss arising on de-recognition of the asset is included in Statement of comprehensive income in the year the asset is derecognized. When replacement costs are recognized in the carrying amount of an item of Property, Plant & Equipment, the remaining carrying amount of the replaced part is de-recognized as required by Sri Lanka Accounting Standard – LKAS 16 on "Property, Plant & Equipment."

Depreciation

Depreciation is recognized in the statement of comprehensive income on a straight line basis over the estimated useful life of each part of an item of property, plant & equipment in reflection the expected pattern of consumption of the future economic benefits in the asset.

The estimated useful lives for the current and comparative period as follows;

Type of Asset	Useful Life Time
Motor Vehicle	5 Years
Telephone Fax & Computers	5 Years
Tools & Accessories	5 Years
Computers & Printers	5 Years
Furniture	5 Years
Office Equipment	5 Years

3.6 Intangible Assets

Software acquired is stated at cost less accumulated amortization and accumulated impairment losses. Subsequent expenditure on Software assets is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is expense as incurred. Amortization is recognized in profit or loss on a straight – line basis over the estimated useful life of the software, from the date that is available for use since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

The estimated useful lives for the current and comparative periods are as follows:

Type of Assets	Useful Life Time
Software	5 Years
Web Site	5 Years

3.7 Right-of-use Assets

The Company recognizes right-of-use assets at the commencement date of the lease (i.e. the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any re- measurement of lease liabilities. The cost of right- of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets. If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment as more fully described in Note 3.3 Impairment of non- financial assets.

Reclassification as Property, Plant & Equipment

Vehicles previously held under lease are reclassified to Property, Plant & Equipment upon settlement of the lease obligation, where the Company retains control and use of the asset. Such assets are measured at cost less accumulated depreciation and impairment losses, if any.

3.8 Lease Liabilities

At the commencement date of the lease, the Company recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in- substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognized as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses interest rate implicit in the lease. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is re measured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying assets.

SHORT-TERM LEASES AND LEASES OF LOW-VALUE ASSETS

The Company has elected not to recognize right-of-use assets and lease liabilities for leases of low- value assets and short-term leases. The Company recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

AS A LESSOR

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially the entire risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Company considers certain indicators such as whether the lease is for a major part of the economic life of the asset.

3.9 Inventories

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realizable value (NRV).
Cost incurred in bringing each property to its present location and condition includes:

Freehold and leasehold rights for land
Amounts paid to contractors for development
Planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, development overheads and other related costs

NRV is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs necessary to make the sale.

When an inventory property is sold, the carrying amount of the property is recognized as an expense in the period in which the related revenue is recognized. The carrying amount of inventory property recognized in profit or loss is determined with reference to the directly attributable costs incurred on the property sold and an allocation of any other related costs based on the relative size of the property sold.

3.10 Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) because of a past event, where it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

3.11 Retirement Benefit Obligations

a) Defined Contribution Plans

A defined contribution plan is a post/ employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to Provident and Trust Funds covering all employees are recognized as an employee benefit expense in profit or loss in the periods during which services are rendered by employees. The entity contributes to the following Schemes:

EMPLOYEES' PROVIDENT FUND

Maturity approximating to the terms of the related liability. The present value of the defined benefit obligations depends on several factors that are determined on an actuarial basis using a number of assumptions. Key assumptions used in determining the defined retirement benefit obligations are given in Note 23 Any changes in these assumptions will impact the carrying amount of defined benefit obligations. Actuarial gains or losses are recognized in full in the other comprehensive income.

Provision has been made for retirement gratuities from the beginning of service for all employees, in conformity with LKAS 19 on "Employee Benefits". However, under the Payment of Gratuity Act No. 12 of 1983, the liability to an employee arises only on completion of five years of continued service.

Short-Term Employee Benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

The Company and employees contribute 12% and 8% respectively of the employee's monthly gross salary to the Provident Fund.

EMPLOYEES' TRUST FUND

The Company contributes 3% of the salary of each employee to the Employees' Trust Fund maintained by the Employees Trust Fund Board.

b) Defined Benefit Plan – Gratuity

The defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The defined benefit is calculated by the Company using Projected Unit Credit (PUC) methods recommended by LKAS 19 – "Employee benefits". The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates that are denominated in the currency in which the benefits will be paid, and that have terms to

3.12 Revenue

The Company is in the business of real estate. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services.

SLFRS 15 requires entities to exercise judgment, taking into consideration all the relevant facts and circumstances when applying each step of the model to contracts with their customers.
The Company applied the following judgments that significantly affect the determination of the amount and timing of revenue from contracts with customers:

DETERMINING THE TIMING OF SATISFACTION OF PERFORMANCE OBLIGATION

In recognizing revenue from sale of land, Management applies judgment ascertaining when the control of the good is transferred to the customer. The Company recognizes the revenue when possession of the Land is passed to the customer.

SALE OF LAND

Revenue from the sale of land is recognized as per the SLFRS 15 when the Company satisfies performance obligation by transferring promised good or service to a customer on whom the customer obtains control of the asset.

SIGNIFICANT FINANCIAL COMPONENT

A contract with a customer would not have a significant financing component if the difference between the promised consideration and the cash selling price of the good or service arises for reasons other than the provision of finance to either the customer or the entity, and the difference between those amounts is proportional to the reason for the difference. As there is no major change between the amount of promised consideration and the cash selling price of the Promised Land, the Company does not recognize the financial component.

Finance Income and Expenses

Finance income comprises interest income on easy payment loans granted, interest on fixed Deposits and savings. Interest income is recognized as it accrues in the statement of comprehensive income using effective interest method. Finance expenses comprise interest expense on borrowings.

Other Operating Income

Other income comprises income from land resale, Default Interest Income. Other income is recognized as it accrues in the statement of comprehensive income on the date that the company's right to receive payment is established.

3.13 Expenditure Recognition

All the expenditure incurred in running of the business and in maintaining the Property, Plant & Equipment in a state of efficiency has been charged to revenue in arriving at the profit for the year.
To presentation of statement of comprehensive income, the Directors are of the opinion that the function of expenses method present fairly the elements of the enterprise's performance, Hence such presentation method is adopted

3.14 Borrowing Costs

Borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

3.15. Income Tax Expenses

Income tax expense comprises current and deferred tax. Income tax expense is recognized in profit or loss except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity or other comprehensive income. Income tax provisions for the year ended 31st March 2025 have been made as per the provision of the Inland Revenue Act No. 24 of 2017 and the amendments thereto

3.15.1 Current Taxes

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects the uncertainty related to income taxes, if any. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if certain criteria are met.Current tax relating to items recognized directly in equity is recognized in equity and not in the statement of profit or loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

3.15.2 Deferred Taxation

Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.Deferred income tax liabilities are recognized for all taxable temporary differences.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax assets and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry-forward of unused tax assets and unused tax losses can be utilized.
The carrying amount of deferred income tax assets is reviewed at each Reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

3.16 Stated Capital

Stated capital consists solely of ordinary share capital. Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of Ordinary shares are recognized as a deduction from equity, net of any tax effects.

3.17 Earnings per Share (EPS)

The Company presents Basic Earnings per Share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the year.

3.18 Contingent Liabilities and Commitments

Contingent liabilities are possible obligations whose existence will be confirmed only by uncertain future events or present obligations where the transfer of economic benefit is not probable or cannot be readily measured as defined in the Sri Lanka Accounting Standard- LKAS 37 on 'Provisions, Contingent Liabilities and Contingent Assets'. Contingent Liabilities are not recognized in the statement of financial position but are disclosed unless its occurrence is remote.

3.19 Related Party Transactions

The Company carried out transactions in the ordinary course of its business with parties who are defined as related parties as per Sri Lanka Accounting Standard – LKAS 24 on "Related Party Disclosures".

Details of the Related Party Transactions are given in note 26 to the Financial Statements.

3.20 Contract Assets and Contract Liabilities

Contract assets represent the Company's right to consideration in exchange for goods or services that the Company has transferred to a customer, but not yet billed. Contract liabilities represent the Company's obligation to transfer goods or services to a Customer for which the Company has received consideration. These are recognized in accordance with SLFRS 15.

3.21 Statement of Cash Flows

The Statement of Cash Flows has been prepared using the "Indirect Method" of preparing Cash Flows in accordance with the Sri Lanka Accounting Standard - (LKAS 7) "Statement of Cash Flows". Cash and cash equivalents comprise short-term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

3.22 Events after the Reporting Date

All material events after the reporting date have been considered and where appropriate adjustments or disclosures have been made in the Financial Statements.

3.22 Comparative Information

The accounting policies have been consistently applied by the Company and, are consistent with those used in the previous year. Previous year's figures and phrases have been re-arranged wherever necessary to conform to current year presentation.

3.24 Changes in Accounting Standards

The following amendments and improvements are not expected to have a significant impact on the Company's Financial Statements.

- Amendments to LKAS 1: Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants
- Amendments to SLFRS 16: Lease Liability in a Sale and Leaseback
- Amendments to LKAS 7 and SLFRS 7: Supplier Finance arrangements
- Amendments to LKAS 12: International Tax Reform - Pillar Two Model Rules

Standards Issued but not yet Effective

The following amendments and improvements are not expected to have a significant impact on the Company's Financial Statements.

- Amendments to LKAS 21: Lack of Exchangeabilit

For the year ended 31st march	Notes	2025 Rs.	Re-stated 2024 Rs.
4 REVENUE			
Revenue from Property Trading	4.1	43,039,913	64,536,489
Interest on Easy Payment Scheme		5,811,722	5,878,865
		48,851,635	**70,415,354**
4.1 Revenue from Property Trading			
		43,039,913	64,536,489
Revenue from contracts with Customers			
		43,039,913	64,536,489

4.2 Segmental Information - Operating Segments

The Company is engaged in property trading and also earns interest income from customers under easy payment schemes. However, these activities are managed and monitored as a single business segment, and the chief operating decision maker reviews the performance of the Company as a whole.

Accordingly, the Company is considered to operate in a single operating segment.

Therefore, no separate segmental disclosures are presented in these financial statements, as permitted by SLFRS 8 – Operating Segments.

5 OTHER OPERTING INCOME		
Land Resale Income	261,304	438,000
Default Interest Income	878,291	349,719
Dividend Income	-	345,252
Document Charges & Resale Income	-	62,382
Fair Value Profit/(Loss) on Financial Assets at FVTPL	-	451,381
	1,139,595	1,646,734
6 OTHER OPERATING EXPENSES		
Loss from Share Investment	443,387	1,009,162
Bank Charges	250,126	162,684
	693,513.40	**1,171,846**

	For the year ended 31st march			
7	**FINANCE EXPENSES**			
	Loan Interest		5,609,074	5,949,551
	Overdraft Interest		669	13,255
			5,609,743	**5,962,806**
8	**FINANCE INCOME**			
	Interest on Savings Accounts		29,834	32,719
			29,834	**32,719**
9	**PROFIT BEFORE TAX**			
	Stated after Charging /(Crediting)			
	Depreciation on Property, Plant & Equipment		1,107,747	1,232,005
	Amortization		3,400,000	3,409,315
	Directors' Remunerations		4,750,000	4,200,000
	Personnel Costs Includes	9.1	16,044,898	17,377,718
	Auditors' Remuneration		367,500	230,000
	Secretarial Fees		179,090	116,109
9.1	**Personnel Costs**			
	Salaries & Wages		13,959,930	14,278,611
	Defined Contribution Plan Cost - EPF & ETF		1,129,674	2,139,635
	Defined Benefit Plan Cost		955,295	959,472
			16,044,898	**17,377,718**
10	**TAXATION**	-	-	-
	Current Income Tax	**10.1**	-	9,816
	Adjustments in respect of Income Tax of previous year	-	369,527	-
		-	-	-
	Investment Income	-	**-**	**-**
	Other Income		-	-
	Taxable Income		-	-
	Effective Tax Rate-01/04/2023 to 31/03/2024		-	-
	Income Tax Expense for the year		-	-

10.1	**Reconciliation between Tax Expense and the product of Accounting Profit multiplied by the Statutory Tax Rate is as follows :**		
	Accounting Profit /(Loss) before Tax	(23,769,159.29)	(27,493,933.75)
	Aggregate Disallowed Items	11,198,342.80	7,133,722.00
	Aggregate Allowed Item	(6,624,447.46)	(1,484,703.00)
	Net Profit /(Loss) from Trade	(19,195,263.95)	(21,844,914.75)
	Investment Income - Interest Income	29,834.11	32,719.00
	Loss Claimed	(29,834.11)	-
	Assessable Liable Income	Nil	32,719.00
	Effective Tax Rate		**0.30**
	Income Tax for the year	-	**9,815.70**

10.2 The carried forward unutilized tax losses of the Company as at 31 March 2025 amounting to Rs. 52,956,060 (2024-Rs. 33,773,630)

11 EARNING PER SHARE

Basic Earnings Per Share is calculated by dividing the Profit/(Loss) for the period attributable to Ordinary Shareholders by the weighted average number of ordinary shares.

The following reflects the income and share data used in basic earnings per share computation

Amount used as the Numerator	(16,764,521.55)	(20,553,284)
Profit/(Loss) for the year		
Number of ordinary shares used as the denominator		
Weighted Average Number of Ordinary Shares	36,250,000	36,250,000
Earnings per Share	**(0.46)**	**(0.57)**

11 PROPERTY, PLANT & EQUIPMENT

At Cost or Valuation	At Valuation	At Cost								
Description	Land	Motor Vehicles	CCTV Camera	Computers and Printers	Furniture & Fittings	Office Equipment	Other Equipment	Telephone & Fax	Tools & Equip ment	Air Conditioners	Total Gross Carrying Amounts
Gross Carrying Amounts	**Rs.**	**Rs.**	**Rs.**	**Rs.**	**Rs.**	**Rs.**	**Rs.**	**Rs.**	**Rs.**	**Rs.**	**Rs.**
As at 01st April 2024	40,000,000	-	174,810	1,220,195	3,908,725	794,301	27,450	69,770	5,600	526,815	46,727,666
Revaluation	15,000,000	-	-	-	-	-	-	-	-	-	15,000,000
Re-classification from Investment Property	-	5,300,274	-	-	-	-	-	-	-	-	5,300,274
Additions	-	-	-	-	-	6,449	6,479	-	-	-	12,928
As at 31st March 2025	**55,000,000**	**5,300,274**	**174,810**	**1,220,195**	**3,908,725**	**800,750**	**33,929**	**69,770**	**5,600**	**526,815**	**67,040,868**
Accumulated Depreciation											
As at 01st April 2024	-	-	174,810	715,426	1,682,367	651,262	21,131	57,138	5,600	427,524	3,735,258
Charge for the year	-	-	-	176,169	834,936	49,949	8,750	5,544	-	32,400	1,107,747
As at 31st March 2025	**-**	**-**	**174,810**	**891,595**	**2,517,303**	**701,211**	**29,881**	**62,682**	**5,600**	**459,924**	**4,843,005**
Carrying Amount											
As at 31st March 2025	**55,000,000**	**5,300,274**	**-**	**328,600**	**1,391,422**	**99,539**	**4,048**	**7,088**	**-**	**66,891**	**62,197,863**
As at 31st March 2024	**40,000,000**	**-**	**-**	**504,769**	**2,226,358**	**143,039**	**6,319**	**12,632**	**-**	**99,291**	**42,992,408**

Note: Reclassification of ROU Asset to PPE (Vehicle)

A Vehicle previously held under a finance lease was re-classified from right-of-use assets to Property, Plant & Equipment following the settlement of the lease liability through a short-term Bank Loan.

NOTES TO THE FINANCIAL STATEMENTS

12.1 Revaluation of land

Fair value of the property was determined using the market comparable method. This means that valuation performed by the value are based on market based evidence, significantly adjusted for difference in the nature, location or condition of the specific property.

The land extent to 20 perches is located at No: 382, Kadawatha Road, Mahara Pahala Karagahamuna, Kadawatha. The Fair value of the land is ascertained by independent valuations carried out by Mr. A.R. Ajith Fernando, a chartered valuation surveyor in reference to the market based evidence on 31st March 2025. The changes in fair value are recognized in other comprehensive income and in the statement of changes in equity

FAIR VALUE OF LAND

Fair Value measurement disclosure for revalued land based on un-observable inputs are as follows,

(A) Quoted Price (unadjusted) in active markets for identical assets or liabilities (Level -1).

(B) Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is deceived from prices) (Level -2)

(C) Input for the asset or liability that are not bas unobservable inpu observable market data (that is,

Revalued Property, Plant & Equipment	Date of Valuation	Fair Value Measurement using Significant Unobservable Inputs (Level 3)
Land	31st March 2025	55,000,000

Significant Unobservable Input:	Range Rs.
Price per perch	
Land - Mahara Pahala Karagahamuna	2,750,000

Significant Increases / (Decreases) in estimated price per perch in isolation would result in a significantly higher (lower) fair value.

13 RIGHT OF USE ASSETS

The right of use of assets includes the lease Motor Vehicles by the Company.

AS AT 31ST MARCH	Notes	2025 Rs.	2024 Rs.
Cost			
Balance as at beginning of the year		17,000,000	17000000
Additions to right-of-use assets during the year		-	-
Disposal of right-of-use assets during the year		-	-
Balance as at end of the year		17,000,000	17,000,000
Accumulated Amortization			
As at the beginning of the year		8,299,726	**4,890,411**
(+) Amortization for the year		3,400,000	3,409,315
(-) Amortization for Disposed Assets			
Balance as at the end of the year		11,699,726	8,299,726
		5,300,274	**8,700,274**
Re-classification as PPE	13.1	(5,300,274)	-
Carrying Amount		-	**8,700,274**

13.1 Re-classification of ROU Asset to PPE (Vehicle)

During the year, the Company settled a finance lease liability in full by obtaining a short-term loan facility from a licensed commercial bank. Consequently, the related right-of-use asset was reclassified to Property, Plant and Equipment. No lease liabilities remained as at 31st March 2025.

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INTANGIBLE ASSESTS AS AT 31ST MARCH	2025 Rs.	2024 Rs.
Cost		
Balance as at beginning of the year	217,500.00	217,500.00
Additions to Intangible Assets during the year	-	-
Disposal of Intangible Assets during the year	-	-
Balance as at end of the year	217,500.00	**217,500.00**
Accumulated Amortization		
As at the beginning of the year	217,500.00	217,500.00
(+) Amortization for the year	-	-
(-) Amortization for Disposed Assets	-	-
Balance as at the end of the year	217,500.00	**217,500.00**
Total Balance as at the end of the year	-	-

AS AT 31ST MARCH		2025	Re-stated 2024
		Rs.	Rs.
15	DEFERRED TAXATION		
15.1	The movement of Deferred Tax		
	Balance at the beginning of the year - Re stated Balances	8,147,981	1,209,207
	Recognized in Statement of Comprehensive Income	7,374,164	6,950,465
	Recognized in other Comprehensive Income	(4,745,640)	(11,691)
	Balance at the end of the year	**10,776,505**	**8,147,981**
15.2	**Net Deferred Tax Assets**		
	Deferred Tax Liabilities	(4,500,000)	(8,259)
	Deferred Tax Assets	15,276,506	8,156,240
		10,776,506	**8,147,981**

15.3 Recognized Deferred Tax Assets & Liabilities

Deferred Tax Assets & Liabilities are attributable to the following:

	Re-stated Assets		Re-stated Liabilities	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Property, Plant & Equipment	(1,554,927)	-		(8,259)
Retirement Benefit Obligation	949,715	669,509	-	-
Investment Property	-	-	-	-
Tax Loss	15,881,718	7,486,731	-	-
Revaluation Reserve	-	-	(4,500,000)	-
Net Tax (Assets)/ Liabilities	**15,276,506**	**8,156,240**	**(4,500,000)**	**(8,259)**

15.4 Movement in Deferred Tax Balance during the year

	Re-stated Balance as at 01/04/2024	Recognized in Comprehensive Income	Recognized in OCI	Balance as at 31/03/2025
	Rs.	Rs.	Rs.	Rs.
Property, Plant & Equipment	(8,259)	(1,546,668)	-	(1,554,927)
Retirement Benefit Obligation	669,509	525,846	(245,640)	949,715
Tax Loss	7,486,731	8,394,987	-	15,881,718
Revaluation Reserve	-	-	(4,500,000)	(4,500,000)
	8,147,981	**7,374,165**	**(4,745,640)**	**10,776,506**

	AS AT 31ST MARCH	Notes	2025 Rs.	Re-stated 2024 Rs.
16	**INVENTORIES**			
	Land Stock	16.1	195,643,238	176,868,241
16.1	**Movement in Inventories**			
	At 01st April		**176,868,241**	**129,881,064**
	Incurred during the year		50,090,864	98,801,045
	Recognized in Cost of Sales		(31,315,868)	(51,813,868)
	At 31st March		**195,643,238**	**176,868,241**

	AS AT 31ST MARCH	Notes	2025 Rs.	Re-stated 2024 Rs.
17	**TRADE RECEIVABLES**			
	Trade Debtors		12,421,930	16,936,646
			12,421,930	**16,936,646**

As at 31st March, the age analysis of trade receivables, is as follows:

	Before 30 Days	31 - 90 Days	> 90 Days	Total
	Rs.	Rs.	Rs.	Rs.
2025	-	-	12,421,930	12,421,930
2024	-	-	16,936,646	16,936,646

18	**OTHER CURRENT ASSETS**			
	Refundable Rent Deposit		960,000.00	960,000.00
	WHT		1,330.66	1,331.00
	Income Tax	18.1	120,461.00	120,461.00
	Share Investment Receivables		-	886,629.00
	Other Advance		1,650,000.00	1,650,000.00
			2,731,791.66	**3,618,421.00**

18.1 INCOME TAX

Balance at the beginning of the year	120,461.00	130,277.00
Provision for the year	-	(9,816.00)
Adjustments in respect of income tax of previous year	(369,526.73)	
Income Tax Paid	369,526.73	-
WHT Deducted on Interest Income	-	-
Balance at the end of the year	**120,461.00**	**120,461.00**

19 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

AS AT 31ST MARCH	2025	2024	2025	Re-stated 2024
	No. of Shares		Rs.	Rs.
As at 01/04/2024	8,089	248,532	5,234,480.00	14,438,193
Purchase	-	129,832	-	6,561,710
Disposal	(8,089)	(370,275)	(4,791,092.71)	(15,207,957)
Gain/(Loss)		-	(443,387.29)	(557,466)
As at 31/03/2025	-	**8,089**	-	**5,234,480**

AS AT 31ST MARCH	Notes	2025	Re-stated 2024
20 CASH AT BANK & IN HAND			
Cash at Bank	**20.1**	6,328,254	3,537,073
Cash in hand		70,000	-
Petty Cash		33,581	41,762
		6,431,835	**3,578,835**

20.1 CASH AT BANK

Sampath Bank - Savings - A/c 106014011234	55,573.99	16,084.66
NTB - Savings A/c - 200210059991	1,568.62	3,520,288.58
Pan Asia Bank - (102611000834)	5,999,928.37	-
Sampath Bank (006010007036)	271,183.05	-
Commercial Bank - 1000108963	-	350.00
Sampath Bank -Trade - 006010010045	-	350.00
	6,328,254.03	**3,537,073.24**

21 STATED CAPITAL

Issued & Fully Paid Ordinary Shares		
At the beginning of the year	150,000,000	150,000,000
Issue of Shares	-	-
At the end of the year	150,000,000	150,000,000
No. of Shares	36,250,000	36,250,000

22 INTEREST BEARING LOANS & BORROWINGS

AS AT 31ST MARCH

		2025			2024		
	Notes	Amount Re-payable within 1 year Rs.	Amount Re-payable After 1 year Rs.	Total Liability Rs.	Amount Re-payable within 1 year Rs.	Amount Re-payable After 1 year Rs.	Total Liability Rs.
Bank Loans	22.1	17,944,298	62,392,277	80,336,575	21,006,587	48,543,055	69,549,642
Other Loans	22.2	13,872,820		13,872,820	-	-	-
		31,817,118	**62,392,277**	**94,209,395**	**21,006,587**	**48,543,055**	**69,549,642**

22.1 BANK LOANS

		As at 01/04/2024 Rs.	Loans Obtained Rs.	Re-payment Rs.	As at 31/03/2025 Rs.	Re-payable within 1 year Rs.	Re-payable After 1 year Rs.
PABC	50260012190005	14,049,642	-	(4,650,778)	9,398,864	5,506,587	3,892,277
PABC		-	16,000,000	-	16,000,000	-	16,000,000
NTB		42,500,000	-	-	42,500,000	-	42,500,000
Spread Draft - PABC		13,000,000	-	(562,289)	12,437,711	12,437,711	-
		69,549,642	**16,000,000**	**(5,213,067)**	**80,336,575**	**17,944,298**	**62,392,277**

22.2 OTHER LOANS

	As at 01/04/2024 Rs.	Loan Obtained Rs.	Re-payment Rs.	As at 31/03/2025 Rs.	Re-payable within 1 year Rs.	Re-payable After 1 year Rs.
Sisira Lal Samarathunga	-	13,872,820	-	13,872,820	13,872,820	-
	-	**13,872,820**	**-**	**13,872,820**	**13,872,820**	**-**

22.3 ASSETS PLEDGED

The following assets have been pledged as security for credit facilities and loans obtained by the Company from respective financial institutions concerned.

Loan Granted By	Date of Loan Granted	Balance as at 31/03/2025	Interest Rate	Asset Mortgage
		Rs.		
PABC - Kadawatha	18/12/2019	9,398,864	16.50%	20P Land at Kadawatha
PABC - Kadawatha	25/02/2025	16,000,000	16.50%	20P Land at Kadawatha
NTB - Kadawatha	15/11/2023	42,500,000	AWPLR +3%	428P - 31 Lots - Balummahara Land
PABC - Kadawatha	15/11/2023	12,437,711	14.50%	Peugeot 5008 SUV - CBD 8739
Sisira Lal Samarathunga	23/09/2023	13,872,820	15%	334P - 25 Lots - Kiridiwela Land

	AS AT 31ST MARCH	2025 Rs.	2024 Rs.
23	**RETAIRTMENT BENEFIT OBLIGATION**		
	At the beginning of the year	3,179,221	2,285,780
	Recognized in Profit and Loss Current Service Cost	639,624	689,224
	Interest Cost	315,671	270,248
	Recognized in Other Comprehensive Income Actuarial Gain /Loss	(818,799)	38,968
	Payments made during the year	(150,000)	(105,000)
	At the end of the year	**3,165,717**	**3,179,221**

		For the year Ended 31/03/2025	For the year Ended 31/03/2024
23.1	**Amount recognized in the Statement of Comprehensive Income**	**Rs.**	**Rs.**
	Current Service Cost for the year	639,624	689,224
	Interest Cost for the year	315,671	270,248
		955,295	**959,472**
23.2	**Amount Recognized in Other Comprehensive Income**		
	Actuarial Gain / Loss for the year	(818,799)	38,968
		(818,799)	**38,968**

23.3

The cost of the defined benefit plan are determined using actuarial valuation and it involves making various assumptions, these includes the determination of the discount rate, future salary increase, staff turnover and retirement age. Due to that complexity involves in the valuation and its long-term nature, a defined obligation is highly sensitive to change in these assumptions. All assumptions are reviewed at each reporting date.

The valuation method used by the Company to the retirement benefit obligation is the "projected unit credit method" the method recommended by the LKAS 19 – "Employee Benefits"

Key assumptions used in the computation includes the following:

	2025	2024
Rate of Discount (%)	12.42	12.42
Salary Incremental Rates (%)	16	16
Employee Turnover Factor (%)	20	20
Retirement Age (years)	55	55

23.4 Sensitivity of Assumptions Employed in the Valuation of the Retirement Benefit Obligation

The following table demonstrates the sensitivity to a reasonably possible change in the key assumptions employed with all other variables held constant in the employment benefit liability measurement.

The sensitivity of the total Comprehensive Income and Financial Position is the effect of the assumed changes in discount rate and salary increment rate on to total comprehensive income and employment benefit obligation for the year.

AS AT 31ST MARCH	2024/2025	2023/2024
	Rs.	Rs.
Discount Rate		
Effect on Retirement Benefit Obligation due to 5% Increase	455,470	496,679
Effect on Retirement Benefit Obligation due to 5% Decrease	(560,491)	(621,272)
Salary Increment Rate		
Effect on Retirement Benefit Obligation due to 5% Increase	(516,677)	(572,345)
Effect on Retirement Benefit Obligation due to 5% Decrease	460,724	502,361

	AS AT 31ST MARCH	2025	Re-stated 2024
		Rs.	Rs.
24	TRADE & OTHER PAYABLES		
	Sundry Creditors	9,633,037	4,183,445
	IPO Refund Payable	58,668	58,668
	Legal Fee Control	-	63,584
	Payee Tax Payable	4,688,587	2,560,257
	Dividend Tax Payable	13,434	13,434
	Project Expenses Provision	-	-
	Salary Control Account	-	-
	Accrued Expenses	1,800,493	4,235,202
		16,194,219	**11,114,590**
25	OTHER CURRENT LIABILITIES	29,789,362	25,071,038
	Customer Advances	29,789,362	**25,071,038**
26	AMOUNT DUE TO RELATED PARTIES		
	Directors' Loan	1,200,000.00	5,000,000
		1,200,000.00	**5,000,000**

27 RELATED PARTY DISCLOSURES

27.1 Transactions with Key Management Personnel of the Company

Key management personnel include all the members of the Board of Directors of the Company having the authority and responsibilities for planning, directing and controlling the activities of the Company.

The employment benefits of Key Management Personnel are as detailed below.

FOR THE YEAR ENDED 31ST MARCH	2025	2024
	Rs.	Rs.
Short-term benefit	**410,000**	4,200,000

27.2 Transactions with Related Parties

During the year, the Company paid rent in relation to premises used for business operations, where the rental agreement is in the name of the Managing Director.

Description	Related Party	Nature of Transaction	Amount Rs.
Rent Paid for Business Premises	Mr. P.D. Nalin Perera	Payment under Rental Aggreement	1,119,674

The premises are used entirely for the Company's operations. Although the rental agreement is in the personal name of the Managing Director, the payments were made by the Company directly to the landlord. The Board of Directors has reviewed and approved this arrangement. The terms and conditions of this transaction are considered to be at arm's length and comparable to normal commercial terms available in the market.

27.3 AMOUNT DUE TO RELATED PARTIES

Directors' Fees	**1,200,000**	5,000,000

FOR THE YEAR ENDED 31ST MARCH	2025	2024
	Rs.	Rs.

28 FINANCIAL INSTRUMENTS

Financial Assets & Liabilities by Categories
Financial Assets & Liabilities are split into following categories.

28.1 FINANCIAL ASSETS BY CATEGORIES

Financial Instruments in Non-Current Assets	-	-
Financial Instruments in Current Assets		
Trade & Other Receivables	12,421,930	16,936,646
Financial Assets at Fair Value through Profit or Loss	-	5,234,480
Cash at Bank & In hand	6,431,835	3,578,835
Total	**18,853,766**	**25,749,961**

28.2 Financial Liabilities by Categories

Financial Instruments in non Current Liabilities		
Interest Bearing Borrowings	62,392,277	48,543,055
Financial Instruments in Current Liabilities		
Trade & Other Payables	16,194,219	11,114,590
Current Portion of Interest Bearing Borrowings	31,817,118	21,006,587
Amount due to Related Parties	1,200,000	5,000,000
Bank Overdraft	3,500	830,459
Total	**111,607,114**	**86,494,691**

29 EVENTS AFTER THE REPORTING DATE

There were no material events occurring after the Reporting date that require adjustments to or disclosure in the Financial Statements.

30 RE-STATEMENT OF COMPARATIVE INFORMATION DUE TO PRIOR PERIOD ERROR

During the year, the Company identified an error in the computation of deferred tax in the financial statements for the year ended 31st March 2024. The error arose because of failing to recognize available tax losses carried forward in calculating the deferred tax asset.

The error has been corrected retrospectively in accordance with LKAS 8. The comparative information for the year ended 31st March 2024 has been restated. The effect of the restatement on the previously reported figures is as follows:

Line Item	Notes	Previously Reported	Adjustment	Re-stated Balance
		Rs.	Rs.	Rs.
Statement of Profit or Loss & Other Comprehensive Income				
Taxation		348,792	6,601,673	6,950,465
Other Comprehensive Income		(11,691)	-	(11,691)
Statement of Financial Position				
Deferred Tax (Assets)		661,250	7,486,731	8,147,981
Statements of Changes in Equity				
Retained Earnings		(16,815,395)	(7,486,731)	(9,328,664)

31 RISK MANAGEMENT

The Company has exposure to the following risks from financial instruments:

1. Credit Risk
2. Liquidity Risk
3. Market Risk
4. Operational Risk

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, Policies and processes for measuring and managing risk, and the Company's management of capital. Further quantitative disclosures are included throughout these Financial Statements.

Risk Management Framework

The Board of Directors has the overall responsibilities for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyses the risk faced by the Company, to set appropriate risk limits and controls, and to monitor risk and adherence to limits. Risk management policies and systems are reviewed regularly to reflect the changes in market conditions and the Company's activities.

31.1 Credit risk

Credit risk is the risk of financial loss to the Company if a customer or a counter party to a financial instrument fails to meet its contractual obligations and arises principally from the Company's investments and deposits with Banks.

The Company is exposed to credit risk from its investing and financing activities, including deposits with Banks and other Financial Assets.

Exposure to credit risk

As at 31st March	2025 Rs.	2024 Rs.
Trade and Other Receivables	12,421,930	20,555,067
Cash and Cash Equivalents	6,431,835	3,578,836
Financial Asset - FVTPL	-	5,234,480
	18,853,766	**29,368,383**

Management of credit risk includes the following components

The Company does an extensive and continuous evaluation of credit worthiness of it customers / financial institutions by assessing external credit ratings (if available) or historical information about default rates and change the credit limits and payment terms where necessary.

31.1.1 Trade and Other Receivables

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer.

The Company Senior Management has established a credit policy under which each new customer is analyzed individually for creditworthiness before the standard payment and delivery terms and conditions are offered.

The maximum exposure to credit risk for trade and other receivables at the reporting date is Rs.16 Mn (2024-Rs. 20 Mn) which is disclosed in Note 15. The Company evaluates the concentration of risk with respect to trade receivables as low.

31.1.2 Cash and Cash Equivalents

The Company held cash and cash equivalents of Rs. 6.4 Mn and Rs. 3.5 Mn respectively as at 31st March 2025 and 2024 which represents its maximum credit exposure on these assets.

Respective Credit Ratings of Banks which Company Cash Balances held are as follows:

Sampath Bank PLC – A (lka)

Nation Trust Bank PLC - A (lka)

Pan Asia Bank - BBB (lka)

31.2 Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial assets

31.2.1 Management of Liquidity Risk

The Company manages the liquidity risk by carrying out Cash Flow forecasts and identifying future cash needs. Investments are planned ensuring money is available for settlements. Adequate banking facilities are approved and kept for use as and when necessary. Strong relationships have been built with banks to ensure that urgent borrowing needs are met at short notice.

The table below summarizes the maturity profile of the Company's financial liabilities based on contractual undiscounted (principle plus interest) payments.

	On Demand	Less than 3 Months	3-12 Months	3 to 12 months	1-5 Years	More than 5 Years	Total
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Balance as at 31st March 2025							
Non-derivative Financial Liabilities							
Trade & Other Payables	-	-	-	-	-	-	16,194,219
Other Current Liabilities	-	-	-	-	-	-	29,789,362
Amount due to Related Parties	-	-	-	-	-	-	1,200,000
Bank Overdrafts	-	-	-	-	-	-	3,500
Loans & Borrowings	-	-	-	-	-	-	94,209,395
	-	-	-	-	-	-	141,396,476

	On Demand	Less than 3 Months	3-12 months	3 to 12 months	1-5 years	More than 5 Years	Total
	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.
Balance as at 31/03/2024							
Non-derivative Financial Liabilities							
Trade & Other Payables	-	-	-	-	-	-	11,114,590
Other Current Liabilities	-	-	-	-	-	-	25,071,038
Amount due to Related Parties	-	-	-	-	-	-	5,000,000
Bank Overdrafts	-	-	-	-	-	-	830,459
Loans & Borrowings	-	-	-	-	-	-	69,549,642
	-	-	-	-	-	-	**111,565,729**

It is not expected that the Cash Flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

31.3 Market Risk

Market risk is the risk that the fair value or future Cash Flows of a financial instrument will fluctuate because of changes in market prices. The objective of market risk management is to manage and control the market risk exposures within acceptable parameters, while optimizing the return. Market risk comprises Three types of risks;

- Interest Rate Risk
- Equity Price Risk

31.3.1 Interest Rate Risk

Interest rate risk is the risk that the fair value of future Cash Flows of a financial instrument will fluctuate because of changes in market Interest rate The Company's Interest rate risk arises mainly from the borrowings and investment of excess funds in financial investments. Borrowings at variable rates expose the Company to Cash Flow Interest rate risk. Borrowings and investments at fixed rates expose the Company to fair value Interest rate risk.

The Company has cash and Bank balances including deposits placed and reputed financial institutions. All available opportunities are considered before making investment decisions.

The Company manages its working capital appropriately to ensure that borrowing needs and investment opportunities are foreseen. Market interstates are monitored closely to ensure borrowings and investments are at the best rate forth Company.

At the end of the reporting year, the interstate profile of the Company's interest-bearing financial instruments as reported to the management of the Company was as follows,

	As at 31/03/2025 Rs.	As at 31/03/2024 Rs.
Floating Rate Instruments		
Financial Assets		
Fixed Deposit	-	-
Financial Liabilities		
Loans and Borrowings	(94,209,395)	(27,536,468)
	(94,209,395)	**(27,536,468)**
Variable Rate Instruments		
Financial Assets		
Bank Balance	6,431,835	3,578,835
	6,431,835	**3,578,835**
Financial Liabilities		
Bank Overdraft	(3,500)	(830,459)
	(3,500)	**(830,459)**

FINANCIAL MANAGEMENT OBJECTIVES AND POLICIES

31.3.2 Equity Price Risk

The Company's Equity Risk Management Policies adopted as follows;

- Equity investment decisions are based on fundamentals rather than on speculation.
- Decisions are made based on in-depth industry and macro-economic analysis as well as on research reports on the Company performance

The table below shows the diversification of equity investments;

	2025	2024
Trading Shares	**Rs.**	**Rs.**
Quoted Equity Securities	-	5,234,480

31.4 Operational Risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behavior. Operational risks arise from all of the Company's operations. The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity. The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management within each business unit. This responsibility is supported by the development of overall Company standards for the management of operational risk in the following areas,

- Requirements for appropriate segregation of duties, including the independent authorization of transactions

- Requirements for the reconciliation and monitoring of transactions
- Compliance with regulatory and other legal requirements.
- Documentation of controls and procedures
- Requirements for the periodic assessment of operational risks faced, and the adequacy of controls and procedures to address the risks identified
- Requirements for the reporting of operational losses and proposed remedial action
- Training and professional development
- Ethical and business standards
- Risk mitigation, including insurance when applicable.

31.4.1 Capital Management

The Board's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Capital consists of stated capital and reserves of the Company. The Board of Directors monitors the return on capital, which the Company defines as a result from operating activities divided by total shareholders' equity. The Board of Directors also monitors the level of dividends to ordinary shareholders.

The Company manages its capital structure, and makes adjustments to it, in the light of changes in economic conditions. To maintain or adjust the capital structure, the Company may issue new shares, have a rights issue or buy back of shares.

The Company's debt to adjusted capital ratio at the end of the reporting period was as follows

	As at 31/03/2025	As at 31/03/2024
Debt to Equity Ratio	0.65 : 1	0.46 : 1

32 FAIR VALUES

The carrying amounts of the Company's financial instruments by classes that are not carried at fair value in the Financial Statements are not materially different from their fair values.

32.1 Determination of Fair Value and Fair Value Hierarchy

As at 31st March 2025, the Company held the following assets carried at fair value on the statement of financial position. The Company uses the following hierarchy for determining and disclosing the fair value of these assets by valuation technique:

The different levels have been defined as follows,

Level I	Quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level II	Input other than quoted prices included within Level I that are observable for the asset or liability, either directly or indirectly.
Level III	Inputs for the assets or liability that are not based on observable market data.

As at 31st March 2025	Notes Number	Level I	Level I	Level II	Level III	Total
Assets			Rs.	Rs.	Rs.	Rs.
Cash and Cash Equivalents	**20**	-	-	6,431,835	-	6,431,835
Trade Receivables	**17**	-	-	-	12,421,930	12,421,930
		-	-	6,431,835	12,421,930	18,853,766
Liabilities						
Bank overdrafts		-	-	3,500	-	3,500
Trade and other payables	**24**	-	-	-	16,194,219	16,194,219
Borrowings	**22**	-	-	-	94,209,395	94,209,395
		-	-	3,500	110,403,614	110,407,114

There were no transfers between Level I, Level II, and Level III during the year 2024/2025 for the financial instruments.

SUPPLEMENTARY INFORMATION



SHARE INFORMATION

A. TWENTY MAJOR SHAREHOLDERS

	Name of the shareholder	As at 31 March 2025		As at 31 March 2024	
		No. of Shares	%	No. of Shares	%
1	Mr. P.D.N. Perera	2,250,000	62.07%	22,500,000	62.07%
2	Mrs. D.I.T. Dissanayake	7,199,450	19.86%	7,500,000	20.69%
3	Mr. D.P. Navaratnam	1,060,000	2.92%	960,000	2.65%
4	Mr. U.D.M. Fernando	519,297	1.43%	514,500	1.42%
5	Mr. A.S.A. Fernando	282,612	0.78%	302,612	0.83%
6	Mr. W.A.S.P. De Saram	273,852	0.76%	267,437	0.74%
7	PMF Finance PLC/C.M. Wijethunga	136,975	0.38%	162,500	0.45%
8	DR.N.Y.P.H.Narangoda	147,439	0.41%	-	-
9	Mr. K.G.C. De Silva	143,000	0.39%	143,000	0.39%
10	MR.L.K.T.Lakshan	104,728	0.29%	-	-
11	MRS.T.H.A.Swarnalatha	72,716	0.20%	-	-
12	Hatton National Bank PLC Ramaraj Kuhan	58,712	0.16%	-	-
13	Mr. M.R.M. Simsan	570,018	1.57%	103,648	0.29%
14	Mr. G.C.S. Ramanayake	103,135	0.28%	103,135	0.28%
15	Mr. K.G.T.D. Gunathilake	100,000	0.28%	77,000	0.21%
16	MRS. M. Arudpragasam	60,000	0.17%	-	-
17	Mr. R.L. Samarasinghe	70,613	0.19%	70,613	0.19%
18	Mrs. M. Arudpragasam	80,000	0.22%	60,000	0.17%
19	MRS. K.H.N. Dilrukshi	56,999	0.16%	-	-
20	Mr. A. Samaranayake	55,459	0.15%	55,459	0.15%
		33,595,005	**92.68%**	**32,819,904**	**90.54%**
	Others	**2,654,995**	**7.32%**	**3,430,096**	**9.46%**
	Total	**36,250,000**	**100.00%**	**36,250,000**	**100.00%**

B. PUBLIC AND NON-PUBLIC SHAREHOLDINGS

	As at 31.03.2025			As at 31.03.2024		
	No. of shares	No. of shareholders	Percentage (%)	No. of shares	No. of shareholders	Percentage (%)
Number of shares issued & Number of Shareholders	36,250,000	860	100.00	36,250,000	856	100.00
Less: - Shares held by Non-Public	29,699,450	2	81.93	30,000,000	2	82.76
Shares held by the Public & Number of Shareholders	6,550,550	858	18.07	6,250,000	854	17.24

C. DISTRIBUTION OF SHAREHOLDERS

	As at 31.03.2025			As at 31.03.2024		
	No. of shareholders	No. of shares	Percentage (%)	No. of shareholders	No. of shares	Percentage (%)
1 - 1,000	514	144,629	0.40	472	150,890	0.42
1,001 - 10,000	262	808,415	2.23	293	940,076	2.59
10,001 - 100,000	72	2,207,362	6.09	77	2,076,188	5.73
100,001 – 1,000,000	9	2,330,144	6.43	12	3,082,846	8.50
Over 1,000,000	3	30,759,450	84.85	2	30,000,000	82.76
Total	**860**	**36,250,000**	**100.00**	**856**	**36,250,000**	**100.00**

D. CATEGORIES OF SHAREHOLDERS

	As at 31.03.2025			As at 31.03.2024		
	No. of shareholders	No. of Shares	Percentage (%)	No. of shareholders	No. of Shares	Percentage (%)
Joint & Individuals	826	35,487,022	97.90	815	35,487,022	97.90
Institution	34	762,978	2.10	41	762,978	2.10
Total	**860**	**36,250,000**	**100.00**	**856**	**36,250,000**	**100.00**
Resident	848	36,194,491	99.85	844	36,194,491	99.85
Non-Resident	12	55,509	0.15	12	55,509	0.15
Total	**860**	**36,250,000**	**100.00**	**856**	**36,250,000**	**100.00**

E. SHARE PRICE MOVEMENTS FOR THE YEAR

Market Price per share	As at 31.03.2025	As at 31.03.2024
Highest	11.10	9.20
Lowest	7.50	7.70
Last Traded Price	8.00	7.80

F. INFORMATION ON SHARE TRADING

	As at 31.03.2025	As at 31.03.2024
No. of Transactions	2590	1953
No. of Shares Traded	4,147,592	1,451,779
Value of Shares Traded (Rs.)	36,425,504	12,789,556

G. SHAREHOLDINGS OF DIRECTORS

Name of the Directors	As at 31.03.2025		As at 31.03.2024	
	No. of shares	Percentage (%)	No. of shares	Percentage (%)
Prof. W.D Pramachandra	Nil	-	Nil	-
Mr.P.D Nalin Perera	22,500,000	62.07	22,500,000	62.07
Mrs. D.I Tharanganee Dissanayake	7,199,450	19.86	7,500,000	20.69
Dr. Ajith Alahakoon	Nil	-	Nil	-
Mr.J.C.Deshantha De Alwis	Nil	-	Nil	-

FIVE YEAR FINANCIAL HIGHLIGHTS

		2024/2025	2023/2024 Restated	2022/2023	2021/2022	2020/2021
OPERATING RESULTS						
Revenue	Rs.	48,851,635	70,415,354	66,429,773	249,587,631	167,883,163
Profit / (Loss) before tax	Rs.	(23,769,159)	(27,493,934)	(11,212,323)	48,247,347	28,642,865
Tax on Profit	Rs.	7,004,638	6,940,649	(78)	(3,504,893)	(2,869,346)
Profit after tax	Rs.	(16,764,522)	(20,553,284)	(11,212,401)	44,742,453	25,773,519
FINANCIAL POSITION						
Non Current Assets	Rs.	72,974,369	59,840,663	53,715,654	57,343,252	34,106,639
Current Assets	Rs.	217,228,795	206,236,623	171,250,814	216,084,672	135,835,971
Total Assets	Rs.	290,203,164	266,077,286	224,966,468	273,427,924	169,942,610
Non Current Liabilities	Rs.	65,557,994	51,722,276	16,398,294	23,606,075	30,370,647
Current Liabilities	Rs.	79,004,199	63,022,674	37,516,953	58,973,851	78,404,952
Shareholders' funds	Rs.	145,640,973	151,332,336	171,051,221	190,847,998	61,167,010
SHARE INFORMATION						
Earnings Per Share	Rs.	(0.46)	(0.57)	(0.31)	1.49	0.86
Net Assets Per Share	Rs.	4.02	4.17	4.72	5.26	1.69
Market Capitalization	Rs.	290,000,000	282,750,000	337,125,000	398,750,000	N/A
Market Price Per Share						
- High	Rs.	11.10	9.20	10.10	29.00	N/A
- Low	Rs.	7.50	7.70	8.70	10.70	N/A
- Last Traded Price	Rs.	8.00	7.80	9.30	11.00	N/A
RATIOS						
Return on Assets	%	(0.06)	(0.08)	(0.05)	0.16	0.15
Return on Equity	%	(0.12)	(0.14)	(0.07)	0.23	0.42
Current Asset ratio	Times	3.31	3.99	10.44	9.15	4.47
Debt to Equity	%	0.99	0.76	0.32	0.43	1.78

NOTES

CORPORATE INFORMATION

NAME OF THE COMPANY

Myland Developments PLC
(Reg. No. PQ 00239455)

REGISTERED OFFICE

No. 143/A/2, Kandy Road,
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Web : www.myland.lk
Email : info@myland.lk

LEGAL FORM

Incorporated as a Private Limited Liability Company on 6th March 2017 under the Companies Act No.7 of 2007, in Colombo. The Company has changed its status to a Limited Liability Company on 10th May 2021 in terms of Companies Act No. 7 of 2007. The Company was listed in the Colombo Stock exchange on 28th December 2021. The Company changed its status to a PLC Company on 23rd February 2022 in terms of Companies Act No. 7 of 2007.

BOARD OF DIRECTORS

Prof. W. D. Premachandra
Chairman,
Non Independent, Non-Executive Director

Mr. P. D. N. Perera
Managing Director, Executive Director

Mrs. D. I. T. Dissanayake
Executive Director

Dr. Ajith Alahakoon
Non-Executive Independent Director

Mr. J.C. Deshantha de Alwis
Non-Executive Independent Director

COMPANY SECRETARY

R.K.L.S. Corporate Services (Pvt) Limited
No. 216/1, Rajagiriya Road, Rajagiriya,
Sri Jayewardenepura, Kotte.

Tel / Fax: +94 112 868469

AUDITORS TO THE COMPANY

DHP Munaweera & Co, Chartered Accountants
No. 5/6, Police Park Terrace,
Off Police Park Avenue,

Colombo 05

Tel: +94 112 553006/ +94 112 555313
Fax: +94 112 555038
Email : munaweera@sltnet.lk

BANKERS OF THE COMPANY

Sampath Bank PLC
Nation Trust Bank PLC
Pan Asia Banking Corporation PLC

NOTICE OF MEETING

Notice is hereby given that the Fourth Annual General Meeting of Myland Developments PLC will be held via an online meeting platform on Thursday 25th of September 2025 at 3.00 PM to transact the following businesses:

Agenda

1. To receive and consider the Audited Financial Statements for the year ended 31st March 2025 and the reports of the auditors and of the directors thereon.

2. Re-election of directors.

- Wickramasinghearachchige Don Premachandra who retires by rotation in terms of Article 103 of the Articles of Association of the company and section 211 of the Company Act No. 07 of 2007.
- Srinath Ajith Kumara Alahakoon who retires by rotation in terms of Article 103 of the Article of Association of the Company.
- Jayasinghage Chandana Deshantha De Alwis -who retires by rotation in terms of Article 103 of the Article of Association of the Company.

3. To reappoint of D.H.P. Munaweera & Co, Chartered Accountants, as our statutory auditors for the financial year 2025/2026.

4. To authorize the Directors to determine contributions to charities and other donations.

5. To consider any other matters.

By order of the Board.

Myland Developments PLC



R.K.L.S. Corporate Services (Pvt) Ltd

Secretaries

At Colombo

25th August 2025.

FORM OF PROXY

I/We……of…… ……being a shareholder/s of Myland Developments PLC do hereby appoint ……..of…… …….failing him/her

Prof. W. D. Premachandra	or failing him
Mr. P. D. Nalin Perera	or failing him
Mrs. D. I. Tharaganee Disanayake	or failing her
Dr. S. A. Alahakoon	or failing him
Mr. J. C. D. de Alwis	or failing him

as my/our proxy to represent me/us and vote for me/us on my/our behalf at the Fourth Annual General Meeting of the Company to be held on Thursday 25th of September 2025 and at any adjournment thereof, and at every poll which may be taken in consequence thereof. I/We the undersigned hereby authorize my/our proxy to vote on my/our behalf in accordance with the preference indicated below:-

Agenda Item	For	Against
1. To receive and consider the Audited Financial Statements for the year ended 31st March 2025 and the reports of the auditors and of the directors thereon.	☐	☐
2. Re-election of directors.		
I. Wickramasinghearachchige Don Premachandra -who retires by rotation in terms of Article 103 of the Articles of Association of the company and section 211 of the Company Act No. 07 of 2007.	☐	☐
II. Srinath Ajith Kumara Alahakoon -who retires by rotation in terms of Article 103 of the Article of Association of the Company.	☐	☐
III. Jayasinghage Chandana Deshantha de Alwis -who retires by rotation in terms of Article 103 of the Article of Association of the Company.	☐	☐
3. To appoint of D.H.P. Munaweera & Co, Chartered Accountants, as our new statutory auditors for the financial year 2025/2026.	☐	☐
4. To authorize the Directors to determine contributions to charities and other donations.	☐	☐
5. To consider any other matters.	☐	☐

Signed on this …… day of ……. Two Thousand and Twenty Five.

……...

Signature of the Shareholder

Note: Instructions as to the completion of the form of proxy are noted on the reverse thereof.

INSTRUCTIONS TO COMPLETE THE FORM OF PROXY

1. To be valid this Form of Proxy must be deposited at the Registered Office of the Company, Myland Developments PLC, No. 143/A/2, Kandy Road, Kadawatha, not less than 48 hours before the time appointed for the holding of the Meeting.

2. The instrument appointing a Proxy shall in the case of an individual be signed by the appointer or by his Attorney and in the case of a Company/ Corporation, the Proxy Form must be executed under its common Seal, which should be affixed and attested in the manner prescribed by its Articles of Association or other constitutional documents.

3. If the Proxy Form is signed by an Attorney, the relevant Power of Attorney or a notary certified copy thereof, should also accompany, the completed form of Proxy if it has not already been registered.

4. The full name and address of the Proxy holder and of the Shareholder appointing the Proxy holder should be entered legibly in the Form of Proxy.

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TOGETHER

myland

Building Your Future