LANKA REALTY

INVESTMENTS PLC

Condensed Interim Financial Statement

31st December 2025



Contents

1.	Performance review of Consolidated Financial Statements	1-6
2.	Statement of Profit or Loss & Other Comprehensive Income	7-8
3.	Statement of Financial Position	9
4.	Statement of Changes in Equity	10
5.	Statement of Cash Flows	11
6.	Notes to the Interim Financial Statements	12-14
7.	Corporate Information	15

Performance review for the Nine Months ended 31 December 2025

Lanka Realty Investments PLC (ASCO.N)

Business Overview and Revenue Profile

Lanka Realty Investments PLC operates as a diversified, asset backed real estate investment platform with a core focus on generating stable recurring income from high quality investment properties and leisure based assets.

The Group's revenue profile is predominantly **contracted, predictable, and cash generative**, providing strong earnings visibility and resilience across economic cycles.

The investment property portfolio comprises strategically located commercial and hospitality assets positioned within prime and high demand locations. These assets continue to demonstrate **strong and resilient occupancy levels**, underpinned by disciplined asset management, a diversified tenant base, and sustained demand for well located commercial and lifestyle oriented spaces.

The leisure and hospitality segment delivered **strong results**, benefiting directly from the continued recovery of Sri Lanka's tourism sector. Rising tourist arrivals, improving sector wide occupancy ratios, and strengthening destination demand translated into higher room nights, improved average daily rates, and stronger ancillary revenues across the Group's leisure portfolio.

Looking ahead, management maintains a positive forward outlook supported by:

- stable and predictable rental cash flows from investment properties
- sustained growth in inbound tourism volumes
- improving destination demand across key leisure corridors
- rising occupancy levels and pricing power within hospitality assets

The leisure segment is expected to remain a **key earnings growth driver**, with performance tracking above national tourism recovery trends. As tourism activity continues to normalize and expand, the Group's leisure assets are well positioned to deliver improved margins, stronger operating cash flows, and enhanced returns on invested capital.

This combination of **rental income** and **improving leisure sector performance** positions LRI PLC with a balanced and resilient earnings profile, offering downside protection while providing meaningful upside exposure to Sri Lanka's broader economic and tourism recovery..

Land Bank and Property Market Outlook

In addition to its income generating investment properties and leisure assets, LRI PLC maintains a **strategic land bank** comprising well located parcels in prime and emerging urban areas. These land holdings provide the Group with embedded optionality for future development, value enhancement, and capital appreciation.

Sri Lanka's property market is currently positioned at an **early stage of recovery**, supported by improving macroeconomic stability, easing interest rate conditions, strengthening foreign inflows, and renewed investor confidence. Against this backdrop, market valuations for prime land assets are expected to trend upward over the medium to long term, particularly within high demand commercial and urban corridors.

The Group's land bank positions it favorably to benefit from:

- future land value appreciation
- selective development opportunities aligned with market demand
- potential asset monetization or joint venture structures
- enhanced medium term capital returns

While these land assets are not dependent on near term development for value realization, they represent a **latent source of future profitability and balance sheet upside**, strengthening the Group's long term earnings capacity and net asset value profile. Accordingly, the land bank complements the Group's recurring rental income base, reinforcing LRI PLC's positioning as a wellcapitalized, asset backed real estate investment platform with long term growth potential.

Profit and Loss Analysis (FY 2026 vs FY 2025 - Nine Months)

Group revenue for FY 2026 amounted to **LKR 825.5 Mn**, compared to **LKR 861.4 Mn** in FY 2025, reflecting a moderate year on year decline of **4%**. The marginal contraction in topline revenue was primarily attributable to **portfolio rationalization and the selective exit from lower margin activities**, consistent with the Group's strategy of prioritizing earnings quality over volume led growth.

Direct operating expenses declined materially by **23%**, resulting in gross profit increasing by **19%** to **LKR 456.2 Mn** (FY 2025: LKR 382.4 Mn). This translated into a significant expansion in gross margins, driven by improved asset utilization, tighter cost discipline, and enhanced operational efficiency.

Operating expenses were tightly controlled:

- administrative expenses declined by **7%**
- selling and distribution expenses reduced by **70%**

Other operating expenses reflected a one off increase of a largely non recurring nature.

As a result, operating profit increased by **22%** to **LKR 96.6 Mn** (FY 2025: LKR 79.5 Mn), demonstrating improved operating leverage despite softer revenue conditions.

Finance costs declined sharply by **59%**, from **LKR 460.7 Mn** in FY 2025 to **LKR 189.6 Mn** in FY 2026. This structural improvement reflects active deleveraging initiatives, debt restructuring, and reduced exposure to interest rate volatility.

The Group reported a **loss before tax of LKR 77.4 Mn**, compared to **LKR 363.7 Mn** in the prior year, representing a **79% reduction in losses** and signaling a decisive operational turnaround.

Earnings per share improved from **(LKR 2.07)** in FY 2025 to **(LKR 0.87)** in FY 2026, reflecting a **58% reduction in loss per share** and a clear trajectory toward breakeven and sustainable profitability.

Balance Sheet Analysis

As at 31 December 2025 vs 31 December 2024

Total assets remained broadly stable at approximately **LKR 19.25 Bn**, reflecting balance sheet preservation alongside active deleveraging. Investment properties remained robust at approximately **LKR 15.0 Bn**, reinforcing the strength and scale of the Group's core asset backed platform.

Current Assets and Inventory Movement

Current assets increased by **29%**, primarily driven by a **44% increase in inventories**, higher related party receivables associated with operational repositioning, and an overall strengthening of working capital. **Inventory balances predominantly represent non cash consideration receivable arising from strategic property development arrangements.** During the period, balance consideration amounting to **LKR 600.0 Mn** was contractually agreed to be settled through the transfer **residential apartment units within a strategically located residential development**. These apartment units, with a **combined total saleable area of approximately 19,950 square feet**, are located on the **upper floors of the tower** within the development to be constructed on the subject property. The development is being undertaken by **Prime Lands Residencies PLC**, in collaboration with **Baseline Holdings (Private) Limited**, under the Prime Baseline project. The relevant **Sale and Purchase Agreements** have been duly executed between the respective parties, securing the Group's contractual entitlement to the residential units.

Accordingly, the value attributable to these apartment units has been recognised as **inventory**, reflecting the Group's right to receive completed residential units which are expected to be either monetised through sale or strategically retained, depending on prevailing market conditions at completion. This asset backed settlement mechanism preserves value, enhances balance sheet optionality, and mitigates near term cash outflows while maintaining exposure to future property market upside.

Capital Structure and Solvency

Total equity increased by **LKR 642.5 Mn (+6%)** to **LKR 10.56 Bn**, supported by an expansion in revaluation reserves. This increase was achieved despite lower retained earnings resulting from restructuring initiatives, underscoring the Group's improved solvency and capital resilience. Furthermore, the strengthening of the equity base

reflects strong investor confidence in the Group's future growth prospects, with investors committing additional equity funding into the Group.

Total interest bearing borrowings declined by **19%**, amounting to a reduction of approximately **LKR 884 Mn**. Consequently, the Group's Loan to Value (LTV) ratio improved from approximately **23.7%** in 2024 to **19.0%** in 2025, representing a reduction of approximately **470 basis points**.

An LTV below 20% reflects a **highly conservative and resilient capital structure**, reducing financial risk and enhancing refinancing flexibility.

Net Asset Value (NAV) per share increased from **LKR 38.52** to **LKR 41.06**, representing a **6.6% increase** and demonstrating tangible value accretion to shareholders.

Events After the Reporting Period – Strategic Acquisition

On **08 January 2026**, Lanka Realty Investments PLC acquired a **51.0% controlling interest** in Lee Hedges PLC through the purchase of **13,057,595 ordinary shares** at **Rs. 216.00 per share**, for a total consideration of **Rs. 2,820.44 Mn**. In addition, Eighth Wonder, the single largest shareholder of LRI PLC, acquired **5,148,684 shares (20.10%)** at the same price, resulting in an effective controlling interest of **71.10%**.

Lee Hedges PLC owns **two prime commercial properties** located in high demand Colombo commercial zones, generating stable and attractive rental yields supported by established tenant profiles and long term income visibility.

As at **30 September 2025**, Lee Hedges PLC reported **cash and cash equivalents of approximately Rs. 1.7 Bn**, which is expected to materially strengthen Group level liquidity. The acquisition price represents a discount to the reported **NAV of Rs. 242.66 per share**, indicating a value accretive entry multiple.

The transaction is expected to be **positively accretive at Group level**, strengthening asset quality, expanding the recurring rental income base, enhancing balance sheet liquidity, and supporting long term shareholder value creation. The financial impact will be recognized in the subsequent reporting period.

Overall Investor Positioning

LRI PLC (ASCO.N) has transitioned into a **post restructuring consolidation and growth phase**, characterized by:

- disciplined, value accretive strategic expansion
- improved earnings quality and operating leverage
- materially reduced leverage and finance costs
- rising NAV per share
- strong exposure to Sri Lanka's tourism recovery
- embedded upside from a strategic land bank

The Group enters 2026 with a **cleaner balance sheet, resilient recurring income base, enhanced liquidity, and scalable growth optionality**, positioning it favourably for sustainable long term shareholder value creation.

LANKA REALTY INVESTMENTS PLC
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Period Ended 31st December 2025

	GROUP			COMPANY		
	31-12-2025 LKR 000	**31-12-2024 LKR 000**	**Change %**	**31-12-2025 LKR 000**	**31-12-2024 LKR 000**	**Change %**
Revenue	**825,505**	861,382	-4%	**188,772**	273,334	-31%
Direct expenses	**(369,271)**	(479,006)	-23%		-	-
Gross profit	**456,234**	382,376	**19%**	**188,772**	273,334	**-31%**
Other operating income	**15,330**	10,365	48%		-	100%
Administration expenses	**(269,861)**	(290,399)	-7%	**(9,231)**	(10,734)	-14%
Selling and distribution expenses	**(5,852)**	(19,461)	-70%		-	-
Other operating expense	**(99,224)**	(3,419)	2802%	**(33)**	-	-
Operating profit/loss	**96,627**	79,462	**22%**	**179,508**	262,601	**-32%**
Finance expense	**(189,578)**	(460,740)	-59%	**(37,010)**	(53,820)	-31%
Finance income	**15,504**	17,601	-12%	**1,226**	479	156%
Net Finance Expenses				**-**	-	
Change in fair value of investment properties	**-**	-	-		-	-
Disposal Loss	**-**					
Net impairment (loss) / reversal on investments	**-**	-	-		-	-
Profit/(loss) before tax	**(77,448)**	(363,677)	**-79%**	**143,724**	209,260	-31%
Tax (expense)/reversal	**-**	(1,196)	**-100%**		-	**-**
Profit/(loss) for the period	**(77,448)**	(364,872)	**-79%**	**143,724**	209,260	**-31%**
Other comprehensive income						
Gain/(loss) on post employment benefit obligations	**-**	(3,923)	-100%	**-**	-	-
Gain/(loss) on property revaluation	**-**	-	-	**-**	-	-
Tax Effect on other comprehensive Income	**-**	1,177	-100%	**-**	-	-
Other comprehensive income for the year, net of tax	**-**	(2,746)	**-100%**	**-**	-	**-**
Total comprehensive income for the year, net of tax	**(77,448)**	(367,618)	**-79%**	**143,724**	209,260	**-31%**
Profit/(loss) attributable to :						
Equity holders of the parent company	**(183,385)**	(436,659)	-58%	**-**	-	-
Non-controlling Interest	**105,938**	71,785	48%	**-**	-	-
	(77,448)	(364,874)	**-79%**	**-**	-	**-**
Total comprehensive income attributable to:						
Equity holders of the parent company	**(183,385)**	(438,056)	-58%	**-**	-	-
Non-controlling interest	**105,938**	70,437	50%	**-**	-	-
	(77,448)	(367,618)	**-79%**	**-**	-	**-**
Earnings / (loss) per share - LKR	**(0.87)**	**(2.07)**		**0.68**	0.99	

Figures in brackets indicate deductions.

LANKA REALTY INVESTMENTS PLC
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the quarter ended 31st December 2025

	GROUP			COMPANY		
	31-12-2025 LKR 000	31-12-2024 LKR 000	Change %	31-12-2025 LKR 000	31-12-2024 LKR 000	Change %
Revenue	**296,118**	234,756	26%	**65,368**	60,113	9%
Direct expenses	**(123,540)**	(116,088)	6%		-	-
Gross profit	**172,578**	118,668	**45%**	**65,368**	60,113	**9%**
Other operating income	**6,481**	84,658	-92%		-	
Administration expenses	**(91,642)**	(78,836)	16%	**(2,529)**	(2,437)	4%
Selling and distribution expenses	**(2,564)**	(8,867)	-71%		-	-
Other operating expense	**(1,572)**	(1,393)	13%		-	-
Operating profit/loss	**83,282**	114,230	**-27%**	**62,838**	57,676	**9%**
Finance expense	**(61,890)**	(100,945)	-39%	**(10,052)**	(17,452)	-42%
Finance income	**3,398**	5,895	-42%	**272**	-	-
Change in fair value of investment properties	**-**	-	-	**-**	-	-
Disposal Loss	**-**	-	-	**-**	-	-
Net impairment (loss) / reversal on investments	**-**	-	-	**-**	-	-
Profit/(loss) before tax	**24,789**	19,180	**29%**	**53,059**	40,224	32%
Tax (expense)/reversal	**-**	868	**-100%**	**-**	-	-
Profit/(loss) for the period	**24,789**	20,048	**24%**	**53,059**	40,224	**32%**
Other comprehensive income						
Gain/(loss) on post employment benefit obligations	**-**	(1,308)	-100%	**-**	-	-
Tax Effect on other comprehensive Income	**-**	392	100%	**-**	-	-
Other comprehensive income for the year, net of tax	**-**	(916)	**-100%**	**-**	-	**-**
Total comprehensive income for the year, net of tax	**24,789**	19,132	**30%**	**53,059**	40,224	**32%**
Profit/(loss) attributable to :						
Equity holders of the parent company	**(12,063)**	(240,655)	-95%	**-**	-	-
Non-controlling Interest	**36,852**	24,000	54%	**-**	-	-
	24,789	(216,656)	**-111%**	**-**	-	**-**
Total comprehensive income attributable to:						
Equity holders of the parent company	**(14,293)**	(241,121)	-94%	**-**	-	-
Non-controlling interest	**36,852**	23,550	56%	**-**	-	-
	22,559	(217,570)	**-110%**	**-**	-	**-**
Earnings / (loss) per share - LKR	**(0.06)**	**(1.14)**		**0.25**	0.19	

LANKA REALTY INVESTMENTS PLC
STATEMENT OF FINANCIAL POSITION

As at 31st December 2025

	GROUP			COMPANY		
	31-12-2025 LKR 000	31-03-2025 LKR 000	Change %	31-12-2025 LKR 000	31-03-2025 LKR 000	Change %
ASSETS						
Non-current assets						
Property, plant and equipment	**2,452,491**	2,452,602	-		-	
Intangible assets	**339,048**	340,378	-	**1,013**	1,200	-16%
Investment property	**15,005,088**	15,253,264	-2%		-	
Investment in subsidiaries	**-**	-		**7,609,328**	7,609,328	-
Other non-current assets	**8,037**	8,037	-		-	
Deferred tax assets	**136**	136	-	**136**	136	-
Total non-current assets	**17,804,799**	18,054,418		**7,610,476**	7,610,663	-
Current assets						
Inventories	**602,976**	419,558	44%		-	-
Trade and other receivable	**371,288**	339,282	9%	**784**	784	-
Amount due from related parties	**68,439**	6,226	999%	**2,229,746**	2,111,165	6%
Financial assets-fair value through profit or loss	**243**	243	-	**243**	243	-
Other current assets	**200,266**	94,771	111%	**10,931**	10,810	1%
Short-term investments	**20,469**	20,476	-		-	-
Cash in hand and at bank	**182,367**	240,846	-24%	**23,706**	58,863	-60%
Total current assets	**1,446,048**	1,121,402	29%	**2,265,409**	2,181,865	4%
Total assets	**19,250,848**	19,175,820	**-**	**9,875,889**	9,792,528	**1%**
EQUITY AND LIABILITIES						
Equity						
Stated capital	**7,048,663**	7,048,663	-	**7,048,663**	7,048,663	-
Other components of equity	**23,100**	23,100	-	**23,100**	23,100	-
Revaluation reserve	**1,078,249**	358,249	-	**-**	-	-
Retained earnings	**529,517**	712,903	-26%	**622,690**	478,966	30%
	8,679,529	8,142,915	7%	**7,694,453**	7,550,729	2%
Non-controlling Interest	**1,882,886**	1,776,948	6%	**-**	-	
Total equity	**10,562,415**	9,919,863	**6%**	**7,694,453**	7,550,729	**2%**
Non-current liabilities						
Interest bearing borrowings	**1,040,980**	1,627,864	-36%	**400,000**	400,000	-
Employee benefit liabilities	**34,344**	23,603	46%		-	-
Deferred tax liabilities	**2,846,760**	2,798,344	2%		-	-
Other non current liabilities	**169,364**	166,298	2%		-	-
Total non-current liabilities	**4,091,449**	4,616,109	**-11%**	**400,000**	400,000	**-**
Current liabilities						
Trade and other payables	**284,034**	344,688	-18%	**1,507**	1,360	11%
Current portion of Interest bearing borrowings	**2,618,260**	2,915,434	-10%	**33,094**	106,734	-69%
Income tax payable	**69,086**	127,073	-46%	**68,543**	68,543	-
Amount due to related parties	**547,512.37**	462,257	18%	**1,661,590**	1,624,614	2%
Bank overdraft	**121,091**	340,660	-64%		15,336	-100%
Other current liabilities	**957,001**	449,737	-	**16,702**	25,210	-34%
Total current liabilities	**4,596,984**	4,639,848	**-1%**	**1,781,437**	1,841,799	**-3%**
Total liabilities	**8,688,433**	9,255,957	**-**	**2,181,437**	2,241,799	**-3%**
Total equity and liabilities	**19,250,848**	19,175,820	**-**	**9,875,889**	9,792,528	**1%**
Net book value per share (LKR)	**41.06**	38.52	-	**36.40**	35.72	

I certify that the above financial statements comply with the requirements of the Companies Act No. 07 of 2007.

Sgd. Pramesh Hanwella
Group Accountant - Compliance
Signed for and on behalf of the Board by

Sgd. S Neelakandan
Chairman

Sgd. M.H Jamaldeen
Director

Colombo. February 06, 2026

LANKA REALTY INVESTMENTS PLC
STATEMENT OF CHANGES IN EQUITY
Period Ended 31st December 2025

GROUP	Attributable to equity holders of the Parent					Minority Interest
	Stated Capital	Capital Redemption Reserve	Revaluation Reserve	Retained Earnings	Total	
	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000
Balance as at 01st April 2024	**7,048,663**	**23,100**	**238,789**	**803,011**	**8,113,563**	**1,697,115**
Profit/(loss) for the period				(264,422)	(264,422)	71785
Other Comprehensive Income for the period						
Revaluation of land and building						
Re-measurement gain/(loss) on employee benefit liabilities				(1,996)	(1,996)	(1,927)
Income tax on other comprehensive income				599	599	578
Dividend payment						(91,355)
Balance as at 31st December 2024	**7,048,663**	**23,100**	**238,789**	**537,192**	**7,847,744**	**1,676,196**
Balance as at 01st April 2025	**7,048,663**	**23,100**	**358,249**	**712,903**	**8,142,915**	**1,776,948**
Profit/(loss) for the period	-	-	-	(183,385)	**(183,385)**	105,938
Other comprehensive income for the period	**-**	**-**	**-**		**-**	
Revaluation of land and building	**-**	**-**	720,000		**720,000**	-
Re-measurement gain/(loss) on employee benefit liabilities	**-**	**-**	**-**	-	**-**	-
Income tax on other comprensive income	**-**	**-**	**-**	-	**-**	-
Dividend payment	**-**	**-**	**-**	-	**-**	-
Balance as at 31st December 2025	**7,048,663**	**23,100**	**1,078,249**	**529,517**	**8,679,529**	**1,882,886**

- -

-

COMPANY	Stated Capital	Other Components of Equity	Revaluation Reserve	Retained Earnings	Total Equity
	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000
Balance as at 01st April 2024	**7,048,663**	**23,100**	**-**	**255,484**	**7,327,247**
Share issue during the period	-	**-**	**-**	**-**	**-**
Profit/(loss) for the period	-	-	-	209,259	**209,259**
Balance as at 01st April 2024	**7,048,663**	**23,100**	**-**	**464,743**	**7,536,506**
Balance as at 01st April 2025	**7,048,663**	**23,100**	**-**	**478,966**	**7,550,729**
Share issue during the period	-	**-**	**-**	**-**	**-**
Profit/(loss) for the period	-	-	-	143,724	**143,724**
Balance as at 31st December 2025	**7,048,663**	**23,100**	**-**	**622,690**	**7,694,453**

-

LANKA REALTY INVESTMENTS PLC

STATEMENT OF CASH FLOWS

As at 31st December 2025

	GROUP		COMPANY	
	31-12-2025	31-3-2025	31-12-2025	31-3-2025
	LKR 000	LKR 000	LKR 000	LKR 000
OPERATING ACTIVITIES				
Cash used in operations	**429,745**	501,354	**80,386**	(6,343)
Interest received	**15,504**	81,888	**1,226**	978
Interest paid	**(189,578)**	(252,712)	**(27,794)**	(91,160)
Income tax paid	**-**	(60,388)		-
Gratuity paid	**-**	(2,465)		-
Net cash generated from / (used in) operating activities	**255,671**	267,677	**53,818**	(96,525)
INVESTING ACTIVITIES				
Dividend income	**-**	-	**-**	170,371
Acquisition of property, plant & equipment	**(160,328)**	(45,745)		-
Acquisition of intangible assets	**(56)**	-		-
Disposal of Property, Plant & Equipment	**-**	-		-
Investment in investment properties	**259,931**	(297,891)		-
Net cash generated from / (used in) investing activities	**99,548**	(343,636)	**-**	170,371
FINANCING ACTIVITIES				
Dividends paid to NCI	**-**	(105,059)		
Proceeds from Loans Notes	**-**			-
Proceeds from long term Loan	**100,439**	61,475		-
Repayment of long term lease	**(187,920)**	(2,461)		-
Repayments of borrowings from financial institution	**(106,653)**	(64,455)	**(73,640)**	(29,039)
Net cash generated from / (used in) financing activities	**(194,134)**	(110,500)	**(73,640)**	(29,039)
Increase / (decrease) in cash & cash equivalents	**161,084**	(186,459)	**(19,822)**	44,807
Movement in cash & cash equivalents				
At the beginning of the period	**(79,338)**	119,125	**43,527**	(1,280)
Increase / (decrease)	**161,084**	(186,459)	**(19,822)**	44,807
At the end of the period	**81,746**	(67,334)	**23,706**	43,527
ANALYSIS OF CASH AND CASH EQUIVALENTS				
Favorable balances				
Cash in hand and at bank	**182,367**	306,255	**23,706**	58,863
Short term investments	**20,469**	-		-
Unfavorable balances				
Bank overdrafts	**(121,091)**	(373,589)	**-**	(15,336)
Total cash and cash equivalents	**81,746**	(67,334)	**23,706**	43,527

LANKA REALTY INVESTMENTS PLC
NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period Ended 31st December 2025

1 CORPORATE INFORMATION

Lanka Realty Investments PLC is a public limited liability company listed on the Colombo Stock Exchange incorporated and domiciled in Sri Lanka. The registered office is situated at 1st Floor, HQ Colombo, 464/A, T.B. Jayah Mawatha, Colombo 10, Sri Lanka.

2 BASIS OF PREPARATION AND CHANGES TO THE GROUP'S ACCOUNTING POLICIES

The condensed interim consolidated financial statements for the period ended 31st December 2025 which have not been audited are prepared in accordance with LKAS 34 Interim Financial Reporting. The condensed interim consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and these Interim Financial Statements have been prepared in accordance with the accounting policies set out in the Audited Financial Statements for the year ended 31st March 2025. The provisions of the new Companies Act No. 7 of 2007 and the revised listing rules of the CSE have been considered in preparing the interim financial statements of the Company and the Group.

3 NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS THEREOF, ADOPTED BY THE GROUP

There are no new standards or interpretations that were adopted after 31 March 2025..

4 SEGMENT RESULTS FOR QUARTER ENDED 31ST DECEMBER 2025

	Investment and services	Manufacturing	Commercial property	Residential property	Land Banking & property development	Leisure	Adjustments and eliminations	Total
	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000
Revenue	188,772,076	30,514,798	468,679,135	186,728,025	318,900	139,264,148	(188,772,076)	**825,505,005**
Direct expenses		(26,186,290)	(53,018,074)	(205,123,708)	-	(84,942,595)		**(369,270,667)**
Gross profit	**188,772,076**	**4,328,508**	**415,661,061**	**(18,395,684)**	**318,900**	**54,321,553**	**(188,772,076)**	**456,234,338**
Other operating income		73,000	11,234,587	2,919,585	-	1,102,655	-	**15,329,827**
Administration expenses	(9,231,233)	(9,338,739)	(188,953,211)	(10,929,285)	(6,844,292)	(44,561,689)		**(269,858,448)**
Selling and distribution expenses		(365,763)	-	(2,078,684)	-	(3,407,936)	-	**(5,852,383)**
Other operating expense	(32,725)	(2,264,224)	(1,320,701)		(95,603,847)	(2,750)	-	**(99,224,247)**
Operating profit/loss	**179,508,118**	**(7,567,219)**	**236,621,736**	**(28,484,066)**	**(102,129,239)**	**7,451,833**	**(188,772,076)**	**96,629,087**
Finance expense	(37,010,296)	(20,042,284)	(23,890,723)		(249,606,713)	(47,800,064)	188,772,076	**(189,578,003)**
Finance income	1,226,015	-	14,271,045		448	6,143	-	**15,503,651**
Disposal Loss								**-**
Change in fair value of investment p		-	-		-	-	-	**-**
Profit/(loss) before tax	**143,723,837**	**(27,609,503)**	**227,002,058**	**(28,484,066)**	**(351,735,504)**	**(40,342,088)**	**0**	**(77,445,266)**
Tax (expense)/reversal		-	-	-	-	-	-	**-**
Profit/(loss) for the period	**143,723,837**	**(27,609,503)**	**227,002,058**	**(28,484,066)**	**(351,735,504)**	**(40,342,088)**	**0**	**(77,445,266)**

5 INVESTMENT PROPERTY

The investment property value as at 31st December 2025.

Description	Amount LKR
Lanka Realty Developments (Pvt) Ltd	3,506,572,849
Baseline Holdings (Pvt) Ltd	1,100,000,000
Oak Street (Pvt) Ltd	4,311,788,293
Crown Resort (Pvt) Ltd	688,659,546
On'ally Holdings PLC	4,770,200,000

6 INVESTOR INFORMATION

Market value of shares

	Quarter ended	
	2025/2026 Q3 LKR	2024/2025 Q3 LKR
Closing price	38.90	13.90
Highest price	39.60	14.60
Lowest price	27.00	9.90

Share trading information

	Quarter ended	
	2025/2026 Q3	2024/2025 Q3
No. of transactions	10,783	**3,263**
No.of shares traded	42,694,448	**12,012,566**
Value of shares traded (LKR)	1,501,454,717	**147,502,889**

7 STATED CAPITAL

Stated capital is represented by the number of shares in issue as given below.

As at	31-12-2025	31-03-2025
Ordinary shares	211,370,428	211,370,428

8 DISCLOSURES

8.1 There are no significant changes in the nature of the contingent liabilities disclosed in the Audited Financial Statements for the year ended 31st March 2025.

8.2 Events after the Reporting Date

On 08 January 2026, Lanka Realty Investments PLC acquired 51.0% of Lee Hedges PLC through the purchase of 13,057,595 shares at Rs. 216.00 per share for a consideration of Rs. 2,820.44 Mn. In addition, Eighth Wonder, the single largest shareholder of LRI PLC, acquired 5,148,684 shares (20.10%) at the same price, resulting in an effective controlling interest of 71.10%. The transaction will be accounted for in the subsequent reporting period.

8.3 Where necessary, comparative figures have been re-classified to conform with the current period's presentation.

8.4 Related Party Transactions

Transactions with related parties	2025/2026		2024/2025	
	Company	Group	Company	Group
	LKR 000	LKR 000	LKR 000	LKR 000
Sale of goods and services/interest & dividend income	188,772	188,772	192,646	192,646
Net short term loans given to/ (settle form) subsidiaries	969,263	969,263	54,210	54,210
Accrued interest to related parties	719,110	719,110	57,169	57,169
Director and key management personal remuneration	1,350	1,350	1,350	1,350

9 TOP TWENTY MAJOR SHAREHOLDERS

No.	Name	No of Shares	Percentage %
1	EIGHTH WONDER	61,662,684	29.173
2	SEYLAN BANK PLC/MOHAMED HISHAM JAMALDEEN (COLLATERAL)	31,717,133	15.005
3	MR. P. MORGAN	31,143,205	14.734
4	MR. A.J.B. WARMAN	12,878,709	6.093
5	MR. S.G. RODEN	8,622,680	4.079
6	MR. J.D. MARKLAND	8,148,828	3.855
7	MR. J.H. LEANAGE	5,495,935	2.6
8	PRIMA LAND (PRIVATE) LIMITED	5,013,333	2.372
9	MR. M.H. JAMALDEEN	3,485,412	1.649
10	ANIMAL MAGIC PRODUCTION LTD	2,520,000	1.192
11	MRS. E.S. KALBIAN	1,597,860	0.756
12	MR. O. SENANAYAKE & MR. D.R.PEIRIS,MR. S.P.PERERA	1,504,122	0.712
13	MR. M.F. FAROOK	1,325,000	0.627
14	MR. T.C. SMITH	1,218,147	0.576
15	STERADIAN CAPITAL INVESTMENTS PRIVATE LIMITED	1,102,563	0.522
16	MR. L.W.A. DE SOYSA	1,094,000	0.518
17	MR. S.A. COORAY & MR. P.T.COORAY,MRS. S.NUGAPITIYA	915,000	0.433
18	MR. R.J. MCMULLEN	871,500	0.412
19	MR. M.M.S. RILUWAN	750,000	0.355
20	SEYLAN BANK PLC/MOHAMED MUSHTAQ FUAD	739,918	0.35
Sub Total of Top 20 Share Holders		181,806,029	86.01
Other Share Holders		29,564,399	13.99
TOTAL		**211,370,428**	**100.00**

9.1 The percentage of shares held by the public as at 31st December 2025 was **60.1785%**
The number of shareholders representing the public holding was **2927**
Consequent to Eighth Wonder being a party acting in concert with Lanka Realty Investments PLC in the acquisition of shares of Lee Hedges PLC with effect from 8th January 2026,
The Public Holding and the number of shareholders representing the Public Holding as at 8th January 2026 reduced to 31.0055% and 2,926 respectively.

9.2 The float adjusted market capitalization as at 31st December 2025 was **LKR 4,948,017,993.40**

9.3 The Float adjusted market capitalization of the Company falls under **Option 5** of Rule 7.13.1 (i) (a) of the Listing Rules of the Colombo Stock Exchange and the Company has complied with the minimum public holding requirement applicable under the said option.

10 DIRECTORS SHAREHOLDING

	No of Shares
MR. HISHAM JAMALDEEN	35,202,545
MR. PIERS MORGAN	31,143,205
MR. ARCHIE WARMAN	12,878,709
MR. FIRDOUSE FAROOK	1,325,000

LANKA REALTY INVESTMENTS PLC
CORPORATE INFORMATION

Name of Company
Lanka Realty Investments PLC

Legal Form

A Public Limited Liability Company incorporated in Sri Lanka under the Companies Ordinance No. 51 of 1938 (Cap 145), (Registered under the Companies Act No. 07 of 2007) and listed on the Colombo Stock Exchange.

Date of Incorporation
11th December 1967

Company Registration Number
PQ 139

Nature of the Business
A Holding company in the areas of Real Estate, Building Construction Material and Leisure.

Board of Directors
Mr. Sarravanan Neelakandan
Mr. Piers Morgan
Mr. Mohamed Hisham Jamaldeen
Mr. Archie James Buckland Warman
Mr. Mohamed Firdouse Farook
Mr.Brian Vinod Selvanayagam

Head office & Registered office
1st Floor,
HQ Colombo,
464/A,
T.B. Jayah Mawatha,
Colombo 10.

Subsidiary Companies
Amtrad Limited
Lanka Realty Developments (Pvt) Ltd
L & A Quarries (Pvt) Ltd
Lanka Realty Ambalangoda (Pvt) Ltd
Lanka Realty Leisure (Pvt) Ltd
Alexandra Holdings (Pvt) Ltd
Mulberry Holdings (Pvt) Ltd
Baseline Holdings (Pvt) Ltd
285 Darley Road (Pvt) Ltd
Almond Trees (Pvt) Ltd
Thudella Holdings (Pvt) Ltd
On'ally Holdings PLC

Sub-Subsidiary Companies
Oak Street (Pvt) Ltd
Ilook Villa (Pvt) Ltd
Crown Resorts (Pvt) Ltd

Company Secretaries
PW Corporate Secretarial
(Pvt) Ltd.

Tel : 011 4640360
Fax : 011 4740588
E mail : pwcs@pwcs.lk

Registrars
Corporate Solutions Unit,
Central Depository Systems
(Pvt) Ltd Ground Floor, M 2
M Centre,
No. 341/5, Kotte Road,
Rajagiriya.
Tel : 011 2356444
Fax : 011 2440396
E mail : registrars@cse.lk

Auditors
Ernst and Young
Chartered Accountants
Rotunda Towers, Rotunda
Gardens, Colombo 03

Bankers
Pan Asia Banking
Corporation PLC Nations
Trust Bank PLC
Bank of Ceylon
Seylan Bank PLC
Commercial Bank of Ceylon
PLC Sampath Bank PLC
National Development Bank
PLC People's Bank
Hatton National Bank PLC



LANKA REALTY

INVESTMENTS PLC

www.lriplc.com