LANKA REALTY

INVESTMENTS PLC

Condensed Interim Financial Statement

31st March 2026



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LANKA REALTY INVESTMENTS PLC (ASCO.N)

Performance Review for the Year Ended 31 March 2026

Lanka Realty Investments PLC delivered a transformational financial year ended 31 March 2026, supported by a materially enlarged asset base, stronger profitability, improved NAV per share and a lower loan to value profile. The year also included the strategic acquisition of Lee Hedges PLC, which expanded the Group's recurring commercial property income base and resulted in a value accretive gain arising from acquisition of a subsidiary.

Key Financial Highlights - FY2026 vs FY2025

Financial Indicator	2026	2025	Variance	Key Message
Revenue	1,260.4	1,205.1	4.6%	Improved portfolio revenue base
Gross Profit	506.4	445.1	13.8%	Gross margin expansion
Operating Profit	303.6	167.6	81.2%	Higher operating leverage
Gain arising from acquisition of subsidiary	357.7	0.0	New	Value-accretive Lee Hedges acquisition
Fair Value Gain on Investment Properties	2,980.3	457.2	551.9%	Strong asset value uplift
Profit Before Tax	2,924.1	196.6	1,387.3%	Major turnaround in earnings
Profit After Tax	2,080.0	147.3	1,312.2%	Profitability strengthened
EPS (LKR)	4.90	-0.45	Improved	EPS recovery
Total Assets	29,695.2	19,175.8	54.9%	Expanded asset-backed platform
Investment Properties	22,451.1	15,253.3	47.2%	Larger income-generating portfolio
Total Equity	19,061.9	9,919.9	92.2%	NAV and capital base strengthened
NAV per Share (LKR)	51.40	38.52	Improved	Shareholder value accretion
Interest-bearing Borrowings	3,721.9	4,543.3	-18.1%	Deleveraging continued
LTV Ratio	12.5%	23.7%	-11.2 pp	Borrowings / Total Assets

Financial Performance and Profitability Review

Revenue increased to LKR 1.26 Bn from LKR 1.21 Bn, representing growth of 4.6%. Gross profit improved to LKR 506.4 Mn, reflecting stronger operating efficiency and a more resilient income mix across commercial property, leisure and property development activities. Operating profit increased by approximately 81.2% to LKR 303.6 Mn, compared with LKR 167.6 Mn in FY2025.

The Group recorded a gain arising from acquisition of a subsidiary of LKR 357.7 Mn in relation to the Lee Hedges PLC acquisition. This gain supports the value accretive nature of the transaction and is consistent with the Group's strategy of acquiring undervalued, asset backed listed property companies with long term income and NAV growth potential.

Profit before tax increased to LKR 2.92 Bn while profit after tax increased to LKR 2.08 Bn, supported by the acquisition gain, improved operating performance and fair value gains on investment properties. EPS improved to Rs. 4.90, compared with a loss per share of Rs. -0.45 in FY2025, representing a significant turnaround for shareholders.

Fourth Quarter Performance Review

For the quarter ended 31 March 2026, Group revenue increased to LKR 434.9 Mn compared with LKR 291.6 Mn in the corresponding quarter of the previous year. Operating profit increased to LKR 207.0 Mn, supported by the acquisition gain and stronger income contribution from the enlarged property portfolio.

Quarterly profit before tax was LKR 3.00 Bn and profit after tax was LKR 2.16 Bn. The quarter included the recognition of fair value gains and the gain arising from acquisition of subsidiary, which materially strengthened reported earnings and EPS for the period.

Balance Sheet Strength, NAV Growth and LTV Improvement

The Group's total assets increased to LKR 29.70 Bn as at 31 March 2026, compared with LKR 19.18 Bn as at 31 March 2025, mainly due to the enlarged investment property base, consolidation of Lee Hedges PLC and fair value uplift of properties. Investment properties increased to LKR 22.45 Bn, strengthening LRI PLC's position as a sizeable asset backed property investment platform.

Total equity increased to LKR 19.06 Bn, compared with LKR 9.92 Bn in FY2025, while NAV per share improved to Rs. 51.40 from Rs. 38.52. The Group's LTV ratio improved substantially from 23.7% in FY2025 to 12.5% in FY2026, reflecting a stronger capital structure, lower financial risk and improved balance sheet flexibility.

Strategic Acquisition of Lee Hedges PLC

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 approximately Rs. 2.82 Bn. In addition, Eighth Wonder, the single largest shareholder of LRI PLC, acquired a further 20.10% at the same price, resulting in an effective controlling interest of 71.10%.

The acquisition adds prime Colombo commercial property exposure, strengthens the Group's recurring rental income base and expands the scale of the investment property portfolio. The transaction is aligned with LRI PLC's long term strategy of consolidating high-quality real estate assets under a listed, professionally managed investment platform.

Event After the Reporting Period - Proposed Acquisition of LRD by Lee Hedges PLC

Subsequent to the reporting date, Lee Hedges PLC, a subsidiary of Lanka Realty Investments PLC, obtained unanimous shareholder approval at an Extraordinary General Meeting held on 28 April 2026 to purchase 57,204,262 ordinary shares held by the Company in Lanka Realty Developments (Private) Limited, representing 51% of the issued ordinary shares of Lanka Realty Developments (Private) Limited, for a total consideration of Rs. 1,610,334,180/-.

The transaction represents an intra group restructuring of the Group's property holding structure. As the approval was obtained after the reporting date, the transaction has been considered a non-adjusting event after the reporting period in accordance with LKAS 10, and no adjustment has been made to the financial statements for the period ended 31 March 2026.

Based on the proposed disposal of LRI PLC's 51% shareholding in Lanka Realty Developments (Private) Limited to Lee Hedges PLC, LRI PLC is expected to recognise a disposal profit of approximately LKR 709.98 Mn. This is expected to improve earnings by approximately Rs. 3.36 per share, strengthening reported profitability and supporting shareholder value accretion.

Particulars	Amount / Detail	Financial Impact	Strategic Message
LRD shares proposed to be disposed	57,204,262 ordinary shares	Represents LRI PLC's 51% holding in LRD	Intra-group property restructuring
Total consideration	LKR 1,610,334,180	Value unlock at LRI PLC level	Improves liquidity and capital flexibility
Expected disposal profit	LKR 709,984,177	Strengthens profitability	Value-accretive transaction
Expected EPS impact	Rs. 3.36 per share	Improves earnings per share	Supports shareholder value accretion
Balance sheet impact	Strengthens LRI PLC balance sheet	Improves financial flexibility	Supports future growth and deleveraging strategy

Property Sector Outlook and Long-Term Value Creation

Sri Lanka's property sector is positioned for gradual recovery, supported by improving macroeconomic stability, easing interest rates, stronger investor confidence and renewed demand for well located commercial and urban real estate. Colombo remains the key commercial and retail hub of the country, and demand continues to concentrate around high-potential, infrastructure-connected locations where quality office, retail and mixed-use properties are limited.

LRI PLC's Group property portfolio is strategically located across prime Colombo and high demand urban corridors, providing strong exposure to areas with long-term rental growth potential, higher tenant retention and future capital appreciation. The Group's commercial office and retail assets recorded strong leasing momentum during the final quarter, with occupancy levels increasing to above 95% across the office and retail portfolio.

During the final quarter, the Group implemented rent and service charge increases across selected properties, supported by improved market conditions, high occupancy and stronger tenant demand. The revenue benefit from these increases was only partially captured in FY2026, as the increases commenced toward the latter part of the financial year. Accordingly, the full year impact is expected to be reflected more meaningfully in FY2027 through higher recurring rental income, improved service charge recovery and stronger operating cash flows.

On'ally Holdings PLC is also expected to contribute more meaningfully to Group performance in FY2027 through the full-year income impact of the outdoor LED advertising operation, which commenced during the last quarter of FY2026. This high margin advertising income stream further enhances the income generating capacity of the Group's property platform and supports diversification of recurring revenue beyond traditional rental income.

The Group's property backed asset base, including income generating commercial assets, strategic land bank and value accretive listed property investments, provides a strong foundation for recurring earnings, capital appreciation and future development-led value creation. Together with the expanded commercial property platform following the Lee Hedges acquisition, LRI PLC is well positioned to benefit from the recovery in Colombo's property market and increasing demand for prime real estate assets.

Overall Investor Positioning

FY2026 represents a landmark year for Lanka Realty Investments PLC. The Group delivered strong profit growth, meaningful NAV accretion, lower LTV, an enlarged investment property portfolio and a value accretive strategic acquisition. The Group enters FY2027 with a stronger balance sheet, improved earnings visibility and a clear platform for sustainable long term shareholder value creation.

LANKA REALTY INVESTMENTS PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Period Ended 31st March 2026

	GROUP			COMPANY		
	31-03-2026 Unaudited LKR 000	31-03-2025 Audited LKR 000	Change %	31-03-2026 Unaudited LKR 000	31-03-2025 Audited LKR 000	Change %
Revenue	**1,260,395**	1,205,079	5%	**325,113**	404,807	-20%
Direct expenses	**(753,987)**	(760,000)	1%	**-**	-	-
Gross profit	**506,408**	445,079	**14%**	**325,113**	404,807	**-20%**
Other operating income	**49,258**	40,051	23%	**105**	153	-31%
Administration expenses	**(555,735)**	(303,922)	83%	**(18,652)**	(14,072)	33%
Selling and distribution expenses	**(17,207)**	(10,287)	67%	**(357)**	-	-
Other operating expense	**(36,828)**	(3,316)	1011%	**(32,003)**	(77)	41515%
Gain arising from acquisition of Subsidiary	**357,731**	-	-	**-**	-	-
Operating profit	**303,626**	167,606	**81%**	**274,207**	390,812	**-30%**
Finance expense	**(408,670)**	(451,635)	-10%	**(50,889)**	(69,451)	-27%
Finance income	**48,806**	23,435	108%	**2,053**	978	110%
Net Finance Expenses	**(359,864)**	(428,200)	-16%	**(48,836)**	(68,473)	-29%
Change in fair value of investment properties	**2,980,331**	457,199	552%	**-**	-	-
Profit before tax	**2,924,093**	196,605	**1387%**	**225,371**	322,339	-30%
Tax (expense)	**(844,122)**	(49,323)	**1611%**	**(67,611)**	(98,857)	-32%
Profit for the period	**2,079,972**	147,283	**1312%**	**157,760**	223,482	**-29%**
Other comprehensive income						
Gain/(loss) on post employment benefit obligations	**(6,137)**	3,278	-287%	**-**	-	-
Gain on property revaluation	**121,014**	172,470	-30%	**-**	-	-
Tax Effect on other comprehensive Income	**(1,213)**	(49,406)	-98%	**-**	-	-
Other comprehensive income for the year, net of tax	**113,664**	126,343	**-10%**	**-**	-	**-**
Total comprehensive income for the year, net of tax	**2,193,636**	273,626	**702%**	**157,760**	223,482	**-29%**
Profit/(loss) attributable to :						
Equity holders of the parent company	**1,035,079**	(94,519)	1195%	**-**	-	-
Non-controlling Interest	**1,044,893**	241,802	332%	**-**	-	-
	2,079,972	147,283	**1312%**	**-**	-	**-**
Total comprehensive income attributable to:						
Equity holders of the parent company	**1,143,285**	29,336	3797%	**-**	-	-
Non-controlling interest	**1,050,351**	244,289	330%	**-**	-	-
	2,193,636	273,626	**702%**	**-**	-	**-**
Earnings / (loss) per share - LKR	**4.90**	**(0.45)**		**0.75**	1.06	

Figures in brackets indicate deductions.

LANKA REALTY INVESTMENTS PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the quater Ended 31st March 2026

	GROUP			COMPANY		
	31-03-2026 Unaudited LKR 000	31-03-2025 Unaudited LKR 000	Change %	31-03-2026 Unaudited LKR 000	31-03-2025 Unaudited LKR 000	Change %
Revenue	**434,890**	291,617	49%	**116,778**	126,029	-7%
Direct expenses	**(384,716)**	(128,071)	200%	**-**	-	-
Gross profit	**50,174**	163,546	**-69%**	**116,778**	126,029	**-7%**
Other operating income	**33,928**	4,128	722%	**26**	-	
Administration expenses	**(222,808)**	(70,410)	216%	**(4,663)**	(2,631)	77%
Selling and distribution expenses	**(11,355)**	(4,360)	160%	**(89)**	-	-
Other operating expense	**(670)**	(740)	-9%	**(8,001)**	-	-
Gain arising from acquisition of Subsidiary	**357,731**	-	-	**-**	-	-
Operating profit	**206,999**	92,164	**125%**	**104,051**	123,398	**-16%**
Finance expense	**(219,092)**	(10,858)	1918%	**(12,722)**	(14,714)	-14%
Finance income	**33,302**	6,052	450%	**513**	380	35%
Net Finance Expenses	**(185,790)**	(4,806)	3766%	**(12,209)**	(14,334)	-15%
Change in fair value of investment properties	**2,980,331**	474,512	528%	**-**	-	-
Profit before tax	**3,001,541**	561,870	**434%**	**91,843**	109,064	-16%
Tax (expense)	**(844,122)**	(218,102)	**287%**	**(16,903)**	(75)	22437%
Profit for the period	**2,157,419**	343,768	**528%**	**74,940**	108,990	**-31%**
Other comprehensive income						
Gain/(loss) on post employment benefit obligations	**(6,137)**	1,261	-587%	**-**	-	-
Gain on property revaluation	**121,014**	15,408	685%	**-**	-	-
Tax Effect on other comprehensive Income	**(1,213)**	(2,240)	100%	**-**	-	-
Other comprehensive income for the year, net of tax	**113,664**	14,429	**688%**	**-**	-	**-**
Total comprehensive income for the year, net of tax	**2,271,083**	358,197	**534%**	**74,940**	108,990	**-31%**
Profit attributable to :						
Equity holders of the parent company	**1,218,464**	175,322	595%	**-**	-	-
Non-controlling Interest	**938,955**	168,446	457%	**-**	-	-
	2,157,419	343,768	**528%**	**-**	-	**-**
Total comprehensive income attributable to:						
Equity holders of the parent company	**1,326,670**	182,680	626%	**-**	-	-
Non-controlling interest	**944,413**	175,516	438%	**-**	-	-
	2,271,083	358,197	**534%**	**-**	-	**-**
Earnings per share - LKR	**5.76**	**0.83**		**0.35**	0.52	

Figures in brackets indicate deductions.

LANKA REALTY INVESTMENTS PLC
STATEMENT OF FINANCIAL POSITION

As at 31st March 2026

	GROUP			COMPANY		
	31-03-2026 Unaudited LKR 000	31-03-2025 Audited LKR 000	Change %	31-03-2026 Unaudited LKR 000	31-03-2025 Audited LKR 000	Change %
ASSETS						
Non-current assets						
Property, plant and equipment	**2,776,401**	2,452,602	13%	**-**	-	
Intangible assets	**338,375**	340,378	-1%	**950**	1,200	-21%
Investment property	**22,451,108**	15,253,264	47%	**-**	-	-
Investment in subsidiaries	**-**	-	-	**10,563,133**	7,609,328	39%
Other non-current assets	**8,037**	8,037	0%	**-**	-	-
Deferred tax assets	**136**	136	0%	**136**	136	0%
Financial Assets at Amortised Cost-Non Current	**1,314,319**	-	0%	**-**	-	-
Total non-current assets	**26,888,376**	18,054,418	49%	**10,564,219**	7,610,663	39%
Current assets						
Inventories	**1,604,672**	419,558	282%	**-**	-	-
Trade and other receivable	**515,723**	339,282	52%	**784**	784	0%
Amount due from related parties	**135,168**	6,226	2071%	**2,139,048**	2,111,165	1%
Financial assets-fair value through profit or loss	**348**	243	43%	**348**	243	43%
Financial Assets at Amortised Cost-Current	**131,888**	-	-	**-**	-	0%
Other current assets	**235,526**	94,771	149%	**18,048**	10,810	67%
Short-term investments	**20,476**	20,476	0%	**-**	-	-
Cash in hand and at bank	**163,072**	240,846	-32%	**14,117**	58,863	-76%
Total current assets	**2,806,873**	1,121,402	150%	**2,172,345**	2,181,865	0%
Total assets	**29,695,249**	19,175,820	55%	**12,736,567**	9,792,528	**30%**
EQUITY AND LIABILITIES						
Equity						
Stated capital	**7,048,663**	7,048,663	-	**7,048,663**	7,048,663	0%
Cumulative Redeemable Non-Convertible Preference Shares	**2,129,646**	-	-	**-**	-	-
Other components of equity	**23,100**	23,100	-	**23,100**	23,100	0%
Revaluation reserve	**469,630**	358,249	31%	**-**	-	-
Retained earnings	**1,193,261**	712,903	67%	**636,726**	478,966	33%
	10,864,298	8,142,915	33%	**7,708,489**	7,550,729	2%
Non-controlling Interest	**8,197,641**	1,776,948	361%	**-**	-	-
Total equity	**19,061,939**	9,919,863	**92%**	**7,708,489**	7,550,729	**2%**
Non-current liabilities						
Interest bearing borrowings	**585,751**	1,627,864	-64%	**-**	400,000	-100%
Employee benefit liabilities	**54,738**	23,603	132%	**-**	-	-
Deferred tax liabilities	**4,311,595**	2,798,344	54%	**-**	-	-
Amount due to related parties	**113,190**	104,995	8%	**113,190**	104,995	8%
Other non current liabilities	**329,754**	166,298	98%	**-**	-	-
Total non-current liabilities	**5,395,028**	4,721,104	**14%**	**113,190**	504,995	-78%
Current liabilities						
Trade and other payables	**393,752**	344,688	14%	**1,138**	1,360	-16%
Current portion of Interest bearing borrowings	**3,136,185**	2,915,434	8%	**388,165**	106,734	264%
Income tax payable	**202,263**	127,073	59%	**136,154**	68,543	99%
Amount due to related parties	**490,991**	357,262	37%	**4,222,327**	1,519,619	178%
Bank overdraft	**405,317**	340,660	19%	**164,687**	15,336	974%
Other current liabilities	**609,775**	449,737	36%	**2,418**	25,210	-90%
Total current liabilities	**5,238,282**	4,534,853	**16%**	**4,914,890**	1,736,804	**183%**
Total liabilities	**10,633,310**	9,255,957	**15%**	**5,028,080**	2,241,799	**124%**
Total equity and liabilities	**29,695,249**	19,175,820	**55%**	**12,736,567**	9,792,528	**30%**
Net book value per share (LKR)	**51.40**	38.52		**36.47**	35.72	

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

Sgd. I Ekanayake
Accountant
Signed for and on behalf of the Board by

Sgd. S Neelakandan
Chairman

Sgd. M.H Jamaldeen
Director

Colombo. May 06, 2026

LANKA REALTY INVESTMENTS PLC
STATEMENT OF CHANGES IN EQUITY
Period Ended 31st March 2026

GROUP	Attributable to equity holders of the Parent						Minority Interest
	Stated Capital	Prefference Shares	Capital Redemption Reserve	Revaluation Reserve	Retained Earnings	Total	
	LKR 000	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					(94,520)	(94,520)	241802
Other Comprehensive Income for the period							
Revaluation of land and building	-		-	168,333	-	168,333	4,137
Re-measurement gain/(loss) on employee benefit liabilities					4,594	4,594	(1,315)
Income tax on other comprehensive income	-		-	(48,872)	(183)	(49,055)	(351)
Dividend payment							(164,440)
Balance as at 31st March 2025	**7,048,663**	**-**	**23,100**	**358,250**	**712,902**	**8,142,915**	**1,776,948**
Balance as at 01st April 2025	**7,048,663**	**-**	**23,100**	**358,250**	**712,902**	**8,142,915**	**1,776,948**
Profit/(loss) for the period					1,035,079	**1,035,079**	**1,044,893**
Other comprehensive income for the period	**-**		**-**	**-**	-	**-**	**-**
Revaluation of land and building				111,946		111,946	9,068
Re-measurement gain/(loss) on employee benefit liabilities	-		-	-	(2,949)	**(2,949)**	(3,188)
Income tax on other comprensive income				**(565)**		**(565)**	**(648)**
Dividend payment	**-**		**-**	**-**		**-**	**(45,670)**
Cumulative Redeemable Non-Convertible Preference Shares	**-**	**2,129,646**	**-**	-		**2,129,646**	707,855
Purchase of additional equity interest from non controlling shareholders	**-**		**-**	**-**	33,183	**33,183**	(172,762)
Dispose of additional equity interest from non controlling shareholders	**-**		**-**	**-**	(5,155)	**(5,155)**	25,669
Change in non-controlling interest without change in control	**-**		**-**	**-**	(579,799)	**(579,799)**	1,787,984
Bussiness Combination							3,067,491
Balance as at 31st March 2026	**7,048,663**	**2,129,646**	**23,100**	**469,630**	**1,193,260**	**10,864,299**	**8,197,640**

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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	-	-	-	223,482	**223,482**
Balance as at 01st April 2025	**7,048,663**	**23,100**	**-**	**478,966**	**7,550,729**
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	-	-	-	157,760	**157,760**
Balance as at 31st March 2026	**7,048,663**	**23,100**	**-**	**636,726**	**7,708,489**

LANKA REALTY INVESTMENTS PLC
STATEMENT OF CASH FLOWS
Period Ended 31st March 2026

	GROUP		COMPANY	
	31-03-2026	31-03-2025	31-03-2026	31-03-2025
	LKR 000	LKR 000	LKR 000	LKR 000
OPERATING ACTIVITIES				
Cash used in operations	**(909,278)**	691,429	**2,871,361**	(6,343)
Interest received	**2,268**	23,435	**2,053**	978
Interest paid	**(389,625)**	(243,614)	**(42,470)**	(91,160)
Income tax paid	**(54,443)**	-	**-**	-
Gratuity paid	**(1,650)**	(580)	**-**	-
Net cash generated from / (used in) operating activities	**(1,352,728)**	470,670	**2,830,944**	(96,525)
INVESTING ACTIVITIES				
Dividend income	**-**	-	**47,333**	170,371
Acquisition of property, plant & equipment	**-**	(9,592)	**-**	-
Proceeds from sale of investment property	**500,000**	-	**-**	-
Investment in investment properties	**-**	(173,401)	**-**	-
Business Combination	**(2,489,073)**	-	**(2,953,806)**	-
Net cash generated from / (used in) investing activities	**(1,989,073)**	(182,993)	**(2,906,472)**	170,371
FINANCING ACTIVITIES				
Cumulative Redeemable Non-Convertible Preference Shares	**2,837,500**	-	**-**	
Proceed from disposal of partial interest in subsidiaty without loss of Control	**1,208,389**	-		-
Dividend Payments	**(45,670)**	(164,439)		-
Dispose of additional equity interest from non controlling shareholders	**20,514**	-	**-**	-
Repayment of bank borrowings	**(821,362)**	(264,148)	**(118,570)**	(29,039)
Repayment of Finance Leases	**-**	(3,281)		
Net cash generated from / (used in) financing activities	**3,199,371**	(431,868)	**(118,570)**	(29,039)
Increase / (decrease) in cash & cash equivalents	**(142,430)**	(144,191)	**(194,098)**	44,807
Movement in cash & cash equivalents				
At the beginning of the period	**(79,338)**	64,854	**43,527**	(1,280)
Increase / (decrease)	**(142,430)**	(144,191)	**(194,098)**	44,807
At the end of the period	**(221,769)**	(79,337)	**(150,570)**	43,527
ANALYSIS OF CASH AND CASH EQUIVALENTS				
Favorable balances				
Cash in hand and at bank	**163,072**	240,846	**14,117**	58,863
Short term investments	**20,476**	20,476	**-**	-
Unfavorable balances				
Bank overdrafts	**(405,317)**	(340,660)	**(164,687)**	(15,336)
Total cash and cash equivalents	**(221,769)**	(79,337)	**(150,570)**	43,527

LANKA REALTY INVESTMENTS PLC
NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period Ended 31st March 2026

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 March 2026 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 2026. 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 2026.

4 SEGMENT RESULTS FOR QUARTER ENDED 31ST MARCH 2026

	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	325,113	36,558	726,089	266,622	359	230,767	(325,113)	**1,260,395**
Direct expenses	-	(32,680)	(87,866)	(578,449)	-	(54,992)	-	**(753,987)**
Gross profit	**325,113**	**3,878**	**638,223**	**(311,827)**	**359**	**175,775**	**(325,113)**	**506,408**
Other operating income	105	76	43,006	5,960	-	111	-	**49,258**
Administration expenses	(18,652)	(11,598)	(336,963)	(14,566)	(16,766)	(157,192)	-	**(555,735)**
Selling and distribution expenses	(357)	(434)	-	(2,591)	-	(13,826)	-	**(17,207)**
Other operating expense	(32,003)	(3,053)	(1,768)	-	-	(4)	-	**(36,828)**
Gain on Bargain purchase arising from acquisition of Subsidiary							357,731	**357,731**
Operating profit/loss	**274,207**	**(11,131)**	**342,498**	**(323,023)**	**(16,407)**	**4,864**	**32,619**	**303,626**
Finance expense	(50,889)	(28,082)	(101,434)	-	(424,554)	(81,490)	277,779	**(408,670)**
Finance income	2,053	-	46,464	-	197	91	-	**48,806**
Disposal Loss						-		**-**
Change in fair value of investment properties	-	-	2,648,238	-	332,093	-	-	**2,980,331**
Profit/(loss) before tax	**225,371**	**(39,213)**	**2,935,766**	**(323,023)**	**(108,670)**	**(76,535)**	**310,398**	**2,924,093**
Tax (expense)/reversal	(67,611)	-	(769,883)	-	-	(6,627)	-	**(844,122)**
Profit/(loss) for the period	**157,760**	**(39,213)**	**2,165,882**	**(323,023)**	**(108,670)**	**(83,162)**	**310,398**	**2,079,972**

5 INVESTMENT PROPERTY

The investment property value as at 31st March 2026.

Description	Amount LKR
Lanka Realty Developments (Pvt) Ltd	**4,000,000,000**
Oak Street (Pvt) Ltd	**4,900,000,000**
Crown Resort (Pvt) Ltd	**722,000,000**
On'ally Holdings PLC	**6,403,300,000**
Lee Hedges PLC	**6,404,844,000**

6 INVESTOR INFORMATION

Market value of shares

	Quarter ended	
	2025/2026 Q4 LKR	2024/2025 Q4 LKR
Closing price	**42.70**	12.00
Highest price	**57.40**	16.20
Lowest price	**37.30**	11.20

Share trading information

	Quarter ended	
	2025/2026 Q4	2024/2025 Q4
No. of transactions	**8,860**	3,991
No.of shares traded	**35,768,884**	11,093,555
Value of shares traded (LKR)	**1,765,689,050**	155,729,018

LANKA REALTY INVESTMENTS PLC
NOTES TO THE FINANCIAL STATEMENTS

For the period Ended 31st March 2026

7 STATED CAPITAL

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

As at	31-03-2026	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 2026.

8.2 Events after the Reporting Date

Subsequent to the reporting date, Lee Hedges PLC, a subsidiary of Lanka Realty Investments PLC, obtained unanimous shareholder approval at an Extraordinary General Meeting held on 28 April 2026 to purchase 57,204,262 ordinary shares held by the Company in Lanka Realty Developments (Private) Limited, representing 51% of the issued ordinary shares of Lanka Realty Developments (Private) Limited, for a total consideration of Rs. 1,610,334,180/-. The transaction represents an intra-group restructuring of the Group's property holding structure. As the approval was obtained after the reporting date, the transaction has been considered a non-adjusting event after the reporting period in accordance with LKAS 10, and no adjustment has been made to the financial statements for the period ended 31 March 2026.

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

8.4 Related Party Transactions

For the Quarter ended 31st March 2026

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	116,778	116,778	399,364	399,364
Net short term loans given to/ (settle form) subsidiaries	59,715	59,715	54,210	54,210
Accrued interest to related parties	69,445	69,445	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	LOLC FINANCE PLC/M.H.JAMALDEEN	35,402,545	16.749
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	PRIMA LAND (PRIVATE) LIMITED	5,013,333	2.372
8	MR. J.H. LEANAGE	4,497,357	2.128
9	ANIMAL MAGIC PRODUCTION LTD	2,520,000	1.192
10	MRS. E.S. KALBIAN	1,597,860	0.756
11	MR. M.F. FAROOK	1,325,000	0.627
12	SEYLAN BANK PLC/MOHAMED MUSHTAQ FUAD	1,244,183	0.589
13	MR. T.C. SMITH	1,218,147	0.576
14	PEOPLE S LEASING AND FINANCE PLC/VERITE RESEARCH (PVT) LTD	1,150,000	0.544
15	STERADIAN CAPITAL INVESTMENTS PRIVATE LIMITED	1,102,563	0.522
16	MRS. F.S. SABRY	1,000,000	0.473
17	COMMERCIAL BANK OF CEYLON PLC/N.S.T. PREMATHIRATNE & P.N. PREMATHIRATNE	963,635	0.456
18	DEUTSCHE BANK AG-NATIONAL EQUITY FUND	940,145	0.445
19	MR. S.A. COORAY & MR. P.T.COORAY,MRS. S.NUGAPITIYA	915,000	0.433
20	MR. R.J. MCMULLEN	871,500	0.412
Sub Total of Top 20 Share Holders		182,217,374	86.21
Other Share Holders		29,153,054	13.79
TOTAL		**211,370,428**	**100.00**

9.1 The percentage of shares held by the public as at 31st March 2026 was 30.88%
The number of shareholders representing the public holding was 2,961

9.2 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.

9.3 The float adjusted market capitalization as at 31st March 2026 was **LKR 2,787,517,103.70**

9.4 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	35,402,545
MR. PIERS MORGAN	31,143,205
MR. ARCHIE WARMAN	12,878,709
MR. FIRDOUSE FAROOK	1,325,000
MR. SARAVANAN NEELAKANDAN	50,000
MR. BRIAN VINOD SELVANAYAGAM	N/A

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
Lee Hedges 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

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