THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

INTERIM FINANCIAL STATEMENTS

For The Period Ended
30th September 2026

THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

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THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

STATEMENT OF COMPREHENSIVE INCOME - GROUP

	(Unaudited) Quarter ended 30.09.2026 Rs.'000	*(Unaudited)* Quarter ended 30.09.2025 Rs.'000	Variance % + / (-)	*(Unaudited)* Period ended 30.09.2026 Rs.'000	*(Unaudited)* Period ended 30.09.2025 Rs.'000	Variance % + / (-)
Revenue	**23,414,214**	22,615,521	3.5	**44,462,457**	44,532,886	(0.2)
Cost of Sales	**(18,353,396)**	(17,344,949)	5.8	**(33,944,010)**	(34,289,687)	(1.0)
Gross Profit	**5,060,818**	5,270,572	(4.0)	**10,518,447**	10,243,199	2.7
Other Income	**43,335**	436,433	(90.1)	**392,442**	919,669	(57.3)
Distribution Costs	**(2,572,087)**	(2,141,563)	20.1	**(4,978,980)**	(4,088,389)	21.8
Administration Expenses	**(2,175,193)**	(2,053,628)	5.9	**(4,383,740)**	(3,995,181)	9.7
Results from Operating Activites	**356,873**	1,511,814	(76.4)	**1,548,169**	3,079,298	(49.7)
Net Finance Costs	**(878,780)**	(897,997)	(2.1)	**(1,972,936)**	(1,743,415)	13.2
Share of Profits from Associates, Net of Tax	**(42,310)**	207,127	(120.4)	**(28,344)**	272,707	(110.4)
Share of Profits of Joint Venture, Net of Tax	**20,906**	13,772	51.8	**25,478**	4,609	452.8
Profit before Tax	**(543,311)**	834,716	(165.1)	**(427,633)**	1,613,199	(126.5)
Tax Expense	**(111,480)**	(162,155)	(31.3)	**(402,260)**	(386,069)	4.2
Profit for the period	**(654,791)**	672,561	(197.4)	**(829,893)**	1,227,130	(167.6)
Other Comprehensive Income						
Items that will not be reclassified to Profit or Loss						
Share of Other Comprehensive Income of Equity Accounted Investees, Net of tax	**(323,077)**	700,794	(146.1)	**(283,396)**	957,288	(129.6)
Change in Value of FVOCI Financial Assets	**(108,934)**	90,662	(220.2)	**(74,260)**	128,979	(157.6)
Tax on Other Comprehensive Income	**(107)**	-	-	**5,888**	-	-
Total Comprehensive Income For The Period	**(1,086,908)**	1,464,017	(174.2)	**(1,181,661)**	2,313,398	(151.1)
Profit / (Loss) Attributable to						
Equity Holders of the Parent	**(460,563)**	271,353	(269.7)	**(654,728)**	605,309	(208.2)
Non -Controlling Interest	**(194,228)**	401,208	(148.4)	**(175,165)**	621,821	(128.2)
	(654,791)	672,561	(197.4)	**(829,893)**	1,227,130	(167.6)
Total Comprehensive Income Attributable to						
Equity Holders of the Parent	**(851,560)**	1,025,247	(183.1)	**(982,079)**	1,647,120	(159.6)
Non -Controlling Interest	**(235,348)**	438,770	(153.6)	**(199,583)**	666,278	(130.0)
	(1,086,908)	1,464,017	(174.2)	**(1,181,661)**	2,313,398	(151.1)
Earnings / (Losses) per Share (Rs.)	**(1.92)**	1.13	(269.5)	**(2.73)**	2.52	(208.2)

THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

STATEMENT OF COMPREHENSIVE INCOME - COMPANY

	(Unaudited) **Quarter ended 30.09.2026 Rs.'000**	*(Unaudited)* Quarter ended 30.09.2025 Rs.'000	**Variance % + / (-)**	*(Unaudited)* **Period ended 30.09.2026 Rs.'000**	*(Unaudited)* Period ended 30.09.2025 Rs.'000	**Variance % + / (-)**
Revenue	**43,923**	34,991	25.5	**86,050**	68,944	24.8
Cost of Sales	**-**	-	-	**-**	-	-
Gross Profit	**43,923**	34,991	25.5	**86,050**	68,944	24.8
Other Income	**79,354**	537,440	(85.2)	**131,438**	549,329	(76.1)
Distribution Costs	**-**	-	-	**-**	-	-
Administration Expenses	**(36,205)**	(43,946)	(17.6)	**(69,051)**	(77,576)	(11.0)
Other Expenses	**(1,636)**	(1,930)	(15.3)	**(6,462)**	(8,265)	(21.8)
Results from Operating Activites	**85,436**	526,555	(83.8)	**141,975**	532,432	(73.3)
Net Finance Cost	**(7,943)**	(8,302)	(4.3)	**(17,252)**	(18,255)	(5.5)
Profit before Tax Expense	**77,493**	518,253	(85.0)	**124,723**	514,177	(75.7)
Tax Expense	**8,270**	3,318	149.3	**(176)**	1,670	(110.5)
Profit for the period	**85,763**	521,571	(83.6)	**124,547**	515,847	(75.9)
Other Comprehensive Income						
Financial assets at Fair value through Other Comprehensive Income - Net change in fair value	**(312)**	819	(138.1)	**182**	1,243	(85.4)
Total Comprehensive Income For The Period	**85,451**	522,390	(83.6)	**124,729**	517,090	(75.9)
Earnings per Share (Rs.)	**0.36**	2.17	(83.6)	**0.52**	2.15	(75.9)

THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

STATEMENT OF FINANCIAL POSITION

Group (Audited) As at 31.03.2026 Rs.'000	Company (Audited) As at 31.03.2026 Rs.'000		Group (Unaudited) As at 30.09.2026 Rs.'000	Group (Unaudited) As at 30.09.2025 Rs.'000	Company (Unaudited) As at 30.09.2026 Rs.'000	Company (Unaudited) As at 30.09.2025 Rs.'000
		ASSETS				
		Non - Current Assets				
29,653,360	18,656	Property, Plant & Equipment	**30,169,543**	29,047,035	**18,022**	13,529
2,557,255	852,233	Investment Properties	**2,351,857**	2,526,948	**908,133**	794,625
2,322,751	-	Right to use of Assets	**2,577,936**	1,978,505	**-**	-
4,523,593	-	Biological Assets	**4,523,593**	4,337,908	**-**	-
767,207	-	Intangible Assets	**772,739**	735,839	**-**	-
-	4,493,822	Investments in Subsidiaries	**-**	-	**5,036,102**	3,227,394
1,736,013	96,533	Investment in Associates	**1,423,926**	2,562,501	**101,768**	98,005
504,312	-	Investment in Joint Venture	**529,790**	465,083	**-**	-
1,346,342	6,272	Financial Assets Measured at FVOCI	**1,289,321**	1,347,454	**6,462**	6,487
98,244	-	Retirement Benefit Obligations	**-**	-	**-**	-
527,754	-	Deferred Tax Assets	**722,566**	501,308	**-**	-
44,036,831	5,467,516		**44,361,271**	43,502,581	**6,070,487**	4,140,040
		Current Assets				
16,682,342	-	Inventories	**20,185,308**	16,768,287	**-**	-
18,398,521	92,260	Trade and Other Receivables	**16,591,574**	15,081,608	**107,203**	101,564
-		Fair Value of growing produce of				
33,545	-	bearer Biological Assets	**33,545**	39,110	**-**	-
9,812	78,904	Amounts Due from Related Parties	**3,866**	79,181	**69,165**	179,654
-	645,550	Loans Given to Related Parties	**-**	-	**352,724**	363,000
175,426	-	Income Tax Recoverable	**259,595**	86,343	**-**	-
1,840,289	9,939	Financial Assets Measured at FVTPL	**1,895,079**	2,104,386	**9,073**	9,271
3,381,111	95,928	Bank & Cash Balances	**3,212,265**	3,492,224	**59,253**	530,011
629,185	-	Assets Held for Sale	**-**	-	**-**	-
41,150,231	922,581		**42,181,232**	37,651,139	**597,418**	1,183,500
85,187,062	6,390,097	**Total Assets**	**86,542,503**	81,153,720	**6,667,905**	5,323,540
		EQUITY AND LIABILITIES				
		Equity Attributable to Equity Holders of the Parent				
927,000	927,000	Stated Capital	**927,000**	927,000	**927,000**	927,000
20,058	10,000	Capital Reserves	**20,058**	20,058	**10,000**	10,000
6,234,071	4,090,197	Revenue Reserves	**5,105,335**	7,056,314	**4,214,926**	3,108,076
7,181,129	5,027,197		**6,052,393**	8,003,372	**5,151,926**	4,045,076
14,130,133	-	Non- Controlling interest	**13,960,555**	11,727,695	**-**	-
21,311,262	5,027,197	**Total Equity**	**20,012,948**	19,731,067	**5,151,926**	4,045,076
		Non - Current Liabilities				
10,446,201	70,312	Loans and Borrowings	**10,087,820**	8,911,082	**54,688**	85,937
1,991,103		Lease Liabilities	**2,611,439**	2,038,649	**-**	-
100,000	338,980	Amounts Due to Related Parties	**100,000**	100,000	**346,780**	467,800
467,290	-	Deferred Income - Capital Grants	**451,644**	477,576	**-**	-
5,678,183	192,547	Deferred Tax Liabilities	**5,785,573**	5,817,844	**192,722**	201,391
6,375,029	-	Retirement Benefit Obligations	**6,419,298**	5,313,980	**-**	-
25,057,806	601,839		**25,455,774**	22,659,131	**594,190**	755,128
		Current Liabilities				
16,982,664	76,730	Trade & Other Payables	**16,594,241**	15,420,647	**76,215**	149,677
649,914	317,193	Amounts Due to Related Parties	**263,175**	279,252	**481,787**	267,342
17,380,610	39,063	Loans and Borrowings	**19,145,171**	19,826,147	**31,250**	39,063
430,585		Lease Liabilities	**463,519**	194,183	**-**	-
14,371	14,371	Rent Received in Advance	**31,172**	33,143	**63,460**	33,143
676,851	34,111	Income Tax Payables	**423,917**	416,172	**33,111**	34,111
2,682,999	279,593	Bank Overdraft	**4,152,586**	2,593,978	**235,966**	-
38,817,994	761,061		**41,073,781**	38,763,522	**921,789**	523,336
63,875,800	1,362,900	**Total Liabilities**	**66,529,555**	61,422,653	**1,515,979**	1,278,464
85,187,062	6,390,097	**Total Equity and Liabilities**	**86,542,503**	81,153,720	**6,667,905**	5,323,540
29.92	*20.95*	***Net Asset per Share (Rs.)***	***25.22***	*33.35*	***21.47***	*16.85*

The Board of Directors are responsible for the preparation and presentation of these financial statements.
For and on behalf of the Board.

(Sgd.)
S.D.R. Arudpragasam
Chairman

(Sgd.)
Anushman Rajaratnam
Group Managing Director

Date : 13th November, 2026

THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

STATEMENT OF CHANGES IN EQUITY

Group

	Equity Attributable to Equity Holders of the Parent										
	Stated capital Rs. '000	Prop.Dev. Reserve Rs. '000	Capital Reserve fund Rs. '000	FVOCI Reserves Rs. '000	General Reserve Rs. '000	Foreign Currency Translation Reserve Rs. '000	Revaluation Reserve Rs. '000	Accumulated Profit/(Loss) Rs. '000	Total Rs. '000	Non-controlling Interest Rs. '000	Total Equity Rs. '000
Balance as at 01.04.2026	**927,000**	**15,190**	**4,868**	**1,530,287**	**84,453**	**(11,470)**	**5,387,072**	**(756,271)**	**7,181,129**	**14,130,133**	**21,311,262**
Total Other Comprehensive Income for the year											
Profit for the Period	-	-	-	-	-	-	-	(654,728)	(654,728)	(175,165)	(829,893)
Other Comprehensive Income	-	-	-	(45,745)	-	-	-	(281,606)	(327,351)	(24,418)	(351,768)
Total Other Comprehensive Income for the year	**-**	**-**	**-**	**(45,745)**	**-**	**-**	**-**	**(936,334)**	**(982,079)**	**(199,583)**	**(1,181,661)**
Transactions with Owners of the Company											
Acquisition, disposal and changes in non-controlling interest	-	-	-	-	-	-	-	(146,657)	(146,657)	202,587	55,929
Subsidiary dividend to non-controlling interest	-	-	-	-	-	-	-	-	-	(172,582)	(172,582)
Dividend Paid	-	-	-	-	-	-	-	-	-	-	-
Total Transactions with Owners of the Company	-	-	-	-	-	-	-	(146,657)	(146,657)	30,005	(116,653)
Balance as at 30.09.2026	**927,000**	**15,190**	**4,868**	**1,484,542**	**84,453**	**(11,470)**	**5,387,072**	**(1,839,262)**	**6,052,393**	**13,960,555**	**20,012,948**
Balance as at 01.04.2025	927,000	15,190	4,868	1,422,678	84,453	(11,361)	5,294,224	(1,251,979)	6,485,073	10,107,082	16,592,155
Total Other Comprehensive Income for the year											
Profit for the Period	-	-	-	-	-	-	-	605,309	605,309	621,821	1,227,130
Other Comprehensive Income	-	-	-	84,523	-	-	-	957,288	1,041,811	44,457	1,086,268
Total Other Comprehensive Income for the year	-	-	-	84,523	-	-	-	1,562,597	1,647,120	666,278	2,313,398
Transactions with Owners of the Company											
Dividend Paid	-	-	-	-	-	-	-	(60,000)	(60,000)	-	(60,000)
Subsidiary dividend to non-controlling interest	-	-	-	-	-	-	-	-	-	(51,295)	(51,295)
Acquisition, disposal and changes in non-controlling interest	-	-	-	-	-	-	-	(68,821)	(68,821)	1,005,631	936,810
Total Transactions with Owners of the Company	-	-	-	-	-	-	-	(128,821)	(128,821)	954,336	825,515
Balance as at 30.09.2025	**927,000**	**15,190**	**4,868**	**1,507,201**	**84,453**	**(11,361)**	**5,294,224**	**181,797**	**8,003,372**	**11,727,695**	**19,731,067**

Company

	Stated capital Rs. '000	Prop.Dev. Reserve Rs. '000	General Reserve Rs. '000	FVOCI Reserve Rs. '000	Accumulated Profit/(Loss) Rs. '000	Total Rs. '000
Balance as at 01.04.2026	927,000	10,000	501	5,907	4,083,789	5,027,197
Total Other Comprehensive Income for the year						
Profit for the period	-	-	-	-	124,547	124,547
Remeasuring of other non-current financial assets	-	-	-	182	-	182
Total Other Comprehensive Income for the year	-	-	-	182	124,547	124,729
Transactions with Owners of the Company						
Dividend Paid	-	-	-	-	-	-
Total Transactions with Owners of the Company	-	-	-	-	-	-
Balance as at 30.09.2026	**927,000**	**10,000**	**501**	**6,089**	**4,208,336**	**5,151,926**
Balance as at 01.04.2025	927,000	10,000	501	4,887	2,645,598	3,587,986
Total Other Comprehensive Income for the year						
Profit for the Period	-	-	-	-	515,847	515,847
Remeasuring of other non-current financial assets	-	-	-	1,243	-	1,243
Total Other Comprehensive Income for the year	-	-	-	1,243	515,847	517,090
Transactions with Owners of the Company						
Dividend payable	-	-	-	-	(60,000)	(60,000)
Total Transactions with Owners of the Company	-	-	-	-	(60,000)	(60,000)
Balance as at 30.09.2025	927,000	10,000	501	6,130	3,101,445	4,045,076

THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

STATEMENT OF CASH FLOWS

	Group		Company	
	(Unaudited)	*(Unaudited)*	*(Unaudited)*	*(Unaudited)*
For the period ended 30th September,	**2026**	2025	**2026**	2025
	Rs.'000	Rs.'000	**Rs.'000**	Rs.'000
Cash Flows from Operating Activities				
Profit before Tax Expense	**(427,633)**	1,613,199	**124,723**	514,177
Adjustments for :				
Depreciation and Amortisation	**1,211,517**	958,828	**4,937**	3,415
(Profit) / Loss on Disposal of Property Plant & Equipment /Timber Trees	**(24,223)**	(11,594)	**-**	-
Gain on Disposal of Investments in Subsidiaries	**-**	-	**(78,565)**	(531,095)
Gain on Disposal of Investments in Associates	**-**	-	**-**	(4,939)
(Profit) / Loss on Disposal of Long/Short-Term Investments	**-**	(20,629)	**-**	-
Share of Results of equity accounted investees	**28,344**	(272,707)	**-**	-
Share of Results of results of Joint Venture	**(25,478)**	(4,609)	**-**	-
Rental Income	**(26,805)**	(20,727)	**(26,805)**	(20,727)
Dividend Income	**(46,593)**	(26,035)	**(45,421)**	(7,870)
Interest Expenses	**1,831,326**	1,678,929	**51,700**	35,695
Interest Income	**(76,954)**	(123,183)	**(34,448)**	(17,440)
Deferred Income	**6,378**	-	**-**	-
Impairment Loss / (Reversal of Impairment Loss) on Trade & Other Receivables	**102,055**	(13,628)	**-**	-
Impairment Loss / /(Reversal of Impairment Loss) on Related Party Receivables	**-**	-	**5,486**	8,265
Impairment on Inventories	**24,307**	162,244	**-**	-
Provision for Retirement Gratuity	**497,236**	442,458	**-**	-
Change in Fair Value of Financial Assets at FVTPL	**15,773**	(525,775)	**970**	(2,176)
Impairment Provision/(Reversal) of Property, Plant and Equipment	**28,010**	-	**-**	-
Creditors No Longer Payable Written Back	**(10,142)**	-	**-**	-
Amortisation of Capital Grants	**(15,667)**	(15,906)	**-**	-
Write-off During the year	**6**	-	**6**	-
Provision / (Reversal) of Unrealiesed Exchange gain on Deravative Financial Assets	**6,253**	-	**-**	-
Gain / (Loss) on translation of Foreign Currency	**181,568**	31,850	**-**	-
	3,279,278	3,852,716	**2,583**	(22,695)
Profit before Working Capital Changes				
(Increase)/ Decrease in Inventories	**(3,502,966)**	(563,235)	**-**	-
(Increase) / Decrease in Trade and other Receivable	**1,806,947**	2,036,971	**(14,817)**	314,724
(Increase) / Decrease in Amounts due from Related Parties	**5,946**	67,420	**2,077**	(79,840)
Increase / (Decrease) in Trade and other Payables	**(388,423)**	(1,025,567)	**(515)**	(25,041)
Increase / (Decrease) in Amounts due to Related Parties	**(386,739)**	(374,321)	**168,095**	20,127
Cash generated from Operations	**814,044**	3,993,984	**157,423**	207,275
Gratuity Paid	**(355,624)**	(381,852)	**-**	-
Taxes Paid	**(1,410,516)**	(917,948)	**(1,000)**	-
Interest Paid	**(1,451,019)**	(1,376,896)	**(51,700)**	(35,695)
Rent Received	**39,031**	42,935	**75,895**	42,935
Net cash generated from/(used in) Operating Activities	**(2,364,084)**	1,360,223	**180,618**	214,515
Cash Flows from Investing Activities				
Acquisition of Property, Plant & Equipment, Investment Property & Biological Assets	**(1,385,955)**	(1,624,934)	**(60,204)**	(4,699)
Acquisition of Intangible Assets	**(12,893)**	-	**-**	-
Proceeds from Disposal of Property, Plant & Equipment & Biological Assets	**666,788**	29,076	**-**	-
Proceeds from Disposal of Investments In Associates	**-**	3,369	**-**	5,913
Acquisition of Associates	**-**	-	**(5,235)**	(2,544)
(Acquisition)/Disposal of Financial Assets at FVTPL	**(22,922)**	4,971	**(112)**	-
(Acquisition) / Disposal of Other Investments	**1,789**	-	**-**	-
Loans Given to Related Parties	**-**	-	**(90,000)**	(327,000)
Additions to Work in progress	**20,877**	26,996	**-**	-
Settlement of Loans Due from Related Parties	**-**	-	**385,000**	70,930
Interest Received	**147,145**	88,994	**34,317**	15,408
Dividend Received	**46,593**	26,035	**45,421**	7,870
Net cash generated from/(used in) Investing Activities	**(538,578)**	(1,445,493)	**309,187**	(234,122)
Cash Flows from Financing Activities				
Proceeds from Rights issue & Issue of Shares	**-**	263,409	**-**	-
Acquisition of Subsidiaries	**-**	-	**(570,000)**	-
Proceeds from Disposal of Investments In Subsidiaries without loss of control	**-**	-	**106,284**	552,489
Receipts of Loans	**9,483,368**	5,692,211	**-**	-
Repayment of Loans	**(7,762,962)**	(5,120,670)	**(23,437)**	(4,200)
Repayment of Leases	**(238,244)**	(198,157)	**-**	-
Increase/(Decrease) in Loan to Related Parties	**-**	-	**4,300**	(15,625)
Redemption of Debenture	**(20,356)**	(62,417)	**-**	-
Capital / Lease Grants Received	**18**	-	**-**	-
Dividend Paid to Non Controlling Interests	**(197,595)**	(51,295)	**-**	-
Increase/(Decrease) in Other Short-Term Loans	**-**	(6,963)	**-**	
Dividend Paid	**-**	-	**-**	-
Net cash generated from/(used in) Financing Activities	**1,264,229**	516,118	**(482,853)**	532,664
Net Increase in Cash & Cash Equivalents	**(1,638,433)**	430,847	**6,952**	513,057
Cash & Cash Equivalents at the beginning of the year	**698,112**	467,399	**(183,665)**	16,954
Cash & Cash Equivalents at the end of the period	**(940,321)**	898,246	**(176,713)**	530,011

THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

SEGMENTAL INFORMATION

Information based on primary segments (Business Segments)

Segment Revenue

	Segment Revenue		Inter Segment		Total Revenue	
For the period ended 30th September,	**2026**	2025	**2026**	2025	**2026**	2025
	Rs.'000	Rs.'000	**Rs.'000**	Rs.'000	**Rs.'000**	Rs.'000
Trading of Consumer Products	**33,289,012**	31,531,513	**(7,904,414)**	(7,392,791)	**25,384,598**	24,138,721
Trading of Industrial Products	**11,954,734**	12,138,577	**(398,215)**	(498,865)	**11,556,518**	11,639,712
Leisure	**780,291**	1,074,379	**(3,989)**	-	**776,302**	1,074,379
Plantations	**6,012,873**	6,876,883	**(87,913)**	(2,301)	**5,924,961**	6,874,582
Others	**1,333,591**	1,257,774	**(513,513)**	(452,282)	**820,078**	805,492
	53,370,501	52,879,126	**(8,908,044)**	(8,346,239)	**44,462,457**	44,532,886

Profit / (Loss) Attributable to

	Equity Holders		Non- Controlling interest		Total	
For the period ended 30th September,	**2026**	2025	**2026**	2025	**2026**	2025
	Rs.'000	Rs.'000	**Rs.'000**	Rs.'000	**Rs.'000**	Rs.'000
Trading of Consumer Products	**(78,295)**	554,318	**155,406**	493,482	**77,111**	1,047,800
Trading of Industrial Products	**(216,710)**	(134,236)	**(20,502)**	(61,602)	**(237,212)**	(195,838)
Leisure	**(67,597)**	(29,141)	**(205,114)**	(44,920)	**(272,711)**	(74,061)
Plantations	**(81,003)**	111,092	**(100,079)**	243,559	**(181,082)**	354,651
Others	**(211,122)**	103,276	**(4,877)**	(8,698)	**(215,999)**	94,578
	(654,728)	605,309	**(175,165)**	621,821	**(829,893)**	1,227,130

THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

SEGMENTAL INFORMATION

Information Based on Primary Segments (Business Segments)

Segment Results

	Operating Profit		Finance Cost		Profit before Tax		Tax Expense		Profit/ (Loss) for the Year	
For the period ended 30th September,	**2026**	2025	**2026**	2025	**2026**	2025	**2026**	2025	**2026**	2025
	Rs.'000	Rs.'000	**Rs.'000**	Rs.'000	**Rs.'000**	Rs.'000	**Rs.'000**	Rs.'000	**Rs.'000**	Rs.'000
Trading of Consumer Products	**1,437,691**	2,312,057	**(1,011,464)**	(879,808)	**426,227**	1,432,249	**(349,117)**	(384,449)	**77,111**	1,047,801
Trading of Industrial Products	**363,523**	356,574	**(680,439)**	(560,861)	**(316,917)**	(204,287)	**79,704**	8,450	**(237,212)**	(195,837)
Leisure	**(163,339)**	10,878	**(92,959)**	(71,728)	**(256,298)**	(60,850)	**(16,413)**	(13,212)	**(272,711)**	(74,062)
Plantations	**98,256**	562,988	**(165,964)**	(195,075)	**(67,708)**	367,913	**(113,374)**	(13,263)	**(181,082)**	354,650
Others	**(190,827)**	114,118	**(22,110)**	(35,943)	**(212,937)**	78,175	**(3,061)**	16,404	**(215,998)**	94,579
	1,545,303	3,356,614	**(1,972,936)**	(1,743,415)	**(427,633)**	1,613,199	**(402,260)**	(386,069)	**(829,893)**	1,227,130

NOTES TO THE FINANCIAL STATEMENTS

01) The accounting policies and methods of computation are consistent with those accounting policies and methods set out in the audited financial statements for the year ended 31st March 2026.

02) The interim condensed consolidated financial statements for the period have been prepared in accordance with LKAS 34 - Interim Financial Reporting.

03) The balances pertaining to the comparative period have been reclassified, where relevant, for better presentation and to be comparable with those of the current period.

04) There has been no significant change in the nature of the contingent liabilities which were disclosed in the audited financial statements for the year ended 31st March 2026 other than disclosed below.

• Lanka Special Steels Limited

Lanka Special Steels Limited has given guarantees of Rs.62,810,000 to Sri Lanka Customs, Rs.3,306,000 to Bureau of Indian Standards and which were outstanding as at 30th September, 2026.

• Candy Delights Limited

Candy Delights Limited has given guarantee of Rs.5,000,000 to Ceylon Petroleum Corporation which were outstanding as at 30th September, 2026.

05) Beruwala Resorts PLC

The Palms, Beruwala Resorts PLC a subsidiary of the Group, commenced an extensive refurbishment and upgrading programme in May 2026 to elevate the property from a 3-star to a 5-star hotel. The programme required the hotel to close completely for more than four months, until August 2026.

During this period, the hotel generated no operating revenue, while a substantial portion of its fixed overheads continued to be incurred. Importantly, the hotel retained its workforce throughout the closure, with employees undergoing comprehensive training and development to align service delivery and operational standards with the requirements of a 5-star establishment.

06) ACME Printing and Packaging PLC

Sale of Factory Premises in Piliyandala

The Company completed the sale of its land and factory premises situated in Piliyandala to Singer Sri Lanka PLC during the quarter, for a total consideration of Rs.630 million, pursuant to the Sale and Purchase Agreement executed with the purchaser in April 2026.

07) No circumstances have arisen since the reporting period, that require adjustments to or disclosures in the financial statements.

08) The figures in the Financial Statements for the quarter are provisional and unaudited.

NOTES TO THE FINANCIAL STATEMENTS

09) Share Information

As at 30th September	2026	2025
Stated Capital (Rs.)	927,000,000	927,000,000
Number of Ordinary Shares (Voting) Issued	240,000,000	240,000,000

10) Market Price Per Share for the Quarter ended

	30.09.2026	30.09.2025
	Rs.	*Rs.*
- Highest	70.10	97.50
- Lowest	50.30	68.00
- Last Traded Price	53.90	84.10

11) Directors direct shareholdings as at 30th September 2026

Name of Director	No. of Shares
Mr. C. P. R. Perera	10,000
Mr. Anushman Rajaratnam	172,530
Mr. S. Rajaratnam	2,450,000
Mr. Amrit Rajaratnam	1,065,690

12) The percentage of shares held by the public as at 30th September 2026 was 33.06%.

13) The number of Public Shareholders as at 30th September 2026 were 2,191.

14) The applicable option under Colombo Stock Exchange Rule 7.12.1(A) (1) on Minimum Public Holding is Option 4 and the Float Adjusted Market Capitalization as at 30th September 2026 was Rs.4,268,707,200.00

15) The twenty major Shareholders as at 30th September 2026 were as follows:

Name of Shareholders	*No. of Shares*	*%*
1. Sampath Bank PLC / Senthilverl Holdings (Pvt) Ltd	48,345,245	20.14
2. Property and Investment Holdings (Private) Limited	40,153,059	16.73
3. Colombo Investment Trust PLC	31,149,717	12.98
4. Colombo Fort Investments PLC	26,888,895	11.20
5. Financial Trust Limited	26,742,226	11.14
6. Capital Investments Limited	23,084,375	9.62
7. Corporate Holdings (Pvt) Ltd A/c No.02	9,099,080	3.79
8. Corporate Holdings (Private) Limited A/c No.01	5,200,945	2.17
9. Union Investments (Private) Limited	4,300,000	1.79
10. Mr. Sanjeev Rajaratnam	2,450,000	1.02
11. Miss. Andal Radhakrishnan	1,973,125	0.82
12. Miss. Meenambigai Priyadarshini Radhakrishnan	1,973,124	0.82
13. Jacey Trust Services (Private) Limited - Account No.01	1,858,500	0.77
14. C M Holdings PLC	1,500,000	0.62
15. Mr. Amrith Rajaratnam	1,065,690	0.44
16. Hatton National Bank PLC / Sri Dhaman Rajendram Arudpragasam	1,000,000	0.42
17. Hatton National Bank PLC / Anushman Rajaratnam	856,906	0.36
18. Employees Trust Fund Board	684,202	0.29
19. Mayfield Investment (Private) Limited	638,300	0.27
20. Oakley Investments (Private) Limited	616,000	0.26
Total	**229,579,389**	**95.66**

THE COLOMBO FORT LAND & BUILDING PLC

Company No. PQ 172

CORPORATE INFORMATION

Board of Directors

S.D.R. Arudpragasam (Chairman)
FCMA (U.K)

C.P.R. Perera (Deputy Chairman)

Anushman Rajaratnam (Group Managing Director)
B.Sc (Hons), CPA, MBA

P. M. A. Sirimane
FCA, MBA

S. Rajaratnam
B.Sc., CA

A.R. Rasiah
B.Sc. (Cey.), FCA

Amrit Rajaratnam
LLB (Notts.), Barrister- at - Law

K.G. Punchihewa
FCA, CPA (Aus.)

S.B. Perera
FCMA/CGMA(UK), B.Sc. Mech.Eng. (Hons.)

S. Viran Corea, PC
LL.B, LL.M.

I.A. Wickramasinghe
MBA.,FCIM(UK)

S.S. Poholiyadde
F.I.P.M

Name of the Company

The Colombo Fort Land & Building PLC

Legal Form

A Quoted Company with limited liability, incorporated under the provisions of the Joint Stock Companies Ordinance 1861 & 1888 on 30th April, 1895 and re-registered under the Companies Act No.07 of 2007 on 3rd July, 2008.

Company No.

PQ 172

Registered Office

No. 8-5/2, Leyden Bastian Road,
York Arcade Building,
Colombo 1.
Tel: 011 - 2344485 - 9
Internet : www.cflbplc.com

Stock Exchange Listing

The ordinary shares of the Company are listed on the Colombo Stock Exchange of Sri Lanka.

Bankers

Commercial Bank of Ceylon PLC
Standard Chartered Bank
Hatton National Bank PLC
Indian Bank
Sampath Bank PLC

Auditors

Messrs. KPMG
Chartered Accountants

Legal Advisers

Messrs. Julius & Creasy
Attorneys-at-Law

Tax Advisers

Messrs. KPMG
Chartered Accountants

Managers & Secretaries

Corporate Managers & Secretaries (Private) Limited
No. 8-5/2, Leyden Bastian Road,
York Arcade Building,
Colombo 1.
Tel: 011 - 2344485 - 9