THE FORTRESS RESORTS PLC

THE FORTRESS RESORT & SPA

SRI LANKA

INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED

31ST DECEMBER 2025

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31ST DECEMBER 2025

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER

(All amounts in Sri Lanka Rupees thousand)

	Unaudited As at 31.12.2025	Unaudited As at 31.12.2024	Audited As at 31.03.2025 Audited
ASSETS	**Rs.**	**Rs.**	**Rs.**
Non-Current Assets			
Property, Plant & Equipment	1,663,095	1,141,617	1,149,992
Right of use Assets	36,095	38,008	37,530
Intangible Assets	2,523	1,104	3,063
	1,701,713	1,180,729	1,190,585
Current Assets			
Inventories	42,254	32,873	31,967
Trade and Other Receivables	66,297	34,827	53,781
Advances and Prepayments	68,339	69,375	38,965
Short Term Deposits	472,432	904,466	1,029,645
Cash and Cash equivalants	33,212	26,415	65,520
	682,533	1,067,957	1,219,878
Total Assets	**2,384,247**	**2,248,686**	**2,410,463**
EQUITY AND LIABILITIES			
Capital and Reserves			
Stated Capital	1,108,867	1,108,867	1,108,867
Accumulated Profits	912,923	774,712	935,976
Equity attributable to Equity Holders of the Parent	2,021,790	1,883,579	2,044,843
Non Controlling Interest	1	1	1
Total Equity	2,021,791	1,883,580	2,044,844
Non-Current Liabilities			
Interest Bearing Loans and Borrowings	66,432	65,271	64,553
Retirement Benefit Obligation	33,127	32,610	42,320
Deferred Tax Liability	33,999	45,121	33,999
	133,558	143,002	140,872
Current Liabilities			
Trade and Other Payables	159,513	140,623	131,443
Contract Liabilities	55,433	68,599	36,815
Interest Bearing Loans and Borrowings	6,167	2,529	12,678
Income Tax Payables	7,785	10,353	43,811
	228,898	222,104	224,747
Total Equity and Liabilities	**2,384,247**	**2,248,686**	**2,410,463**
Net Asset Value per Share (Rs.)	18.23	16.99	18.44

I certify that these financial statements are in compliance with the requirements of the Companies Act No.7 of 2007

Sgd
K.Murugakani
Financial Controller

The Board of Directors is responsible for the preperation and presentaion of these Financial statements. Signed for and on behalf of the Board by,

Sgd ***Sgd***
K.D Weerasinghe J.R Gunaratne
Director **Director**

Colombo
5th February 2026

Note :The above figures for the interim period are not audited

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31ST DECEMBER 2025

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31ST DECEMBER

(All amounts in Sri Lanka Rupees thousand)

	FOR 3 MONTHS ENDED		*Change*	YEAR TO DATE		*Change*	YEAR ENDED
	31.12.2025 Unaudited Rs.	**31.12.2024 Unaudited Rs.**	**%**	**31.12.2025 Unaudited Rs.**	**31.12.2024 Unaudited Rs.**	**%**	**31.03.2025 Audited**
Revenue	303,540	286,690	6	520,977	603,667	(14)	1,006,142
Cost of Sales	(93,997)	(75,078)	25	(224,766)	(201,129)	(12)	(291,446)
Gross Profit	**209,543**	**211,612**	(1)	**296,211**	**402,538**	**(26)**	**714,696**
Other Income and Gains	5,609	(2,053)	373	12,907	13,395	(4)	21,162
Advertising and Marketing Expenses	(15,179)	(16,877)	(10)	(39,806)	(41,270)	(4)	(64,944)
Administrative Expenses	(107,312)	(118,551)	(9)	(312,165)	(329,297)	(5)	(434,485)
Finance Cost	(2,023)	(1,931)	5	(6,016)	(5,727)	5	(7,683)
Finance Income	7,193	17,485	(59)	34,110	57,006	(40)	76,377
Profit/(Loss) before Tax	**97,831**	**89,685**	9	**(14,759)**	**96,645**	**(115)**	**305,123**
Income (Tax Expenses)	(1,396)	(17,587)	(92)	(8,294)	(28,412)	(71)	(69,015)
Profit/(Loss) for the period	**96,435**	**72,097**	34	**(23,053)**	**68,233**	**(134)**	**236,108**
Other Comprehensive Income/(loss)							
Actuarial gain/(loss) on Defined Benefit Plan	-	-		-	-		(8,265)
Income tax effect	-	-		-	-		1,653
Net other comprehensive income/(loss) not to be reclassified to profit or loss in subsequent periods	-	-		-	-		(6,612)
Other comprehensive income/(loss) for the period ,net of tax	-	-		-	-		(6,612)
Total Comprehensive Income/(loss) for the period net of Tax	96,435	72,097	34	(23,053)	68,233	(134)	229,496
Profit/(loss) and total comprehensive income(loss) attributable to							
Entire profit/(loss) and total comprehensive income/(loss) is attributable to the equity holders of the parent							
Basic/Diluted Earnings/(loss) Per Share	0.87	0.65	34	(0.21)	0.62	(134)	2.13
Dividend per share	-	-	-	-	-		

Note :The above figures for the interim period are not audited
: Figures in brackets indicate deductions

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31ST DECEMBER 2025

COMPANY, STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER

(All amounts in Sri Lanka Rupees thousand)

	Unaudited As at 31.12.2025	Unaudited As at 31.12.2024	Audited As at 31.03.2025
ASSETS	**Rs.**		**Audited Rs.**
Non-Current Assets			
Investment In Subsidiary	1,000,010	1,000,010	1,000,010
	1,000,010	1,000,010	1,000,010
Current Assets			
Other Receivables	68,025	78,140	76,065
Cash and Cash Equivalents	43	43	42
	68,068	78,183	76,107
Total Assets	**1,068,078**	**1,078,193**	**1,076,117**
EQUITY AND LIABILITIES			
Capital and Reserves			
Stated Capital	1,108,867	1,108,867	1,108,867
Accumilated Profits/(losses)	(42,682)	(32,578)	(34,807)
Total Equity	1,066,185	1,076,289	1,074,060
Non-Current Liabilities			
Interest Bearing Loans and Borrowings	-	-	-
Retirement Benefit Obligation	-	-	-
	-	**-**	**-**
Current Liabilities			
Trade & Other Payables	1,893	1,903	2,057
Bank Overdraft	-		-
	1,893	1,903	2,057
Total Equity and Liabilities	**1,068,078**	**1,078,192**	**1,076,117**
Net Asset value per share (Rs.)	9.62	9.71	9.69

I certify that these financial statements are in compliance with the requirements of the Companies Act No.7 of 2007

Sgd
K.Murugakani
Financial Controller

The Board of Directors is responsible for the preperation and presentaion of these Financial statements. Signed for and on behalf of the Board by,

Sgd	***Sgd***
K.D Weerasinghe	J.R Gunaratne
Director	Director

Colombo
5th February 2026

Note :The above figures for the interim period are not audited

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31ST DECEMBER 2025

COMPANY, STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31ST DECEMBER

(All amounts in Sri Lanka Rupees thousand)

	FOR 3 MONTHS ENDED		*Change*	*YEAR TO DATE*		*Change*	YEAR ENDED
	31.12.2025	**31.12.2024**	%	**31.12.2025**	**31.12.2024**	%	**31.03.2025**
	Unaudited	**Unaudited**		**Unaudited**	**Unaudited**		**Audited**
Revenue	-	-		-	-	-	-
Cost of Sales	-	-		-	-	-	-
Gross Profit	-	-		-	-	-	-
Other Income and Gains	-	-	-	-	-	-	-
Advertising and Marketing Expenses	-	-		-	-		-
Administrative Expenses	(2,128)	(1,945)	9	(7,875)	(6,811)	16	(9,040)
Finance Cost	-	-	-	-	-	-	-
Finance Income	-	-		-	-	-	-
Profit/(Loss) before Tax	(2,128)	(1,945)	9	(7,875)	(6,811)	16	(9,040)
Income Tax Expenses	-		-	-	-	-	-
Profit /(Loss) for the period	(2,128)	(1,945)	9	(7,875)	(6,811)	16	(9,040)
Other Comprehensive Income/(Loss)	-						
Total Comprehensive Income/(Loss) for the period	(2,128)	(1,945)	9	(7,875)	(6,811)	16	(9,040)
Basic /Diluted Earnings / (Loss) per share for the period	(0.02)	(0.02)	9	(0.07)	(0.06)	16	(0.08)
Dividend per share	-	-	-	-	-		-

Note :The above figures for the interim period are not audited

: Figures in brackets indicate deductions

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31ST DECEMBER 2025

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31ST DECEMBER

(All amounts in Sri Lanka Rupees thousand)

	Attributable to the equity holders of the parent			
Group	**Stated Capital** Rs.	**Accumulated Profit** Rs.	**Non Controlling Interest** Rs.	**Total** Rs.
Balance as at 01st April 2025	1,108,867	935,976	1	2,044,844
Loss for the Period	-	(23,053)	-	(23,053)
				-
Balance as at 31st December 2025	1,108,867	912,923	1	2,021,791
Balance as at 01st April 2024	1,108,867	706,480	1	1,815,348
Profit for the Period	-	68,233	-	68,233
Balance as at 31st December 2024	1,108,867	774,713	1	1,883,581

Company	**Stated Capital** Rs.	**Accumulated Profit/(Losses)** Rs.	**Total** Rs.
Balance as at 01st April 2025	1,108,867	(34,807)	1,074,060
Loss for the Period	-	(7,875)	(7,875)
Balance as at 31st December 2025	1,108,867	(42,682)	1,066,185
Balance as at 01st April 2024	1,108,867	(25,766)	1,083,101
Loss for the Period	-	(6,811)	(6,811)
Balance as at 31st December 2024	1,108,867	(32,577)	1,076,290

Note :The above figures for the interim period are not audited
:Figures in brackets indicate deductions

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31ST DECEMBER 2025

STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31ST DECEMBER

(All amounts in Sri Lanka Rupees thousand)	*FOR THE PERIOD ENDED*		*FOR THE PERIOD ENDED*	
	Group		Company	
	2025	2024	2025	2024
	Rs	Rs	Rs	Rs.
Cash Flows From / (Used in) Operating Activities				
Profit/(Loss) before tax	(14,759)	96,645	(7,875)	(6,811)
Adjustments for				
Depreciation	66,203	50,095	-	-
Amortisation of intangible assets	540	306		
Depreciation of right of use assets	1,435	1,434	-	-
Finance Cost	6,016	5,726	-	-
Finance income	(34,110)	(57,006)	-	-
(Profit)/Loss on Disposal of Property, Plant & Equipment	(340)	(12,693)	-	-
Provision for Defined Benefit Obligation	8,864	4,474	-	-
Operating Profit/(Loss) before working capital changes	33,849	88,982	(7,875)	(6,811)
(Increase)/ Decrease in inventories	(10,287)	(4,608)	-	-
(Increase)/ Decrease in trade and other receivables and prepayments	(41,890)	2,699	8,038	6,817
Increase/(Decrease) in trade and other payables and contract liabilities	46,688	25,448	(164)	(6)
Cash Generated from / (Used in) Operations	28,360	112,521	-	-
Defined benefit obligation paid				
Finance cost paid	(5)	(10)	-	-
Income tax paid	(53,618)	(46,516)	-	-
Defined benefit obligation paid	(18,057)	(2,313)	-	-
Net cash from / (used in) operating activities	(43,320)	63,682	-	-
Cash Flows from / (Used in) Investing Activities				
Proceeds from disposal of property plant and equipment	420	11,864	-	-
Acquisition of property, plant and equipment	(581,067)	(60,363)	-	-
Acquisition of intangible assets	-	(699)	-	-
Withdrawals /(Investment in) treasury bills	-		-	-
Investement in fixed deposits	(169,123)	(416,157)		
Withdrawal of fixed deposits	726,336	372,633	-	-
Finance income received	45,089	59,709	-	-
Net Cash from/(Used in) investing activities	21,655	(33,013)	-	-
Cash Flows from (Used in) Financing Activities				
Principal Payments under Lease Liabilities	(2,350)	(2,159)	-	-
Net Cash from/(Used in) financing Activities	(2,350)	(2,159)	-	-
Net Increase/(Decrease) in Cash and Cash Equivalents	(24,015)	28,510	-	-
Cash and Cash Equivalents at the beginning of the Period	57,227	(1,329)	43	43
Cash and Cash Equivalents at the end of the period	**33,212**	**27,181**	**43**	**43**
For the purpose of the cash flow statement, the period end cash and cash equivalents comprise the following:				
Cash at Bank & In Hand	33,212	28,568	43	43
Bank Overdraft	-	(1,387)	-	-
	33,212	**27,181**	**43**	**43**

Note :The above figures for the interim period are not audited

:Figures in brackets indicate deductions

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31ST DECEMBER 2025

NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31ST DECEMBER

1. Market Price of Ordinary Shares

	31.12.2025	31.12.2024
	Rs.	Rs.
Highest Price Per Share for the Quarter	36.50	33.00
Lowest Price Per Share for the Quarter	25.00	22.00
Last Traded	29.50	32.50

2. Financial year of the Company / Group ends on 31st March . The interim financial statements are for the period ended 31st December 2025

3. The Statement of Financial Position of the Company and Group as at 31st December 2025 and Statements of Income, Changes in Equity and Cash Flow for the period then ended have been prepared in accordance with Sri Lanka Accounting Standars 34,interim financial statements and are in agreement with the books of accounts maintained by the Group and have provided the information required by the Colombo Stock Exchange.

4. The presentation and classification of figures for the corresponding period of the previous year have been amended, where relevant, to be comparable with those for the current year.

5. All values included in these Financial Statements are in rupees '000' unless otherwise stated.

6. Subsidiaries.

The Subsidiaries and its controlling percentages of the Group,which have been consolidated are as follows

Subsidiaries	2025	2024	Nature of the Operations
Direct holding			
La Forteresse (Private) Limited	100%	100%	Operation of Small Luxurry Hotel
Indirect holding			
Summer Season Mirissa (Private) Limited	99.99%	99.99%	Operations not yet commenced

Investment in subsidiaries are carried at cost less impairments (if any) in the separate financial statements

7. Net Assets value per Share has been calculated, for all periods, based on the number of shares in issue as at 31st December 2025, amounting to 110,886,684.

8. There has not been a significant change in the nature of the contingent liabilities,which were disclosed in the Annual Report for the year ended 31st March 2025.

9. There have been no material events occurring after the Balance Sheet date that require adjustments or disclosure to Interim financial statements as at 31st December 2025.

10. The percentage of the shares held by public as at 31st December was 18.366% comprising of 1,830 Shareholders. (31st December 2024 -18.366% comprising 1,751 shareholders)

11. The float adjusted market capitalization as at 31st December 2025 - Rs.600,779,447.50

12. The Float adjusted market capitalization of the company falls under Option 2 of Rule 7.13.1(b) of the Listing Rules of the Colombo Stock Exchange and the Company has complied with the minimum public holding requirment applicable under the said option.

NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31ST DECEMBER

13.

The interim financial statements are unaudited and have been prepared in accordance with the same accounting policies and methods set out in the Annual Financial Statements for the year ended 31 March 2025 and are in compliance with the Sri Lanka Accounting Standard 34 - Interim Financial Reporting.

14. The number of shares held by the Board of Directors as of 31st December 2025 are as follows:

	Name of the Director	No of Shares	%
1	Mr.J.A.S.Sumith Adhihetty	13,741	0.01
2	Mr.C.Vishvajit Cabraal	Nil	-
3	Mr.C.Umagiliya Weerawardena	Nil	-
4	Mr.Jan Peter Van Twest	Nil	-
5	Mr.Jitendra Romesh Gunaratne	Nil	-
6	Ms. Amarasinghe Arachchige Kawshi Amarasinghe	Nil	-
7	Mr.Vasantha Leelananda	Nil	-
8	Ms.K.A.D.B Perera	Nil	-
9	Mr. Amrit Merril Joseph Fernando	Nil	-
10	Mrs. R.N Pallegama	Nil	
11	Mr. A.Y.E Joseph	Nil	
12	Mrs.K.D.Weerasinghe	Nil	-
13	Mr.Rohan Jebashanthan Karunarajah	Nil	-

15. Twenty largest shareholders of the company as of 31st December 2025 are as follows:

	Name of the Share Holder	No of Shares	%
1	M J F HOLDINGS (PRIVATE) LIMITED	28,616,411	25.81
2	VALLIBEL LEISURE (PRIVATE) LIMITED	24,417,932	22.02
3	VALLIBEL ONE PLC	20,618,257	18.59
4	MR.K.D.D. PERERA	10,329,317	9.32
5	L B FINANCE PLC	4,051,100	3.65
6	PEOPLE S LEASING AND FINANCE PLC/L.P.HAPANGAMA	2,494,544	2.25
7	EST. OF LATE MR. M.J. FERNANDO	2,124,400	1.92
8	PEOPLE S LEASING AND FINANCE PLC/M.E.AMARASINGHE	1,199,620	1.08
9	MR. A.P.L FERNANDO	1,172,811	1.06
10	PEOPLE'S LEASING & FINANCE PLC/L.H.L.M.P.HARADASA	1,033,108	0.93
11	MR. M. J. FERNANDO	833,333	0.75
12	MR D.C FERNANDO	833,333	0.75
13	DR.D.JAYANNTHA	621,000	0.56
14	HATTON NATIONAL BANK PLC/MUSHTAQ MOHAMED FUAD	601,930	0.54
15	MR.G.B.D THILAKARATNE	587,182	0.53
16	PEOPLE'S LEASING & FINANCE PLC/DR.H.S.D.SOYSA & MRS.G.SOYSA	551,993	0.50
17	SANDWAVE LIMITED	505,000	0.46
18	ROYAL CERAMICS LANKA PLC	336,100	0.30
19	SAKUVI INVESTMENT TRUST (PRIVATE) LTD	311,666	0.28
20	PEOPLE'S LEASING & FINANCE PLC/C.D KOHOMBANWICKRAMAGE	274,802	0.25

Corporate Information

Name of the Company

The Fortress Resorts PLC

Company Registration No
PQ 207

Legal Form
Public Quoted Company with Limited Liability,
Quoted on the Diri Savi Board of the Colombo Stock Exchange.

Registered Office
Level 29, West Tower
World Trade Center, Echelon Square
Colombo 01.

Board Of Directors
Mr.Jitendra Romesh Gunaratne(Chairman)
Mr. J A S Sumith Adhihetty
Mr.Chathura Vishvajit Cabraal
Mr.C Umagiliya Weerawardena
Mr.Jan Peter Vant Twest
Ms. Amarasinghe Arachchige Kawshi Amarasinghe
Mr.V Leelananda
Ms.K A D B Perera
Mr.Amrith Merril Joseph Fernando
Mrs. R.N Pallegama
Mr. A.Y.E Joseph
Mrs.K.D.Weerasinghe
Mr.Rohan Jebashanthan Karunarajah

Subsidiary Companies
La Forteresse (Private) Limited
Summer Season Mirissa (Pvt) Ltd

Hotel
The Fortress Resorts & Spa, Koggala
Telephone : 091 4389400
Fax : 091 4389458
Email: info@thefortress.lk

Secretaries

P W Corporate Secretarial (Pvt) Ltd.
No.3/17, Kynsey Road.
Colombo 08.
Telephone : 011 4640360-3
Fax : 011 4740588
Email: pwcs@pwcs.lk

External Auditors
Ernst & Young
Chartered Accountants
Rotunda Towers
No.109,Galle Road
Colombo 03.

Internal Auditors
KPMG
32A, Sir Mohamed Macan Markar Mawatha,
Colombo 03, 00700
Tel: +94 11 5426 426
Fax: +94 11 2445 872

Bankers
Bank of Ceylon
Sampath Bank PLC
Pan Asia Banking Corporation PLC
Nations Trust Bank PLC