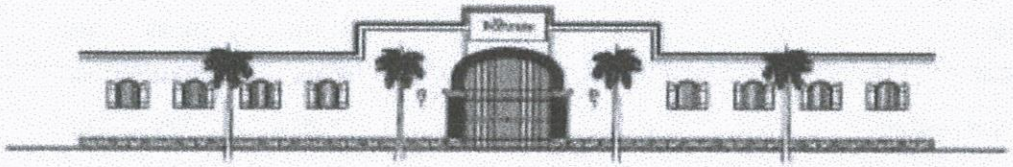
THE FORTRESS RESORTS PLC



THE FORTRESS RESORT & SPA

SRI LANKA

FINANCIAL STATEMENTS FOR THE PERIOD ENDED

30th JUNE 2026

Q1 - 2026/27

THE FORTRESS RESORTS PLC

INTERIM FINANCIAL STATEMENTS

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30TH JUNE 2026

(All amounts in Sri Lanka Rupees thousand)

	For 3 Month ended		*Change*	Year ended
	30.06.2026 Unaudited Rs.	**30.06.2025 Unaudited Rs.**	*%*	**31.03.2026 Audited Rs.**
Revenue	182,597	80,684	126	988,968
Cost of Sales	(81,491)	(55,640)	(46)	(339,832)
Gross Profit	**101,106**	**25,044**	304	649,136
Other Income and Gains	25,037	5,992	318	26,345
Selling and Marketing Expenses	(17,417)	(12,103)	(44)	(64,655)
Administrative Expenses	(112,408)	(98,548)	(14)	(449,981)
Finance Cost	(2,066)	(1,985)	(4)	(8,054)
Finance Income	15,194	16,673	(9)	45,673
Profit/(Loss) before Tax	**9,446**	**(64,927)**	115	**198,464**
Tax Expense	(3,224)	(4,067)	21	(47,485)
Profit/(Loss) for the period	**6,222**	**(68,994)**	**109**	**150,979**
Other Comprehensive Income/(loss)				
Actuarial gain/(loss) on Defined Benefit Plan	-	-	-	(2,117)
Income tax effect	-	-	-	423
Other comprehensive income/(loss) for the period ,net of tax	-	-	-	(1,694)
Total Comprehensive Income/(loss) for the period net of Tax	6,222	(68,994)	109	149,285
Basic Earnings/(loss) Per Share	0.06	(0.62)	(109)	1.36

THE FORTRESS RESORTS PLC

INTERIM FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30TH JUNE 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30TH JUNE

(All amounts in Sri Lanka Rupees thousand)

	Unaudited As at 30.06.2026	Unaudited As at 30.06.2025	Audited As at 31.03.2026
ASSETS	**Rs.**	**Rs.**	**Rs.**
Non-Current Assets			
Property, Plant & Equipment	1,653,964	1,364,402	1,680,093
Right of use Assets	35,138	37,052	35,617
Intangible Assets	2,163	2,883	2,343
	1,691,265	1,404,337	1,718,053
Current Assets			
Inventories	38,349	38,868	42,192
Trade and Other Receivables	21,712	37,140	46,609
Advances and Prepayments	23,633	110,737	21,833
Short Term Deposits	775,552	662,064	655,364
Cash and Cash equivalants	22,327	67,846	132,949
	881,573	916,655	898,947
Total Assets	**2,572,838**	**2,320,992**	**2,617,000**
EQUITY AND LIABILITIES			
Capital and Reserves			
Stated Capital	1,108,867	1,108,867	1,108,867
Accumulated Profits	1,091,484	866,982	1,085,262
Equity attributable to Equity Holders of the Parent	2,200,351	1,975,849	2,194,129
Non Controlling Interest	1	1	1
Total Equity	2,200,352	1,975,850	2,194,130
Non-Current Liabilities			
Interest Bearing Loans and Borrowings	71,538	65,815	70,349
Retirement Benefit Obligation	34,158	45,273	32,512
Deferred Tax Liability	33,425	33,999	33,425
	139,121	145,087	136,286
Current Liabilities			
Trade and Other Payables	133,896	116,833	165,683
Contract Liabilities	38,361	54,483	44,001
Interest Bearing Loans and Borrowings	46,992	4,386	39,072
Income Tax Payables	14,116	24,353	37,828
	233,365	200,055	286,584
Total Equity and Liabilities	**2,572,838**	**2,320,992**	**2,617,000**
Net Asset Value per Share (Rs.)	19.84	17.82	19.79

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

.....

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,

.....
Director

.....
Director

Colombo
7th August 2026

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

THE FORTRESS RESORTS PLC

INTERIM FINANCIAL STATEMENTS

COMPANY, STATEMENT OF FINANCIAL POSITION AS AT 30TH JUNE 2026

(All amounts in Sri Lanka Rupees thousand)

	Unaudited As at 30.06.2026	Unaudited As at 30.06.2025	Audited As at 31.03.2026
	Audited		
ASSETS	**Rs.**	**Rs.**	**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	63,042	72,474	65,644
Cash and Cash Equivalents	41	42	41
	63,083	72,516	65,685
Total Assets	**1,063,093**	**1,072,526**	**1,065,695**
EQUITY AND LIABILITIES			
Capital and Reserves			
Stated Capital	1,108,867	1,108,867	1,108,867
Accumilated Profits/(losses)	(47,668)	(38,233)	(45,283)
Total Equity	1,061,199	1,070,634	1,063,584
Non-Current Liabilities			
Interest Bearing Loans and Borrowings	-	-	-
Retirement Benefit Obligation	-	-	-
	-	-	-
Current Liabilities			
Trade & Other Payables	1,894	1,892	2,111
	1,894	1,892	2,111
Total Equity and Liabilities	**1,063,093**	**1,072,526**	**1,065,695**
Net Asset value per share (Rs.)	9.57	9.66	9.59

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

.....
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,

.....
Director

.....
Director

Colombo
7 th August 2026

THE FORTRESS RESORTS PLC

INTERIM FINANCIAL STATEMENTS

COMPANY, STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30TH JUNE 2026

(All amounts in Sri Lanka Rupees thousand)

	For 3 Month ended		*Change*	Year ended
	30.06.2026 Unaudited Rs.	30.06.2025 Unaudited Rs.	%	31.03.2026 Audited
Revenue	-	-	-	-
Cost of Sales	-	-	-	-
Gross Profit	-	-	-	-
Other Income and Gains	-	-	-	-
Advertising and Marketing Expenses	-	-	-	-
Administrative Expenses	(2,385)	(3,426)	30	(10,477)
Finance Cost	-	-	-	-
Finance Income	-	-	-	-
Profit/(Loss) before Tax	(2,385)	(3,426)	30	(10,477)
Income Tax Expenses	-	-	-	-
Profit /(Loss) for the period	(2,385)	(3,426)	30	(10,477)
Other Comprehensive Income/(Loss)	-	-	-	-
Total Comprehensive Income/(Loss) for the period	(2,385)	(3,426)	30	(10,477)
Basic Earnings / (Loss) per share for the period	(0.02)	(0.03)	30	(0.09)
Dividend per share	-	-	-	-

THE FORTRESS RESORTS PLC

INTERIM FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30TH JUNE 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30TH JUNE

1. Market Price of Ordinary Shares

	30.06.2026	30.06.2025
	Rs.	Rs.
Highest Price Per Share for the Quarter	27.00	29.90
Lowest Price Per Share for the Quarter	21.60	24.00
Last Traded	25.40	29.50

2. Financial year of the Company / Group ends on 31st March . The interim financial statements are for the period ended 30th June 2026

3. The Statement of Financial Position of the Company and Group as at 30th June2026 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 thousand unless otherwise stated.

6. **Subsidiaries.**

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

Subsidiaries	2026	2025	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 30th June 2026, amounting to 110,886,684.

8. There has not been a significant change in the nature of the contingent liabilities,which were disclosed in theinterrim financial statements fas of 30th June 2026.

9. There have been no material events occurring after the Balance Sheet date that require adjustments or disclosure to Interim financial statements as at 30th June 2026.

10. The percentage of the shares held by public as at 30th June 2026 was 18.366% comprising of 1,904 Shareholders. (30th June 2025 -18.366% comprising 1,756 shareholders)

11. The float adjusted market capitalization as at 30th June 2026 - Rs.519,317,827.50

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 30TH JUNE

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 2026 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 30th June 2026 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 30th June 2026 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.A.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	2,655,985	2.40
7	Est.Of Lat 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	1,039,859	0.94
11	Mr. S. Vasudevan & Mrs. S.Vasudevan	893,333	0.81
12	Mr. M.J. Fernando	833,333	0.75
13	Hatton National Bank Plc/Mushtaq Mohamed Fuad	602,983	0.54
14	People'S Leasing & Finance Plc/Dr.H.S.D.Soysa & Mrs.G.Soysa	551,993	0.50
15	People S Leasing And Finance Plc/U.L.B.Ariyaratna	519,257	0.47
16	Dawi Investment Trust (Pvt) Ltd	382,518	0.34
17	Royal Ceramics Lanka Plc.	336,100	0.30
18	Sakuvi Investment Trust (Private) Limited	311,666	0.28
19	Dr. D. Jayanntha	300,000	0.27
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
Financial Controller
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, 00300
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