THE FORTRESS RESORTS PLC

THE FORTRESS RESORT & SPA

SRI LANKA

INTERIM FINANCIAL STATEMENTS FOR THE PERIOD ENDED

30TH SEPTEMBER 2026

PROVISIONAL FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30TH SEPTEMBER 2026

STATEMENT OF FINANCIAL POSITION

GROUP	COMPANY		GROUP		COMPANY	
Audited Year ended 31-03-2026	Audited Year ended 31-03-2026		Unaudited 30-09-2026	Unaudited 30-09-2025	Unaudited 30-09-2026	Unaudited 30-09-2025
Rs.'000	Rs.'000		Rs.'000	Rs.'000	Rs.'000	Rs.'000
		ASSETS				
		NON-CURRENT ASSETS				
1,680,092	-	Property, Plant & Equipment	1,632,196	1,595,662	-	-
35,617	-	Right of use Assets	34,660	36,573	-	-
-	1,000,010	Investment in subsidiary	-	-	1,000,010	1,000,010
2,343	-	Intangible Assets	1,982	2,703	-	-
1,718,052	**1,000,010**		**1,668,838**	**1,634,938**	**1,000,010**	**1,000,010**
		CURRENT ASSETS				
42,192	-	Inventories	37,935	38,583	-	-
62,948	65,644	Trade and other receivables	52,753	70,635	58,062	70,153
21,833	-	Advances and prepayments	22,437	89,023	-	-
639,025	-	Short term deposits	774,878	464,641	-	-
132,949	41	Cash and cash equivalents	52,196	11,935	41	42
898,947	**65,685**		**940,199**	**674,817**	**58,103**	**70,195**
2,616,999	**1,065,695**	**TOTAL ASSETS**	**2,609,037**	**2,309,755**	**1,058,113**	**1,070,205**
		EQUITY AND LIABILITIES				
		CAPITAL AND RESERVES				
1,108,867	1,108,867	Stated capital	1,108,867	1,108,867	1,108,867	1,108,867
1,085,262	(45,283)	Accumulated profits	1,093,849	816,488	(52,645)	(40,553)
2,194,129	**1,063,584**	Equity attributable to equity holders of the parent	**2,202,716**	**1,925,355**	**1,056,222**	**1,068,314**
1	-	Non controlling interest	1	1	-	-
2,194,130	**1,063,584**	**TOTAL EQUITY**	**2,202,717**	**1,925,356**	**1,056,222**	**1,068,314**
		NON-CURRENT LIABILITIES				
70,349	-	Interest bearing loans and borrowings	69,086	67,102	-	-
32,512	-	Retirement benefit obligation	35,217	44,557	-	-
33,425	-	Deferred tax liability	33,425	33,999	-	-
136,286	**-**		**137,728**	**145,658**	**-**	
		CURRENT LIABILITIES				
165,682	2,111	Trade and other payables	152,051	124,093	1,891	1,891
44,001	-	Contract liabilities	85,025	66,239	-	-
2,562	-	Interest bearing loans and borrowings	6,218	4,386	-	-
37,828	-	Income tax payables	-	8,389	-	-
36,510	-	Bank overdraft	25,298	35,634	-	-
286,583	**2,111**		**268,592**	**238,741**	**1,891**	**1,891**
2,616,999	**1,065,695**	**TOTAL EQUITY AND LIABILITIES**	**2,609,037**	**2,309,755**	**1,058,113**	**1,070,205**
19.79	9.59	Net asset value per share (Rs.)	19.86	17.36	9.53	9.63

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

……Sgd……
D.**Y.Siriwardhana**

The Board of Directors is responsible for the preparation and presentation of these financial statements. Signed for and on behalf of the Board by,

……Sgd…….
J.R.Gunaratne

……Sgd…….
K.D.Weerasinghe

11th November 2026
Colombo

THE FORTRESS RESORTS PLC

PROVISIONAL FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30TH SEPTEMBER 2026

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME

Audited Year ended		Quarter ended 30th September		*Change*	Period ended 30th September		*Change*
31-03-2026		Unaudited **2026**	Unaudited **2025**	%	Unaudited **2026**	Unaudited **2025**	%
Rs.'000		**Rs.'000**	**Rs.'000**		**Rs.'000**	**Rs.'000**	
988,968	**Revenue**	226,515	136,753	66	409,113	217,437	88
(339,832)	Cost of sales	(90,995)	(75,129)	21	(172,486)	(130,769)	32
649,136	**Gross profit**	**135,520**	**61,624**	**120**	**236,627**	**86,668**	**173**
26,345	Other income and gains	(5,513)	1,305	(522)	19,524	7,298	168
(64,655)	Advertising and marketing expenses	(20,418)	(12,524)	63	(37,835)	(24,627)	54
(449,981)	Administrative expenses	(117,418)	(106,304)	10	(229,828)	(204,853)	12
(8,053)	Finance cost	(2,110)	(2,008)	5	(4,176)	(3,993)	5
45,673	Finance income	15,392	10,244	50	30,586	26,917	14
198,465	**Profit/(loss) before tax**	**5,453**	**(47,663)**	**111**	**14,898**	**(112,590)**	**113**
(47,485)	Tax expenses	(3,087)	(2,831)	9	(6,311)	(6,898)	(9)
150,980	**Profit/(loss) for the period**	**2,366**	**(50,494)**	**105**	**8,587**	**(119,488)**	**107**
	Other comprehensive income/(loss)						
(2,117)	Actuarial gain/(loss) on defined benefit plan	-	-	-	-	-	-
423	Deferred tax impact on actual gain/(loss)	-	-	-	-	-	-
(1,694)	**Net other comprehensive income/(loss) not to be reclassified to profit or loss in subsequent periods**	-	-	**-**	-	-	-
149,286	**Total comprehensive income/(loss) for the period net of tax**	**2,366**	**(50,494)**	**105**	**8,587**	**(119,488)**	**107**
1.36	Basic Earnings / (Loss) Per Share	0.02	(0.46)		0.08	(1.08)	

THE FORTRESS RESORTS PLC

PROVISIONAL FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30TH SEPTEMBER 2026

COMPANY STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME

Audited Year ended **31-03-2026** **Rs.'000**		Quarter ended 30th September Unaudited **2026** **Rs.'000**	Unaudited **2025** **Rs.'000**	*Change* %	Period ended 30th September Unaudited **2026** **Rs.'000**	Unaudited **2025** **Rs.'000**	*Change* %
-	**Revenue from contract with customers**	-	-	-	-	-	-
-	Cost of sales	-	-	-	-	-	-
-	**Gross profit**	-	-	-	-	-	-
-	Other income and gains	-	-	-	-	-	-
-	Advertising and marketing expenses	-	-	-	-	-	-
(10,477)	Administrative expenses	(4,977)	(2,321)	114	(7,362)	(5,747)	28
-	Finance cost	-	-	-	-	-	-
-	Finance income	-	-	-	-	-	-
(10,477)	**Profit/(loss) before tax**	**(4,977)**	**(2,321)**	**114**	**(7,362)**	**(5,747)**	**28**
-	Income Tax Expenses	-	-	-	-	-	-
(10,477)	**Profit /(loss) for the period**	**(4,977)**	**(2,321)**	**114**	**(7,362)**	**(5,747)**	**28**
-	**Other comprehensive income/(loss)**	-	-		**-**	-	**-**
(10,477)	**Total comprehensive income/(loss) for the period**	**(4,977)**	**(2,321)**	**114**	**(7,362)**	**(5,747)**	**28**
(0.09)	Basic /Diluted Earnings / (Loss) per share for the period	(0.04)	(0.02)		(0.07)	(0.05)	

THE FORTRESS RESORTS PLC

PROVISIONAL FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30TH SEPTEMBER 2026

STATEMENT OF CHANGES IN EQUITY

CONSOLIDATED

	Stated Capital	Retained Earnings	Total	Non Controlling Interest	Total Equity
	Rs.'000	Rs.'000	Rs.'000	Rs.'000	Rs.'000
Balance as at 01st April 2025	1,108,867	935,976	2,044,843	1	2,044,844
Loss for the Period	-	(119,488)	(119,488)	-	(119,488)
Balance as at 30th September 2025	**1,108,867**	**816,488**	**1,925,355**	**1**	**1,925,356**
Balance as at 01st April 2026	1,108,867	1,085,262	2,194,129	1	2,194,130
Profit for the Period	-	8,587	8,587	-	8,587
Balance as at 30th September 2026	**1,108,867**	**1,093,849**	**2,202,716**	**1**	**2,202,717**

COMPANY

	Stated Capital	Retained Earnings	Total
	Rs.'000	Rs.'000	Rs.'000
Balance as at 01st April 2025	1,108,867	(34,807)	1,074,060
Loss for the Period	-	(5,746)	(5,746)
Balance as at 30th September 2025	**1,108,867**	**(40,553)**	**1,068,314**
Balance as at 01st April 2026	1,108,867	(45,283)	1,063,584
Loss for the Period	-	(7,362)	(7,362)
Balance as at 30th September 2026	**1,108,867**	**(52,645)**	**1,056,222**

THE FORTRESS RESORTS PLC

PROVISIONAL FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30TH SEPTEMBER 2026

CASH FLOW STATEMENT

GROUP	COMPANY		GROUP		COMPANY	
Audited	Audited					
Year ended	Year ended		Unaudited	Unaudited	Unaudited	Unaudited
31-03-2026	**31-03-2026**		**2026**	**2025**	**2026**	**2025**
Rs.'000	**Rs.'000**		**Rs.'000**	**Rs.'000**	**Rs.'000**	**Rs.'000**
		Cash Flows From / (Used in) Operating Activities				
198,465	(10,477)	Profit/(Loss) before tax	14,898	(112,589)	(7,362)	(5,747)
		Adjustments for				
95,455	-	Depreciation	58,230	39,431	-	-
719	-	Amortization of intangible assets	360	360	-	-
1,913	-	Amortization of right of use assets	956	956	-	-
8,053	-	Finance Cost	4,176	3,993	-	-
(45,673)	-	Finance income	(30,586)	(26,916)	-	-
(5,852)	-	(Profit)/Loss on Disposal of Property, Plant & Equipment	1,241	-	-	-
7,609	-	Provision for Defined Benefit Obligation	3,548	7,598	-	-
-	-	Effect of exchange rate changes on fixed deposit	(8,592)	-	-	-
3,876	-	Write off Advances and prepayments	-	-	-	-
264,565	(10,477)	Operating Profit/(Loss) before working capital changes	44,231	(87,167)	(7,362)	(5,747)
(10,225)		(Increase)/ Decrease in inventories	4,257	(6,616)	-	-
5,768	10,421	(Increase)/ Decrease in trade and other receivables and prepayments	22,069	(59,440)	7,582	5,910
41,426	55	Increase/(Decrease) in trade and other payables and contract liabilities	27,395	22,075	(220)	(165)
301,534	(1)	Cash Generated from / (Used in) Operations	97,952	(131,148)	-	(2)
(5)	-	Finance cost paid	(55)	(5)	-	-
(19,535)	-	Income tax paid	(44,139)	(53,618)	-	-
(53,318)	-	Defined benefit obligation paid	(843)	(5,362)	-	-
228,676	(1)	Net cash from / (used in) operating activities	52,915	(190,133)	-	(2)
		Cash Flows from / (Used in) Investing Activities				
12,500	-	Proceeds from disposal of property plant and equipment	-	-	-	-
(619,408)	-	Acquisition of property, plant and equipment	(11,576)	(488,000)	-	-
(346,865)	-	Investment in fixed deposits	(197,518)	(54,472)	-	-
717,589	-	Withdrawal of fixed deposits	70,257	599,580	-	-
50,692	-	Finance income received	18,108	53,537	-	-
(185,492)	-	Net Cash from/(Used in) investing activities	(120,729)	110,645	-	-
		Cash Flows from (Used in) Financing Activities				
(3,972)	-	Principal Payments under Lease Liabilities	(1,727)	(1,438)	-	-
(3,972)	-	Net Cash from/(Used in) financing Activities	(1,727)	(1,438)	-	-
39,212	**(1)**	**Net Increase/(Decrease) in Cash and Cash Equivalents**	**(69,541)**	**(80,926)**	**-**	**(2)**
57,227	**42**	**Cash and Cash Equivalents at the beginning of the Period**	**96,439**	**57,227**	**41**	**43**
96,439	**41**	**Cash and Cash Equivalents at the end of the period**	**26,898**	**(23,699)**	**41**	**41**
		For the purpose of the cash flow statement, the period end cash and cash equivalents comprise the following:				
		Bank Deposits				
132,949	41	Cash at Bank & In Hand	52,196	11,935	41	41
(36,510)	-	Bank Overdraft	(25,298)	(35,634)	-	-
96,439	**41**		**26,898**	**(23,699)**	**41**	**41**

THE FORTRESS RESORTS PLC
INTERIM FINANCIAL STATEMENTS
STATEMENT OF FINANCIAL POSITION

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

1. Market Price of Ordinary Shares

	30.09.2026	30.09.2025
	Rs.	Rs.
Highest Price Per Share for the Quarter	25.90	37.50
Lowest Price Per Share for the Quarter	20.60	27.10
Last Traded	21.90	35.80

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

3. The Statement of Financial Position of the Company and Group as at 30th September 2026 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 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 Luxury 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 Asset value per Share has been calculated, for all periods, based on the number of shares in issue as at 30th September 2026, amounting to 110,886,684.

8. There has been no significant change in the nature of the contingent liabilities disclosed in the interim financial statements as at 30 September 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 September 2026.

10. The percentage of the shares held by public as at 30th September 2026 was 20.28% comprising of 1,909 Shareholders. (30th September 2025 -18.366% comprising 1,842 shareholders)

11. The float adjusted market capitalization as at 30th September 2026 - Rs. 474,534,885.50

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 requirement applicable under the said option.

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

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 September 2026 are as follows:

	Name of the Director	No of Shares	%
1	Mr.J.A.S.S. Adhihetty	13,741	0.01
2	Mr.C.V.Cabraal	Nil	-
3	Mr.C.U. Weerawardena	Nil	-
4	Mr.J.P.V. Twest	Nil	-
5	Mr.J.R. Gunaratne	Nil	-
6	Ms. A.A.K. Amarasinghe	Nil	-
7	Mr.V. Leelananda	Nil	-
8	Ms.K.A.D.B Perera	Nil	-
9	Mr. A.M.J. Fernando	Nil	-
10	Mrs. R.N Pallegama	Nil	
11	Mr. A.Y.E Joseph	Nil	
12	Mrs.K.D.Weerasinghe	Nil	-
13	Mr.R.J. Karunarajah	Nil	-
14	Mr.K.A.D.T Perera (Appointed w.e.f .27.07.2026)	Nil	-

15. Twenty largest shareholders of the company as of 30th September 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 & Finance PLC/L.P.Hapangama	2,690,717	2.43
7	Mr. M.J. Fernando	1,683,093	1.52
8	Mr. D.C. Fernando	1,274,640	1.15
9	People's Leasing & Finance PLC/M.E.Amarasinghe	1,199,620	1.08
10	Mr. A.P.L. Fernando	1,172,811	1.06
11	People's Leasing & Finance PLC/L.H.L.M.P.Haradasa	1,039,859	0.94
12	Mr. S. Vasudevan & Mrs. S.Vasudevan	893,333	0.81
13	Hatton National Bank PLC/Mushtaq Mohamed Fuad	603,083	0.54
14	People's Leasing & Finance PLC/Dr.H.S.D.Soysa & Mrs.G.Soysa	551,993	0.50
15	People's Leasing & 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 (Pvt) Ltd	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.J.R.Gunaratne (Chairman)
Mr. J.A.S.S. Adhihetty
Mr.C.V. Cabraal
Mr.C.U. Weerawardena
Mr.J.P. V. Twest
Ms. A. A.K. Amarasinghe
Mr.V. Leelananda
Ms.K.A.D.B. Perera
Mr.A.M.J. Fernando
Mrs. R.N Pallegama
Mr. A.Y.E Joseph
Mrs.K.D.Weerasinghe
Mr.R.J. Karunarajah
Mr.K.A.D.T Perera

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

Hotel
The Fortress Resorts & Spa, Koggala
Telephone : +94 91 4389400
Fax : +94 91 4389458
Email: info@thefortress.lk

Secretaries

P W Corporate Secretarial (Pvt) Ltd.
No.3/17, Kynsey Road.
Colombo 08.
Telephone : +94 11 4640360-3
Fax : +94 11 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