



Level 15, Seylan Towers, No: 90, Galle Road, Colombo 03.

Interim Financial Statements
Quarter Ended 30th September 2026

SEYLAN DEVELOPMENTS PLC
STATEMENT OF FINANCIAL POSITION

	Sep 30,2026 (Un Audited) Rs '000	Dec 31,2025 (Audited) Rs '000	%
Assets			
Non Current Assets			
Property, plant & equipment	10,324	9,003	14.68
Intangible Assets	17,467	1,699	927.82
Investment property	6,065,610	6,040,281	0.42
Other Investments	332,309	443,353	(25.05)
Retirement benefit assets	5,209	5,209	0.00
Total Non Current Assets	6,430,919	6,499,545	(1.06)
Current Assets			
Inventories	12,116	6,700	80.83
Trade and other receivables	50,240	49,428	1.64
Other investments	239,041	205,576	16.28
Cash and cash equivalents	43,721	38,576	13.34
Total Current Assets	345,118	300,280	14.93
Total Assets	6,776,037	6,799,826	(0.35)
Equity and Liabilities			
Equity			
Stated capital	1,644,392	1,644,392	-
Reserves	493,449	501,867	(1.68)
Retained earnings	3,526,504	3,525,123	0.04
	5,664,345	5,671,381	(0.12)
Non Current Liabilities			
Deferred tax liability	959,234	946,200	1.38
	959,234	946,200	1.38
Current Liabilities			
Other liabilities	124,001	137,512	(9.83)
Income tax payable	14,451	26,744	(45.97)
Bank overdrafts	14,006	17,989	(22.14)
	152,458	182,245	(16.34)
Total Equity and Liabilities	6,776,037	6,799,826	(0.35)
Net Asset per Share	40.55	40.60	(0.12)

* The Financial Statements have been prepared in compliance with the requirements of the Companies Act no 7 of 2007 .

* The above figures are subject to audit and has been prepared in compliance with the Rule 7.4 of the CSE Listing Rules and Sri Lanka Accounting Standard - LKAS 34 - Interim Financial Reporting.

Sgd.
Nirmala Arangalage (Mrs)
Head of Finance

Sgd.
Ramesh Jayasekara
Chairman

Sgd.
Najill Farouk
Independent Non Executive Director

23rd October 2026

SEYLAN DEVELOPMENTS PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	FOR THE QUARTER ENDED			FOR THE NINE MONTHS ENDED		
	SEP 30,	SEP 30,	Growth	SEP 30,	SEP 30,	Growth
	2026	2025		2026	2025	
	(Un Audited)	(Un Audited)		(Un Audited)	(Un Audited)	
	Rs '000	Rs '000	%	Rs '000	Rs '000	%
Rental Income	93,725	96,704	(3.08)	290,617	279,916	3.82
Other Income	5,595	20,523	(72.74)	12,908	25,970	(50.30)
	99,320	117,227	(15.28)	303,525	305,886	(0.77)
Operating Expenses	(36,805)	(33,067)	11.30	(120,879)	(95,652)	26.37
Operating Profit	62,515	84,160	(25.72)	182,646	210,234	(13.12)
Net Finance income	13,776	15,752	(12.54)	55,160	47,420	16.32
Profit Before Taxation	76,291	99,912	(23.64)	237,806	257,654	(7.70)
Taxation	(22,635)	(24,755)	(8.56)	(69,224)	(70,113)	(1.27)
Profit After Taxation	53,656	75,157	(28.61)	168,582	187,541	(10.11)
Other comprehensive income						
Items that will not be reclassified to profit or loss						
Revaluation gain on property plant & equipment	-	-	-	3,098	-	-
Deferred tax on revaluation gain	-	-	-	(929)	-	-
Items that are or may be reclassified subsequently to profit or loss						
Net losses on investment in financial instruments measured at fair value through other comprehensive income	(2,454)	(4,712)	(47.92)	(14,516)	(1,281)	1,033.20
Deferred tax on components of other comprehensive income	736	1,414	(47.92)	4,355	384	1,033.20
Other comprehensive income for the period, net of income tax	(1,718)	(3,298)	(47.88)	(7,992)	(897)	791.29
Total comprehensive income for the period	51,938	71,859	(27.72)	160,590	186,644	(13.96)
Earnings / (Loss) Per Share	Rs	Rs		Rs	Rs	
	0.38	0.54	(28.87)	1.21	1.34	(9.94)

	Stated Capital Rs '000	Capital Reserve Rs '000	Revaluation Reserve Rs '000	Fair Value Reserve Rs '000	Retained Earnings Rs '000	Total Rs '000
Balance as at 01.01.2025	1,644,392	525,494	3,616	(23,399)	3,370,661	5,520,763
Total Comprehensive Income for the period						
Profit or Loss	-	-	-	-	187,541	187,541
Other Comprehensive Income						
Net fair value change in investment in debt instruments measured at fair value through other comprehensive Income	-	-	-	(1,281)	-	(1,281)
Deferred Tax on components of other comprehensive income	-	-	-	384	-	384
	-	-	-	(897)	-	(897)
Total Comprehensive Income for the period	-	-	-	(897)	187,541	186,644
Transactions recorded directly in equity						
Dividend Paid	-	-	-	-	(153,657)	(153,657)
	-	-	-	-	(153,657)	(153,657)
Balance as at 30.09.2025	1,644,392	525,494	3,616	(24,296)	3,404,544	5,553,751
Balance as at 01.01.2026	1,644,392	525,494	3,616	(27,243)	3,525,123	5,671,381
Total Comprehensive Income for the period						
Profit or Loss	-	-	-	-	168,582	168,582
Other Comprehensive Income						
Net losses on investment in financial instruments measured at fair value through other comprehensive income	-	-	-	(14,516)	-	(14,516)
Deferred Tax on components of other comprehensive income	-	-	-	4,355	-	4,355
Revaluation gain on property plant & equipment	-	-	3,098	-	-	3,098
Deferred tax on revaluation gain	-	-	(929)	-	-	(929)
	-	-	2,169	(10,161)	168,582	(7,992)
Total Comprehensive Income for the period	-	-	2,169	(10,161)	168,582	160,590
Transactions recorded directly in equity						
Reversal of revaluation of property, plant and equipment not written off, net of tax	-	-	(426)	-	426	-
	-	-	(426)	-	426	-
Transactions recorded directly in equity						
Dividend Paid	-	-	-	-	(167,626)	(167,626)
	-	-	-	-	(167,626)	(167,626)
Balance as at 30.09.2026	1,644,392	525,494	5,360	(37,405)	3,526,504	5,664,345

SEYLAN DEVELOPMENTS PLC
CASH FLOW STATEMENT

For the period	01.01.26 - 30.09.26 (Un Audited) Rs. 000	01.01.25 - 30.09.25 (Un Audited) Rs. 000
Cash Flows from Operating Activities		
Receipt from other Operating Activities	303,528	299,511
Cash payments to Employees, Suppliers and Tax Authorities	(118,836)	(94,825)
Interest Payments	(354)	(414)
Operating profit before changes in operating assets	184,338	204,272
(Increase)/Decrease in operating assets :		
Stock & Receivables	(6,228)	1,588
Increase/(Decrease) in operating liabilities :		
Deposits & Trade payables	(40,671)	(24,186)
Cash Generated from Operations	137,439	181,674
Income Tax paid	(37,898)	(37,677)
Net cash from Operating Activities	99,541	143,997
Cash Flows from Investing Activities		
Interest Received	55,513	47,835
Purchase of non-dealing Securities	(289,815)	(201,666)
Disposal of non-dealing Securities	352,879	145,010
Purchase of Property , Plant and Equipment	(16,035)	(1,001)
Additions to Investment Properties	(25,329)	(8,538)
Proceeds from disposal of Investment Property	-	22,875
Net cash from Investing Activities	77,213	4,515
Cash Flows from Financing Activities		
Dividend Paid	(167,626)	(153,657)
Net Cash from Financing Activities	(167,626)	(153,657)
Total net increase in cash and cash equivalents during the period	9,128	(5,145)
Cash and Cash equivalents at beginning of period	20,587	14,222
Cash and Cash Equivalents at end of period	29,715	9,076
Reconciliation of Cash and Cash Equivalents		
Cash and Short Term Funds	43,721	16,726
Bank Overdraft	(14,006)	(7,650)
	29,715	9,076

1 General

Seylan Developments PLC (the “Company”) is a “Public Quoted Company” and a Limited Liability Company Incorporated, reregistered under Companies Act No. 07 of 2007 (PQ 151) and domiciled in Sri Lanka and listed on the Colombo Stock Exchange.

- The Company’s registered office is situated at Level 15, Seylan Towers, No. 90, Galle Road, Colombo 03.
- The Company is in the business of development of property, administration & maintenance.
- The Company is a subsidiary of Seylan Bank PLC.
- The staff strength of the Company as at 30th September 2026 is 18 (2025 - 18).

2 Accounting Policies

There are no changes to the accounting policies & method of computation since the publication of the last Annual Report. The interim Financial Statements are presented in accordance with LKAS 34, Interim Financial Reporting. The Interim Financial Statements should be read in conjunction with the Annual Financial Statements for the year ended December 31, 2025 which have been prepared in accordance with LKAS / SLFRS.

3 Contingent Liabilities or Contingent Assets

There are no Contingent Liabilities or Contingent Assets as at the reporting date that require adjustments or disclosure in Financial Statements.

4 Events After the Reporting Period

There have been no material events after the reporting period that would require adjustments / disclosures in the Financial Statements.

5 Stated Capital

139,688,298 Ordinary Shares Rs: 1,644,391,650/-

6 Share price movement

	Quarter Ended		Year Ended
	30.09.2026 Rs'	30.09.2025 Rs'	31.12.2025 Rs'
Highest Price	27.80	34.50	35.20
Lowest Price	23.10	26.80	20.00
Last Traded Price	24.40	28.50	30.10
Market Capitalization	3,408,394,471	3,981,116,493	4,204,617,770

7 Comparative Information

Comparative figures have been re-stated / adjusted where necessary, to conform to the current period presentation.

SEYLAN DEVELOPMENTS PLC
Notes to the Financial Statements

8 Major 20 Share Holder List - As at 30 September 2026

	NAME OF SHAREHOLDER	NO OF SHARES 30.09.2026	%
1	Seylan Bank PLC	104,332,112	74.69
2	Mr. A. J. Thissera	4,301,000	3.08
3	Commercial Bank of Ceylon PLC / W. Jinadasa	1,821,291	1.30
4	Mrs. M. M. Udeshi (DESC)	1,287,900	0.92
5	Invenco Capital Private Limited	1,100,000	0.79
6	J. B. Cocoshell (Pvt) Ltd	1,065,000	0.76
7	Hatton National Bank PLC / Weththinge Jinadasa	940,721	0.67
8	Sampath Bank PLC / Mr. Abishek Sithampalam	767,427	0.55
9	Asian Guild Financial Services (Pvt) Ltd	609,121	0.44
10	Bank of Ceylon A/C Ceybank Century Growth Fund	606,325	0.43
11	Zagra Investment Consultants (Pvt) Ltd	594,200	0.43
12	Mr. B. C. Tay	505,948	0.36
13	Mrs. P. M. Tissera	432,800	0.31
14	Mr. A. Van Oosterbrugge	321,400	0.23
15	Mrs. M. Y. Amerasinghe	215,000	0.15
16	The Finance Company PLC A/C No 1	204,000	0.15
17	Sumacro (Pvt) Ltd	200,000	0.14
18	Kundanmala Limited No 1 Account	190,332	0.14
19	Mr. W. P. A. D. Gunathilake	180,000	0.13
20	Mr. J. D. Bandaranayake, Joint Dr. V. Bandaranayake & Miss. I. Bandaranayake	179,163	0.13

9 Directors' and Chief Executive Officer's Shareholdings as at 30th September 2026

	NAME OF DIRECTOR / CEO	NO OF SHARES 30.09.2026
1	Mr. R. Jayasekara - Chairman/Non Executive Director	-
2	Mrs. Gillian Edwards - Independent Non Executive Director	-
3	Mr. Najill Farouk - Independent Non Executive Director	-
4	Mr. Tilan Wijeyesekera - Independent Non Executive Director	-
5	Mr. Ranil Dissanayake - Non Executive Director	-
6	Mr. Anuja Ratnaayake - Chief Executive Officer	-

- 10** Public Shareholdings % as at 30th September 2026 25.31%
No of public shareholders as at 30th September 2026 6,585
Float adjusted market capitalization (Rs:) 862,664,641
The Company complies with option 5 of the Listing Rules 7.13.1 (a) - less than Rs: 2.5 Bn Float adjusted market capitalization which requires 20% minimum Public Holdings.