

INTERIM FINANCIAL STATEMENTS

For the nine months ended September 30, 2026

COMMERCIAL DEVELOPMENT COMPANY PLC

STATEMENT OF COMPREHENSIVE INCOME 01

	For the Nine Months Ended September 30			For the Quarter Ended September 30		
	2026	2025	Change	**2026**	2025	Change
	Rs. 000	Rs. 000	**%**	**Rs. 000**	Rs. 000	**%**
Revenue	**683,687**	607,088	12.6	**242,912**	243,391	(0.2)
Cost of Sales	**(474,373)**	(318,385)	49.0	**(165,677)**	(104,238)	58.9
Gross Profit	**209,314**	288,703	(27.5)	**77,235**	139,153	(44.5)
Other Income	**45,474**	1,040	4,272.5	**43,971**	228	19,185.5
	254,788	289,743	(12.1)	**121,206**	139,381	(13.0)
Administrative Expenses	**(54,299)**	(47,561)	14.2	**(15,878)**	(17,872)	(11.2)
Operating Profit	**200,489**	242,182	(17.2)	**105,328**	121,509	(13.3)
Net Finance Income	**65,778**	70,119	(6.2)	**22,385**	21,701	3.2
Profit before Tax	**266,267**	312,301	(14.7)	**127,713**	143,210	(10.8)
Income Tax Expense	**(81,301)**	(93,690)	(13.2)	**(39,150)**	(43,160)	(9.3)
Net Profit for the period	**184,966**	218,611	(15.4)	**88,563**	100,050	(11.5)
Other Comprehensive Income, Net of Tax	**-**	-	-	**-**	-	-
Total Comprehensive Income for the period, Net of Tax	**184,966**	218,611	(15.4)	**88,563**	100,050	(11.5)
Earnings per Share (Rs.)	**15.41**	18.22	(15.4)	**7.38**	8.34	(11.5)

The above figures are provisional and subject to audit unless indicated as audited.

Explanatory Notes

1 Financial Statements of the Company have been prepared in accordance with the Sri Lanka Accounting Standards (SLFRSs/LKASs) issued by The Institute of Chartered Accountants of Sri Lanka. There were no changes to the Accounting Policies and methods of computation since the publication of the Annual Report for the year ended December 31, 2025.

2 These Interim Financial Statements have been prepared in compliance with the requirements of the Sri Lanka Accounting Standard - LKAS 34 on "Interim Financial Reporting" and provide the information as required in terms of Rule 7.4 of the Colombo Stock Exchange.

3 During the 3rd quarter, the Company purchased 19 motor vehicles, including 14 electric vehicles, as replacement and modernization of its vehicle fleet. Further, during the period under review, the company disposal of seven vehicles under the vehicle fleet replacement programme and it resulted in a gain of Rs. 43.7 Mn., which significantly contributed to the increase in other income for the period.

4 The increase in the cost of sales for the period ended September 30, 2026, was primarily driven by maintenance project expenditures. These included progress payments of Rs. 35.1 million o/a the Indoor Air Quality Improvement Project and Rs. 10.5 million for replacing and modifying the sanitary waste and vent riser system within the Commercial House Building's service shaft. Costs were further impacted by the full-period operating expenses of CCTV operations commenced in August 2025 (Rs. 28.2 million), higher depreciation resulting from the expansion of the vehicle hiring fleet (Rs. 27.8 million), and an increase in outsourced staff costs following salary revisions (Rs. 18.6 million). Additionally, a Rs. 14.7 million provision for repair and waterproofing works on the Commercial House Building, alongside increased municipal rates and broader inflationary pressures, contributed to the YOY increase.

5 Related Party Transactions

(a) Mr. M.D.C.P. Dharmasena, a Non-Executive Director of the Company, functions as the Assistant General Manager - Services of Commercial Bank of Ceylon PLC (CBC), the sole tenant and parent company of the Company. During the quarter ended September 30, 2026, the Company received Rs. 681.2 Mn. as rental income, outsourcing service charges, vehicle hiring charges and fees for other utility services from CBC (Rs. 601.4 Mn. during the quarter ended September 30, 2025).

(b) As at the reporting date, the Company has invested Rs. 627.5 Mn. in Fixed Deposits (inclusive of interest) at market interest rates at CBC Finance Limited, which is a fully owned subsidiary of the CBC (Rs. 1,094.0 Mn. as at September 30, 2025). The interest income recognised on the fixed deposits for the quarter ended September 30, 2026, amounted to Rs. 16.8 Mn (Rs.23.8 Mn. for the quarter ended September 30, 2025).

Further, the Company has also invested Rs. 255.1 Mn (inclusive of interest) in listed debentures issued by CBC Finance Limited at the rate of 11.5% per annum as at September 30, 2026. The interest income recognised on these debentures during the quarter amounted Rs.6.8 Mn.

(c) The Company paid Rs. 0.4 Mn. to Orysis Limited, a wholly-owned subsidiary of the CBC, for the purchase of desktop computers during quarter ended september 30, 2026. (No payments were made during the quarter ended September 30, 2025).

6 All known expenses have been provided for in these Interim Financial Statements.

7 There were no material events that took place since September 30, 2026, that require disclosure in these Interim Financial Statements other than those disclosed above.

8 There were no contingent assets, contingent liabilities or capital commitments outstanding as at the Reporting date.

STATEMENT OF FINANCIAL POSITION 02

As at	September 30, 2026	December 31, 2025 (Audited)	Change
ASSETS	**Rs.'000**	Rs.'000	**%**
Non-Current Assets			
Property, Plant & Equipment	**428,732**	61,692	594.96
Right of Use Assets	**43,844**	68,366	(35.87)
Intangible Assets	**33**	394	(91.62)
Investment Property	**3,765,754**	3,754,673	0.30
Financial Investments	**255,192**	235,149	8.52
Deposits Receivable	**10,172**	12,859	(20.90)
	4,503,727	4,133,133	8.97
Current Assets			
Trade and Other Receivables	**106,131**	122,555	(13.40)
Financial Investments	**627,591**	930,149	(32.53)
Cash and Cash Equivalents	**204,541**	129,589	57.84
	938,263	1,182,293	(20.64)
Total Assets	**5,441,990**	5,315,426	2.38
EQUITY AND LIABILITIES			
Equity			
Stated Capital	**120,000**	120,000	-
Other Reserves	**2,923,982**	2,923,982	-
Retained Earnings	**1,548,250**	1,411,284	9.71
Total Equity	**4,592,232**	4,455,266	3.07
Non-Current Liabilities			
Deposits Payables	**69,697**	49,876	39.74
Employee Benefits	**126,709**	115,576	9.63
Lease Creditors	**45,049**	53,600	(15.95)
Deferred Tax	**540,279**	535,632	0.87
	781,734	754,684	3.58
Current Liabilities			
Trade and Other Payables	**49,107**	45,109	8.86
Lease Creditors	**1,115**	12,747	(91.25)
Deferred Revenue	**16,141**	17,289	(6.64)
Current Tax	**1,661**	30,331	(94.52)
	68,024	105,476	(35.51)
Total Equity and Liabilities	**5,441,990**	5,315,426	2.38
Net Assets Value Per Ordinary Share (Rs.)	**382.69**	371.27	3.07

The above figures are provisional and subject to audit unless indicated as audited.

I certify that these Financial Statements have been prepared in accordance with the requirements of the Companies Act No.07 of 2007 and amendments thereto.

(Sgd.)

N.I.Kapuruge

Finance Manager

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.

(Sgd.) (Sgd.)

D.N.L.FERNANDO **P.L.P.WITHANA**

CHAIRMAN **DIRECTOR**

November 6, 2026

	Stated Capital	Fair Value Reserve - Investment Property	Retained Earnings	Total Equity
	Rs.'000	Rs.'000	Rs.'000	Rs.'000
Balance as at January 1, 2025	120,000	2,787,045	1,215,973	4,123,018
Total Comprehensive Income for the six months ended September 30, 2025				
Profit for the nine months ened September 30, 2025	-	-	218,611	218,611
Other Comprehensive Income for the nine months ended September 30, 2025	-	-	-	-
	-	-	218,611	218,611
Transaction with equity holders, recognized directly in equity				
Final Dividend for 2024	-	-	(48,000)	(48,000)
Balance as at September 30, 2025	**120,000**	**2,787,045**	**1,386,584**	**4,293,629**
Total Comprehensive Income for the three months ended December 31, 2025				
Profit for the three months ended December 31, 2025	-	-	202,924	202,924
Other Comprehensive Income for the three months ended December 31, 2025	-	-	(5,762)	(5,762)
	-	-	197,162	197,162
Transaction with equity holders, recognized directly in equity				
Interim Dividend for 2025	-	-	(36,000)	(36,000)
Unclaimed Dividends Written Back	-	-	475	475
Transfer of Fair Value Gains on Investment Property	-	136,937	(136,937)	-
Balance as at December 31, 2025 - Audited	**120,000**	**2,923,982**	**1,411,284**	**4,455,266**
Total Comprehensive Income for the nine months ended September 30, 2026				
Profit for the nine months ened September 30, 2026	-	-	184,966	184,966
Other Comprehensive Income for the nine months ended September 30, 2026	-	-	-	-
	-	-	184,966	184,966
Transaction with equity holders, recognized directly in equity				
Final Dividend for 2025	-	-	(48,000)	(48,000)
Balance as at September 30, 2026	**120,000**	**2,923,982**	**1,548,250**	**4,592,232**

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STATEMENT OF CASH FLOWS 04

For the nine months ended September 30,	2026	2025
	Rs.'000	Rs.'000
Cash Flows from Operating Activities		
Profit before Tax	**266,267**	312,301
Non-cash adjustments to reconcile Profit before Tax to Net Cash Flows		
Depreciation/Amortization	**50,016**	20,792
Profit on disposal of Property, Plant and Equipment	**(44,854)**	-
Interest Income	**(75,430)**	(78,083)
Provision for Employee Benefits	**14,009**	9,382
Interest Expenses	**9,300**	7,702
	219,308	272,094
Changes in;		
Trade & Other Receivables	**19,110**	(53,391)
Deposits Payables	**19,821**	(15,336)
Deferred Revenue	**(1,148)**	14,332
Trade and Other Payables	**9,153**	30,595
	266,244	248,294
Interest Paid	**(9,300)**	(7,702)
Employee Benefits paid	**(2,878)**	(537)
Current Tax paid	**(105,321)**	(84,070)
Net Cash Flow Generated from Operating Activities	**148,745**	155,985
Cash Flows from Investing Activities		
Purchase of Property, Plant and Equipment	**(398,731)**	(64,808)
Proceeds from Sale of Property, Plant and Equipment	**51,411**	-
Interest Received	**75,430**	78,083
Net Change in Financial Investments	**282,514**	(66,551)
Net Cash Flow (Used in)/Generated from Investing Activities	**10,624**	(53,276)
Cash Flows from Financing Activities		
Settlement of Lease Liabilities	**(20,183)**	(11,240)
Dividend Paid	**(53,154)**	(53,135)
Net Cash Flow Used in Financing Activities	**(73,337)**	(64,375)
Net Increase in Cash and Cash Equivalents	**74,952**	38,334
Cash and Cash Equivalent at the beginning of the Year	**129,589**	162,252
Cash and Cash Equivalent at the end of the Period	**204,541**	200,586
Analysis of Cash and Cash Equivalents		
Cash at Bank	**204,435**	200,485
Cash in Hand	**106**	101
	204,541	200,586

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	Name of the Shareholder	No. of Shares	%
01	Commercial Bank of Ceylon PLC	10,800,000	90.00
02	Talpawila Kankanamge Don Aruna Prasad	121,000	1.01
03	People's Leasing & Finance PLC/Mr. K.K.Shujeevan	78,919	0.66
04	Assetline Leasing Co.LTD/British American Technologies (Pvt) Ltd	56,100	0.47
05	CDB Finance /K.Laveendrakumar	48,371	0.40
06	Binanthi Shamani Rasanayagam	44,570	0.37
07	Amirally Lukmanjee	44,168	0.37
08	Dinesh Anthony Perera	30,446	0.25
09	People's Leasing and Finance PLC/K.Laveendrakumar	30,228	0.25
10	Gajath Chrysantha Goonetilleke	30,077	0.25
11	Surendra Wickramasinghe (Deceased)	27,200	0.23
12	Sithamparapillai Gowrisangar	27,000	0.23
13	Henry Anthony Rohan Pieris	26,000	0.22
14	Sampath Bank PLC/Mr. Abishek Sithampalam	26,000	0.22
15	Zoebaly Gulamabass Carimjee	25,000	0.21
16	Manel Senanayake	24,000	0.20
17	Wijewickrama Pathinayakage Asanka Dinunuwan Gunathilaka	22,000	0.18
18	Sithampalam Durga	21,500	0.18
19	Arunasalam Sithampalam	19,055	0.16
20	Gunendra Rasitha Sellahewa	18,955	0.16
		11,520,589	96.02
	Other shareholders	479,411	3.98
	Total	12,000,000	100.00

Percentage of public holding in the Stated Capital of the Company as at September 30, 2026 was 10%. There were 1,176 shareholders representing the public holding percentage stated above.

The Float Adjusted Market Capitalisation of the Company as at September 30, 2026 was Rs.352,200,000/-.

The Company complies with the minimum public holding as a continuous listing requirement as per the Option 2 of the Listing Rule No. 7.13.1 (b) of of the Colombo Stock Exchange.

None of the Directors held shares of the Company as at September 30, 2026.

Name of the Company
Commercial Development Company PLC

Legal Form
A public limited liability company incorporated in Sri Lanka on March 14, 1980 under the Companies Ordinance No. 51 of 1938 and quoted in the Colombo Stock Exchange in March 1983. The Company was re - registered, under the Companies Act No. 07 of 2007 on January 17, 2008.

Registered Office
06th Floor, Paul VI Centre, No 24, Malwatta Road
(Front Street), Petteh, Colombo 11, Sri Lanka.
Telephone/Facsimile : 011 - 2447300
Email : info@cdcplc.net
Website : www.cdcplc.net

Company Registration No.
PQ 114

Tax Payer Identification No. (TIN)
124010578

Accounting Year - end
December 31

Board of Directors
Mr.D.N.L.Fernando - Chairman (Non-Executive Independent Director)
(Appointed w.e.f. July 28, 2026)
Dr.R.A. Attalage (Non-Executive Independent Director)
Mr.P.L.P.Withana (Non-Executive Independent Director)
Mr.N.Abeysuriya (Non-Executive Independent Director)
Mr. M D C P Dharmasena (Non-Executive Non-Independent Director)
(Appointed w.e.f. January 01, 2026)
Mr.A.L.Gooneratne - Chairman (Non-Executive Non-Independent Director)
(Resigned w.e.f. July 28, 2026)
Mr.S.C.U.Manatunge (Non-Executive Non-Independent Director)
(Resigned w.e.f. July 28, 2026)

Company Secretary
Mr.L.W.P. Indrajith

Auditors
KPMG
Chartered Accountants
32A, Sir Mohamed Macan Markar Mawatha
Colombo 03, Sri Lanka.

Registrars
SSP Corporate Services (Private) Limited
101,Inner Flower Road,
Colombo 03,
Sri Lanka.

Lawyers
Julius & Creasy
No 371, R.A.De Mel Mawatha,
Colombo 03,
Sri Lanka.

Stock Exchange Listing
The Ordinary Shares of the Company are listed on the Diri Savi Board of the Colombo Stock Exchange.

Audit Committee
Mr.P.L.P.Withana - Chairman
Dr.R.A.Attalage
Mr.N.Abeysuriya

Related Party Transactions Review Committee
Mr.P.L.P.Withana - Chairman
Dr.R.A.Attalage
Mr.N.Abeysuriya

Nominations and Governance Committee
Dr.R.A.Attalage - Chairman
Mr.P.L.P.Withana
Mr.N.Abeysuriya

Remuneration Committee
Dr.R.A.Attalage - Chairman
Mr.P.L.P.Withana
Mr.N.Abeysuriya

Principal Banker
Commercial Bank of Ceylon PLC

Information on Shares

	2026	2025
	Rs.	Rs.
Market Value of a Share		
As at September 30,	**293.50**	235.50
Highest price during the		
quarter ended September 30,	**321.25**	282.75
Lowest price during the		
quarter ended September 30,	**275.25**	172.00
Number of Ordinary Shares		
in issue as at September 30,	**12,000,000**	12,000,000

Financial Ratios

As at September 30,	**2026**	2025
Interest Cover (times)	**21.56**	30.41
Quick Assets Ratio (times)	**13.79**	10.89
Net Assets Value Per Share (Rs.)	**382.69**	357.80