

EAST WEST PROPERTIES PLC

2024/2025 ANNUAL REPORT

About us

East West Properties PLC (referred to as "EAST'), is listed on the Colombo Stock Exchange with a market capitalization as at 31.03.2025 LKR 1.81 Bn. Its core business is in real estate development, with its main focus on the rental of its warehousing complex in Peliyagoda and Office space rental in Colombo 03. Together with its real estate investments, EAST also has an interest in Media.

Our Vision

To be the number one Developer of Residential, Commercial and Hospitality Spaces without Compromising on our core values for the benefit of our stakeholders.

Our Mission

To exceed the expectations of our customers, tenants and Shareholders through service.

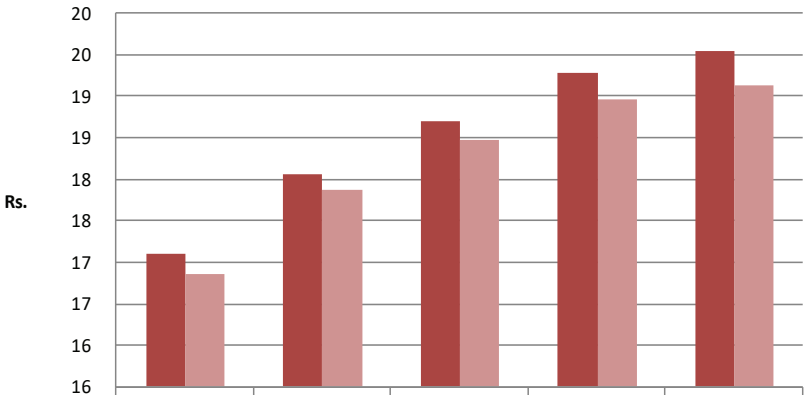
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Financial Highlights

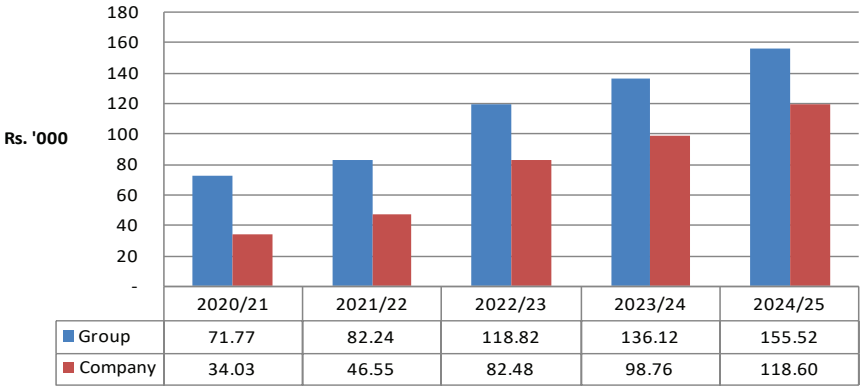
	Group		Company	
Year ended 31st March	2024/2025	2023/2024	2024/2025	2023/2024
Performance (Rs.)				
Revenue	155,516,682	136,117,549	118,599,713	98,758,678
Gross Profit	153,304,650	132,074,913	118,599,713	98,758,678
Other Income	8,582,399	11,927,902	8,157,218	12,501,208
Results from Operating Activities	26,866,100	29,933,739	5,680,159	11,906,865
Finance Income	54,081,133	84,214,572	43,144,703	68,696,185
Profit / (Loss) before tax	80,779,257	114,036,975	48,801,670	80,491,714
Income tax expense	(31,550,946)	(20,769,879)	(23,845,523)	(13,179,559)
Profit / (Loss) for the year	49,228,311	93,267,096	24,956,147	67,312,155
Profit / (Loss) attributable to				
Equity holders of the Company	37,334,951	80,549,174	24,956,147	67,312,155
Non – controlling Interest	11,893,360	12,717,922	-	-
Total Comprehensive Income / (Expenses)				
Attributable to:				
Equity holders of the Company	35,064,385	80,987,482	22,796,926	67,720,889
Non – controlling Interest	11,786,381	12,746,335	-	-
Financial Position (Rs.)				
Non-Current Assets	2,249,554,463	2,272,733,703	2,271,942,854	2,294,592,007
Total Assets	2,861,475,445	2,811,705,596	2,715,482,040	2,688,215,174
Cash & Cash Equivalents	102,828,636	102,883,257	100,661,704	77,892,984
Stated Capital	1,212,000,000	1,212,000,000	1,212,000,000	1,212,000,000
Capital Reserve	77,184,832	77,184,832	77,184,832	77,184,832
Revenue Reserve	1,412,018,489	1,376,918,431	1,355,165,823	1,332,368,894
Shareholder Funds	2,701,203,321	2,666,103,263	2,644,350,654	2,621,553,726
Market / Shareholder information				
No of Shares in issue	138,240,000	138,240,000	138,240,000	138,240,000
Market price of share as at 31st March (Rs.)	13.10	8.30	13.10	8.30
Market capitalization (Rs.)	1,810,944,000	1,147,392,000	1,810,944,000	1,147,392,000
No of Shareholders	2,318	2,627	2,318	2,627
Information Per Ordinary Share (Rs.)				
Last Traded Price at year end	13.10	8.30	13.10	8.30
Highest Market Price	16.00	8.90	16.00	8.90
Lowest Market Price	11.20	7.20	11.20	7.20
Key Performance Indicators (Rs.)				
Net Assets	19.54	19.29	19.13	18.96
(Loss) / Earning per share	0.27	0.58	-	-
Dividend	-	-	-	-

Net Asset Value per Share



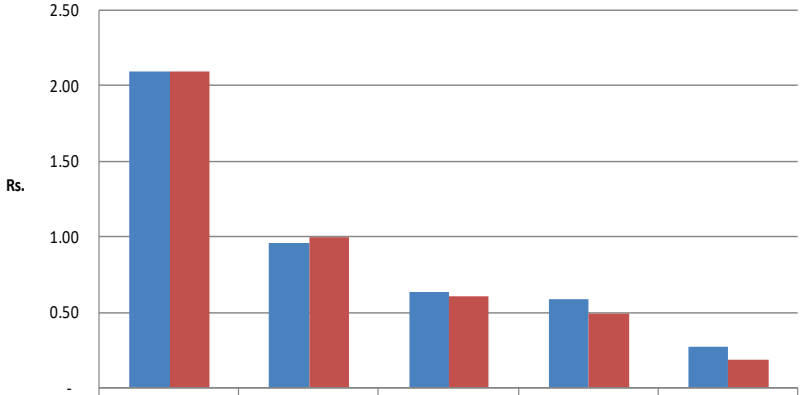
	2020/21	2021/22	2022/23	2023/24	2024/25
Group	17.10	18.07	18.70	19.29	19.54
Company	16.86	17.87	18.47	18.96	19.13

Revenue



	2020/21	2021/22	2022/23	2023/24	2024/25
Group	71.77	82.24	118.82	136.12	155.52
Company	34.03	46.55	82.48	98.76	118.60

Earning per Share



	2020/21	2021/22	2022/23	2023/24	2024/25
Group	2.10	0.96	0.63	0.58	0.27
Company	2.10	1.00	0.60	0.49	0.18

Chairman's Review



On behalf of the Board of Directors, it is my privilege to welcome you to the 44th Annual General Meeting of East West Properties PLC. I am pleased to present our Annual Report and Audited Financial Statements for the year ended 31st March 2025. The past year has continued to present a complex landscape, marked by economic volatility and ongoing societal challenges. However, despite these headwinds, East West Properties PLC has demonstrated resilience and adaptability.

Our performance for the year under review reflects a commendable effort in navigating these uncertainties. We recorded a Group Revenue of Rs. 155.5 million, an increase from last year's Rs. 136.1 million. Our Profit Before Tax rose to Rs. 80.7 million, underscoring our ability to strengthen profitability in a fluctuating economic environment. This growth is largely driven by the continued success of our office space rentals and strategic asset management.

In addition to our core revenue streams, the Group realized Rs. 54.1 million in Finance Income. This includes our investment in Debentures of Merchant Bank of Sri Lanka & Finance PLC, which delivered a strong fixed interest rate of 29.5% p.a. Looking ahead, our strategic focus will remain on maximizing asset value, optimizing operational efficiency, and delivering sustainable returns to our shareholders.

This year also marks a significant milestone in the history of our Company. Having founded East West Properties PLC in 1982, I have had the privilege of leading its journey for over four decades. With effect from 25th August 2025, I have stepped down from my duties as Chairman. It has been a profound honour to serve this Company from its inception and to witness its growth and resilience over the years.

As I take leave from my responsibilities, I do so with deep gratitude to our shareholders, tenants, regulatory authorities, and all stakeholders for your unwavering trust and support. I also extend my sincere appreciation to my fellow Board Members, the Audit Committee, the Remuneration Committee, and the Related Party Transactions Review Committee for their steadfast commitment and invaluable contributions. Most importantly, I thank our dedicated staff, whose commitment and hard work remain the backbone of our achievements.

At this important juncture, it is my great pleasure to introduce our newly appointed Chairman, Mr. K. M. Tanuja Hashan. I am confident that under his leadership, East West Properties PLC will continue to uphold its values, pursue new opportunities, and achieve even greater success in the years ahead. I warmly wish him every success in guiding the Company forward.

I wish East West Properties PLC continued success in the years ahead and remain confident that the Company is well positioned to achieve greater heights.

Nahil Wijesuriya

25th August 2025

Board of Directors

M.W.A.D.J.Nahil Wijesuriya

Mr. Nahil Wijesuriya is a Professional Engineer Specializing in Mechanical and Production Engineering. He gained his professional qualifications from the Leicester College of Technology (UK). Following graduation he began working with P&O Shipping Lines (UK), eventually moving on to become the Chief Engineer at Ceylon Shipping Corporation. In 1975 he became the Deputy Chief Engineer of the Colombo Dock Yard.
In 1977 he founded the East West Group of Companies. Through this Parent Company, he founded many successful businesses in Sri Lanka which includes:
TV broadcasting stations ETV1 and ETV2, now known as Swarnavahini and East West Information Systems now known as EWIS.
He has also completed several substantial property development project and also successfully speculated the London and Singapore property markets. Construction of the IBM Building in 1985 which isthe first building built in the Nawam Mawatha Business Centre was completely handled by him.
In addition he pioneered the setting up of the first offshore bunkering facility off the Colombo Port by using a 37,000 ton storage vessel anchored off the Colombo harbour limits. He also spearheaded the setting up and operations of Offshore Marine Services (Pvt) Ltd doing salvage and towage of ships in distress, using the companies own tugs. (Resigned w.e.f 25.08.2025)

M.W.A.D.Anika A.V.Wijesuirya

Ms. Anika Wijesuriya holds a B.A. Honors Degree in Finance and Economics from the University of Durham (UK) and she is an Associate of Durham Business School. She was a Director at Hotel Services PLC, now known as The Kingsbury PLC where she gained substantial experience in hotel administration, finance, sales and operations. She was a Director at Weligama Hotel Properties Limited which owned Weligama Bay Marriott Resort & Spa, East West Engineering Services (Pvt) Ltd, East West Enterprises Limited and Wijesuriya Holdings (Pvt) Ltd. She is also a Director of MAMMASKIN (PVT) Ltd. (Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)

Dr.D.Sunil AbeyRatna

Dr. Sunil AbeyRatna is a Fellow member of the Institute of Chartered Accountant of Sri Lanka, Fellow member of the Institute of Management Accountants of (UK), Member of Certified Management Accountants of Australia and Member of Certified Management Accountants of Sri Lanka. He is also a holder of a PHD from the University of Honolulu U.S.A. He has held Directorates of many Companies in Sri Lanka. Presently Partner of AbeyRatna & Company, Chartered Accountants and an associate of AGN International Ltd, UK which is the 6th largest Independent Accounting Association in the World, appointed to the main UK AGN International Board of Directors. (Resigned w.e.f 31.12.2024)

Diyanath Rohan Jayasinghe

Mr. Diyanath Rohan Jayasinghe is currently holding a position as Director Satiana Collection (Pvt) Ltd and he has held the positions of General Manager - Maganeguma, Chairman of CeyNor Foundation, Chairman Grand Oriental Hotel and Director – Sri Lanka Energies Ltd and Access Agencies.

M.W.A.D.J.Vajira Wijesuriya

Mr. Vajira Wijesuriya has a Bachelors degree in Computer Science from the University of Warwick (UK) and holds British Private Pilot License.
He has worked at Amba Research as an Associate Vice President specializing in Financial Research. He has gained a vast experience in the field of Real Estate, Aviation, Finance and Travel. (Appointed w.e.f 12.08.2024 &Resigned w.e.f 25.08.2025)

Kanchaka Shanila Ariyawansha

Mr.Kanchaka Shanila Ariyawansha has completed Diploma in Computer Studies Gateway Center and IDM Campus, Certificate course in Gemmology & Geology University of Moratuwa for Information Technology Colombo, Certificate course in English GEK Institute. He worked as a Cargo Assistant at Air Lanka International Ltd and Intercity Airways Ltd (2001 - 2003). He has 22 years experience in East West Group of Companies (2003 - Present). Including, East West Enterprises Ltd, East West Properties Ltd, Wijesuriya Holdings (Pvt) Ltd, Peoples Media Network (Pvt) Ltd, Weligama Hotel Properties (Pvt) Ltd, East West Engineering Services (Pvt) Ltd, East West Commercial Property Development Ltd, Agnes Wijesuriya Charity Fund, Agnes Wijesuriya Childrens' and Elders' Homes, Negombo Lagoon Properties (Pvt) Ltd. Also, currently holding a position as a Director of MAMMASKIN (PVT) Ltd. (Resigned w.e.f 25.08.2025)

Pushparaja Janani

Ms. Pushparaja Janani is following Corporate Level at The Institute of Chartered Accountants of Sri Lanka (ICASL), has completed Diploma in English and Computer Studies and Fundamentals of Financial Services Conducted by CISI. She served as a Director of Agnes Wijesuriya – Childrens' and Elders' Homes. (Resigned w.e.f 15.05.2024)

J.S.M. Dananjaya Abeyrathne Bandara

Mr. Dananjaya Bandara is a seasoned professional with extensive expertise in finance and auditing, holding membership with CMA (Sri Lanka) and the designation of Certified Business Accountant from CA Sri Lanka. With over a decade of experience as Group Internal Auditor at Hela Apparel Holdings PLC, he has demonstrated exceptional skills in managing internal audits for a large multi National organization. In addition, his three-plus years as Internal Auditor at Timex & Fergasam Garments Industries further solidified his proficiency in financial oversight and compliance. Mr. Bandara began his career as a Financial Accountant at Foundation Garments (Pvt) Ltd, where he honed his foundational expertise in accounting. After 3 ½ years, he transitioned to Lakbima Newspapers (Pvt) Ltd, where he served for more than six years, ultimately taking on the role of Head of Finance for the group's printing segment. His vast experience across various sectors underscores his leadership, strategic financial planning, and auditing capabilities. (Appointed w.e.f 31.12.2024)

Kandegedara Mudiyanselage Tanuja Hashan

Mr K M T Hashan is the Chairman and Founder of DHT Cement (Pvt) Ltd, one of Sri Lanka's fastest-growing companies in the construction materials sector. Since founding the company in 2014, he has been the driving force behind its remarkable transformation—from an importer of packed cement to a cement manufacturing unit with a state-of-the-art Grinding Unit in Ja Ela. His entrepreneurial foresight and unwavering commitment have positioned DHT Cement as a trusted name in the industry.

With a sharp instinct for identifying opportunities and an exceptional ability to execute complex projects, Mr Hashan has played a key role in shaping the company's strategic direction. His strength lies in envisioning large-scale industrial ventures and bringing them to life with precision and speed, earning him a reputation as a results-driven business leader.

Before establishing DHT Cement, Mr Hashan gained valuable international experience in supply chain and logistics while working in New Zealand. This global exposure helped hone his operational acumen and laid the foundation for his success in building a highperformance enterprise in Sri Lanka. (Appointed w.e.f 30.07.2025)

Subsequently, Mr. K. M. T. Hashan was appointed as the Chairman of East West Properties PLC, with effect from 25th August 2025.

Gaurav Mehta

Mr.Gaurav Mehta is the Managing Director of DHT Cement (Pvt) Ltd, a key player in Sri Lanka's cement industry. He brings over 15 years of diverse experience across investment banking, renewable energy, and manufacturing. Mr.Mehta has played a pivotal role in shaping and scaling businesses both in India and Sri Lanka, with a strong focus on strategic growth and operational excellence.

He began his career in investment banking with Credit Suisse in London, advising global clients on mergers, acquisitions, and capital raising. Prior to his current role, he was actively involved in developing and managing large-scale renewable energy and cement projects in India, gaining deep insight into infrastructure development and industrial operations.

Mr.Mehta holds an engineering degree and an MBA from two of India's top institutions, equipping him with a strong analytical foundation and strategic perspective. He is an active member of the Chamber of Construction Industry of Sri Lanka, the Indian CEO Forum, and the Ceylon Chamber of Commerce. (Appointed w.e.f 30.07.2025)

Chethiya Minendra Umagiliya Weerawardena

Mr. Chethiya Minendra Umagiliya Weerawardena is a visionary leader with extensive experience in corporate management and entrepreneurship. He holds a Doctorate in Business Administration from the University of Azteca, North America, and an MBA from the University of Suffolk, United Kingdom. Furthermore, he is also conferred with a Master of Law from University of Buckinghamshire.

He is the Chairman of Uni Dil Packaging Limited and Uni Dil Packaging Solutions Limited and serves as a Non-Executive Director of DHT Cement Pvt Ltd, Swisstek Aluminium Limited, Swisstek Ceylon PLC, and The Fortress Resorts PLC. Renowned for his contributions to both listed and non-listed entities, Mr. Umagiliya has driven growth and innovation across diverse industries.

A Fellow of the Institute of Chartered Professional Managers Sri Lanka, he is also a member of the Chartered Institute of Marketing (UK), the Chartered Management Institute (UK), and the Financial Management Association (USA). Mr. Umagiliya's leadership continues to inspire excellence and progress in Sri Lanka's corporate landscape. (Appointed w.e.f 30.07.2025)

K.D. Gamini Gunarathne

Mr. Gamini Gunaratne has held diverse leadership positions in both private and state sector organisations. He previously served as the Vice Chairman of the National Water Supply and Drainage Board.

Other appointments : Chairman of Lanka Hotels and Residencies (Pvt) Ltd (Sheraton Colombo), Director of Hayleys PLC, Dipped Products PLC, Horana Plantations PLC, Swisstek Ceylon PLC, Vallibel Power Erathna PLC and SLIIT International (Pvt) Ltd. (Appointed w.e.f 11.08.2025)

Management Discussion and Analysis

East West Properties PLC is engaged in renting Warehouses, Ground, Office Space & yard for commercial purposes. Subsidiary Company People's Media Networks (Pvt) Ltd operates Television and Radio broadcasting stations.
The Company and the Group has successfully managed its affairs due to its long term business strategies, with the prevailing economic crisis in the Country.
The direction and the guidance of the top management throughout this period vastly helped to achieve great results combined with the commitment and loyalty of the staff to achieve the set targets.

Revenue

During the financial year 2024/25 the Company recorded a sum of Rs. 118.6 Mn revenue with 20% growth when compared with previous year revenue Rs.98.7 Mn.
Subsidiary Company People's Media Networks (Pvt) Ltd also managed to continue their performance as previous years.

Net Finance Income

Net Finance Income of the Group recorded Rs. 53.9 Mn. This includes Rs. 44 Mn interest income from its fixed deposits, T Bills, Repo and Debenture Investments. And also, Group has not recorded any exchange gain from conversion of foreign currency deposits. Further, the Company recorded Rs.3.6 Mn Income from Disposal of Financial Assets.

Profitability

The Group was able to record a wealthy return of Rs. 49.2 Mn during the financial year under review.

Financial Position

As the Company's core business is engaged in renting warehouses, ground, office space and yard for commercial purposes, and 74% from the total assets represents Investment Properties as at the end of the current financial year.
Group Current Assets include Other Financial Assets worth of Rs.271 Mn, which is consists of Investment in Debenture amounting Rs.90 Mn and Investment in Fixed Deposits amounting to Rs.137 Mn.

Future Outlook

As the country's economy continues to stabilise gradually, we remain cautiously hopeful of a more stable external environment that would facilitate our growth plans. A more transparent regulatory environment along with financial stability in the country will facilitate better growth opportunities. We will continue to adopt prudent financial and operational management tools to withstand market pressure and continue to grow in a sustainable manner.

We are confident to continue operations of the Company and the Group successfully and hope to bring our core business of Warehousing in to a top rank in Sri Lanka while looking at some other Investment opportunities.

Statement of Directors Responsibilities

The responsibility of the Directors in relation to the Financial Statements is set out in the following statement. This differs from the responsibilities of the Auditors, which are set out in their report appearing on pages 26 to 28. As per the provisions of the Companies Act No.7 of 2007 and other statutes which are applicable in the preparation of financial statements, the Directors are responsible to prepare Financial Statements for each financial year and place before a General Meeting.

The Financial Statements comprise of:

- Statement of Profit or Loss and other Comprehensive Income of the company and the Group, which present a true and fair view of the profit and loss of the Company and the Group for the respective financial year.
- Statement of the Financial Position, which presents a true and fair view of the state of affairs of the Company and of the Group as at the end of the financial year.
- Statement of Changes in Equity depicting all changes in shareholders' funds during the year under review for the Group and the Company.
- Statement of Cash Flows providing the information to users, on the ability of the Group and the Company to generate cash and cash equivalents and utilisation of those cash flows.
- Notes to the financial Statements comprising significant accounting policies and other explanatory information.

The Directors confirm that the Financial Statements

- Have been prepared using appropriate accounting policies which have been selected and applied in a consistent manner; and
- Have been presented in accordance with the Sri Lanka Accounting Standards (SLFRS/LKAS) ; and
- Provide the information required by and or else comply with the Companies Act No. 7 of 2007 and the Listing Rules of the Colombo Stock Exchange.
- Furthermore the Directors confirm that the financial statements of the Company and the Group give a true and fair view of;
- The state of affairs of the Company as at 31st March 2025 and
- The profit or loss of the company and its subsidiary for the financial year then ended.

The Directors have taken appropriate steps to ensure that the Company keeps sufficient accounting records, which disclose the financial position of the Company with reasonable accuracy and enable them to ensure that the financial statements have been prepared and presented as aforesaid.

They are also reasonable for taking measures to safeguard the assets of the Company and to prevent and detect frauds and other irregularities. In this regard, the Directors have instituted an effective and comprehensive system of internal controls comprising of internal check, internal audit and financial and other controls required to carry on the Company's business in an orderly manner and to safeguard its assets and ensure as far as practicable the accuracy and reliability of the records.

The Financial Statements of the Company has been certified by the Company's Accountant, the officer responsible for preparation as required by the section 150 (1) (b) of the Companies Act. Further, the Financial Statements of the Company has been signed by two Directors of the Company on 29th August 2025 as required by the section 150 (1) (c) of the Company Act.

The Directors' are of the view that the Company and its subsidiary have adequate resources to continue operations in the foreseeable future and have applied the going concern basis in the preparation of these financial statements.

The Company's External Auditors Messers BDO Partners has been appointed in the Section 154 of the Companies' Act and in accordance with resolution passed at the Annual General Meeting. To the best of the knowledge and belief of the Directors, BDO Patners carried out reviews and sample check on the effectiveness of the system of internal controls as they consider appropriate and necessary in providing their opinion on the financial statements. BDO Partners has examined the financial statements made available together with all other financial records, minutes of shareholders' and Directors' meeting and related information and have expressed their opinion which appears on pages 26 to 28 of the annual report.

The Directors confirm to the best of their knowledge that all taxes, levies and financial obligations payable by the Company and the Group, all contribution levies and taxes payable on behalf of and in respect of the employees of the Company and the Group have been either paid or adequately provided for in the financial statements. The Directors are of the view that they have discharges their responsibilities as set out in this statement.

By Order of the Board of
EAST WEST PROPERTIES PLC



K.M. Tanuja Hashan
Director



Gaurav Mehta
Director

Colombo
03rd September 2025

Annual Report of the Board of Directors

In Compliance with the provisions of the Companies Act No.07 of 2007, the Directors present their Report on the state of affairs of the Company together with the Audited Financial Statements for the year ended 31st March 2025. The Report also provides information as required by the Listing Rules of the Colombo Stock Exchange, best Accounting Practices and other disclosures where relevant to the stakeholders of the Company.

General

East West Properties PLC is a Public Quoted Company with Limited Liability incorporated in Sri Lanka on 18th March, 1981 and re-registered under the Company's Act No.07 of 2007 on 15th June 2009. The Company was listed on the main board of the Colombo Stock Exchange in 1983.

Principal Activities and Nature of Operation

The Principal Activities of the Company are renting Warehouses, Ground, Office Space & yard for commercial purposes.

The subsidiary, Peoples Media Network (Pvt) Ltd is engaged in setting up and operating television and radio broadcasting stations.

Business Review

The Chairman's message contains a brief review of the operations of the Company during the year ended 31st March 2025. The Audited Financial Statements are given on pages 26 to 79 of the Annual Report. These Reports together reflect the state of affairs of the Company and its subsidiary during the year under review.

Financial Statements and Auditors Report

The Financial Statements, duly signed by the Directors, is provided from the pages 29 to 79 and the Auditors Report on the Financial Statements is provided on page 26 to 28 of this Report.

Revenue

Revenue generated by the Company amounted to Rs.118.5 Mn (Rs.98.7 Mn in 2024) and Group Revenue amounted to Rs.156.6 Mn (Rs.136.1 Mn in 2024). Contributions to Group Revenue from the different business segment are provided in Note 2 to the Financial Statements.

Material Accounting Policies

The Financial Statements which comprise of the Statement of Profit or Loss and Other Comprehensive Income, Statement of Financial Position, Statement of changes in Equity and the Statement of the Cash Flows, together with accounting policies and notes ("the Financial Statements") have been prepared in accordance with Sri Lanka Accounting Standards (SLFRS / LKAS) as issued by the Institute of Chartered Accountants of Sri Lanka (ICASL) and the requirements of the Companies Act No.7 of 2007. The Accounting Policies adopted in preparation of the Financial Statements are given from pages 34 to 43 of this Report.

Stated Capital

In accordance with the Section 58 of the Companies Act No.7 of 2007, share capital and share premium reclassified as stated capital. The Stated Capital of the Company as at 31st March 2025 amounting to Rs.1,212,000,000/- consist of 138,240,000 Ordinary Shares. There was no change in the Stated Capital of the Company during the year.

Shareholdings

There were 2,318 registered shareholders as at 31st March 2025. (2024 – 2,627)

Shareholder Information

The distribution of shareholders and information relating to major shareholders of the Company as at 31st March 2025, are given on pages 80 to 81 in the Annual Report.

Major Shareholders

The twenty largest shareholders of the Company as at 31st March 2025, together with an analysis are given on page 81.

Disclosure as per Colombo Stock Exchange Rule 8.7

As at 31st March	2025	2024
Highest share price during the Year	16.00	8.90
Lowest share price during the Year	8.20	7.20
Last Traded price per share	13.10	8.30

Directors' Interest Register

The Company maintains the Director's Interest Register conforming to the provisions of the Companies Act, The Directors of the Company have disclosed their interest in other Companies to the Board and those interest are recorded in the Interest Register conforming to the provisions of the Companies Act.

Directors Interest in Contracts

Directors interest in contracts or proposed contracts are disclosed under Note No.25 of the financial statements.

Directors Remuneration and Other Benefits

Directors' remuneration in respect of the Group and the Company for the financial year ended 31st March 2025 is given in Note 06 to the financial statements.

Corporate Donations

Donations made by the Company amounted to Rs.17,503,819/- (2024 – Rs.3,370,769/-) and the Group amounted to Rs.18,557,819/- (2024- Rs.4,397,769/-) No donations were made for political purposes. And No donations were made for Government approved Charities.

Directors

The Directors of the Company as at 31st March 2025,

Mr. M. W. A. D. J. Nahil Wijesuriya (Chairman/Executive Director)
(resigned w.e.f 25-08-2025)
Ms.M.W.A.D.Anika A.V.Wijesuriya (Non-Executive Director)
(appointed w.e.f. 30-05-2024 & resigned w.e.f 25-08-2025)
Mr. M.W.A.D.J.Vajira Wijesuriya (Non Executive Non Independent Director)
(appointed w.e.f. 12-08-2024 & resigned w.e.f 25-08-2025)
Mr. D.Sunil AbeyRatna (Independent Non Executive Director)
(resigned w.e.f 31-12-2024)
Mr. D. R. Jayasinghe (Senior Independent Non-Executive Director)
Mr. A. K. S. Ariyawansha (Executive Director)
(resigned w.e.f 25-08-2025)
Ms. Pushparaja Janani (Executive Director)
(resigned w.e.f. 15-05-2024)
Mr.J.S.M.D.M.A. Bandara (Independent Non Excecutive Director)
(appointed w.e.f. 31-12-2024)

Subsequent to the 31st March 2025 following directors have been appointed to the board,

Mr. K.M. Tanuja Hashan (Chairman/Non Executive Director)
(appointed w.e.f. 30-07-2025)
Mr. Gaurav Mehta (Executive/ Managing Director)
(appointed w.e.f. 30-07-2025)
Mr.C.M.U. Weerawardena (Independent Non Executive Director)
(appointed w.e.f. 30-07-2025)
Mr.K.D. Gamini Gunaratne (Independent Non Executive Director)
(appointed w.e.f. 11-08-2025)

Board Sub-Committees

The following Board Sub-Committees are functional.

Audit Committee

Mr.J.S.M.D.M.A. Bandara - Chairman
Appointed w.e.f 31.12.2024
Dr. D.Sunil AbeyRatna Chairman -
Resigned w.e.f 31.12.2024
Mr. D.R.Jayasinghe - Member
Ms. M.W.A.D.A.A.V.Wijesuriya - Member
Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025
Mr. C.M.U. Weerawardena - Member
Appointed w.e.f 25.08.2025

The report of the audit committee appears on page14.

Remuneration Committee

Mr. D.R.Jayasinghe - Chairman
Appointed 31.12.2024
Dr. D.Sunil AbeyRatna - Chairman
Resigned w.e.f 31.12.2024
Ms. M.W.A.D.A.A.V.Wijesuriya - Member
Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025
Mr.J.S.M.D.M.A. Bandara - Member
Appointed w.e.f 31.12.2024
Mr. C.M.U. Weerawardena - Member
Appointed w.e.f 25.08.2025

The report of the remuneration committee appears on page 15.

Nomination and Governance Committee

Mr. D.R.Jayasinghe - Chairman
Appointed 31.12.2024
Dr. D.Sunil AbeyRatna - Chairman
Resigned w.e.f 31.12.2024
Ms. M.W.A.D.A.A.V.Wijesuriya - Member
Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025
Mr.J.S.M.D.M.A. Bandara - Member
Appointed w.e.f 31.12.2024
Mr. C.M.U. Weerawardena - Member
Appointed w.e.f 25.08.2025

The report of the Nomination and Governance Committee appears on page 17.

Related Party Transactions Review Committee

Mr. D.R.Jayasinghe - Chairman
Appointed 31.12.2024
Dr. D.Sunil AbeyRatna - Chairman
Resigned w.e.f 31.12.2024
Ms. M.W.A.D.A.A.V.Wijesuriya - Member
Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025
Mr.J.S.M.D.M.A. Bandara - Member
Appointed w.e.f 31.12.2024
Mr. C.M.U. Weerawardena - Member
Appointed w.e.f 25.08.2025

The Board confirms that all applicable rules in the Code of Best Practice on Related Party Transactions and Section 9 of CSE Listing Rules have been complied with by the Group as at the date of this Report.
The report of the related party transaction review committee appears on page 16.

Related Party Transactions

During the financial year there are no recurrent and Non-recurrent related party transactions which exceeded the respective thresholds mentioned in the Section 9 of the Colombo Stock Exchange Listing Rules. The Directors declare that the Company has complied with the requirements of the Listing Rules on Related Party Transactions.

The Related Party Transaction presented in the financial statements are disclosed in note No. 25 on the page no 70 to 73.

Name of Directors	2025	2024
Mr. M. W. A. D. J. Nahil Wijesuriya	1,136,410	51,136,410
Ms. M.W.A.D.A.A.V. Wijesuriya	29,793,601	29,793,601
Mr. M.W.A.D.J.V. Wijesuriya	26,066,637	26,066,637
Dr. D.S.AbeyRatna (resigned with effect from 31.12.2024)	-	-
Mr. D.R.Jayasinghe	10,000	10,000
Mr. A.K.S.Ariyawansha	-	-
Mr.J.S.M.D.M.A. Bandara	-	-
Ms. Pushparaja Janani (resigned w.e.f. 15-05-2024)	-	-

The number of meetings of the Board and individual attendance by members are shown below

Name of Director	Directorship Status	No of Meetings held in FY 2024/2025	Meetings attended in FY 2024/2025
Mr. M. W. A. D. J. Nahil Wijesuriya	Chairman/ Executive Director	4	4/4
Ms. M.W.A.D.A.A.V. Wijesuriya	Non Executive Director	4	4/4
Mr. M.W.A.D.J.V. Wijesuriya	Non Independent Non-Executive Director	4	4/4
Dr. D.S. AbeyRatna (resigned with effect from 31.12.2024)	Independent Non-Executive Director	3	3/3
Mr. D.R. Jayasinghe	Senior Independent Non Executive Director	4	4/4
Mr. A.K.S.Ariyawansha	Executive Director	4	4/4
Mr.J.S.M.D.M.A. Bandara	Independent Non Executive Director	1	1/1
Ms. Pushparaja Janani (resigned w.e.f. 15-05-2024)	Executive Director	-	-

Auditors

The financial statements for the year ended 31st March 2025 have been audited by BDO Partners Chartered Accountants.
The fees paid to the Auditors during the year are disclosed in Note 06 to the financial statements. As far as the Board of Directors is aware, the Auditors do not have any relationship (other than that of an Auditor) with the Company. The Auditors also do not have any interest in the Company.

Dividends

The Directors do not recommend a dividend for the financial year ended 31st March 2025.

Investments

Details of investments held by the Company are disclosed in Note 16.1 to the financial statements.

Intangible Assets

Intangible Assets represent the Goodwill. The difference between the purchase consideration and the fair value of Assets acquired as a result of the acquisition of shares in Peoples' Media Networks (Pvt) Ltd which was acquired on 17.09.2011.

Property, Plant and Equipment

An analysis of the property, plant and equipment of the Company, additions and disposals made during the year and depreciation charged during the year are set out in Note no 09 and 10 to the financial statements.

Investment Property

The land and buildings held to earn rental income or for capital appreciation or both, but for sale in the ordinary course of business, use in the production or supply of goods or services or administrative purpose are classified as "Investment Properties" to be accounted on the cost model. Details of Investment Properties are given in Note No.11 of the Financial Statements.

Capital Commitments

There is no capital Commitments expenditure as at 31st March 2025.

Going Concern

The Board of Directors is satisfied that the Company has adequate resources to continue its operations in the foreseeable future. For this reason, the Company continues to adopt the going concern basis in preparing the Financial Statements.

Taxation

The Company's liability to taxation has been computed according to the provision of the Inland Revenue Act No.24 of 2017 and amendment Act No.10 of 2021, amendment Act No.45 of 2022 and amendment Act No.04 of 2023.
The tax position of the Company is given in Note No. 07 to the Financial Statements.

Statutory Payments

To the best of the knowledge and belief of the Board of Directors all statutory payments in relation to the government and the employees have been made on time.

Environmental Protection

The Company's business activities can have direct and indirect effects on the environment. It is the Company's policy to minimise any adverse effect its activities have on the environment and to promote co-operations and compliance with the relevant authorities and regulations. We confirm that the Company has not undertaken any activities which have caused or are likely to cause detriment to the environment.

Corporate Social Responsibility

Corporate social responsibility is an extension of the values we stand for as a company. Our goal is to connect the people and businesses we serve and to make communities and our Country better. Our CSR work focuses on four key areas: responsible business practices, environmental sustainability, leadership and service, diversity and inclusion.

Corporate Governance/Internal Control

The Board of Directors confirms that, as at date of the Annual Report, the company complies with and is committed to good corporate governance. The Company has 5(6) non-executive Directors & 1(6) executive director on its Board. The Board as a whole decided on the appointment of non-executive independent Directors. The Directors so appointed retire in rotation at each Annual General Meeting and seek re-election by the shareholders.
The Board of Directors holds regular meetings and also meets if circumstances warrant. The Board reviews the strategic direction of the Company, its exposure of key business risks, the annual budgets and the progress toward achieving these budgets and their capital expenditure programmes.
The Board of Directors has delegated its primary objective to achieve the strategic policy within the overall business policy, indicated above, to the Managing Director.

The Directs are responsible for the Company's systems of internal finance controls. The Board has reviewed the effectiveness of the systems of finance controls for the period 01.04.2024 to 31.03.2025 to the date of signing the accounts. The Directors responsibility for the financial statements is described on page No. 09.
And the Corporate Governance Report is given on page 18 of the Annual Report.

Events Occurring After the Reporting Date

On 08th July 2025, Mr.K.A.D.D. Perera acquired 106,991,848 shares of East West Properties PLC, representing approximately 77.40% of the issued voting shares, at Rs. 30.20 per share. The shares were purchased from four parties: 50,000,000 shares from the Agnes Wijesuriya – Children's and Elders' Home (36.17%), 29,793,601 shares from Ms.M.W.A.D.A.A.V. Wijesuriya (21.55%), 26,066,637 shares from Mr.M.W.A.D.J.V. Wijesuriya (18.86%), and 1,131,610 shares from Mr.M.N. Wijesuriya (0.82%). As these transactions involved directors and exceeded 10% of voting shares, disclosure was made under Sections 7.8 and 8 of the CSE Listing Rules. The Board was informed on the same day.

Annual General Meeting

The Annual General Meeting of the Company will be held on 26th September 2025 at 2.00 p.m. via audio visual technology.

Acknowledgement of the content of the Report

As required by section 168 (1) (K) of the Companies Act No.07 of 2007, the Board of Directors do hereby acknowledge the content of this Annual Report.

K.M. Tanuja Hashan
Director

Gaurav Mehta
Director

S S P Corporate Services (Private) Limited,
Secretaries
Colombo
03rd September 2025

Audit Committee Report

The audit Committee comprises of two independent Non-Executive Directors and one non-Executive Director of the Company.

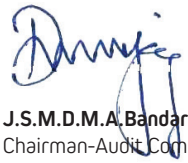
Members of the Committee

Mr.J.S.M.D.M.A.Bandara - Chairman
(Appointed w.e.f. 31.12.2024)
Dr. D Sunil AbeyRatna - Chairman
(Resigned w.e.f 31.12.2024)
Mr. D R Jayasinghe - Member
Ms. M.W.A.D.A.A.V.Wijesuriya - Member
(Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)
Mr. C.M.U. Weerawardena - Member
(Appointed w.e.f. 25.08.2025)

The Finance Officer and the CEO attend meeting by invitation. The purpose of Audit Committee to assists the Board of Directors to discharge their responsibility for the preparation of Financial Statements that a true and fair view of the affairs of the Company in accordance with the Company's accounting records and in conformity with Sri Lanka Financial Reporting Standards and Companies Act No.7 of 2007.

The Audit Committee duties include reviews of financial statements, internal control procedures and risk management, accounting policies and compliance with Sri Lanka Accounting Standards.

The Committee reviewed the financial reporting system adopted by the Company with particular reference to the preparation, presentation and sufficiency of the disclosures in the Company's annual and interim financial statements in accordance with the Sri Lanka Accounting Standards, the Companies Act No.7 of 2007 and other applicable statutes. The Audit Committee which reviewed the operations and monitored the effectiveness of internal control and procedures is of the view that adequate controls and procedures are in place to provide reasonable assurance to the Board that the assets of the Company are safeguarded and the financial position is monitored according to information made available. It also examines any matters relating to the financial reporting system, the audit process and the Company's process for monitoring compliance with laws and regulations and also recommended to the Board, the appointment and fees of external auditors. The Committee also reviewed and approved the Annual and Interim financial statements prior to the final approval by the board.



J.S.M.D.M.A.Bandara
Chairman-Audit Committee
29th August 2025

The Audit Committe held 04 meeting during the year under review and attendances are as follows:

Name of Director	Position	Attendence at Audit Committee Meetings				Meeting Attendance
		31-05-2024	29-07-2024	13-11-2024	14-02-2025	
Mr. J.S.M.D.M.A.Bandara (Appointed w.e.f. 31.12.2024)	Chairman	-	-	-	✓	1/1
Dr. D.S.AbeyRatna (Resigned w.e.f. 31.12.2024)	Chairman	✓	✓	✓	-	3/3
Mr. D.R.Jayasinghe	Member	✓	✓	✓	✓	4/4
Ms. M.W.A.D.A.A.V.Wijesuriya (Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)	Member	✓	✓	✓	✓	4/4
Mr. C.M.U. Weerawardena (Appointed w.e.f. 25.08.2025)	Member	-	-	-	-	-

Remuneration Committee Report

The Remuneration Committee of the Company consisted of the following two independent Non-Executive Directors and one non-Executive Director of the Company.

Members of the Committee

Mr. D R Jayasinghe - Chairman
(appointed w.e.f. 31.12.2024)
Dr. D Sunil AbeyRatna - Chairman
(Resigned w.e.f 31.12.2024)
Ms. M.W.A.D.A.A.V.Wijesuriya - Member
(Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)
Mr.J.S.M.D.M.A.Bandara - Member
(appointed w.e.f. 31.12.2024)
Mr. C.M.U. Weerawardena - Member
(appointed w.e.f. 25.08.2025)

The Remuneration Committee is responsible for recommending remuneration payable to Executive Directors, Non Executive Directors and Key managerial personnel based on performance parameters. Also, the Committee recommends to the Board of Directors on remuneration packages, annual increment and bonuses paid to the Directors and other senior level staff.

Once the remuneration policy of the Group as recommended by the Committee is approved by the Board, the Remuneration Committee will then approve and recommend to the Board, and the finalized proposal for the granting of increments to the Directors and senior level staff.

The Company remuneration policy aims to attract qualified and experienced team of managers and professional and reward their performance.

Remuneration policy of the Company and the Group with regard to the increments and bonus is based on the performance parameters and evaluation systems established by the Group. The Remuneration Committee ensures that all the decisions are after considering the Company's performance and shareholder return. The Committee also addresses issues concerning high inflation, payment of Cost of Living Allowance etc. impacting employee remuneration.



D R Jayasinghe
Chairman – Remuneration Committee
29th August 2025

Name of Director	Position	Attendance at Remuneration Committee Meetings				Meeting Attendance
		31-05-2024	29-07-2024	13-11-2024	14-02-2025	
Mr. D.R.Jayasinghe (Appointed w.e.f 31.12.2024)	Chairman	√	√	√	√	4/4
Dr. D.S.AbeyRatna (Resigned w.e.f. 31.12.2024)	Chairman	√	√	√	-	3/3
Ms. M.W.A.D.A.A.V.Wijesuriya (Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)	Member	√	√	√	√	4/4
Mr.J.S.M.D.M.A.Bandara (Appointed w.e.f. 31.12.2024)	Member	-	-	-	√	1/1
Mr. C.M.U. Weerawardena (Appointed w.e.f. 25.08.2025)	Member	-	-	-	-	-

Related Party Transactions Review Committee Report

The Board of Directors of East West Properties PLC adopted the Code of Best Practices on related party transactions issued by the Securities and Exchange Commission of Sri Lanka (SEC) and established the Related Party Transactions Review Committee. The Committee comprises two Independent Non-Executive Directors and one non-Executive Director of the Company.

Members of the Committee

Mr. D R Jayasinghe - Chairman
(Appointed w.e.f. 31.12.2024)
Dr. D Sunil AbeyRatna - Chairman
(Resigned w.e.f 31.12.2024)
Ms. M.W.A.D.A.A.V.Wijesuriya - Member
(Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)
Mr.J.S.M.D.M.A.Bandara - Member
(Appointed w.e.f. 31.12.2024)
Mr. C.M.U. Weerawardena - Member
(Appointed w.e.f. 25.08.2025)

The Purpose of RPTRC is to assist the Board of Directors in evaluating all related party transactions carried out by the Company and its subsidiary of the Group. The Group Financial Officer attended meetings by invitation.

Main objectives of the Related Party Transactions Review Committee

- To exercise oversight on behalf of the Board, that all Related Party Transactions (RPTs, other than those exempted by the CSE listing rules on the Related Party Transactions) of East West Properties PLC and all its subsidiaries are carried out and disclosed in a manner consistent with the CSE listing rules.
- To advise and update the Board of Directors on the related party transactions of each of the Company on a quarterly basis.
- To ensure compliance with the CSE listing rules on the Related Party Transactions.
- To review policies and procedures of Related Party Transactions of the Group.
- To ensure shareholder interests are protected and that fairness and transparency are maintained.

The Committee reviewed the policy framework for adoption on Related Party Transactions for East West Properties PLC and all its subsidiaries. In such process the committee considered Related Party Transactions which require approval of the Board of Directors, various thresholds set out by the Colombo Stock Exchange listing rules and disclosure requirements, etc.

The Committee held four meetings during the period under review. The activities and views of the Committee have been communicated to the Board of Directors where appropriate. Details of the related party transactions entered into by the Group/Company are disclosed on page 70 to 73.

The Committee has examined all related party transactions during the period and has established that they are in the best interest of the Company and the Group complies with all standards of best practice and reporting.



D R Jayasinghe
Chairman – Related Party Transaction Review Committee
29th August 2025

Name of Director	Position	Attendance at Related Party Transactions Review Committee Meetings				Meeting Attendance
		31-05-2024	29-07-2024	13-11-2024	14-02-2025	
Mr. D.R.Jayasinghe (Appointed w.e.f 31.12.2024)	Chairman	√	√	√	√	4/4
Dr. D.S.AbeyRatna (Resigned w.e.f. 31.12.2024)	Chairman	√	√	√	-	3/3
Ms. M.W.A.D.A.A.V.Wijesuriya (Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)	Member	√	√	√	√	4/4
Mr.J.S.M.D.M.A.Bandara (Appointed w.e.f. 31.12.2024)	Member	-	-	-	√	1/1

Nomination and Governance Committee

The Nomination and Governance Committee (N&GC) is tasked with evaluating nominees to identify qualified candidates to recommend for appointment to the Board and the higher positions, to oversee Board performance evaluations, and to ensure compliance with strong corporate governance practices sanctioned by the Board.

Members of the Committee

The Committee comprises two Independent Non-Executive Directors and one non-Executive Director of the Company.

Mr. D R Jayasinghe - Chairman
(appointed w.e.f. 31.12.2024)
Dr. D Sunil AbeyRatna - Chairman
(Resigned w.e.f 31.12.2024)
Ms. M.W.A.D.A.A.V.Wijesuriya - Member
(Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)
Mr.J.S.M.D.M.A.Bandara - Member
(appointed w.e.f. 31.12.2024)
Mr. C.M.U. Weerawardena - Member
(appointed w.e.f. 25.08.2025)

The composition complies with the provisions of the Code of Best Practice on Corporate Governance and the Listing Rules of the Colombo Stock Exchange (CSE).

TERMS OF REFERENCE

The Committee adheres to the terms of reference adopted by the Board that clearly describe its scope, authority, and responsibilities. The terms of reference, inter alia, cover specific responsibilities delegated to the Committee in the Listing Rules of the CSE.

RESPONSIBILITIES OF THE COMMITTEE

- Recommending a policy for appointment and re-appointment of Directors to the Board.
- Recommending persons for appointment/re-appointment to the Board Subcommittees.
- Establishing a corporate governance framework aligned with relevant regulations.
- Monitoring compliance with governance policies and relevant regulations.

MEETINGS OF THE COMMITTEE

The Committee was appointed by the Board in 25th June 2024, following the Revised Rules issued by the Exchange in October 2023. The Committee is committed to ensure that strong governance practices are adhered to within the Company.



D R Jayasinghe
Chairman – Nomination and Governance Committee
29th August 2025

Name of Director	Position	Nomination and Governance Committee Meetings				Meeting Attendance
		31-05-2024	29-07-2024	13-11-2024	14-02-2025	
Mr. D.R.Jayasinghe (Appointed w.e.f 31.12.2024)	Chairman	√	√	√	√	4/4
Dr. D.S.AbeyRatna (Resigned w.e.f. 31.12.2024)	Chairman	√	√	√	-	3/3
Ms. M.W.A.D.A.A.V.Wijesuriya (Appointed w.e.f 30.05.2024 & Resigned w.e.f 25.08.2025)	Member	√	√	√	√	4/4
Mr.J.S.M.D.M.A.Bandara (Appointed w.e.f. 31.12.2024)	Member	-	-	-	√	1/1
Mr. C.M.U. Weerawardena (Appointed w.e.f. 25.08.2025)	Member	-	-	-	-	-

Corporate Governance Report

The Board of Directors of East West Properties PLC is committed and takes responsibility to maintain highest standards of Corporate Governance practices in conducting the Company's business. The Board ensures the compliance with the Corporate Governance principles, complying with the Listing Rules of the Colombo Stock Exchange, Securities and Exchange Commission of Sri Lanka and the Companies Act No.7 of 2007 and has adopted "Code of Best Practice on Corporate Governance" published by the Institute of the Chartered Accountants of Sri Lanka.

Board of Directors

The present Board of Directors comprise of Six Directors including the Chairman as follows;

02 Executive Directors

Mr. Muthukuda Wijesuriya Arachchige Don Jayantha Nahil Wijesuriya (Resigned w.e.f. 28.05.2025)

Mr. Arumadura Kanchaka Shanila Ariyawansha
(Resigned w.e.f. 28.05.2025)
Mr.Gaurav Mehta - Managing Director (Appointed w.e.f 25.08.2025)

04 Independent Non-Executive Directors

Dr. Damian Sunil AbeyRatna (Resigned w.e.f. 31.12.2024)

Mr. Diyanath Rohan Jayasinghe
Mr.J.S.M.D.M.A.Bandara (Appointed w.e.f 31.12.2024)
Mr.C.M.U.Weerawardena (Appointed w.e.f 30.07.2025)
Mr.K.D. Gamini Gunaratne (Appointed w.e.f 11.08.2025)

05 Non-Independent Non-Executive Director

Ms. Muthukuda Wijesuriya Arachchige Dona Anika Anne Vinodhini Wijesuriya (Resigned w.e.f. 28.05.2025)

Mr. Muthukuda Wijesuriya Arachchige Don Jayantha Vajira Wijesuriya (Resigned w.e.f. 28.05.2025)
Mr.K.M.Tanuja Hashan - Chairman (Appointed w.e.f 25.08.2025)

The details of Company's directors and their capacity are given in the Board of Directors Report on pages 06 - 07.

All the Directors have access to the Company Secretaries SSP Corporate Services (Pvt) Ltd who are responsible to the Board in ensuring that the proper Board procedures are followed and that applicable rules and regulations are complied with.

These Directors have submitted declarations of their Independence or Non-Independence to the Board of Directors.

As per the Article of the company the Directors who retire by rotation are eligible for re-election by the shareholders at the Annual General Meeting.

Responsibilities

The Board of Directors are directly responsible for formulating of business plans by taking into consideration the Company's strengths and risks. And also the directors are responsible for the Company's system of internal control. A sound system of internal control is maintained in order to safeguard the Company's assets and shareholders investments. As a result proper records are maintained and reliable financial information is generated.

Fit & Proper Assessment

The Company's fit and proper assessments for Directors is in line with the guidelines set out in the Listing Rules and include criteria on honesty, integrity and reputation, competence and capability and financial soundness. The Chairman and Directors satisfy the fit and proper assessment criteria stipulated in the Listing Rules of the CSE.

Appointment and Re-election of Directors

The Board as a whole decides on the appointment of Directors in accordance with the Articles of Association of the Company and in compliance with the Rules on Governance.

The provision of the Company's Article requires a Director appointed by the Board to hold office until the next Annual General Meeting, and seek re-election by the shareholders at that meeting.

Secretary to the Board

SSP Corporate Services (Pvt) Ltd functions as Secretary to the Board, it ensures that appropriate Board procedures are adopted and proper records of all proceedings of Board Meetings are maintained. The Secretaries are present at Board Meetings and advice on matters relating to corporate governance, compliance with the Memorandum and Articles and other statutory regulations.

Financial Acumen

The Board includes one senior Chartered Accountant who possesses the necessary knowledge and competence to offer the Board guidance on matters relating to finance.

The Board is responsible for the proper management of the Company along with monitoring an effective system of internal control covering the financial matters.

Supply of Information

Directors are provided with quarterly reports and annual accounts on performance and such other reports and documents as necessary.

Appointments to the Board

The Nomination & Governance committee as a whole recommends on the appointment of Directors.

Remuneration Committee

The Remuneration Committee comprise of three Independent Non-Executive Directors. The Remuneration Committee is responsible for evaluating the performance of the staff of the group and in reviewing and recommending to the board appropriate remuneration packages.

Audit Committee

The Company's Audit Committee consists of three Independent Non-Executive Directors. The External Auditor of the Company has direct access to the Committee, which ensures that their independence is not impaired in any way.

Related Party Transaction Review Committee

The Related Party Transaction Committee of East West Properties PLC comprise of three independent non-executive Directors. The objective of this Committee is to assist the Board of Directors in evaluating all related party transaction carried out by the Company and its subsidiaries of the Group.

Nominations & Governance Committee

The Nominations and Governance Committee is responsible for ensuring effective Board composition, Director nominations, and governance practices within the Company. It identifies qualified candidates for Board positions and evaluates their skills and expertise to ensure a diverse and proficient Board membership. Additionally, it oversees Board performance evaluations, training of Directors when required, and reviewing the corporate governance framework to ensure it is effective and appropriate. This comprehensive approach considers not only the Listing Rules and other regulatory requirements but also industry best practices to uphold the highest standards of governance. The committee was appointed in June 2024.

Constructive use of Annual General Meeting

The Board considers the Annual General Meeting / General Meetings an opportunity to communicate with shareholders and encourage their participation. The Active participation of shareholders at the Annual General Meeting in encouraged. The Board believes the AGM is a means of continuing effective dialogue with shareholders. The Board offers clarifications and responds to concerns shareholders have over the content of the Annual Report as well as other matters which are important to them. The AGM is also used to adopt the financial statements for the year.

Compliance with Legal Requirements

The Board strives to ensure that the Company complies with the Laws and Regulations of the country.

Compliance regarding payments

The Board of Directors confirms that all known statutory payments have been paid up to date and retirement gratuities have been provided for in the financial statements. At the same time, all management fees and payments made to related parties have been reflected in the financial statements.

Communication with Shareholders

Shareholders are provided with Quarterly Financial Statements and the Annual Report, which the Company considers as its principal communication with them and other stakeholders. These reports are also provided to the Colombo Stock Exchange. Shareholders may bring up concern they have, either with the Chairman or the secretaries as appropriate. The Company maintains an appropriate dialogue with them.

Accounting and Audit

The Board places great emphasis on complete disclosure of financial and non-financial information within the boundaries of commercial reality, and on the adoption of sound reporting practices. Financial information is disclosed in accordance with the Sri Lanka Accounting Standards. Revision to existing accounting standards and adoptions of new standards are carefully monitored. The Statement of Directors' responsibilities for the financial statements is given on page 08 of this report.

Going Concern

The Board has adopted the going concern basis in preparing financial statements given that the Company possesses sufficient resources to continue operations into the foreseeable future.

Corporate Social Responsibility

Corporate decisions are made with due consideration taking into account the rights and claims of all Non-shareholder Groups.

Level of Compliance with CSE's Listing Rules

Section 7 and 9 of the Listing Rules of the Colombo Stock Exchange requires all Listed Companies to include in their Annual Reports an affirmative statement relating to compliance with the Corporate Governance Rules specified in that section. The table in page 20 and 24 contains the required affirmative statement in that regard.

MANDATORY PROVISIONS - FULLY COMPLIANT

Statement of Compliance under section 7.6 of the Listing Rules of the Colombo Stock Exchange (CSE) on Annual Report Disclosures.

Rule	Requirement	Compliance Status
(I)	Names of persons who were Directors of the Company	Complied
(ii)	Principal activities of the entity and its subsidiaries during the year, and any changes therein	Complied
(iii)	The names and the number of shares held by the 20 largest holders of voting and non-voting shares and the percentage of such shares held	Complied
(iv)	a) The float adjusted market capitalization, public holding percentage (%), number of public shareholders and under which option the Listed Entity complies with the Minimum Public Holding requirement	Complied
	b) The public holding percentage in respect of non- voting Shares (where applicable)	Not Applicable
	c) The public holding percentage in respect of Foreign Currency denominated Shares	Not Applicable
(v)	A statement of each Director's holding in shares of the Entity at the beginning and end of each financial year	Complied
(vi)	Information pertaining to material foreseeable risk factors of the Entity	Complied
(vii)	Details of material issues pertaining to employees and industrial	Complied
(viii)	Extents, locations, valuations and the number of buildings of the Entity's land holdings and investment properties	Complied
(ix)	Number of shares representing the Entity's stated capital	Complied
(x)	A distribution schedule of the number of holders in each class of equity securities, and the percentage of their total holdings	Complied
(xi)	Financial ratios and market price information	Complied
(xii)	Significant changes in the Company's or its subsidiaries' fixed assets, and the market value of land, if the value differs substantially from the book value	Complied
(xiii)	Details of funds raised through a public issue, rights issue and a private placement during the year	Not Applicable
(xiv)	Information in respect of employee share option scheme or share purchase schemes	Not Applicable
(xv)	Disclosures pertaining to Corporate Governance practices in terms of Section 9 of the Listing Rules	Complied
(xvi)	Related Party transactions exceeding 10% of the equity or 5% of the total assets of the Entity as per audited financial statements, whichever is lower	Complied
(xvii) to (xxi)	Disclosures pertaining to Foreign Currency denominated Securities, Sustainable Bonds, Perpetual debt Securities. Infrastructure Bonds and/or Shariah Compliant Debt Securities listed on the CSE	Not Applicable

MANDATORY PROVISIONS - FULLY COMPLIANT

The Company has complied with the following listed sections of the amendments to Rule 7.10 and section 9 of the Listing Rules of the Colombo Stock Exchange published in September 2024.

Rule	Requirement	Compliance Status
7.10.1 Non-Executive Directors	At least one third of the total number of directors should be non-executive directors	Complied
7.10.2a Independent Directors	Two or one third of non-executive directors, whichever is higher should be independent	Complied
7.10.2b Independent Directors	Each non-executive director should submit a declaration of independence /non-independence in the prescribed format	Complied
7.10.3c Disclosure Relating to Directors	A brief resume of each director should be included in the Annual Report including the areas of expertise	Complied
7.10.3d Disclosure Relating to Directors	Upon appointment of new director to the board the entity shall forthwith provide to the exchange a brief resume of such director for dissemination to the public	Complied
	A listed Company shall have a Remuneration Committee	
7.10.5a Composition of Remuneration Committee	The Remuneration Committee shall comprise of minimum of two independent non-executive directors or non executive directors a majority of whom shall be independent whichever shall be higher	Complied
7.10.5b Functions of Remuneration Committee	The Remuneration Committee shall recommend the remuneration of Chief Executive Officer and Executive Directors	Complied
7.10.5c Disclosure in the Annual Report relating Remuneration Committee	The Annual Report should set out;	Complied
	a) Names of directors comprising the Remuneration Committee	
	b) Statement of Remuneration Policy	
	c) Aggregated remuneration paid to executive & non-executive directors	
7.10.6 Audit Committee	The Company shall have an Audit Committee	Complied
7.10.6a Composition of Audit Committee	The Audit Committee;	Complied
	• The Audit Committee shall comprise of minimum of two independent non-executive directors or non executive directors a majority of whom shall be independent whichever shall be higher	
	• One non-executive independent director shall be appointed as the Chairman of the committee	
	• Group Financial Officer should attend Audit Committee meetings	
	• The Chairman of the Audit Committee or one member should be a member of a professional accounting body	
7.10.6b Function of Audit Committee	Audit Committee functions (Please refer audit committee report)	Complied
7.10.6c Disclosure in the Annual Report relating to Audit Committee	a) Names of directors comprising the Audit Committee	Complied
	b) The Audit Committee shall make a determination of the independence of the Auditors and disclose the basis for such determination	
	c) The Annual Report shall contain a report of the Audit Committee setting out the manner of compliance of the functions	

Rule		Requirement	Compliance Status
9.2 Policies	a)	Policy on the matters relating to the Board of Directors	Complied
	b)	Policy on Board Committees	
	c)	Policy on Corporate Governance, Nominations and Re-election	
	d)	Policy on Remuneration	
	e)	Policy on Internal Code of Business conduct and Ethics for all Directors and employees, including policies on trading in the Entity's listed securities	
	f)	Policy on Risk management and Internal controls	
	g)	Policy on Relations with Shareholders and Investors	
	h)	Policy on Environmental, Social and Governance Sustainability	
	I)	Policy on Control and Management of Company Assets and Shareholder Investments	
	j)	Policy on Corporate Disclosures	
	k)	Policy on Whistle blowing	
	l)	Policy on Anti-Bribery and Corruption.	
9.2.2		Any waivers from compliance with the Internal code of business conduct and ethics or exemptions granted by the Listed Entity shall be fully disclosed in the Annual Report.	Complied
9.2.3		Listed entities shall disclose in its Annual Report.	
	(i)	The list of policies that are in place in conformity rule 9.2.1. above with reference to its website.	
	(ii)	Details pertaining to any changes to policies adopted by the Listed Entites in compliance with Rule 9.2 above	
9.2.4		Listed Entities shall make available all such policies to shareholders upon written request being made for any such Policy.	
9.3.1 Board Committees		The Company has established the following committees:	Complied
	a)	Remuneration Committee;	
	b)	Audit Committee; and	
	c)	Related Party Transaction Review Committee; and	
	d)	Nomination and Governance Committee.	
9.3.2		Composition of the Board Committees : Listed Entities shall comply with the composition, responsibilities and disclosures required in respect of the above-Board committees as set out in these Rules	Complied
9.3.3 Chairperson		The Chairperson of the Board of Directors of the Listed Entity shall not be the Chairperson of the Board Committees referred to in Rule 9.3.1	Complied
9.4 Principle of democracy		Adherence to principles of democracy in the adoption of meeting procedures and the conduct of all General Meetings with shareholders.	Complied
9.4.1		Maintain records of all resolutions and the following information upon a resolution being considered at any General Meeting	Complied
	(a)	The number of shares in respect of which proxy appointments have been validly made;	
	(b)	The number of votes in favour of the resolution;	
	(c)	The number of votes against the resolution; and	
	(d)	The number of shares in respect of which the vote was directed to be abstained.	
9.4.2		Communication and relations with shareholders and investors	Complied
	a)	Have a policy on effective communication and relations with shareholders and investors	
	b)	Disclose the contact person for such communication.	
	c)	Policy on relations with shareholders and investors shall include a process to make all Directors aware of major issues and concerns of shareholders	
	d)	When conducting of any shareholder meetings through virtual or hybrid means, compliance with the Guidelines issued by the Exchange	Complied

Rule		Requirement	Compliance Status
9.5 Policy on Board Director		Listed Entities shall establish and maintain a formal policy governing matters relating to the Board of Directors	Complied
9.5.1		Establish and maintain formal policy governing matters relating to the Board	
9.5.2		Confirm compliance of 9.5.1. in Annual Report – If non compliant provide explanations with reasons and proposed remedial action.	
9.6.1 Chairperson and CEO		Chairperson shall be a Non-Executive Director	Not Apllicable
		Chairperson and CEO shall not be held by the same individual, unless otherwise a SID is appointed	
9.6.2		Market Announcement in the event Chairperson is an Executive Director and / or the positions of Chairman and CEO are held by the same individual.	
9.6.3		The requirement of SID	
9.7 Fitness of Directors and CEO		Directors and the CEO are, at all times, fit and proper persons (Rule 9.7.1 to 9.7.5)	Complied
9.8.1 Board Composition		Board of Directors shall, at a minimum, consist of five (05) Directors	Complied
9.8.2 Minimum Number of Independent Directors		The Board of Directors of Listed Entities shall include at least two (2) Independent Directors or such number equivalent to one third (1/3) of the total number of Directors of the Listed Entity at any given time, whichever is higher.	Complied
		Any change occurring to this ratio shall be rectified within ninety (90) days from the date of the change.	Not Apllicable
9.8.3		Criteria for determining independence: (Rule 9.8.3.i to ix)	Complied and where independence is impaired declared to be nevertheless independent
9.8.5	a)	The Board of Directors of Listed Entities shall require Each Independent Director to submit a signed and dated declaration annually	Complied
	b)	Make an annual determination as to the "independence" of Independent Director and set out the names of Directors determined to be 'independent' in the Annual Report.	
	c)	If independence is impaired against any of the criteria set out in Rule 9.8.3, an immediate Market Announcement is required	
9.9 Alternate Directors		Alternate Directors Company to provide the appointment and such requirement to be incorporated into the Articles of Association	Not Applicable
9.10 Disclosures relating to directors	9.10.1	Company shall, upon the appointment of a new Director to its Board, make an immediate Market Announcement.	Complied
	9.10.2	Company shall make an immediate Market Announcement regarding any changes to the composition of the Board Committees.	Complied
	9.10.3	Disclosures relating to the Directors in the Annual Report.	Complied
	9.10.4	Disclosure in Annual Report - Directors details	Complied
		TOR and powers of SID	Complied
9.11		Nominations And Governance Committee	Complied
9.12		Remuneration Committee	Complied
9.13		Audit Committee	Complied

Rule	Requirement		Compliance Status
9.14		Related Party Transactions Review Committee	Complied
	9.14.1	Establishment of Committee	Complied
	9.14.2	Composition	Complied
	9.14.3	Functions	Complied
	9.14.4	General Requirements	Complied
	9.14.5	Review of Related Party Transactions by the Related Party Transactions Review Committee	Complied
	9.14.6	Shareholder Approval	Not Applicable
	9.14.7	Disclosures	Not Applicable
	9.14.8	Disclosures in the Annual Report	Complied
	9.14.9	Acquisition and Disposal of Assets From/to Related Parties	Not Applicable
	9.14.10	Exempted Related Party Transactions	Not Applicable
9.16		Additional Disclosures By Board Of Directors	Complied
9.17		Enforcement Procedure For Non-Compliance With Corporate Governance Requirements	Not Applicable

Risk Management Report

Risk arises in all our business activities. Risk management has become an important function of East West Properties PLC. The Board has overall responsibility for the management of risk and for reviewing the effectiveness of the system or internal control and risk management approach. The objective of risk management, shared across the organization, is to support our strategies to build a sustainable, profitable business in the long-term interest of our shareholders. The Audit Committee constantly evaluates risk, its impact and measures taken to manage risk. The risk management policies ensure the identification, measurement, monitoring and controlling of risk. We have put in place a number of key policies, processes and independent controls to provide assurance to the Board on the integrity of our reporting and effectiveness of our systems of internal control and risk management.

Risk Type	Factor	Action Plan	Risk
Occupancy	Demand for rental space from new and existing tenants at Warehouses	External research on warehouses rental market. Monitoring occupancy levels and advance discussion with customers on lease renewals.	High
Interest Rate	Interest Income	The group negotiates better rates for one year period to reduce interest rate risk.	High
Liquidity Risk	Liquidate risk is linked with the difficulties the Group may face to meet its financial obligations as they become due without affecting normal operations.	The Company's approach to managing liquidate is to ensure, as far as possible that it will always have sufficient liquidity to meet its liabilities when due, under both normal and worried conditions without incurring unacceptable losses or damages to the Company's reputations.	Moderate
Competition	The Property and media industry area extremely competitive.	Monitoring of existing and new supply of warehouses and media industry. Development of technologies and cost reduction	Medium
Regulatory Framework	Changes to tax and other Regulations, Legal restrictions, requirement for approval for business and investments, custom duties and tariffs,accounting standards and environmental laws.	Regular coordination with relevant regulatory authorities.	Medium
Fire Risk	The Warehouse Complex, Transmission sites and.	Group makes an effort to improve the quality of construction product, maintenance programs, specialized equipment and life support system maintained.	Low
Building Condition and safety	The Warehouse Complex and Transmission sites	Group makes an effort to improve the quality of construction product, Maintenance programs, specialized equipment and life support system maintained.	Low
Strategic Risk	Risk if not achieving planned objective and variances.	Company function with a clear business plan and within an approved annual budget and variances reviewed periodically.	Low
Credit Recovery	Non recovery of receivable.	Obtain customer deposits from lessees of leasehold property. Regular trade debtor balance review and follow up.	Low

BDO

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INDEPENDENT AUDITOR'S REPORT
TO THE SHAREHOLDERS OF EAST WEST PROPERTIES PLC

Report on the Audit of the Financial Statements

Opinion

We have audited the Financial Statements of East West Properties PLC (the "Company") and the Consolidated Financial Statements of the Company and its Subsidiaries (the "Group"), which comprise the statement of financial position as at 31st March 2025, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the Financial Statements, including a summary of material accounting policy information as set out on pages 29 to 79.

In our opinion, the accompanying Financial Statements of the Company and Group give a true and fair view of the financial position of the Company and Group as at 31st March 2025, and of their financial performance and cash flows for the year then ended in accordance with Sri Lanka Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Sri Lanka Auditing Standards (SLAuSs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with Code of Ethics for Professional Accountants issued by CA Sri Lanka (Code of Ethics) and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of the most significance in our audit of the Financial Statements of the current period. These matters were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
Value of Investment Properties Investment properties are carried at cost in accordance with the cost model under LKAS 40 Investment Property. As at 31st March 2025, the carrying amount of investment properties was Rs.2,026,884,420/- representing 71% of the Group's total assets.	• Reviewed the Group's accounting policy for investment properties and assessed its compliance with LKAS 40 • Reviewed management's classification of properties as investment properties, including inspection of lease agreements and intended use • Assessed the appropriateness of the cost model and verified the cost basis of selected properties through supporting documentation. • Inquired from management and reviewed documentation for indicators of impairment. • Evaluated the adequacy of disclosures in the Financial Statements relating to investment properties
Valuation of Short-term investments Short-term investments of the Group as at 31st March 2025 comprise Fixed Deposits and Investments in Debentures. Short-term investments amount to Rs.271,813,210/- which represents 9% of the total assets. Due to the significance of the balances, we determined Short-term Investments as a key audit matter.	• Documented and tested the design and implementation and operating effectiveness of the Short-term investment valuation process and key controls in place • Checked the CDS confirmation to verify the existence, completeness and accuracy of the number of Debentures • Checked the bank confirmations to verify the existence of the fixed deposits • Checked the accuracy of the interest income accounted from fixed deposits and Investments in Debentures • Assessing the adequacy of disclosures in the financial statements and inherent degree of subjectivity and key assumptions in the estimates as required by the relevant accounting standards

Partners : Sujeewa Rajapakse FCA, ACCA, FCMA, MBA. Ashane J.W. Jayasekara FCA, FCMA (UK), MBA. H. Sasanka Rathnaweera FCA, ACMA.
F. Sarah Z. Afker FCA, FCMA (UK), CGMA, MCSI (UK). Dinusha C. Rajapakse FCA, LLB (Hons)(Colombo), CTA, Attorney at Law.
Nirosha Vadivel Bsc (Acc.), FCA, ACMA. R. D. Chamika N. Wijesinghe FCA, BBA (Acc.) Sp. H. M. R. Thilina Ranaweera FCA, BBMgt (Acc.) Sp.

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Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report but does not include the Financial Statements and the Auditor's Report thereon.

Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements and our knowledge obtained during the audit, or otherwise whether it appears to be materially misstated. If, based upon the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of Financial Statements that give a true and fair view in accordance with Sri Lanka Accounting Standards, and for such internal control as management determines, is necessary to enable the preparation of Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's and Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statementsas a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SLAuSs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Statements.

As part of an audit in accordance with SLAuSs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's and Group's internal control.

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- conclude on the appropriateness of management's use of the going concern basis of accounting, and based on the audit evidence obtained, whether material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

- obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the Group's Audit. We remain solely responsible for our opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit

and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that are of the most significance in the audit of the Financial Statements of the current period and are therefore, the key audit matters. We describe these matters in our Auditor's Report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements
As required by Section 163 (2) of the Companies Act No. 07 of 2007, we have obtained all the information and explanations that were required for the audit, and as far as it appears from our examination, proper accounting records have been kept by the Company.

CA Sri Lanka membership number of the Engagement Partner responsible for signing this independent Auditor's Report is 4324.

BDO Partners

CHARTERED ACCOUNTANTS
Colombo
29th August 2025
HSR/cc

Statement of Profit or Loss and Other Comprehensive Income

		Rs.			
	NOTES	GROUP		COMPANY	
FOR THE YEAR ENDED 31ST MARCH		2025	2024	2025	2024
Revenue	2	155,516,682	136,117,549	118,599,713	98,758,678
Direct Costs		(2,212,032)	(4,042,636)	-	-
Gross Profit		**153,304,650**	**132,074,913**	**118,599,713**	**98,758,678**
Other Income	3	8,582,399	11,927,902	8,157,218	12,501,208
		161,887,049	144,002,815	126,756,931	111,259,886
Administrative Expenses		(133,886,192)	(112,820,553)	(119,942,015)	(99,044,975)
Other Expenses	3	(1,134,757)	(1,248,523)	(1,134,757)	(308,046)
Results from Operating Activities		**26,866,100**	**29,933,739**	**5,680,159**	**11,906,865**
Finance Income	4	54,081,133	84,214,572	43,144,703	68,696,185
Finance Costs	5	(167,976)	(111,336)	(23,192)	(111,336)
Net Finance Income / (Costs)		**53,913,157**	**84,103,236**	**43,121,151**	**68,584,849**
Profit / (Loss) before Tax	6	80,779,257	114,036,975	48,801,670	80,491,714
Income Tax Expense	7	(31,550,946)	(20,769,879)	(23,845,523)	(13,179,559)
Profit / (Loss) for the year		**49,228,311**	**93,267,096**	**24,956,147**	**67,312,155**
Other Comprehensive Income					
Items that will not to be reclassified to Profit or Loss					
- Re-measurement of Employee Benefits		(3,357,506)	656,390	(3,084,601)	583,907
- Deferred Tax on Re-measurement and					
Actuarial (Gain) / Loss on Employee Benefits		979,961	(189,669)	925,380	(175,173)
Total Other Comprehensive Income / (Expense) for the year		**(2,377,545)**	**466,721**	**(2,159,221)**	**408,734**
Total Comprehensive Income / (Expense) for the year		**46,850.766**	**93,733,817**	**22,796,926**	**67,720,889**
Profit / (Loss) attributable to:					
Equity Holders of the Parent		37,334,951	80,549,174	24,956,147	67,312,155
Non-Controlling Interest		11,893,360	12,717,922	-	-
Profit / (Loss) for the year		**49,228,311**	**93,267,096**	**24,956,147**	**67,312,155**
Total Comprehensive Income / (Expense) attributable to:					
Equity Holders of the Parent		35,064,385	80,987,482	22,796,926	67,720,889
Non-Controlling Interest		11,786,381	12,746,335	-	-
Total Comprehensive Income / (Expense) for the year		**46,850,766**	**93,733,817**	**22,796,926**	**67,720,889**
Earnings / (Loss) per Share	8	0.27	0.58		
Dividend per share		-	-		

Statement of Financial Position

AS AT 31ST MARCH	NOTES	GROUP		COMPANY	
		2025	2024	2025	2024
		Rs.	Rs.	Rs.	Rs.
ASSETS					
Non - Current Assets					
Property, Plant & Equipment	09	175,621,988	186,614,251	171,362,849	181,666,366
Leasehold Property	10	24,388,495	24,808,986	24,388,495	24,808,986
Investment Property	11	2,026,884,420	2,038,809,565	2,026,884,420	2,038,809,565
Intangible Assets	12	22,452,583	22,452,583	-	-
Investments in Subsidiaries	13	-	-	49,307,090	49,307,090
Deferred Tax Asset	21	206,976	48,318	-	-
Total Non - Current Assets		**2,249,554,462**	**2,272,733,703**	**2,271,942,854**	**2,294,592,007**
Current Assets					
Inventories	14	2,002,296	2,103,504	-	-
Trade and Other Receivables	15	105,918,185	117,771,108	73,298,047	74,235,288
Amounts due from Related Parties	25	129,358,654	105,224,775	129,358,654	105,224,775
Other Financial Assets	16	271,813,210	210,989,249	140,220,781	136,270,120
Cash and Cash Equivalents	17	102,828,636	102,883,257	100,661,704	77,892,984
Total Current Assets		**611,920,981**	**538,971,893**	**443,539,186**	**393,623,167**
Total Assets		**2,861,475,443**	**2,811,705,596**	**2,715,482,040**	**2,688,215,174**
EQUITY AND LIABILITIES					
Equity					
Stated Capital	18	1,212,000,000	1,212,000,000	1,212,000,000	1,212,000,000
Revaluation Reserve	19	77,184,832	77,184,832	77,184,832	77,184,832
Revenue Reserve		1,412,018,489	1,376,918,431	1,355,165,823	1,332,368,894
Total Equity attributable to					
Equity Holders of the Parent		2,701,203,321	2,666,103,263	2,644,350,655	2,621,553,726
Non-Controlling Interest		80,354,595	68,603,887	-	-
Total Equity		**2,781,557,916**	**2,734,707,150**	**2,644,350,655**	**2,621,553,726**
Non - Current Liabilities					
Employee Benefits	20	11,367,619	6,847,411	9,864,426	5,692,029
Deferred Tax Liability	21	16,011,442	12,905,741	16,011,442	12,905,741
Rent Received in Advance	22	2,201,959	3,979,042	2,201,959	3,979,042
Total Non - Current Liabilities		**29,581,020**	**23,732,194**	**28,077,827**	**22,576,812**
Current Liabilities					
Trade and Other Payables	23	35,183,105	38,157,097	31,445,834	33,356,047
Rent Received in Advance	22	1,601,426	1,601,426	1,601,426	1,601,426
Income Tax Liability	24	13,551,976	13,507,729	10,006,298	9,127,163
Total Current Liabilities		**50,336,507**	**53,266,252**	**43,053,558**	**44,084,636**
Total Liabilities		**79,917,527**	**76,998,446**	**71,131,385**	**66,661,448**
Total Equity and Liabilities		**2,861,475,443**	**2,811,705,596**	**2,715,482,040**	**2,688,215,174**

I certify that these financial statements are in compliance with the requirements of the Companies Act No. 07 of 2007.

Shammi Swarnasiri
GROUP FINANCIAL OFFICER

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

K.M. Tanuja Hashan
DIRECTOR

Gaurav Mehta
DIRECTOR

Colombo
29th August 2025

Statement of Changes In Equity - Group

GROUP	Attributable to Equity Holders of the Parent				Non-Controlling Interest	Total Equity
	Stated Capital	Revaluation Reserve	Revenue Reserve	Total		
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Balance as at 31st March 2023	**1,212,000,000**	**77,184,832**	**1,295,930,949**	**2,585,115,781**	**55,857,552**	**2,640,973,333**
Profit for the year	-	-	80,549,174	80,549,174	12,717,922	93,267,096
Other Comprehensive Income / (Expense)	-	-	438,308	438,308	28,413	466,721
Total Comprehensive Income / (Expense) for the year	**-**	**-**	**80,987,482**	**80,987,482**	**12,746,335**	**93,733,817**
Transaction with owners, recognised directly in equity						
Changes in Non-Controlling Interest	-	-	-	-	-	-
Total transaction with owners of the Company	**-**	**-**	**-**	**-**	**-**	**-**
Balance as at 31st March 2024	**1,212,000,000**	**77,184,832**	**1,376,918,431**	**2,666,103,263**	**68,603,887**	**2,734,707,150**
Profit for the year	-	-	37,334,951	37,334,951	11,893,360	49,228,311
Other Comprehensive Income / (Expense)	-	-	(2,234,892)	(2,234,892)	(142,653)	(2,377,545)
Total Comprehensive Income / (Expense) for the year	**-**	**-**	**35,100,058**	**35,100,058**	**11,750,708**	**46,850,766**
Transaction with owners, recognised directly in equity						
Changes in Non-Controlling Interest	-	-	-	-	-	-
Total transaction with owners of the Company	**-**	**-**	**-**	**-**	**-**	**-**
Balance as at 31st March 2025	**1,212,000,000**	**77,184,832**	**1,412,018,489**	**2,701,203,322**	**80,354,595**	**2,781,557,916**

Details of the Revaluation Reserve are given in Note 19.1 to the Financial Statements.
Figures in brackets indicate deductions.

The Accounting Policies and Notes from Pages 34 to 79 from an integral part of these Financial Statements.

Statement of Changes In Equity - Company

COMPANY	Stated Capital	Revaluation Reserve	Revenue Reserve	Total
	Rs.	Rs.	Rs.	Rs.
Balance as at 31st March 2023	**1,212,000,000**	**77,184,832**	**1,264,648,005**	**2,553,832,837**
Profit for the year	-	-	67,312,155	67,312,155
Other Comprehensive Income / (Expense)	-	-	408,734	408,734
Total Comprehensive Income	**-**	**-**	**67,720,889**	**67,720,889**
Transaction with owners, recognised directly in equity	-	-	-	-
Total Transaction with Owners of the Company	**-**	**-**	**-**	**-**
Balance as at 31st March 2024	**1,212,000,000**	**77,184,832**	**1,332,368,894**	**2,621,553,726**
Profit for the year	-	-	24,956,147	24,956,147
Other Comprehensive Income / (Expense)	-	-	(2,159,221)	(2,159,221)
Total Comprehensive Income	**-**	**-**	**22,796,926**	**22,796,926**
Transaction with owners, recognised directly in equity	-	-	-	-
Total Transaction with Owners of the Company	-	-	-	-
Balance as at 31st March 2025	**1,212,000,000**	**77,184,832**	**1,355,165,823**	**2,644,350,655**

Details of the Revaluation Reserve are given in Note 19.1 to the Financial Statements.
Figures in brackets indicate deductions.

The Accounting Policies and Notes from Pages 34 to 79 from an integral part of these Financial Statements.

Statement of Cash Flows

		Group		Company	
		2025	2024	2025	2024
		Rs.	Rs.	Rs.	Rs.
CASH FLOWS FROM OPERATING ACTIVITIES					
Profit before Interest & Tax		80,779,257	114,036,975	48,801,670	80,491,716
Adjustment for;					
Depreciation on Property, Plant & Equipment	09	12,126,858	11,985,608	10,893,705	10,741,639
Depreciation on Investment Property	11	23,848,099	22,516,412	23,848,099	22,516,412
Amortisation of Leasehold Property	10	420,491	420,491	420,491	420,491
Gratuity Provision	20	1,300,704	1,048,172	1,087,797	859,429
Interest Received	4	(48,515,598)	(76,319,638)	(39,471,234)	(60,672,971)
Provision / (Reversal) for Impairment of Trade Receivables	3	-	1,248,523	-	308,046
Profit on Disposal of Plant & Equipment	3	-	(5,250,000)	-	(5,250,000)
Profit / (Loss) on Disposal of Financial Assets	4	(3,673,469)	(1,306,922)	(3,673,469)	(1,306,922)
Loss before Working Capital Changes		**66,286,342**	**68,379,621**	**41,907,059**	**48,107,841**
Changes in Working Capital					
(Increase) / Decrease in Inventories		101,209	101,209	-	-
(Increase) / Decrease in Trade and Other Receivables		12,605,930	(19,403,029)	937,242	(10,429,833)
(Increase) / Decrease in Trade and Other Receivables		(816,481)	-	-	-
(Increase) / Decrease in Amounts due from Related Parties		(24,133,879)	(37,267,285)	(24,133,879)	(37,267,285)
Increase / (Decrease) in Trade and Other Payables		(2,910,520)	3,080,446	(1,910,213)	772,967
Increase / (Decrease) in Deposits & Advacne Received		(1,777,083)	(1,601,427)	(1,777,083)	(1,601,427)
Cash Generated from / (used in) Operating Activities		**49,355,517**	**13,289,535**	**15,023,126**	**(417,737)**
Tax Paid		(27,579,694)	(25,989,494)	(18,935,306)	(14,751,605)
Gratuity Paid	20	(138,000)	(242,500)	-	(242,500)
Net Cash Flows from / (used in) Operating Activities		**21,637,823**	**(12,942,459)**	**(3,912,181)**	**(15,411,842)**
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchase of Property, Plant & Equipment	9	(1,134,594)	(3,354,066)	(590,186)	(1,461,685)
Purchase of Investment Properties	11	(11,922,954)	(514,499,000)	(11,922,954)	(514,499,000)
Increase in Capital Work in Progress	9	-	(24,140)	-	(24,140)
Short Term Investments		(60,823,963)	467,413,948	(3,950,663)	459,744,324
Acquisition of Financial Assets		(99,370,624)	(9,940,678)	(99,370,624)	(9,940,678)
Interest Received		48,515,598	76,319,638	39,471,234	60,672,971
Proceeds from Disposal of Financial Assets		103,044,093	11,247,600	103,044,093	11,247,600
Proceeds from Plant & Equipment		-	5,250,000	-	5,250,000
Net Cash Flows from / (used in) Investing Activities		**(21,692,444)**	**32,413,302**	**26,680,900**	**10,989,392**
CASH FLOWS FROM FINANCING ACTIVITIES					
Net Cash Flows from / (used in) Financing Activities		**-**	**-**	**-**	**-**
Net Increase / (Decrease) in Cash and Cash Equivalents		(54,621)	19,470,843	22,768,719	(4,422,450)
Cash and Cash Equivalents at the beginning of the year		102,883,257	83,412,414	77,892,984	82,315,434
Cash and Cash Equivalents at the end of the year		**102,828,636**	**102,883,257**	**100,661,703**	**77,892,984**
Favourable balances					
Call Deposit	17	96,670,940	71,250,513	96,670,940	71,250,513
Savings Accounts	17	4,812,311	4,244,854	2,645,379	2,567,527
Cash in Hand & at Bank	17	1,345,385	27,387,890	1,345,385	4,074,944
		102,828,636	**102,883,257**	**100,661,704**	**77,892,984**

NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

1.1. Reporting Entity

1.1.1. General

East West Properties PLC ("Company") is a Public Quoted Company with Limited Liability incorporated and domiciled in Sri Lanka. The registered office of the Company and the principal place of business is located at # 02-01, 53 Dharmapala Mawatha, Colombo 03.

The Ordinary Shares of the Company are listed on the Colombo Stock Exchange.

1.1.2. Consolidated Financial Statements

The Consolidated Financial Statements, "the Company" refers to East West Properties PLC as the Parent Company and "the Group" refers to the companies whose accounts have been consolidated therein.

There is no identifiable parent and ultimate parent Company.

1.1.3. Principal Activities and Nature of Operations

The principal activity of the Company is renting warehouses, Ground, Office Space and Yard for commercial purposes.

The principal activity of the Subsidiary is disclosed in Note 13 to the Financial Statements.

There were no significant changes in the nature of the principal activities of the Company and the Group during the financial year under review.

1.1.4. Date of Authorisation for issue

The Consolidated Financial Statements of the Group for the year ended 31st March 2025 were authorised for issue, in accordance with a resolution of the Board of Directors on 29th August 2025.

1.1.5. Responsibility for Financial Statements

The Board of Directors is responsible for the preparation and presentation of these Financial Statements as per Sri Lanka Accounting Standards (SLFRS / LKAS) and the provisions of the Companies Act No. 07 of 2007.

1.2. BASIS OF PREPARATION

1.2.1. Statement of Compliance

The Financial Statements of the Company as at 31st March 2025 and for the year then ended, have been prepared and presented in accordance with Sri Lanka Accounting Standards (SLFRS and LKAS), laid down by the Institute of Chartered Accountants of Sri Lanka and in compliance with the requirements of the Companies Act No. 07 of 2007.

1.2.2. Components of Financial Statements

The Consolidated Financial Statements include the following components.

Statement of Profit or Loss and Other Comprehensive Income providing the information on the financial performance of the Group and the Company for the year under review.

COMPONENTS OF FINANCIAL STATEMENTS (CONTD.)

- Statement of Financial Position providing the information on the financial position of the Group and the Company as at the year end.
- Statement of Changes in Equity depicting all changes in shareholders' funds during the year under review for the Group and the Company.
- Statement of Cash Flows providing the information to users, on the ability of the Group and the Company to generate cash and cash equivalents and utilisation of those cash flows.
- Notes to the financial Statements comprising significant accounting policies and other explanatory information.

1.2.3. Basis of Measurement

The financial statements of the Group and the Company have been prepared on the historical cost basis, except for the following material items in the statement of financial position.

a) Items of Property, Plant & Equipment which are measured at cost at the time of acquisition and construction and subsequently at revalued amounts, which are the fair values at the date of revaluation less accumulated depreciation and impairment loss.

b) Defined benefit plans which are measured at the present value of the Employee Benefits.

No adjustments have been made for inflationary factors in the Consolidated Financial Statements.

Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

When measuring fair value of an asset or liability, the Group uses observable market data as far as possible. Fair Values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques.

Level 1: inputs are unadjusted quoted prices in active markets for identical assets or liabilities

Level 2: inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability either directly (i.e. as prices) or indirectly (i.e. derived from prices)

Level 3: inputs are inputs that are not based on observable market data (unobservable inputs)

If inputs used to measure the fair value of an asset or liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

FAIR VALUE MEASUREMENT (CONTD.)

Further information on about the assumptions made in determining fair value is disclosed in the notes specific to that asset or liability.

1.2.4. Functional and Presentation Currency

The financial statements are presented in Sri Lankan Rupees, which is the Group's functional currency.

1.2.5. Use of Estimates, Judgments and Assumptions

The presentation of the financial statements of the Group and the Company in conformity with Sri Lanka Accounting Standards (SLFRS / LKAS) requires the management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and any future periods affected.

Information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the Note 20 - measurement of Employee Benefits.

1.2.6. Materiality and Aggregation

Each material class of similar items is presented separately in the Financial Statements. Items of dissimilar nature or function are presented separately unless they are immaterial as permitted by the Sri Lanka Accounting Standard - LKAS 1 on 'Presentation of Financial Statements'.

Understandability of the Financial Statements is not compromised by obscuring material information with immaterial information or by aggregating material items that have different natures or functions.

Notes to the Financial Statements are presented in a systematic manner that ensures the understandability and Comparability of Financial Statements.

1.2.7 Offsetting

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position, only when there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or to realise the assets and settle the liabilities simultaneously. Income and expenses are not offset in the income statement, unless required or permitted by Sri Lanka Accounting Standards and as specifically disclosed in the material accounting policies of the Group.

1.2.8 Current versus Non-Current Classification

The Group presents assets and liabilities in the statement of financial position based on current/non-current classification.

An asset is current when it is expected to be realised or intended to be sold or consumed in the normal operating cycle and held primarily for the purpose of trading or expected to be realized within twelve months after the reporting period.

or

Is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when it is expected to be settled in the normal operating cycle and is held primarily for the purpose of trading and is due to be settled within twelve months after the reporting period.

or

There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current liabilities.

The Group classifies deferred tax liability, Employee Benefit Liability and Rent received in Advance under non-current liabilities.

1.2.9.Going Concern

The Management has made an assessment of its ability to continue as a going concern and is satisfied that it has adequate financial strength and resources to continue in business for the foreseeable future. Furthermore, the Management is not aware of any material uncertainties that may cast significant doubt upon the company's ability to continue as a going concern. Therefore, the Financial Statements of the Company continue to be prepared on a going concern basis.

1.2.10. Changes in Material Accounting Policies

The Company adopted Disclosure of Accounting Policies (Amendments to LKAS 1 and SLFRS Practice Statement 2) from 1 January 2023. Although the amendments did not result in any changes to the accounting policies themselves, they impacted the accounting policy information disclosed in the financial statements.

The amendments require the disclosure of 'material', rather than 'significant', accounting policies. The amendments also provide guidance on the application of materiality to disclosure of accounting policies, assisting entities to provide useful, entity specific accounting policy information that users need to understand information in the financial statements.

Management reviewed the accounting policies and made updates to the information disclosed in Note 1.3 Material accounting policies (2022: Significant accounting policies) in certain instances in line with the amendments.

1.3. MATERIAL ACCOUNTING POLICIES

The Company has consistently applied the following accounting policies to all periods presented in these financial statements, except if mentioned otherwise.

In addition, the Company adopted Disclosure of Accounting Policies (Amendments to LKAS 1 and SLFRFS Practice Statement 2) from 01st January 2023. The amendments require the disclosure of 'material', rather than 'significant', accounting policies. Although the amendments did not result in any changes to the accounting policies themselves.

1.3.1. Basis of Consolidation

The Group's financial statements comprise of the consolidation of financial statements of the Company and its Subsidiary prepared in terms of Sri Lanka Accounting Standard SLFRS 10 - 'Consolidated Financial Statements'. Subsidiary is disclosed in Note 13 to the Financial Statements.

1.3.1.1. Business Combination and Goodwill

Business combinations are accounted for using the acquisition method as at the acquisition date which is the date on which control is transferred to the Group. Control is the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, the Group takes into consideration potential voting rights that are currently exercisable.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost of the business combination over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities. Following initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is reviewed for impairment, annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to groups of cash-generating units that are expected to benefit from the synergies of the combination.

Impairment is determined by assessing the recoverable amount of the cash-generating unit to which the goodwill relates. Where the recoverable amount of the cash generating unit is less than the carrying amount, an impairment loss is recognised. The impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets pro-rata to the carrying amount of each asset in the unit.

1.3.1.2. Subsidiary

Subsidiary is entity controlled by the Group. The Group 'controls' an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Financial Statements of Subsidiary is included in the Consolidated Financial Statements from the date on which control commences until the date when control ceases.

1.3.1.3. Transactions with Non-controlling Interests

The profit or loss and net assets of a subsidiary attributable to equity interests that are not owned by the Parent, directly or indirectly through subsidiaries, is disclosed separately under the heading "Non-Controlling Interest".

1.3.1.3. Transactions with Non-controlling Interests

The Group applies a policy of treating transactions with non-controlling interests as transactions with parties external to the Group. Losses within a subsidiary are attributed to the non-controlling interest even if that results in a deficit balance.

The acquisition of an additional ownership interest or a disposal of ownership interest in a subsidiary without a change of control is accounted for as an equity transaction. Any excess or deficit of consideration paid over the carrying amount of the non-controlling interests is recognised in equity of the parent. No adjustment is made to goodwill as a result of such transactions.

1.3.1.4. Loss of Control

On the loss of control, the Group derecognises the assets including goodwill and liabilities of the subsidiary, any non-controlling interests and other components of equity related to the subsidiary. Any gain or loss arising on the loss of control is recognised in the Statement of Profit or Loss.

If the Group retains any interest in the former subsidiary, then such interest is measured at fair value at the date that control is lost.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

1.3.1.5. Profits and Losses

The total profits and losses of the Company and its subsidiary for the period are included in the consolidation. The proportion of the profit or loss after taxation attributable to Non Controlling Interest shareholders of the subsidiary is shown as a component of profit for the period in the Consolidated Statement of Profit or Loss.

1.3.1.6. Assets and Liabilities

All assets and liabilities of the Company and its subsidiary are included in the Consolidated Statement of Financial Position. Non controlling interest which represents the proportion of interest attributable to non controlling interest of subsidiary in the net assets employed by the Group is disclosed as a component of equity in the Consolidated Statement of Financial Position, separately from the Parent shareholders' equity.

1.3.1.7. Transactions Eliminated on Consolidation

All intra group balances and transactions, income and expenses, profits and losses resulting from intra group transactions that are recognised in assets, liabilities, income and expenses are eliminated in preparing the consolidated financial statements.

1.3.1.8. Financial Period

The Subsidiary has a common financial year as the Parent Company.

1.3.2.Foreign Currency Transactions

All foreign currency transactions are translated to Sri Lankan Rupees at the exchange rates prevailing at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated into local currency at the exchange rate at that date.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated to the functional currency at the exchange rate at the date that the fair value was determined. Non-monetary items in a foreign currency that are measured based on historical cost are translated using the exchange rate at the date of the transaction. Foreign currency differences arising on retranslation are recognised in the Statement of Profit or Loss.

1.3.4.Financial Instruments

A financial instrument is a contract that gives rise to a financial asset in one entity and a financial liability or equity instrument of another entity.

1.3.4.1 Financial Assets

a) Initial Recognition and Measurement

Receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

b) Subsequent Measurement

On initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income (FVOCI) - debt investment; fair value through other comprehensive income (FVOCI) - equity investment; or fair value through profit or loss (FVTPL).

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

The financial assets of the Group comprise financial assets measured at amortised cost and financial assets at fair value through profit or loss.

Financial Assets at Amortised Cost

The Group measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the Effective Interest Rate (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The Group's financial assets at amortised cost include cash & cash equivalent, trade & other receivables, investment in fixed deposits, Investments in Repurchase Agreements, Investments in Debentures and amounts due from related parties.

Financial Assets at Fair Value through Profit or Loss (FVTPL)

Financial assets at fair value through profit or loss include financial assets held for trading.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

c) De-recognition

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognised in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

d) Impairment of Financial Assets

The Group reviews its individually significant receivables at each reporting date to assess whether an impairment loss should be recorded in the Statement of Profit or Loss, In particular, management's judgment is required in the estimation of the amount and timing of future cash flows when determining the impairment loss. These estimates are based on assumptions about a number of factors and actual results may differ, resulting in future changes to the impairment allowance.

The Group follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. The application of simplified approach does not require the Group to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime Expected Credit Loss (ECLs) at each reporting date, right from its initial recognition. As a practical expedient, the Group uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables.

The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed. On that basis, the Group estimates provision on trade receivables at the reporting date, impairment loss allowance charges (or reversal) recognised during the period is recognised as income / expense.

The Group considers a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. If outstanding contractual amounts remains for more than 3 months, management will take necessary actions to recover the balances through negotiations. Based on the likelihood of recoverability, Group considers a financial asset to be in default.

A financial Asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

1.3.4.2. Financial Liabilities

a) Initial Recognition and Measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings or payables, as appropriate. All financial liabilities are recognised initially at fair value and in the case of loans and borrowings, carried at amortised cost. This includes directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, Rent received in Advance and bank overdrafts.

b) Subsequent Measurement of Financial Liabilities

The measurement of financial liabilities depends on their classification, as described below.

Loans and Borrowings

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the effective interest rate (EIR) method amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance costs in the statement of profit or loss.

c) Derecognition

A Financial liability is derecognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

1.3.5. Property, Plant & Equipment

1.3.5.1. Recognition and Measurement

Items of Property, Plant & Equipment are measured at cost (or at valuation in the case of certain items) less accumulated depreciation and accumulated impairment losses.

When parts of an item of property, plant & equipment have different useful lives, they are accounted for as separate items (major components) of property, plant & equipment.

1.3.5.2. Owned Assets

The cost of Property, Plant & Equipment include expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, and any other costs directly attributable to bringing the asset to a working condition for its intended use and the cost of dismantling and removing the items and restoring the site on which they are located.

Revaluation of condominium apartment is done with sufficient frequency to ensure that the fair value of the condominium apartment does not differ materially from its carrying amount, and is undertaken by professionally qualified valuers.

Increases in the carrying amount on revaluation is recognised in other comprehensive income and accumulated in equity in the revaluation reserve, unless it reverses a previous revaluation decrease relating to the same asset, which was previously recognised as an expense. In these circumstances the increase is recognised as income to the extent of the previous write down.

Decrease in the carrying amount on revaluation that offset previous increases of the same individual assets are charged against revaluation reserve directly in equity. All other decreases are recognised in profit or loss.

1.3.5.3. Subsequent Costs

The cost of replacing component of an item of property, plant & equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within that part will flow to the Group and its cost can be measured reliably. The carrying amount of the replaced part is derecognised in accordance with the derecognition policy given below. The costs of the day-to-day servicing of property, plant & equipment are recognised in statement of profit or loss as incurred.

1.3.5.4. Derecognition

The carrying amount of an item of property, plant & equipment is derecognised upon disposal off or when no future economic benefits are expected from its use. Gains and losses arising on derecognition of the assets determined by comparing the proceeds from disposal with the carrying amount of property, plant & equipment and are recognised net within 'Other Income' in profit or loss.

1.3.5.5. Depreciation

Depreciation is recognised in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property, plant & equipment, since this most closely reflected the expected pattern of consumption of the future economic benefits embodied in the asset.

The estimated useful lives are as follows.

Condominium Apartments (Re-valued)	Over 30 Years
Site Buildings	Over 10 Years
Furniture & Fittings	Over 5 - 8 Years
Fixtures & Fittings	Over 5 Years
Office Equipment	Over 5 - 8 Years
Computers & Accessories	Over 4 - 5 Years
Communication Equipment	Over 8 Years
Air Conditioners	Over 5 - 8 Years

Generators	Over 5 Years
Plant & Machinery	Over 5 Years
Tools & Equipment	Over 5 Years
CCTV Camera System	Over 5 Years
Equipment- Radio Studio	Over 8 Years
TV2 Studio	Over 8 Years
Encoder & Decoder	Over 8 Years
UPS System	Over4 Years
Studio Broadcast System	Over 5 Years
Digital Audio Router	Over 5 Years
Transmitter Towers	Over 8 Years
Transmitters	Over 8 Years
Transformers	Over 5 - 10 Years
Antenna	Over 8 Years
Cables & Connectors	Over 8 Years
Gongala Cabin	Over 8 Years
Motor Vehicles	Over 5 Years
Excavator	Over 5 Years
Diesel Tank	Over 5 Years

No depreciation is provided on freehold land.

Depreciation of an asset begins when it is available for use and ceases at the earlier of the date that the asset is classified as held for sale and the date that the asset is derecognised.

1.3.5.6. Capital Work in Progress

Capital expenses incurred during the period which are not completed as at the reporting date are shown as capital work-in-progress, whilst the capital assets which have been completed during the period and put to use have been transferred to property, plant and equipment, if any.

1.3.6. Leasehold Property

Leasehold Property includes of leasehold rights to land of Urban Development Authority situated at 3rd Lane, New Nuge Road, Peliyagoda which is on a 99 years lease. Leasehold Property is amortised over their remaining period of leases.

1.3.6.1. Lease Rentals paid in Advance

Prepaid lease rentals paid to acquire land use rights are amortised over the lease term. Details of the leasehold property are given in note 10 to the financial statements.

1.3.7. Investment Property

Investment property is property held either to earn rental income or for capital appreciation or both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

The Group adopts cost model to measure investment property. Investment property is measured at cost on initial recognition and subsequently carried at its cost less any accumulated depreciation and any accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use.

Depreciation is recognised on a straight-line basis over the estimated useful life of the investment property. The estimated useful life of investment property of the Group is as follows.

Warehouse No. I	Over 30 Years
Warehouse No. II	Over 30 Years
Warehouse No. III	Over 30 Years
Warehouse No. IV	Over 30 Years
Warehouse No. V	Over 10 Years
Office Building	Over 30 Years

Investment property is derecognised when either they have been disposed off or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the statement of profit or loss in the period of derecognition.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

1.3.8. Intangible Assets

An intangible asset is initially recognised at cost, if it is probable that future economic benefit will flow to the enterprise, and the cost of the asset can be measured reliably.

Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses. Intangible assets with finite lives are amortised over the useful economic life, from the date that they are available for use and assessed for impairment whenever there is an indication that the intangible asset may be impaired.The amortisation period and the amortisation method for an intangible asset with a finite useful life is reviewed at least once at each financial year end.

Intangible assets with indefinite useful lives are tested for impairment annually either individually or at the cash-generating unit level.

1.3.8.1. Intangible assets recognised by the Group

a) Computer Software

All computer software cost incurred and licensed for use by the Group, which does not form an integral part of related hardware, which can be clearly identified and reliably measured with the probability of leading to future economic benefits, are capitalised under intangible assets. The Group amortises the computer software over period of 5 years.

b) Goodwill

Goodwill arising on an acquisition represents the excess of the cost of acquisition over the fair value of net assets acquired. Goodwill is measured at cost less accumulated impairment losses.

Gain from bargain purchase arising on an acquisition represents the excess of the fair value of the net assets acquired over the cost of acquisition. Gain from bargain purchase is recognised immediately in the Statement of Profit or Loss.

1.3.8.2. Derecognition of Intangible Assets

Intangible assets are derecognised on disposal or when no future economic benefits are expected from its use. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset are recognised in the Statement of Profit or Loss when the asset is derecognised.

1.3.9. Inventories

Inventories are measured at the lower of cost and net realisable value, after making due allowances for obsolete and slow moving items. The cost of inventories includes expenditure incurred in acquiring the inventories and other costs incurred in bringing them to their existing location and condition. Net realisable value is the estimated selling price less estimated costs of completion and estimated costs necessary to make the sale.

Accordingly, the costs of inventories are accounted for as follows.

Transmission Equipment-at the lower of cost and net realisable value

1.3.10. Trade and Other Receivables

Trade and Other Receivables are stated at the amounts estimated to be realised after providing for impairment on trade and other receivables.

Trade and Other Receivables and amounts due from related parties are recognised at cost, less provision for impairment.

1.3.11. Cash & Cash Equivalents

Cash and Cash equivalents are defined as cash in hand, demand deposits and short term highly liquid investments, readily convertible to known amounts of cash and subject to insignificant risk of changes in value.

For the purpose of the Statement of Cash Flows, cash & cash equivalents comprise of call deposit, savings accounts, cash in hand, cash at banks and bank overdrafts.

1.3.12. Impairment of Non Financial Assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses of continuing operations are recognised in the Statement of Profit or Loss in those expense categories consistent with the function of the impaired asset.

For assets, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased If such indication exists, the Group makes an estimate of the recoverable amount.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case the carrying amount of the asset is increased to its recoverable amount.

That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the Statement of Profit or Loss.

1.3.13. Stated Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity, net of any tax effects.

As per the Companies Act No. 07 of 2007, Section 58(1), Stated Capital in relation to a Company means the total of all amounts received by the Company or due and payable to the Company in respect of the issue of shares and in respect of calls in arrears.

1.3.14. Liabilities & Provisions

1.3.14.1.Liabilities

Liabilities classified as current liabilities on the statement of financial position are those which fall due for payment on demand or within one year from the reporting date. Non-current liabilities are those balances payable after one year from the reporting date.

All known liabilities are accounted for in the statement of financial position.

Trade & Other Payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

1.3.15. Provisions

A provision is recognised in the Statement of Financial Position when the Company has a legal or constructive obligation as a result of a past event and it is probable that an outflow of economic benefits will be required to settle the obligation and the amount of the provision can be measured reliably in accordance with LKAS 37 - 'Provisions, Contingent Liabilities and Contingent Assets'. The amount recognised is the best estimate of the consideration required to settle the present obligation at the Reporting date, taking into account the risks and uncertainties surrounding the obligation at the date. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is determined based on the present value of those cash flows.

1.3.15.1.Commitments and Contingencies

Capital commitments and contingent liabilities of the Company are disclosed in respective notes to the Financial Statements.

1.3.16. Employee Benefits

a) Defined Benefit Plan – Retirement Gratuity

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The liability recognised in the Statement of Financial Position in respect of defined benefit plans is the present value of the defined benefit obligation as at the reporting date. The defined benefit obligation is calculated by the Group using the projected unit credit method based on the formula prescribed in "LKAS 19 - Employee Benefits".

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related liability.

Provision has been made for retirement gratuities for the first year of service for all employees, in conformity with "LKAS 19 - Employee Benefits". However, according to the Payment of Gratuity Act No. 12 of 1983, the liability for gratuity payment to an employee arises only after the completion of five years of continued service.

Principal assumptions used in determining the defined benefit obligation are given in Note 20.3. Defined benefit plan liability has not been externally funded by the Company as well as subsidiary of the Group.

b) Defined Contribution Plans - Employees Provident Fund & Employees Trust Fund

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts.

All employees who are eligible for Employees Provident Fund Contributions and Employees Trust Fund Contributions are covered by relevant contribution funds in line with respective statutes and regulations. Contribution plans are recognised as an expense in the statement of profit or loss when incurred.

1.3.17. Statement of Profit or Loss and Other Comprehensive Income

1.3.17.1. Revenue from Contracts with Customers

The Group recognises revenue from contracts with customers when control of the goods or services is transferred to the customer at an amount that reflects the consideration that the Group is to be entitled in exchange for those goods or services. Determining the timing of the transfer of control of goods or services, at a point in time or over time, requires judgements taking into consideration the nature of goods or services that Group offers.

SLFRS 15 requires an entity to disaggregate revenue recognised from contracts with customers into categories that depict how the nature, amount, timing and uncertainty of revenue and cash flows are affected by economic factors. The Group's contracts with customers are in similar nature and revenue from these contracts are not significantly affected by economic factors apart from the service categories.

a) Rental Income

Rent Income is recognised in the Statement of Profit or Loss as it accrues.

b) Lease Rental Income

The Company has sub leased part of the Land lease owned by the Company for a period of thirty years. The lease Rentals have been collected in advance and will be accounted as income as per the provisions of the lease agreement.

c) Rendering of Services

Revenue from rendering of services is recognised in the accounting period in which the services are rendered or performed.

d) Sale of Goods

Revenue is recognised on sale of goods when all significant risks and rewards of ownership have been transferred to the buyer which normally occurs on delivery of goods.

e) Finance Income and Finance Costs

Finance income comprises interest income on funds invested, dividend income and gains on the disposal of financial assets at fair value through profit or loss.

REVENUE FROM CONTRACTS WITH CUSTOMERS (CONTD.)

Interest income is recognised on an accrual basis. Dividend Income is recognised when the Shareholders right to receive such dividend is established. Profit or Losses on disposal of Financial Assets are accounted for in the Statement of Profit or Loss on the basis of realised net profit or loss.

Finance costs comprises of interest expense on borrowings and the changes in the fair value of financial assets. Interest expenses are recognised using the effective interest method. All borrowing costs are recognised as an expense in the period in which they are incurred.

Foreign currency gains and losses are reported on a net basis as either finance income or finance costs depending on whether foreign currency movements are in a net gain or net loss position.

f) Others

Other income is recognised on an accrual basis. Net gains and losses of a revenue nature on disposal of an item of property, plant & equipment and other non-current assets including investments have been accounted for in profit or loss, having deducted from proceeds from disposal, the carrying amount of the assets and related selling expenses.

1.3.17.2. Segmental Reporting

A segment is a distinguishable component of the Group that is engaged in either providing products or services (Business Segments) which is subject to risks and rewards that are different from those of other segments.

Segment information is presented in respect of the Group's business activities. The business segment has been identified as the primary segment of the Group as there are no distinguishable components to be identified as geographical segments for the Group. The business segments are reported based on the Group's management and internal reporting structure.

1.3.17.3. Expenditure Recognition

All expenditure incurred in the running of the business and in maintaining the plant & equipment in a state of efficiency has been charged to the statement of profit or loss.

Expenditure incurred for the purpose of acquiring and extending or improving assets of a permanent nature by means of which to carry on the business or for the purpose of increasing the earning capacity of the business has been treated as capital expenditure.

a) Borrowing Costs

As per LKAS 23 on "Borrowing costs", the Group capitalises borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset as part of the cost of the asset.

A qualifying asset is an asset which takes a substantial period of time to get ready for its intended use or sale. Other borrowing costs are recognised in the profit or loss in the period it is incurred.

b) Income Tax Expense

Income tax expense comprises current and deferred tax. Current tax and deferred tax are recognised in the Statement of Profit or Loss except to the extent that it relates to a business combination, or items recognised directly in Equity or in Other Comprehensive Income.

Current Tax

The current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Taxation for the current and previous periods to the extent unpaid is recognised as a liability in the Financial Statements. When the amount of taxation already paid in respect of current and prior periods exceeds the amount due for those periods, the excess is recognised as an asset in the Financial Statements.

The provision for taxation is based on the elements of Income & Expenditure as reported in the Financial Statements & computed in accordance with the provisions of the Inland Revenue Act No. 24 of 2017, Inland Revenue (Amendment) Act, No.10 of 2021, Inland Revenue (Amendment) Act, No. 45 of 2022 and Inland Revenue (Amendment) Act, No.04 of 2023.

Deferred Tax

Deferred Tax is provided in full, using the liability method on temporary differences arising between the tax base of assets and liabilities and their carrying amounts in the Financial Statements. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the reporting date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability settled.

Deferred tax is not recognised for the following temporary differences: the initial recognition of goodwill, the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects either accounting nor taxable profit, and difference relating to investments in subsidiaries to the extent that they probably will not reverse in the foreseeable future.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

1.4. STATEMENT OF CASH FLOWS

The Statement of Cash Flows has been prepared using 'direct method'. Interests received are classified as investing cash flows for the purpose of presentation of Statement of Cash Flows.

STATEMENT OF CASH FLOWS (Contd.)

For the purpose of Statement of Cash Flows, cash & cash equivalents consist of savings accounts, cash in hand, cash at banks net of outstanding bank overdrafts.

1.5. RELATED PARTY TRANSACTIONS

Disclosures have been made in respect of the transactions between parties who are defined as related parties as per Sri Lanka Accounting Standard (LKAS) 24 - "Related Party Disclosures".

Related Party Receivables and Payables are treated as Current Assets and Current Liabilities as they are deemed to be of a temporary nature.

1.6. EARNINGS PER SHARE

The Group presents Earnings per Share (EPS) data for its ordinary shares. EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

1.7. EVENTS AFTER THE REPORTING PERIOD

All material events occurring after the reporting period have been considered and appropriate adjustments to or disclosures have been made in the financial statements.

1.8. FINANCIAL RISK MANAGEMENT POLICIES

The Group's principal financial liabilities comprise of loans and borrowings and trade and other payables. The main purpose of these financial liabilities is to finance the Group's operations. The Group has loan and other receivables, trade and other receivables, and cash and short-term deposits that arrive directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group's senior management monitors these risks. The Group's senior management is supported by an Audit Committee that advises on financial risks and the appropriate financial risk governance framework for the Group. The Audit Committee provides assurance to the Group's senior management that the Group's financial risk-taking activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with group policies and group risk appetite.

The Group's objectives, policies and processes for measuring and managing risk from financial instruments and the management of capital are reported separately in note 33 in conformity with Sri Lanka Financial Reporting Standards.

1.9. NEW ACCOUNTING STANDARDS ISSUED BUT NOT YET EFFECTIVE

A number of new standards are effective for annual periods beginning on or after 01st January 2024 and earlier application is permitted. However, the Company has not early adopted the new or amended standards in preparing these financial statements.

The following new and amended standards are not expected to have a significant impact on the Company's financial statements.

classification of Liabilities as Current or Non- Current (Amendments to LKAS 1)

The amendments, aim to clarify the requirements on determining whether the liability is current or Non-current, and require new disclosures for non- current liabilities that are subject to future covenants. The Standard will become effective for the Group from 01st April 2024.

The Group is assessing the potential impact on its Financial Statements resulting from the application of these amendments. No material impact is expected on adoption.

Supplier Finance Arrangements (Amendments to LKAS 7 and SLFRS 7)

The amendments introduce new disclosures relating to supplier finance arrangements that assist users of the financial statements to assess the effects of these arrangements on an entity's liabilities and cash flows and on an entity's exposure to liquidity risk. The amendments apply for annual periods beginning on or after 01st January 2024.

Other Accounting Standards

The following new and amended accounting standards are not expected to have a significant impact on the financial statements.

• Lease Liability in a Sale and Leaseback (Amendments to SLFRS 16)

The amendments specifically affect seller-lessee accounting in sale and leaseback transactions that qualify as a sale under SLFRS 16, especially those involving variable lease payments not based on an index or rate. They modify how a seller-lessee accounts for these leasebacks, preventing recognition of gains on retained rights of use due to lease term modifications or changes which previously could occur when variable payments not defined as 'lease payments' were excluded.

• General Requirements for Disclosure of Sustainability related Financial Information (SLFRS S1)

• Lack of Exchangeability (Amendments to LKAS 21)

• Climate-related Disclosures (SLFRS S2)

2. REVENUE

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Revenue from Contracts with Customers	**155,516,682**	**136,117,549**	**118,599,713**	**98,758,678**

Revenue is measured based on the consideration specified in a contract with a customer. The Company recognises revenue when it transfers control over a good or services to a customer.

The following table provides information about the nature and timing of the satisfaction of performance obligations in contracts with customers, including significant payment terms, and the related revenue recognition policies.

Type of Service	Nature and timing of Satisfaction of Performance Obligations, including Significant Payment Terms	Revenue recognition policies
Rent income on Warehouses, Yard Rental, Office Space and Infrastructure	This represents the income from letting out the Company's investment property. The performance obligation is satisfied over time as the properties are being used by the customer. The customer is invoiced on a monthly basis.	Rent income is recognised as revenue on a straightline basis over the term of the lease (recognition over time).
Sale of Equipment	This represents the income from Sale of Transmission Equipment. The performance obligation is satisfied when it transfers control over a good to a customer, usually on delivery of the goods. Sales are measured at the fair value of the consideration received or receivable excluding amounts collected on behalf of third parties	Sale of Equipment is recognised as revenue when it transfers control (recognition at a point in time)

2.1 Revenue Streams

The Companies in the Group are primarily involved in renting space and Infrastructure which are recognised over a period of time, depending on agreements.

At the inception of the contract, the entity determines whether it satisfies the performance obligation over time or at a point in time. Timing and amount of cash flow will be determined according to the agreement.

2.2 Disaggregation of Revenue from Contracts with Customers

Revenue from contracts with customers is disaggregated by Service Lines and Timing of Revenue Recognition as follows.

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
2.2.1 Service Lines				
Warehouses & Yard Rental	53,997,259	51,532,608	54,603,839	52,114,697
Office Space Rental	63,995,874	46,643,981	63,995,874	46,643,981
Infrastructure Rental	37,523,549	36,399,190	-	-
Sale of Equipment	-	1,541,770	-	-
	155,516,682	**136,117,549**	**118,599,713**	**98,758,678**

2.3. Contract Balances

Contract Assets

A contract Asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays the consideration or before payment due, a contract assets is recognized for the earned consideration that is conditional.

Contract Liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration from the customer. If a customer pays consideration before the Group transfer goods or Services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier).

The following table provides information about receivables, contract assets and liabilities from contracts with customers.

		GROUP		COMPANY	
		2025	2024	2025	2024
		Rs.	Rs.	Rs.	Rs.
Receivables, which are included in					
trade and other receivables	Note 15	22,887,232	29,541,136	17,019,753	17,104,254
Deferred Revenue	Note 22	1,777,082	1,601,426	1,777,082	1,601,426
Leasehold Property	Note 10	37,003,233	37,003,233	37,003,233	37,003,233
Rent Received in Advance	Note 22	3,803,385	5,580,467	3,803,385	5,580,467

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting period amounts to Rs. 3,803,385/- which is disclosed under Note 22.

Rent received in Advance received under operating lease is recognized based on the term of the lease. The lease term is for a fixed period of 30 years together with any further term for which the tenant has the option to continue the lease, where , at the inception of the lease, the Directors are reasonably certain that the tenant will exercise that option.

2.4. Obligations for returns, refunds and types of warranties and related Obligations

Costs incurred by the Group under the terms of the warranty agreement between principal suppliers are reimbursed to the Group. Any amounts that are not reimbursed under the warranty agreement are charged to the Statement of Comprehensive Income. The Group has no Warranty liability in respect of past sales which can occur in future, as the cost is reimbursed by the principal.

2.5. Operating Segments

Segment information is presented in respect of the Group's business segments. Business segments are based on the Group's management and internal reporting structure.

Inter-segment transactions are carried in the ordinary course of business. Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

The Group comprises the following main business segments.

Rental - Warehouses, Yard, Ground and Office Space Rental

Infrastructure - Infrastructure Rental

Trading & Services - Selling & Distribution, Renting & Repairs of Transmission Equipment & Machinery Parts

Unallocated assets and liabilities comprise mainly of assets and liabilities that cannot be attributed to a particular segment.

Sales to any single customer does not represent more than 10% of the total sales and no segments are determined based on the geographical area.

The Board of Directors regularly reviews the operating results of all operating business segments for the purpose of making decisions about esource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss which in certain respects, is measured differently from operating profit or loss in the Consolidated Financial Statements.

2.6 Business Segments Analysis

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Rental	117,993,133	98,176,589	118,599,713	98,758,678
Infrastructure	37,523,549	36,399,190	-	-
Trading & Services	-	1,541,770	-	-
	155,516,682	**136,117,549**	**118,599,713**	**98,758,678**

2.6. Business Segments

	Rental		Infrastructure		Trading & Services		Group Total	
	2025	2024	2025	2024	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
External Revenue	117,993,133	98,176,589	37,523,549	36,399,190	-	1,541,770	155,516,682	136,117,549
Inter Segment Revenue	606,580	582,089	-	-	-	-	606,580	582,089
Total Segment Revenue	**118,599,713**	**98,758,678**	**37,523,549**	**36,399,190**	-	**1,541,770**	**156,123,262**	**136,699,638**
Elimination of Inter Segment Revenue	(606,580)	(582,089)	-	-	-	-	(606,580)	(582,089)
Net Revenue	**117,993,133**	**98,176,589**	**37,523,549**	**36,399,190**	-	**1,541,770**	**155,516,682**	**136,117,549**
Segment Results	5,680,159	11,906,866	18,026,874	17,294,334	-	732,541	23,707,033	29,933,739
Finance Income	43,144,703	68,696,186	10,791,646	14,887,782	-	630,606	53,936,349	84,214,574
Finance Costs	(23,192)	(111,337)	-	-	-	-	(23,192)	(111,337)
Eliminations / Adjustments	-	-	-	-	-	-	-	-
Net Finance Costs	**43,121,511**	**68,584,850**	**10,791,646**	**14,887,782**	-	**630,606**	**53,913,157**	**84,103,236**
Profit / (Loss) before tax	48,801,670	80,491,716	31,977,586	32,182,115	-	1,363,146	80,779,256	114,036,975
Tax Expense	(23,845,523)	(13,179,559)	(7,705,423)	(7,281,880)	-	(308,440)	(31,550,946)	(20,769,879)
Profit / (Loss) for the year	**24,956,147**	**67,312,157**	**24,272,163**	**24,900,236**	-	**1,054,706**	**49,228,310**	**93,267,096**
Purchase and construction of								
Property, Plant & Equipment	590,186	1,485,825	544,407	1,815,482	-	76,899	1,134,593	3,378,206
Purchase of Investment Property	11,922,954	514,499,000	-	-	-	-	11,922,954	514,499,000
Depreciation on Property, Plant & Equipment	10,893,705	10,741,639	1,233,153	1,193,419	-	50,550	12,126,858	11,985,608
Depreciation on Investment Property	23,848,099	22,516,412	-	-	-	-	23,848,099	22,516,412
Amortisation of Intangible Assets	-	-	-	-	-	-	-	-
Amortisation of Leasehold Property	420,491	420,491	-	-	-	-	420,491	420,491
Gratuity Provision and Related Costs	1,087,797	859,427	212,906	181,073	-	7,670	1,300,703	1,048,172
Property, Plant & Equipment	171,362,849	181,666,366	4,259,140	4,746,823	-	201,062	175,621,989	186,614,251
Leasehold Property	24,388,495	24,808,986	-	-	-	-	24,388,495	24,808,986
Investment Property	2,026,884,420	2,038,809,565	-	-	-	-	2,026,884,420	2,038,809,565
Intangible Assets	-	-	-	-	-	-	-	-
Deferred Tax Asset	-	-	206,976	-	-	-	206,976	-

2.6. Business Segments (Contd.)

	Rental		Infrastructure		Trading & Services		Group Total	
	2024	2023	2024	2023	2024	2023	2024	2023
Segment Non - Current Assets	**2,222,635,764**	**2,245,284,917**	**4,466,116**	**4,793,178**	**-**	**203,026**	**2,227,101,880**	**2,250,281,121**
Goodwill							22,452,583	22,452,583
Total Non - Current Assets							**2,249,554,463**	**2,272,733,704**
Inventories	-	-	2,002,295	2,018,026	-	85,478	2,002,295	2,103,504
Trade and Other Receivables	73,298,047	74,235,288	32,683,612	41,766,697	-	1,769,123	105,981,660	117,771,106
Amounts due from Related Parties	129,358,654	105,224,775	-	-	-	-	129,358,654	105,224,775
Other Financial Assets	140,220,781	136,270,120	131,592,428	71,682,840	-	3,036,289	271,813,209	210,989,249
Cash and Cash Equivalents	100,661,704	77,892,984	2,166,932	23,974,767	-	1,015,505	102,828,636	102,883,257
Segment Current Assets	**443,539,186**	**393,623,167**	**168,445,267**	**139,442,331**	**-**	**5,906,395**	**611,984,454**	**538,971,892**
Eliminations / Adjustments							(63,474)	-
Total Current Assets							**611,920,979**	**538,971,892**
Total Assets							**2,861,475,443**	**2,811,705,596**
Non - Current Liabilities								
Employee Benefits	9,864,425	5,692,027	1,503,193	1,108,432	-	46,950	11,367,620	6,847,409
Rent Received in Advance	2,201,959	3,979,042	-	-	-	-	2,201,959	3,979,043
Segment Non - Current Liabilities	**12,066,384**	**9,671,069**	**1,503,193**	**1,108,432**	**-**	**46,950**	**13,569,578**	**10,826,452**
Deferred Tax Liability	16,011,442	12,905,741	-	-	-	-	16,011,442	12,905,741
Total Non - Current Liabilities							**29,581,021**	**23,732,193**
Trade and Other Payables	33,047,260	34,957,471	3,800,744	4,605,955	-	195,096	36,848,005	39,758,523
Bank Overdraft	-	-	-	-	-	-	-	-
Segment Current Liabilities	**33,047,260**	**34,957,471**	**3,800,744**	**4,605,955**	**-**	**195,096**	**36,848,005**	**39,758,523**
Income Tax Liability							13,551,976	13,507,729
Eliminations / Adjustments							(63,474)	-
Total Current Liabilities							**50,336,507**	**53,266,251**
Total Liabilities							**79,917,529**	**76,998,442**

The Group has not provided any impairment losses for Segments, since Management is reasonably certain that no impairment provision is required to be made in the financial statements relating to reportable Segments.

3. OTHER INCOME / (EXPENSE)

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
3.1 OTHER INCOME				
Insurance Commission Income	255,898	1,493,327	25,081	364,184
Reimbursement of Electricity	3,232,560	3,104,265	4,093,718	4,714,340
Reimbursement of Water	430,900	336,379	518,669	428,753
Profit on Disposal of Plant & Equipment	-	5,250,000	-	5,250,000
Sundry Income	3,519,750	1,743,931	3,519,750	1,743,931
Trading Income	1,143,291	-	-	-
	8,582,399	**11,927,902**	**8,157,218**	**12,501,208**

3.2. OTHER EXPENSES				
Provision for Impairment of,				
- Trade Receivables	1,134,757	1,248,523	1,134,757	308,046
	1,134,757	**1,248,523**	**1,134,757**	**308,046**

4. FINANCE INCOME

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Interest on Related Party Balances	6,348,526	5,482,766	6,348,526	5,482,766
Interest on Bank Deposits	14,933,848	42,733,511	6,501,956	29,365,614
Interest on Repo Investments	618,996	2,278,770	-	-
Interest on Tresury Bills	1,885,543	-	-	-
Interest on Debentures	26,620,752	25,824,590	26,620,752	25,824,590
Profit on Disposal of Financial Assets	3,673,469	1,306,922	3,673,469	1,306,922
Exchange Gain on Conversion of Foreign Currency	-	6,588,013	-	6,716,293
	54,081,133	**84,214,572**	**43,144,703**	**68,696,185**

5. FINANCE COSTS

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Share Transaction Cost	-	111,336	-	111,336
Interest on Bank Overdraft	124,971	-	-	-
Exchange Loss on Conversion of Foreign Currency	43,005	-	23,192	-
	167,976	**111,336**	**23,192**	**111,336**

6. PROFIT / (LOSS) BEFORE TAX

Profit / (Loss) before Tax is stated after charging all expenses including the following:

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Remuneration to Directors	2,535,000	2,307,000	2,535,000	2,307,000
Auditors Remuneration	1,458,312	1,185,000	1,058,312	825,000
Personnel Costs				
- Staff Costs	29,751,373	20,475,245	22,924,827	15,224,455
- Defined Benefit Plan Costs	1,300,704	1,048,172	1,087,797	859,429
Depreciation				
- Property, Plant & Equipment	12,126,858	11,985,608	10,893,705	10,741,639
- Investment Property	23,848,099	22,516,412	23,848,099	22,516,412
Amortisation				
- Leasehold Property	420,491	420,491	420,491	420,491
- Intangible Assets	-	-	-	-
Donations	18,557,819	4,397,769	17,503,819	3,370,769

7. INCOME TAX EXPENSE

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Current Income Tax				
Tax Expenses on Ordinary Activities for the year (7.1)	27,623,941	26,065,153	19,814,441	18,334,252
Deferred Tax				
Impact of Change in Tax Rate				
Origination/(Reversal) of temporary differences (21)	3,927,005	(5,295,274)	4,031,082	(5,154,693)
	31,550,946	**20,769,879**	**23,845,523**	**13,179,559**

7.1 Reconciliation of Accounting Profit and Taxable Income

Profit before Tax	80,779,256	114,036,975	48,801,670	80,491,716
Aggregate disallowed expenses	57,431,732	47,321,820	54,911,859	43,793,351
Aggregate allowable deductions	(45,767,159)	(69,397,695)	(33,957,151)	(108,177,882)
Income Consider Separately/Removed	(43,144,703)	(60,622,133)	(43,144,703)	-
	49,299,126	**31,338,967**	**26,611,675**	**16,107,185**
Less:				
Assessable (Loss) from Business	-	-	-	-
Assessable Profit/(Loss) from Business	**49,299,126**	**31,338,967**	**26,611,675**	**16,107,185**
Aggregate Liable Interest Income	50,343,159	60,622,133	39,436,461	45,006,986
Dividend Income	-	-	-	-
Less:				
Assessable (Loss) from Business	-	-	-	-
Assessable Income from Investment	**50,343,159**	**60,622,133**	**39,436,461**	**45,006,986**
Taxable Income				
Assessable Profit/(Loss) from Business	49,299,126	31,338,967	26,611,675	16,107,185
Assessable Income from Investment	50,343,159	60,622,133	39,436,461	45,006,986
Taxable Income	**99,642,285**	**91,961,100**	**66,048,136**	**61,114,171**
Corporate Income Tax Rates				
- Business Income	12,520,992	7,878,513	7,983,502	4,832,156
- Interest Income	15,102,948	18,186,640	11,830,938	13,502,096
	27,623,941	**26,065,153**	**19,814,441**	**18,334,252**

7.2 Applicable rates of Income Tax

In accordance with the provisions of the Inland Revenue Act No. 24 of 2017, amendment Act, No. 10 of 2021 and as per the Inland Revenue (Amendment) Act , No. 45 of 2022 , the Company's business and interest income is liable at 30% w.e.f. 01st October 2022 and thereafter.

As per para 4 (2A) (i) of the first schedule, Dividend received from a resident company is liable to income tax at 14% and a dividend paid by a resident company to a member to the extent that dividend payment is attributable to, or derived from, another dividend received by that resident Company or another resident company exempt from income tax w.e.f. 01.01.2020.

As per the Inland Revenue (Amendment) Act, No. 45 of 2022, amendment of Third Schedule item (35) (4) (ooo) (ii) on or after 1st October 2022, a dividend paid by a resident company to a member to the extent that such dividend payment is attributable to, or derived from, another dividend received by that resident Company or another resident company which is subject to Advance Income Tax , exempt from income tax.

In accordance with the Inland Revenue (Amendment) Act , No. 04 of 2023 , first schedule para 13, a person's taxable income includes gains and profits from dividends for the period of 01.10.2022 to 31.12.2022 , such gains and profits shall be taxed at the rate of 15%.

Further, in accordance with the Inland Revenue (Amendment) Act, No. 45 of 2022, dividend paid by a resident Company, w.e.f. 01.01.2023 is subject to a final withholding payment of 15% which is considered as a final tax.

As per the provision of the Inland Revenue (Amendment) Act, No. 10 of 2021, interest accruing to or derived by any person on money lying to his credit in foreign currency in any foreign currency account on his behalf, in any commercial bank exempt from income tax w.e.f. 01.01.2020.

Gain made on realisation of shares quoted in any official list published by any stock exchange licensed by the Securities and Exchange Commission of Sri Lanka are exempt from income tax in accordance with the provisions of the land Revenue Act, No. 24 of 2017.

7.2.1 Subsidiary liable to tax at concessionary rates

In accordance with the agreement entered into with the Board of Investments (BOI) of Sri Lanka under Section 17 of the Board of Investments (BOI) of Sri Lanka Law No. 04 of 1978, profits of People's Media Network (Pvt) Limited (PMN) was exempt from income tax for a period of 05 years which ended as at 31st March 2012.

Commencing from financial year ended 31st March 2013, the profits and income of the PMN was liable for income tax at the rate of 10% for a period of 02 years which ended as at 31st March 2014. After the expiration of the aforesaid concessionary tax rate the profits and Income of the PMN is liable at a reduced income tax rate of 20% (2023 - 20%) under Section 17 of the Board of Investment Law No. 04 of 1978. Other Income taxed at 24% in accordance with the provision of the Inland Revenue Act No. 24 of 2017 up to 30th September 2022 and as per the Inland Revenue (Amendment) Act , No. 45 of 2022 , Other income is liable at 30% w.e.f. 01st October 2022 and thereafter.

7.3 Reconciliation of Tax Losses

As per the provision of the Inland Revenue Act No. 24 of 2017 tax losses incurred can be set-off against tax profits without any limitations and any un-utilised tax losses can be carried forward for 6 subsequent years.

However, as per section 19 (3) of the Inland Revenue (Amendment) Act, No. 45 of 2022, where a Company had incurred a loss, in relation to a business which if it had been a profit would have been taxable at a rate specified under Inland Revenue Act No. 24 of 2017 and such rate is subsequently increased, such loss shall not be considered as being taxable at a reduced rate.

The tax losses carried forward by the Group entities are given below.

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Tax losses brought forward	-	-	-	-
Tax losses arising during the year	-	-	-	-
Tax losses set-off during the year				
- Gains & Profits	-	-	-	-
- Investment	-	-	-	-
Tax losses carried forward	-	-	-	-

7.4. Deferred Taxation

Deferred tax expense is calculated based on the tax rates specified in the Inland Revenue Act No. 24 of 2017. As per guideline issued by CA Sri Lanka in 2015 on the "Application of Tax Rates in Measurement of Deferred Tax", substantively enacted rates shall be used in the measurement of deferred tax.

Deferred tax for the Company has been calculated by applying the future enacted tax rate of 30% (2023 - 30%) and the subsidiary People's Media Network (Pvt) Limited has computed the deferred tax at the rate of 20% (2023 - 20%) as per Section 17 of the Board of Investments (BOI) of Sri Lanka Law No. 04 of 1978.

LKAS 12 - "Income Taxes" and LKAS 10 - "Events after the Reporting Period", further state that where changes in tax rates or tax laws are enacted or announced after the reporting period, an entity shall disclose any significant effect of those changes on its current and deferred tax assets and liabilities.

8. EARNINGS / (LOSS) PER SHARE

The calculation of basic earnings / (loss) per share is based on the profit / (loss) for the year attributable to equity holders of the Company divided by weighted average number of ordinary shares in issue during the year.

	GROUP	
	2025	2024
	Rs.	Rs.
Profit/(Loss) attributable to Equity Holders of the Company (Rs.)	37,334,951	80,549,174
Weighted average number of Ordinary Shares	138,240,000	138,240,000
Basic earnings / (loss) per share (Rs.)	**0.27**	**0.58**

There were no potentially dilutive ordinary shares outstanding at any time during the year.

9. PROPERTY, PLANT & EQUIPMENT

9.1 GROUP

	Balance as at 01.04.2024	Additions / Increase in Revaluation	Disposals / Transfers due to Revaluation	Balance as at 31.03.2025
	Rs.	Rs.	Rs.	Rs.
Cost / Valuation				
Land	42,152,700	-	-	42,152,700
Condominium Apartments	128,700,000	-	-	128,700,000
Site Buildings	14,137,347	-	-	14,137,347
Furniture & Fittings	3,059,508	-	-	3,059,508
Furniture & Fittings - Condominium Apartment	575,783	112,686	-	688,469
Fixtures & Fittings	2,870,125	-	-	2,870,125
Office Equipment	2,555,241	313,908	-	2,869,149
Computers & Accessories	4,786,006	223,500	-	5,009,506
Communication Equipment	20,936,289	-	-	20,936,289
Air Conditioners	26,296,535	484,500	-	26,781,035
Generators	7,780,142	-	-	7,780,142
Plant & Machinery	6,563,183	-	-	6,563,183
Tools & Equipment	1,575,586	-	-	1,575,586
Tools & Equipment - Condominium Apartment	332,191	-	-	332,191
CCTV Camera System	1,002,635	-	-	1,002,635
CCTV Camera System - Condominium Apartment	132,400	-	-	132,400
Equipment				
- Radio Studio	8,831,885	-	-	8,831,885
- TV2 Studio	1,055,990	-	-	1,055,990
Encoder & Decoder	4,052,433	-	-	4,052,433
UPS System	4,615,874	-	-	4,615,874
Studio Broadcast System	1,520,910	-	-	1,520,910
Digital Audio Router	316,247	-	-	316,247
Transmitter Towers	2,157,560	-	-	2,157,560
Transmitters	32,521,989	-	-	32,521,989
Transformers	1,797,211	-	-	1,797,211
Antenna	5,580,598	-	-	5,580,598
Cables & Connectors	2,081,145	-	-	2,081,145
Gongala Cabin	503,256	-	-	503,256
Motor Vehicles	5,052,000	-	-	5,052,000
Excavator	5,800,000	-	-	5,800,000
Diesel Tank	3,395,390	-	-	3,395,390
	342,738,158	**1,134,594**	**-**	**343,872,752**

9. PROPERTY, PLANT & EQUIPMENT (CONTD.)
9.1 GROUP (CONTD.)

	Balance as at 01.04.2024	Depreciation for the year	Transfers due to Revaluation	Balance as at 31.03.2025
	Rs.	Rs.	Rs.	Rs.
Accumulated Depreciation / Impairment				
Condominium Apartments	17,160,000	4,290,000	-	21,450,000
Site Buildings	12,459,033	279,719	-	12,738,752
Furniture & Fittings	3,058,862	646	-	3,059,508
Furniture & Fittings				
- Condominium Apartment	575,783	6,962	-	582,745
Fixtures & Fittings	2,870,125		-	2,870,125
Office Equipment	2,389,213	82,029	-	2,471,242
Computers & Accessories	4,761,376	35,699	-	4,797,075
Communication Equipment	20,923,164	2,625	-	20,925,789
Air Conditioners / HVAC System	8,452,944	4,769,313	-	13,222,257
Generators	7,780,142	-	-	7,780,142
Plant & Machinery	6,563,183	-	-	6,563,183
Tools & Equipment	1,437,130	34,926	-	1,472,056
Tools & Equipment				
- Condominium Apartment	315,982	11,526	-	327,508
CCTV Camera System	419,515	179,910	-	599,425
CCTV Camera System				
- Condominium Apartment	118,435	7,980	-	126,415
Equipment				
- Radio Studio	8,831,885	-	-	8,831,885
- TV2 Studio	1,055,990	-	-	1,055,990
Encoder & Decoder	3,927,283	39,521	-	3,966,804
UPS System	4,615,874	-	-	4,615,874
Studio Broadcast System	1,500,911	9,600	-	1,510,511
Digital Audio Router	316,247	-	-	316,247
Transmitter Towers	2,002,987	102,000	-	2,104,987
Transmitters	32,505,216	16,773	-	32,521,989
Transformers	1,797,211	-	-	1,797,211
Antenna	4,958,302	414,864	-	5,373,166
Cables & Connectors	2,077,461	3,684	-	2,081,145
Gongala Cabin	503,256	-	-	503,256
Motor Vehicles	5,052,000	-	-	5,052,000
Excavator	4,253,333	1,160,000	-	5,413,333
Diesel Tank	1,131,793	679,078	-	1,810,871
	163,814,636	**12,126,855**	**-**	**175,941,491**
Net Book Value	178,923,522			167,931,260
Capital Work in Progress				
Boundary Wall - Pamunugama Land	7,690,728	-	-	7,690,728
Carrying Value	**186,614,250**			**175,621,988**

9. PROPERTY, PLANT & EQUIPMENT (CONTD.)

9.1 GROUP (CONTD.)

9.1.1 During the financial year, the Group acquired Property, Plant & Equipment to the aggregate value of Rs. 1,134,594/- (in 2024 - Rs.3,354,066/-).

9.1.2 The gross carrying amount of fully depreciated Property, Plant & Equipment still in use as at 31st March 2025 is Rs. 122,979,858/- (in 2024 - Rs. 122,979,858/-).

9.1.3 The Capital Work in Progress cost of Rs. 7,690,728/- has been spent on construction of Boundary Wall in Pamunugama Land.

9.1.4 There were no capitalised borrowing costs related to the acquisition of Property, Plant & Equipment during the year.

9.1.5 There were no items of Property, Plant & Equipment pledged as securities for liabilities.

9.2 COMPANY

	Balance as at 01.04.2024	Additions Increase in Revaluation	Disposals / Transfers due to Revaluation	Balance as at 31.03.2025
	Rs.	Rs.	Rs.	Rs.
Cost / Valuation				
Land	42,152,700	-	-	42,152,700
Condominium Apartment- Unit No. BA/F24/U3	128,700,000	-	-	128,700,000
Plant & Machinery	6,563,183	-	-	6,563,183
Furniture & Fittings	2,110,308	-	-	2,110,308
Furniture & Fittings - Apartment				
- Unit No. BA/F24/U3	575,783	112,686	-	688,469
Office Equipment	1,673,856	59,500	-	1,733,356
Motor Vehicles	5,052,000	-	-	5,052,000
Excavator	5,800,000	-	-	5,800,000
Diesel Tank	3,395,390	-	-	3,395,390
Tools & Equipment	1,196,490	-	-	1,196,490
Tools & Equipment - Apartment				
- Unit No. BA/F24/U3	332,191	-	-	332,191
Air Conditioners	185,000	-	-	185,000
Air Conditioners - "Marine House Building" - Kollupitiya	22,265,765	194,500	-	22,460,265
Computers	2,252,780	223,500	-	2,476,280
Transformer	1,797,211	-	-	1,797,211
Generators	5,361,420	-	-	5,361,420
CCTV Camera System	1,002,635	-	-	1,002,635
CCTV Camera System - Apartment				
- Unit No. BA/F24/U3	132,400	-	-	132,400
Fixtures & Fittings	2,870,125	-	-	2,870,125
	233,419,237	**590,186**	**-**	**234,009,423**

9. PROPERTY, PLANT & EQUIPMENT(CONTD.)
9.2. COMPANY

	Balance as at 01.04.2024	Depreciation for the year	Transfers due to Revaluation	Balance as at 31.03.2025
	Rs.	Rs.	Rs.	Rs.
Accumulated Depreciation / Impairment				
Condominium Apartments	17,160,000	4,290,000	-	21,450,000
Furniture & Fittings	2,110,308	-	-	2,110,308
Furniture & Fittings				
- Condominium Apartment	575,783	6,962	-	582,745
Fixtures & Fittings	2,870,125	-	-	2,870,125
Office Equipment	1,620,318	52,037	-	1,672,355
Computers	2,228,150	35,699	-	2,263,849
Air Conditioners	6,699,929	4,459,636	-	11,159,565
Generators	5,361,420	-	-	5,361,420
CCTV Camera System	419,515	179,910	-	599,425
CCTV Camera System				
- Condominium Apartment	118,435	7,980	-	126,415
Plant & Machinery	6,563,183	-	-	6,563,183
Tools & Equipment	1,166,114	10,875	-	1,176,989
Tools & Equipment				
- Condominium Apartment	315,982	11,526	-	327,508
Transformer	1,797,211	-	-	1,797,211
Motor Vehicles	5,052,000	-	-	5,052,000
Excavator	4,253,333	1,160,000	-	5,413,333
Diesel Tank	1,131,793	679,078	-	1,810,871
	59,443,599	**10,893,703**	**-**	**70,337,302**
Net Book Value	173,975,638			163,672,121
Capital Work in Progress				
Boundary Wall - Pamunugama Land	7,690,728	-	-	7,690,728
Carrying Value	**181,666,366**			**171,362,849**

9. PROPERTY, PLANT & EQUIPMENT(CONTD.)
9.2. COMPANY

9.2.1 During the financial year, the Company acquired Property, Plant & Equipment to the aggregate value of Rs. 590,186/- (2024 - Rs. 1,461,685/-).

9.2.2 Land owned by the Company consists of the following as at the reporting date.

Location	Extent	Cost (Rs.)
Land - Pamunugama - I	0A 0R 11.00P	8,311,650
Land - Pamunugama - II	3A 0R 25.00P	33,841,050

9.2.3 The gross carrying amount of fully depreciated Property, Plant & Equipment still in use as at 31st March 2025 is Rs. 37,245,505/- (2024 - Rs. 37,245,505/-).

9.3 Capital Work in Progress represents the amounts of expenditure recognised under Property, Plant & Equipment during the construction of capital assets.

9.4 There were no capitalised borrowing costs related to the acquisition of Property, Plant & Equipment during the year.

9.5 There were no items of Property, Plant & Equipment pledged as securities for liabilities.

9.6 In financial year 2015, a revaluation was carried out by Messrs. Haleem Ghouse SCV, LIV.B.Com, ATM, PHF, APVA,a qualified independent valuer as at 31st March 2015 to reflect market value of the Condominium Apartment.The surplus of Rs. 30,324,832/- arising from the revaluation was transferred to a revaluation reserve.

In March 2020, a revaluation was carried out by Messrs. Haleem Ghouse SCV, LIV.B.Com, ATM, PHF, APVA, a qualified independent valuer as at 31st March 2020 to reflect market value of the Condominium Apartment.The surplus of Rs. 46,860,000/- arising from the revaluation was transferred to a revaluation reserve.

9.6.1 The details of Condominium Apartment of the Group / Company which is stated at valuation is indicated below.

Property / Location	Extent	Method of Valuation	Date of Valuation	Valuation Rs.	Carrying Value Rs.
Condominium Apartment					
Unit No. BA/F24/U3 MC Condominium Plan No. 3206, Crescat Residencies, 75-23/2,Kollupitiya Road, Kollupitiya.	2,479.68 sq.ft	Open Market Value	31.03.2020	128,700,000	107,250,000

9.6.2 Measurement of Fair Values

Fair Value Hierarchy

The fair value of property was determined by external independent property valuer having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued.

The fair value measurement for Condominium Apartments has been categorised as level 03 of the fair value hierarchy based on the input to the valuation techniques used.

Valuation Technique and Significant Unobservable Inputs

The following table shows the valuation technique used in measuring the fair value of condominium apartments, as well as the significant unobservable inputs used.

9. PROPERTY, PLANT & EQUIPMENT (CONTD.)

9.6.2 Measurement of Fair Values (Contd.)

Valuation Technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurements
Open market value based on annual rent	Estimated market rental rate per square feet and rental period Estimated Fair Arms Length Freehold Open Market Value	Positively correlated sensitivity

9.6.3 The carrying amount of revalued Condominium Apartments if they were carried at cost less depreciation,would be as follows.

	Cost	Accumulated Depreciation	Net Carrying Amount 2025 Rs.	2024 Rs.
Condominium Apartments - Unit No. BA/F24/U3	91,757,480	(55,039,855)	36,717,624	39,776,207

9.7 The portfolio of Buildings owned by the Subsidiary Company carried at cost are as follows.

Company Name	Location	No. of buildings	Extent	Cost Rs.
People's Media Network (Pvt) Ltd.	Elkaduwa, Hunnasgiriya. (build on land owned by State Plantation Corporation)	1	640 sq.ft	2,957,228
	Gammaduwa, Karagahatenna. (build on land owned by Land Reform Commission)	1	640 sq.ft	8,382,929
	Gonamotuwa, Nayabedda (build on land owned by Agarapathana Plantation Limited)	1	660 sq.ft	2,797,190

Revaluation of the above buildings have not been carried out as the carrying values are consistent with the market values.

9.8 The Board of Directors has assessed the potential impairment loss of Property, Plant & Equipment as at 31st March 2025. Based on the assessment, no impairment provision is required to be made in the financial statements as at the reporting date in respect of Property, Plant & Equipment.

10. LEASEHOLD PROPERTY

10.1. COMPANY

	2025 Rs.	2024 Rs.
Right-to-use of Land	37,003,233	37,003,233
	37,003,233	**37,003,233**

Leasehold Land includes leasehold rights to land owned by Urban Development Authority situated at 3rd Lane, New Nuge Road, Peliyagoda (Extent A10 - R1 - P10.01) which is on a 99 years lease.

10. LEASEHOLD PROPERTY (CONTD.)

Leasehold Property is amortised over their remaining period of leases as follows,

	2025 Rs.	2024 Rs.
Cost		
Balance as at beginning of the year	37,003,233	37,003,233
Balance as at end of the year	**37,003,233**	**37,003,233**
Amortisation		
Balance as at beginning of the year	12,194,247	11,773,756
Amortisation for the year	420,491	420,491
Balance as at end of the year	**12,614,738**	**12,194,247**
Carrying amount at the end of the year	**24,388,495**	**24,808,986**

10.2 Amounts recognised in profit or loss

	2025 Rs.	2024 Rs.
Amortisation of right-of-use assets	420,491	420,491
Income from Subleasing	1,777,082	1,601,426

10.3 Amounts recognised in statement of cash flows

There is no cash outflow for above lease since the company entered into this lease Agreement in 1983 by paying the full amount at the inception. There is no cash inflow for above sub lease , since the lease rentals had been calculated and received in advance.

10.4 Measurement of Fair Values

The Company recognised Leasehold Property at cost and according to the last valuation done by Messrs. Haleem Ghouse SCV, LIV.B.Com, ATM, PHF, MPVA Corporate & Registered Valuer as at 31st March 2020, the fair value of the property is Rs. 1,740,215,723/-.

Fair Value Hierarchy

The fair value measurement for Leasehold Property has been categorised as level 03 of the fair value hierarchy based on the input to the valuation techniques used.

Valuation Technique and Significant Unobservable Inputs

The following table shows the valuation technique used in measuring the fair value of Leasehold Property, as well as the significant unobservable inputs used.

Valuation Technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurements
Arms Length Open Market Value	Market price per perch depending on the location	Market value per perch was higher / (lower)
	Rental Value per Sq. ft.	Rental per Sq. ft. was higher / (lower)

11. INVESTMENT PROPERTY

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Cost				
Balance as at beginning of the year	2,140,033,729	1,625,534,729	2,140,033,729	1,625,534,729
During the year Additions	11,922,954	514,499,000	11,922,954	514,499,000
Balance as at end of the year	2,151,956,683	2,140,033,729	2,151,956,683	2,140,033,729
Accumulated Depreciation				
Balance as at beginning of the year	101,224,165	78,707,752	101,224,165	78,707,752
Charge for the year	23,848,098	22,516,412	23,848,098	22,516,412
Balance as at end of the year	125,072,263	101,224,164	125,072,263	101,224,164
Carrying amount at the end of the year	**2,026,884,420**	**2,038,809,565**	**2,026,884,420**	**2,038,809,565**

11.1 During the year, the Company expanded the Investment Properties, to the aggregate value of Rs. 11,922,954/-.

11.2 There were no items of Investment Properties pledged as securities for liabilities.

11.3 The Group has adopted the cost model to value the Investment Property as per "LKAS 40 - Investment Property".

The details of Investment Property of the Group are as follows.

Property / Location		No of buildings	Extent	Cost	Carrying Value	Valuation
				Rs.	Rs.	Rs.
a)	**Lands**					
	Land - Peliyagoda	1	1A 0R 05.55P	413,298,300	413,298,300	416,704,800
	No. 204, Kandy Road, Peliyagoda.					(31.03.2022)
	Land - Kollupitiya	1	0A 0R 15.00P	287,085,345	287,085,345	300,000,000
	No. 53, Dharmapala Mawatha, Kollupitiya.					(31.03.2022)
	Land - Kollupitiya					
	No. 53/1, Dharmapala Mawatha, Kollupitiya.	1	0A 0R 19.028P	359,099,000	359,099,000	362,199,000
	Land - Kollupitiya					
	No. 51 A, Dharmapala Mawatha, Kollupitiya.	1	0A 0R 09.00P	440,559,226	440,559,226	441,000,000
						(31.03.2024)
b)	**Warehouses**					
	Warehouse No. I	1	29,732 sq.ft	32,474,407	17,641,609	32,009,384
	81/11, 3rd Lane, New Nuge Road, Peliyagoda.					(31.03.2020)
	Warehouse No. II	1	12,967 sq.ft	21,841,098	272,711	15,180,516
	81/12, 3rd Lane, New Nuge Road, Peliyagoda.					(31.03.2020)
	Warehouse No. III	1	34,863 sq.ft	63,231,316	35,857,698	55,780,800
	81/12, 3rd Lane, New Nuge Road, Peliyagoda.					(31.03.2020)
	Warehouse No. IV	1	1,650 sq.ft	2,039,362	1,699,468	4,000,000
	81/12, 3rd Lane, New Nuge Road, Peliyagoda.					(31.03.2020)
	Warehouse No. V	7	17,056 sq.ft	36,235,200	22,948,960	36,235,200
	No. 204, Kandy Road, Peliyagoda.					(31.03.2022)
c)	**Buildings**					
	Six Storied Building					
	No. 53, Dharmapala Mawatha, Kollupitiya.	1	20,755 sq.ft	422,153,655	378,179,316	435,850,000
						(31.03.2022)

11. INVESTMENT PROPERTY (CONTD.)

Property / Location		No of buildings	Extent	Cost	Carrying Value	Valuation
				Rs.	Rs.	Rs.
c)	**Buildings**					
	Four Storied Building No. 51 A, Dharmapala Mawatha, Kollupitiya.	1	5,805 sq.ft	73,939,774	70,242,787	74,000,000 (31.03.2024)

Rental Income earned from Investment Property by the Company amounted to Rs. 118,599,713/- (2024 - Rs. 98,758,678/-) and Direct Operating Expenses incurred on Investment Property amounted to Rs. 13,905,422/- (2024 - Rs. 15,230,918/-).

Measurement of Fair Values

Valuations were carried out by Mr. Haleem Ghouse (SCV, LIV.B.Com, ATM, PHF, MPVA Corporate & Registered Valuer) and Mr. D.G. Pathmakumara (A.I.V SL). The fair value of properties were determined by external independent property valuers having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued.

Fair Value Hierarchy

The fair value measurement for Investment properties have been categorised as level 03 of the fair value hierarchy based on the input to the valuation techniques used.

Valuation Technique and Significant Unobservable Inputs

The following table shows the valuation technique used in measuring the fair value of Investment properties, as well as the significant unobservable inputs used.

	Property / Location	Date of Valuation	Valuation Technique	Significant Unobservable Inputs	Inter-relationship between key unobservable inputs and fair value measurements
a)	**Lands**				
	Land - Peliyagoda No. 204, Kandy Road, Peliyagoda.	31.03.2022	Arms Length Open Market Value	Market price per perch depending on the location based on adjusted fair value taking into account of other valuation considerations. Market price per perch range between Rs.4,000,000/- to Rs.5,000,000/-	Market value per perch was higher / (lower
	Land - Kollupitiya No. 53, Dharmapala Mawatha, Kollupitiya.	31.03.2022	Contractor's Test Method	Market price per perch using a range of prices for lands within 1.5km distance from land based on adjusted fair value taking into account of other valuation considerations. Market price per perch range between Rs.16,500,000/- to Rs.20,000,000/-	Market value per perch was higher / (lower)
	Land - Kollupitiya No. 53/1, Dharmapala Mawatha, Kollupitiya.	31.03.2023	Contractor's Test Method	Market price per perch using a range of prices for lands within 1.5km distance from land based on adjusted fair value taking into account of other valuation considerations. Market price per perch range between Rs.15,000,000/- to Rs.20,000,000/-	Market value per perch was higher / (lower)
	Land - Kollupitiya No. 51 A, Dharmapala Mawatha, Kollupitiya.	31.03.2024	Co ntractor's Test Method	Market price per perch using a range of prices for lands within area distance from land based on adjusted fair value taking into account of other valuation considerations. Market price per perch Rs.49,000,000/-	Market value per perch was higher / (lower)
b)	**Warehouses**				
	Warehouse No. I,II,III and IV 81/12, 3rd Lane, New Nuge Road,Peliyagoda.	31.03.2020	Arms Length Open Market Value	Rental Value per Sq. ft. Rental per Sq. ft. range between Rs.950/- to Rs.1,650/-	Rental per Sq. ft. was higher / (lower)

11. INVESTMENT PROPERTY (CONTD.)

	Property / Location	Date of Valuation	Valuation Technique	Significant Unobservable Inputs	Inter-relationship between key unobservable inputs and fair value measurements
b)	**Warehouses**				
	Warehouse No. V No. 204, Kandy Road, Peliyagoda.	31.03.2022	Arms Length Open Market Value	Rental Value per Sq. ft. Rental per Sq. ft. range between Rs.1,500/- to Rs.2,500/-	Rental per Sq. ft. was higher / (lower)
c)	**Buildings**				
	Six Storied Building No. 53, Dharmapala Mawatha, Kollupitiya.	31.03.2022	Contractor's Test Method	Rental Value per Sq. ft.Rental per Sq. ft. Rs.21,000/-	Rental per Sq. ft. was higher / (lower)
	Four Storied Building No. 51 A, Dharmapala Mawatha, Kollupitiya.	31.03.2024	Contractor's Test Method	Rental Value per Sq. ft. Rental per Sq. ft. Rs 15,000/-	Rental per Sq. ft. was higher / (lower)

12. INTANGIBLE ASSETS

	Notes	GROUP 2025 Rs.	GROUP 2024 Rs.	COMPANY 2025 Rs.	COMPANY 2024 Rs.
Goodwill on Acquisition	12.1	22,452,583	22,452,583	-	-
Software	12.2	-	-	-	-
		22,452,583	**22,452,583**	**-**	**-**

12.1 GOODWILL

At the beginning of the year	22,452,583	22,452,583	-	-
Additions	-	-	-	-
At the end of the year	**22,452,583**	**22,452,583**	**-**	**-**

Goodwill represents the difference between the purchase consideration and the fair value of Assets acquired as a result of the acquisition of shares in Peoples' Media Networks (Pvt) limited which was acquired on 17.09.2011.

Principal activity of the Peoples' Media Networks (Pvt) limited was to hire its infrastructure facilities including the hire of Radio and Television Frequencies issued by the Telecommunication Regulatory Authority of Sri Lanka.

Goodwill impairment is tested annually. The recoverable amount of Cash Generating Unit (CGU) was based on higher of fair value less costs of disposal and value in use. Net assets of CGUs were considered as the fair value as the assets and liabilities reflect approximately the fair value of such assets and liabilities considering the valuation of property plant and equipment and short-term maturity of the rest of the assets and liabilities.

This fair value measurement is categorised as level 3 measurement. Significant unobservable inputis the net assets CGUs and has a positive correlated sensitivity with the fair value.

Based on the impairment assessment carried out by the management at the reporting date, management assumed that no impairment is required as there is no significant change in the fair value of such acquired assets and liabilities, subsequent to the acquisition.

No condition has arisen that results in an impairment of goodwill that requires a provision.

12. INTANGIBLE ASSETS (Contd.)

12.2 SOFTWARE

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Cost				
Balance as at beginning of the year	1,744,896	1,744,896	244,896	244,896
During the year Additions	-	-	-	-
Balance as at end of the year	**1,744,896**	**1,744,896**	**244,896**	**244,896**
Amortisation				
Balance as at beginning of the year	1,744,896	1,744,896	244,896	244,896
Charge for the year	-	-	-	-
Balance as at end of the year	**1,744,896**	**1,744,896**	**244,896**	**244,896**
Carrying amount at the end of the year	**-**	**-**	**-**	**-**

Cost of fully amortised computer software of the Group and the Company amounts to Rs. 1,744,896/- and Rs. 244,896/- respectively.

13. INVESTMENT IN SUBSIDIARY

	Holding %		No. of Shares		Cost	
	2025	2024	2025	2024	2025 Rs.	2024 Rs.
Unquoted Investment						
People's Media Network (Pvt) Ltd.	51	51	4,930,709	4,930,709	49,307,090	49,307,090
Total Cost					**49,307,090**	**49,307,090**

Name of the Subsidiary	Principal Activity
People's Media Network (Pvt) Ltd.	Renting out 2 Radio Frequencies and 2 Television Frequencies issued by the Telecommunication Regulatory Authority of Sri Lanka.

Principal place of business is located at # 02-01, 53 Dharmapala Mawatha, Colombo 03.

13.1 Investment in subsidiary is recorded at cost less impairment in the financial statements of the Company. The net assets of the subsidiary is reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the recoverable amount of the investment is estimated and the impairment loss is recognised to the extent of its net assets loss.

14. INVENTORIES

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Transmission Equipment	2,002,296	2,103,504	-	-
	2,002,296	**2,103,504**	**-**	**-**

15. TRADE AND OTHER RECEIVABLES

	Note	GROUP 2025 Rs.	GROUP 2024 Rs.	COMPANY 2025 Rs.	COMPANY 2024 Rs.
Trade Receivables	15.1	22,887,232	29,541,136	17,019,753	17,104,254
Other Receivables		43,275,464	49,994,842	31,745,663	33,628,783
Loans to Employees	15.2	18,333,221	18,613,861	16,056,894	16,011,034
Deposits, Advances & Prepayments		10,038,643	8,252,983	5,380,990	4,411,811
Income Tax Recoverable		5,865,311	5,865,310	2,954,640	2,954,639
Other Tax Recoverable					
- Value Added Tax		5,518,314	5,502,976	140,106	124,767
		105,918,185	**117,771,108**	**73,298,047**	**74,235,288**

15.1 Trade Receivables

Related Parties		4,288,512	4,288,512	4,288,512	4,288,512
Others		36,840,592	42,359,740	22,871,986	21,821,730
Less: Provision for Impairment of					
Trade Receivables	15.1.1	(18,241,872)	(17,107,116)	(10,140,745)	(9,005,988)
		22,887,232	**29,541,136**	**17,019,753**	**17,104,254**

15.1.1 Provision for Impairment of Trade Receivables

Movements in the allowance for impairment of Trade Receivables are as follows.

	GROUP 2025 Rs.	GROUP 2024 Rs.	COMPANY 2025 Rs.	COMPANY 2024 Rs.
Balance at the beginning of the year	17,107,116	15,858,593	9,005,990	8,697,942
Provision / (Reversal) of Impairment	1,134,757	1,248,523	1,134,755	308,046
Balance at the end of the year	**18,241,872**	**17,107,116**	**10,140,745**	**9,005,988**

15.1.2. As at 31st March, the age analysis of trade receivables are set out below.

			Past due but not Impaired			
	Total	Neither Past due nor Impaired	Less than 0-30 Days	31-60 Days	>61-90 Days	> 90 Days
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Group						
2025	22,887,232	14,097,611	2,414,775	1,912,997	868,735	3,593,114
2024	29,541,136	11,446,423	2,864,528	10,393,815	947,286	3,889,085
Company						
2025	17,019,753	8,778,032	2,285,475	1,654,397	868,735	3,433,114
2024	17,104,254	8,214,493	2,864,528	1,188,863	947,286	3,889,085

15. TRADE AND OTHER RECEIVABLES (CONTD.)

15.2 Loans to Employees

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Balance as at beginning of the year	18,613,861	23,531,061	16,011,034	21,015,234
Loans granted during the year	1,075,000	1,774,500	680,000	1,069,000
Less: Repayments	(1,355,640)	(6,691,700)	(634,140)	(6,073,200)
Balance at the end of the year	**18,333,221**	**18,613,861**	**16,056,894**	**16,011,034**

Staff loans due at the date of statement of financial position represents loans given to staff on fixed repayment terms and are unsecured. Fair value of loans given to staff equals their carrying amounts.

16. OTHER FINANCIAL ASSETS

		GROUP		COMPANY	
		2025	2024	2025	2024
	Note	Rs.	Rs.	Rs.	Rs.
Financial Assets at Amortised Cost	16.1	271,813,210	210,989,249	140,220,781	136,270,120
		271,813,210	**210,989,249**	**140,220,781**	**136,270,120**

16.1 FINANCIAL ASSETS AT AMORTISED COST

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Investments in Fixed Deposits				
Hatton National Bank PLC (LKR)	23,468,615	21,754,133	23,468,615	21,754,133
National Development Bank PLC	114,077,717	99,235,116	26,752,166	24,515,987
Investments in Treasury Bill				
National Development Bank PLC	20,971,878	-	-	-
Investments in Repurchase Agreements				
Sampath Bank PLC	23,295,000	-	-	-
Investments in Debentures				
Merchant Bank of Sri Lanka & Finance PLC	90,000,000	90,000,000	90,000,000	90,000,000
	271,813,210	**210,989,249**	**140,220,781**	**136,270,120**

Fixed deposits, Investments in Debentures, Investments in T-Bills and Repurchase Agreements are measured at amortised cost using the effective interest rate and these financial assets are expected to be recovered through contractual cash flows.

17. CASH AND CASH EQUIVALENTS

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Favourable Balances				
Call Deposit	96,670,940	71,250,513	96,670,940	71,250,513
Savings Accounts	4,338,175	4,244,854	2,645,379	2,567,527
Cash at Bank	1,564,522	27,127,890	1,120,385	3,849,944
Cash in Hand	255,000	260,000	225,000	225,000
	102,828,636	**102,883,257**	**100,661,704**	**77,892,984**
Bank Overdrafts	-	-	-	-
Cash and Cash Equivalents as per the Statement of Cash Flows	**102,828,636**	**102,883,257**	**100,661,704**	**77,892,984**

18. STATED CAPITAL

	2025		2024	
	Number of Shares	Value of Shares	Number of Shares	Value of Shares
	Rs.	Rs.	Rs.	Rs.
Fully paid ordinary shares				
At the beginning of the year	138,240,000	1,212,000,000	138,240,000	1,212,000,000
At the end of the year	**138,240,000**	**1,212,000,000**	**138,240,000**	**1,212,000,000**

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

19. RESERVES

19.1 Revaluation Reserve on Property, Plant & Equipment

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
At the beginning of the year	77,184,832	77,184,832	77,184,832	77,184,832
Surplus / Deficit on Revaluation	-	-	-	-
At the end of the year	**77,184,832**	**77,184,832**	**77,184,832**	**77,184,832**

The Revaluation reserve relates to the revaluation surplus / (loss) of condominium apartment. Once the respective revalued item has been disposed, the relevant portion of the revaluation surplus / (loss) is transferred to retained earnings.

19.2 Revenue Reserve

Revenue Reserve comprises of Retained Earnings and Revenue Reserve represents the amounts set aside by the Directors for General Application.

20. EMPLOYEE BENEFITS

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Balance at the beginning of the year	6,847,409	6,698,129	5,692,029	5,659,008
Add:				
Current service cost	553,155	545,812	426,902	435,001
Interest cost	747,549	502,360	660,895	424,427
Re-measurement arising from changes or due to (over) / under provision in the previous years	3,357,506	(656,390)	3,084,601	(583,907)
	11,505,619	**7,089,911**	**9,864,425**	**5,934,529**
Less:				
Payment made during the year	(138,000)	(242,500)	-	(242,500)
Balance at the end of the year	**11,367,619**	**6,847,411**	**9,864,426**	**5,692,029**

20.1 Expense recognised in the Statement of Profit or Loss

Current service cost	553,155	545,812	426,902	435,001
Interest cost	747,549	502,360	660,895	424,426
Expense recognised in Statement of Profit or Loss	**1,300,704**	**1,048,172**	**1,087,797**	**859,427**

20.2 Re-measurement and Actuarial (Gain) / Loss recognised in Other Comprehensive Income

Re-measurement recognised in Other Comprehensive Income	3,357,506	(656,390)	3,084,601	(583,907)
Total provision for the year	**4,658,210**	**391,782**	**4,172,398**	**275,520**

20.3 Present Value of the Defined Benefit Obligations

The Company and People's Media Network (Pvt) Limited has adopted the "Projected Unit Credit Method" to determine the present value of the retirement benefit obligation as recommended by LKAS 19 - "Employee Benefits".

The principal assumptions used in determining the cost of employee benefits were,

	2025			
	Retirement Age	Expected Future Salary Increment	Discount Rate	Employee Turnover Factor
East West Properties PLC	60 Years	5%	7.5%	5%
People's Media Network (Pvt) Ltd.	60 Years	5%	7.5%	5%

	2024			
	Retirement Age	Expected Future Salary Increment	Discount Rate	Employee Turnover Factor
East West Properties PLC	60 Years	5%	7.5%	5%
People's Media Network (Pvt) Ltd.	60 Years	5%	7.5%	5%

20. EMPLOYEE BENEFITS (CONTD.)

20.4 Sensitivity Analysis

Values appearing as defined benefit obligation in the financial statements are sensitive to the changes in financial and non-financial assumptions used. The estimated impact based on sensitivity analysis carried out is as follows.

	GROUP		COMPANY	
	+ 1%	- 1%	+ 1%	- 1%
A percentage point change in the discount rate				
Effect on the present value of defined benefit obligation	(230,093)	256,190	(168,764)	187,288
A percentage point change in the salary escalation rate				
Effect on the present value of defined benefit obligation	260,019	(237,419)	190,082	(174,147)

20.5 Maturity profile of the defined benefit obligation

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Within the next 12 months	8,238,386	4,194,658	7,355,250	4,194,658
Between 1 and 2 years	640,908	170,733	640,988	170,733
Beyond 5 years	2,488,325	2,482,017	1,868,187	1,326,636

21. DEFERRED TAXATION

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Deferred Tax Asset	(206,976)	(48,318)	-	-
Deferred Tax Liability	16,011,442	12,905,741	16,011,442	12,905,741
	15,804,466	**12,857,423**	**16,011,442**	**12,905,741**

21.1 Deferred Taxation

Balance at the beginning of the year	12,857,423	17,963,028	12,905,741	17,885,261
Origination / (Reversal) of temporary differences				
- Recognised in Statement of Profit or Loss	3,927,005	(5,295,274)	4,031,082	(5,154,693)
- Recognised in Other Comprehensive Income	(979,961)	189,669	(925,380)	175,173
Balance at the end of the year	**15,804,466**	**12,857,423**	**16,011,442**	**12,905,741**

21.2 Composition of Deferred Tax Liability

Accelerated depreciation for tax purposes	19,989,813	14,796,107	19,896,150	14,613,349
Employee benefit liability	(4,185,347)	(1,938,684)	(3,884,708)	(1,707,608)
	15,804,466	**12,857,423**	**16,011,442**	**12,905,741**

Deferred tax is computed using the the provisions of the Inland Revenue (Amendment) Act , No. 45 of 2022 which is 30% for the Company and 20% for People's Media Network (Pvt) Limited at the end of the Reporting period.

22. RENT RECEIVED IN ADVANCE

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Balance at the beginning of the year	5,580,467	7,181,893	5,580,467	7,181,893
Amount recognised as income during the year	(1,777,082)	(1,601,426)	(1,777,082)	(1,601,426)
Balance at the end of the year	**3,803,385**	**5,580,467**	**3,803,385**	**5,580,467**

Amount falling due within one year	1,601,426	1,601,426	1,601,426	1,601,426
Amount falling due after one year	2,201,959	3,979,042	2,201,959	3,979,042

The Company has sub leased part of the leasehold land owned by the Company to Ultra Tech Cement Lanka (Pvt) Ltd for a period of thirty years commencing from 9th July 1997. The lease rentals had been calculated in advance and will be accounted as income over the lease term in accordance with the provisions of the Lease Agreement.

23. TRADE AND OTHER PAYABLES

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Retention & Other Payables	793,748	773,054	358,112	358,112
Accrued Expenses	5,537,073	5,262,907	2,827,905	2,993,388
Deposits & Advances Received	21,993,171	24,065,863	21,400,704	23,473,396
Unclaimed Dividend	5,063,424	5,072,196	5,063,424	5,072,196
Other Tax Payable - Value Added Tax	1,795,689	2,983,077	1,795,689	1,458,955
	35,183,105	**38,157,097**	**31,445,834**	**33,356,047**

24. INCOME TAX LIABILITY

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Income Tax in respect of prior periods	13,352	13,352	13,352	13,352
Income Tax on current year profit	13,538,604	13,494,377	9,992,926	9,113,811
	13,551,976	**13,507,729**	**10,006,298**	**9,127,163**

25. RELATED PARTY TRANSACTIONS

25.1 Amounts due from Related Parties

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Affiliates				
Wijesuriya Holdings (Pvt) Ltd	4,363,890	-	4,363,890	-
EW Commercial Property Development (Pvt) Ltd	10,747,389	-	10,747,389	-
Negombo Lagoon Properties (Pvt) Ltd	110,094,016	102,710,256	110,094,016	102,710,256
Crescat Investments (Pvt) Ltd	242,510	-	242,510	-
EW Enterprises (Pvt) Limited	554,673	-	554,673	-
Agnes Wijesuriya Charity Fund	36,945	-	36,945	-
A W Childrens & Elders Home	1,404,000	-	1,404,000	-
25.1.2 Key Management Personnel				
Mr. M.W.A.D.J. Nahil Wijesuriya	71,834	2,514,519	71,834	2,514,519
Miss.Anika Wijesuriya	1,843,397	-	1,843,397	-
	129,358,654	**105,224,775**	**129,358,654**	**105,224,775**

25. RELATED PARTY TRANSACTIONS (CONTD.)

25.2 Related Party Disclosures

25.2.1 Parent and Ultimate Controlling Party

There is no identifiable parent and ultimate parent Company.

25.2.2 Identity of the Related Parties

The Group carried out transactions in the ordinary course of the business with parties who are defined as Related Parties as per the Sri Lanka Accounting Standard (LKAS 24) - "Related Party Disclosures", the details of which are reported below.

a) Transactions with Related Parties

The Group had following transactions with related entities during the year under review.

		Transaction with Group		Transaction with Company	
		2025	2024	2025	2024
		Rs.	Rs.	Rs.	Rs.
i)	**Subsidiaries**				
	Rental Income / (Expense)	-	-	606,580	582,089
	Electricity Reimbursement / (Expense)	-	-	861,159	1,610,075
	Water Reimbursement / (Expense)	-	-	87,769	92,374
	Trade Debtor / (Creditor) Balance	-	-	63,474	-
ii)	**Affiliates**				
	Recovery / (Settlement) of Expenses /				
	Outstanding Balances	18,384,640	4,270,000	18,384,640	4,270,000
	Fund Transfers	33,420,000	25,000,000	33,420,000	25,000,000
	Interest received / (paid) at the rate of 6%	6,348,526	5,482,766	6,348,526	5,482,766
	Interest Bearing Receivable / (Payable)	110,094,016	102,710,256	110,094,016	102,710,256
	Trade Debtor Balance	4,288,512	4,288,512	4,288,512	4,288,512

b) Terms and Conditions of Transactions with Related Parties

Transactions with related parties are carried out in the ordinary course of the business at commercial rates.

c) Non-recurrent Related Party Transactions

There were no any Non-recurrent Related Party Transactions which in aggregate value exceeds 10% of the equity or 5% of the total assets whichever is lower of the Group audited financial statements, which required additional disclosures in the Annual Report under Colombo Stock Exchange Listing Rule 9.3.2 and Code of Best Practices on Related Party Transactions under the Securities Exchange Commission Directive issued under Section 13(c) of the Securities Exchange Commission Act.

d) Recurrent Related Party Transactions

There were no any Recurrent Related Party Transactions which in aggregate value exceeds 10% of the consolidated revenue of the Group as per the audited financial statements, which required additional disclosures in the Annual Report under Colombo Stock Exchange Listing Rule 9.3.2 and Code of Best Practices on Related Party Transactions under the Securities Exchange Commission Directive issued under Section 13 (c) of the Securities Exchange Commission Act.

25. RELATED PARTY TRANSACTIONS (CONTD.)

25.2.3 Transaction with Key Management Personnel (KMP)

According to Sri Lanka Accounting Standard (LKAS 24) - "Related Party Disclosures", Key Management Personnel (KMP) are those persons having authority and responsibility for planning, directing and controlling the activities of the entity. Accordingly, Key Management Personnel include the members of the Board of Directors (including Executive and Non-Executive Directors) of the Company and its subsidiary companies.

Outstanding balances at the year end relating to Key Management Personnel (KMP) are as follows.

a) Loans from / (to) Key Management personal

	2025	2024
	Rs.	Rs.
Mr. M.W.A.D.J. Nahil Wijesuriya	(71,834)	(2,514,519)

b) Key Management Personnel Compensation

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Short term employment benefits	2,460,000	2,307,000	2,460,000	2,307,000
Post-employment benefits	-	-	-	-
Terminal benefits	-	-	-	-

In addition to their remuneration, the Company provides non cash benefits to KMP.

The Company also contributes to a post employment defined benefit plan on behalf of the KMP.

Further, the Company's Condominium Apartment has been utilised by the following Director free of charge.

Name of the Director	Condominium Apartment
Mr. M.W.A.D.J.N. Wijesuriya	Unit No. BA/F24/U3 Management Corporation Condominium Plan No. 3206, Crescat Residencies, 75-23/2, Kollupitiya Road, Kollupitiya.

c) Transactions with Close Family Members

The amounts receivable from the following Close Family Member as at 31st March 2025 in the Company's books of accounts was,

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Mr. M.W.A.D.J. Vijitha Wijesuriya	6,990,638	6,990,638	5,299,844	5,299,844

25. RELATED PARTY TRANSACTIONS (CONTD.)

25.2.3 Transaction with Key Management Personnel (KMP) (contd.)

d) The Directors of the Company are also Directors of the following Companies

	Mr. M.W.A. D.J. Nahil Wijesuriya	Mr. M.W.A. D.J. Vajira Wijesuriya	Ms. M.W.A. D.A. Anika Wijesuriya
East West Properties PLC	√	√	√
Subsidiary			
People's Media Network (Pvt) Ltd.	√	-	-
Affiliates			
Crescat Investments (Pvt) Ltd.	√	√	-
East West Commercial Property Development Ltd.	√	-	
East West Enterprises (Pvt) Ltd.	√	√	-
East West Hotel Developers (Pvt) Ltd.	√	-	-
East West Leisure (Pvt) Ltd.	√	√	-
East West Technologies (Pvt) Ltd.	√	-	-
Negombo Lagoon Properties (Pvt) Ltd.	√	√	-
Wijesuriya Holdings (Pvt) Ltd.	√	√	-
Agnes Wijesuriya Charity Fund	√	√	-
Agnes Wijesuriya Children's and Elders' Home	√	√	√

Mr. M.W.A.D.J.Nahil Wijesuriya resigned from the board w.e.f 25th August 2025.

Mr. M.W.A.D.J.Vajira Wijesuriya appointed to the Board of the Company w.e.f 12th August 2024 & resigned w.e.f. 25th August 2025.

Ms. Pushparaja Janani resigned from the Board of the Company w.e.f 15th May 2024.

Ms. M.W.A. D. Anika Anne Vinodhini Wijesuriya appointed to the Board of the Company w.e.f. 30th May 2024 & resigned w.e.f 25th August 2025.

Mr. Damiyan Sunil AbeyRatna resigned from the Board of the Company w.e.f 31st December 2024.

Mr. Dananjaya Bandara appointed to the Board of the Company w.e.f. 31st December 2024.

There were no other related party transactions other than those disclosed in Note 25 to the Financial Statements.

26. CAPITAL AND FINANCIAL COMMITMENTS

There are no material capital or financial commitments as at the reporting date.

27. CONTINGENT LIABILITIES

There are no material contingent liabilities outstanding as at 31st March 2025.

28. EVENTS AFTER THE REPORTING PERIOD

On 08th July 2025, Mr.K.A.D.D. Perera acquired 106,991,848 shares of East West Properties PLC, representing approximately 77.40% of the issued voting shares, at Rs. 30.20 per share.

The shares were purchased from four parties: 50,000,000 shares from the Agnes Wijesuriya – Children's and Elders' Home (36.17%), 29,793,601 shares from Ms.M.W.A.D.A.A.V. Wijesuriya (21.55%), 26,066,637 shares from Mr.M.W.A.D.J.V. Wijesuriya (18.86%), and 1,131,610 shares from Mr.M.N. Wijesuriya (0.82%). As these transactions involved directors and exceeded 10% of voting shares, disclosure is made under Sections 7.8 and 8 of the CSE Listing Rules. The Board was informed on the same day.

29. COMPARATIVE INFORMATION

Comparative information including quantitative, narrative and descriptive information is disclosed in respect of the previous period for all amounts reported in the Financial Statements in order to enhance the understanding of the current period's Financial Statements and to enhance the inter period comparability.

30. DIRECTORS' RESPONSIBILITY

The Board of Directors acknowledge the responsibility for the preparation and presentation of these Financial Statements.

31. NON-CONTROLLING INTEREST IN SUBSIDIARIES

The following table summarises the information relating to subsidiary that has a material NCI, before any intra-group eliminations.

As at 31st March	2025	2024
	People's Media Network (Pvt) Ltd.	People's Media Network (Pvt) Ltd.
	Rs.	Rs.
NCI Percentage (%)	**49%**	**49%**
Non-Current Assets	4,466,116	4,996,203
Current Assets	168,445,270	145,348,726
Non-Current Liabilities	(1,503,194)	(1,155,382)
Current Liabilities	(7,346,422)	(9,181,617)
Net Assets	**164,061,770**	**140,007,931**
Carrying Amount of NCI	**80,390,269**	**68,603,886**
Revenue	37,523,549	37,940,960
Results from Operating Activities	21,185,940	18,026,874
Profit before Tax	31,977,586	33,545,261
Profit / (Loss) after tax	24,272,163	25,954,941
Other Comprehensive Income	(218,324)	57,986
Total Comprehensive Income	**24,053,839**	**26,012,928**
Profit / (Loss) Allocated to NCI	**11,893,360**	**12,717,922**
Other Comprehensive Income / (Expense) Allocated to NCI	**(106,979)**	**28,413**
Dividend paid to NCI	-	-
Cash Flows from / (used in) Operating Activities	25,550,003	2,469,387
Cash Flows from / (used in) Investing Activities	(48,373,344)	21,423,907
Cash Flows from / (used in) Financing Activities	-	-
Net Increase / (Decrease) in Cash and Cash Equivalents	**(22,823,340)**	**23,893,294**

The above information is based on amounts before inter-company eliminations.

32. BUSINESS COMBINATION AND ACQUISITION OF NON-CONTROLLING INTERESTS

32.1 Acquisitions of Subsidiaries

There are no acquisitions of subsidiaries for the year ended 31st March 2025.

32.2 Disposal of Subsidiaries

There are no disposal of subsidiaries for the year ended 31st March 2025.

33. FINANCIAL RISK MANAGEMENT

Overview

The Group has exposure to the following risks from its use of financial instruments.

- Credit risk
- Liquidity risk
- Market risk
- Operational risk

This note presents qualitative and quantitative information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risks and the Group's management of capital. Further quantitative disclosures are included throughout these Consolidated Financial Statements.

Risk Management Framework

The Board of Directors have overall responsibility for the establishment and oversight of the risk management framework, including policies and procedures. The Group's system of internal controls covers all policies and procedures and facilitates the timely identification and effective management of significant areas of strategic and operational risks that may arise.

33.1 Credit Risk

Credit Risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Group is exposed to credit risk from its operating activities and from its financing activities.

33.1.1 Exposure to Credit Risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was as follows:

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Trade and Other Receivables	95,879,542	109,518,125	67,917,057	69,823,478
Amounts due from Related Parties	129,358,653	105,224,775	129,358,653	105,224,775
Investments in Fixed Deposits	137,546,332	120,989,249	50,220,781	46,270,120
Investments in Repurchase Agreements	23,295,000	-	-	-
Investments in Debentures	90,000,000	90,000,000	90,000,000	90,000,000
Cash and Cash Equivalents	102,573,637	102,623,257	100,436,704	77,667,984
	578,908,164	**528,615,406**	**438,158,197**	**389,211,356**

33. FINANCIAL RISK MANAGEMENT (CONTD.)

33.1.1 Exposure to Credit Risk

The aging of Trade Debtors, Other Receivables, Loans to Employees, Other Tax Recoverable and Amounts due from Related Parties at the reporting date were:

	2024		2023	
	Gross	Impairment	Gross	Impairment
	Rs.	Rs.	Rs.	Rs.
GROUP				
Past due 0-365 days	78,017,257	(1,134,757)	129,869,047	(612,696)
More than one year	162,615,615	(27,668,979)	109,940,005	(24,453,456)
	240,632,872	(28,803,736)	239,809,052	(25,066,152)
COMPANY				
Past due 0-365 days	67,361,050	(1,134,757)	89,370,839	(308,046)
More than one year	140,055,406	(9,005,988)	94,683,401	(8,697,942)
	207,416,455	(10,140,744)	184,054,240	(9,005,988)

33.2 Liquidity Risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity risk is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, without incurring unacceptable losses or risking damage to the Group's reputation.

The following are the contractual maturities of financial liabilities.

	GROUP			COMPANY		
	Carrying	1-12	More than	Carrying	1-12	More than
	Amount	Months	one year	Amount	Months	one year
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
As at 31st March 2025						
Trade and Other Payables	730,272	-	730,272	358,112	-	358,112
Advances Received	10,063,192	7,072,899	2,990,293	9,920,667	6,930,374	2,990,293
Unclaimed Dividend	5,063,424	-	5,063,424	5,063,424	-	5,063,424
Other payables and accrued expenses	7,396,237	5,600,547	1,795,689	2,827,905	2,827,905	-
Bank Overdrafts	-	-	-	-	-	-
	23,253,125	**12,673,446**	**10,579,679**	**18,170,108**	**9,758,279**	**8,411,829**
As at 31st March 2024						
Trade and Other Payables	773,054	-	773,054	358,112	-	358,112
Advances Received	8,715,011	6,009,466	2,705,545	8,572,485	5,866,941	2,705,545
Unclaimed Dividend	5,072,196	-	5,072,196	5,072,196	-	5,072,196
Other payables and accrued expenses	8,245,984	5,262,907	2,983,077	2,993,388	2,993,388	-
Bank Overdrafts	-	-	-	-	-	-
	22,806,245	**11,272,373**	**11,533,871**	**16,996,181**	**8,860,329**	**8,135,852**

It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

33. FINANCIAL RISK MANAGEMENT (CONTD.)

33.3 Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprise four types of risk: interest rate risk, currency risk, commodity price risk and other price risk, such as equity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

33.3.1 Interest Rate Risk

Interest Rate Risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rate.

The Group's exposure to the risk of changes in the market interest rate relates primarily to the Group's long term debt obligations with floating interest rates. The Group manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings.

The Group's objective is to maintain an efficient operational interest cost structure to minimise the adverse effects of fluctuating interest rates. At the reporting date, the Group's interest-bearing financial instruments were as follows:

	Carrying amount			
	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Fixed Rate Instruments				
Financial Assets				
Investments in Fixed Deposits	137,546,332	120,989,249	50,220,781	46,270,120
Investments in Treasury Bills	20,971,878	-	-	-
Investments in Repurchase Agreements	23,295,000	-	-	-
Investments in Debentures	90,000,000	90,000,000	90,000,000	90,000,000
Amounts due from Related Parties	129,358,653	105,224,775	129,358,653	105,224,775
	401,171,863	**316,214,025**	**269,579,434**	**241,494,895**
Variable Rate Instruments				
Financial Assets				
Call Deposit	96,670,940	71,250,513	96,670,940	71,250,513
Savings Accounts	4,338,175	4,244,854	2,645,379	2,567,527
Financial Liabilities				
Bank Overdrafts	-	-	-	-
	101,009,115	**75,495,367**	**99,316,319**	**73,818,040**

Sensitivity analysis for variable rate instruments

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, of the profit before tax:

	Effect on Profit / (Loss) before Tax	
	2024	2023
	Rs.	Rs.
GROUP		
Variable rate instruments (10% decrease)	(10,100,911)	(7,549,537)
Variable rate instruments (10% increase)	10,100,911	7,549,537
COMPANY		
Variable rate instruments (10% decrease)	(9,931,632)	(7,381,804)
Variable rate instruments (10% increase)	9,931,632	7,381,804

33. FINANCIAL RISK MANAGEMENT (CONTD.)

33.3.2 Currency Risk

The Group is exposed to currency risk on purchases and borrowings that are denominated in a currency other than the functional currency which is Sri Lankan Rupees.

Foreign Currency Risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group exposure to the risk of changes in foreign exchange rates relates primarily to the group's Investing activities.

Sensitivity Analysis

A strengthening or weakening of Sri Lankan Rupee, as indicated below, against the USD at 31st March 2024 would have increased / (decreased) the equity and profit or loss by the amounts shown below. This analysis is based on foreign currency exchange rate variances that the Group considered to be reasonably possible at the end of the reporting period. The analysis assumes that all other variables, in particular interest rates, remain constant.

Increase / (Decrease) in Exchange rate USD	Effect on Profit / (Loss) before Tax	
	2025	2024
	Rs.	Rs.
GROUP		
+ 10%	365,538	363,485
- 10%	(365,538)	(363,485)

33.3.3 Commodity Risk

The Group was not exposed to Commodity Risk at the reporting period.

33.3.4 Equity Price Risk

The Group is exposed to equity price risk because of investments in quoted shares held by the Group classified as equity instruments at FVTPL. The value of these investments is subjected to the performance of investee company and the factors that affects the status of the stock market. Management of the Group reviews and approves all equity investment decisions. At the reporting date, the Group does not have any exposure to equity price risk.

33.4 Operational Risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Group'sprocesses, personnel, technology and infrastructure and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Group's operations.

The Group's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Group's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

33. FINANCIAL INSTRUMENTS (CONTD.)

33.5 Capital Management

The Board's policy is to maintain a strong capital base so as to maintain shareholder, creditor and market confidence and to sustain future development of the business. The Board of Directors monitors the return on capital and level of dividends paid out to ordinary shareholders.

Bank Overdrafts with variable interest rates are used to manage the working capital requirements of the Group. Major projects are financed by funds received from long term borrowings as well as reserves of the Group.

The Group's debt to equity ratio at the end of the reporting period was as follows:

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Total Liabilities	79,917,526	76,998,446	71,131,385	66,661,446
Less: Cash and Cash Equivalents	(102,828,636)	(102,883,257)	(100,661,704)	(77,892,984)
Net Debt	**(22,911,110)**	**(25,884,811)**	**(29,530,319)**	**(11,231,539)**
Total Equity	**2,781,557,916**	**2,734,707,150**	**2,644,350,654**	**2,621,553,726**
Net Debt to Equity Ratio	-	-	-	-

There were no changes in the Group's approach to capital management during the year and the Group is not subject to externally imposed capital requirements.

Shareholder Information

Stated Capital	31.03.2025	31.03.2024
Issued and Fully paid Capital (Rs.)	1,212,000,000	1,212,000,000
No of Shares	138,240,000	138,240,000
Class of Shares	**Ordinary Shares**	
No of Ordinary Shareholders	2,318	2,627

For the year ended 31st March	2025			2024		
	No of Share Holders	No of Sharezs	%	No of Share Holders	No of Shares	%
1 - 1,000	1,419	464,155	0.33	1,482	507,045	0.36
1,001 - 10,000	679	2,520,963	1.83	846	3,226,465	2.34
10,001 - 100,000	182	5,782,529	4.18	253	7,993,070	5.78
100,001 - 1,000,000	32	10,606,792	7.67	39	10,756,276	7.78
Over 1,000,000 Shares	6	118,865,561	85.99	7	115,757,144	83.74
Total	**2,318**	**138,240,000**	**100.00**	**2,627**	**138,240,000**	**100.00**

Categories of Shareholders

For the year ended 31st March	2025			2024		
	No of Share Holders	No of Shares	%	No of Share Holders	No of Shares	%
Individual	2,219	81,349,786	58.85	2,504	131,764,139	95.32
Institutional	99	56,890,214	41.15	123	6,475,861	4.68
	2,318	**138,240,000**	**100.00**	**2,627**	**138,240,000**	**100.00**
Resident	2,300	125,135,420	90.52	2,609	81,083,890	58.65
Non-Resident	18	13,104,580	9.48	18	57,156,110	41.35
	2,318	**138,240,000**	**100.00**	**2,627**	**138,240,000**	**100.00**
Public	2,310	31,228,352	22.59	2,620	31,228,352	22.59
Non-Public	8	107,011,648	77.41	7	107,011,648	77.41
	2,318	**138,240,000**	**100.00**	**2,627**	**138,240,000**	**100.00**
Float Adjusted Market Capitalization (Rs.)		409,091,411			259,195,322	

Market Value

For the year ended 31st March	2025	2024
Highest Market Price per Share (Rs.)	16.00	8.90
Lowest Market Price per Share (Rs.)	11.20	7.20
Last traded Market Price per Share as at 31st March (Rs.)	13.10	8.30

Information to Shareholders and Investors

Directors Share holding

For the year ended 31st March	2025	2024
Mr. M.N. Wijesuriya	1,136,410	51,136,410
Ms.M.W.A.D.A.A.V. Wijesuriya	29,793,601	29,793,601
Mr. M.W.A.D.J.V. Wijesuriya	26,066,637	26,066,637
Mr. D.R. Jayasinghe	10,000	10,000
Mr.A.K.S.Ariyawansha	-	-
Mr.J.S.M.D.M.A.Bandara	-	-

Top Twenty Shareholders

	For the year ended 31st March	2025		2024	
	Name	Shareholding	%	Shareholding	%
1	Agnes Wijesuriya - Childrens' And Elders' Homes	50,000,000	36.17	-	-
2	Mrs. M.W.A.D.Anika A.V. Wijesuriya	29,793,601	21.55	29,793,601	21.55
3	Mr. M.W.A.D.J.Vajira Wijesuriya	26,066,637	18.86	26,066,637	18.86
4	Mr. M.W.A.D.Vijitha J. Wijesuriya	10,849,932	7.85	5,502,000	3.98
5	Mr. M.Nahil Wijesuriya	1,131,610	0.82	51,131,610	36.99
6	Mr. A.M. Weerasinghe	1,023,781	0.74	1,023,781	0.74
7	Mr. S.N.C.W.M.B.C. Kandegedara	919,515	0.67	1,139,515	0.82
8	People S Leasing And Finance Plc/L.P.Hapangama	890,006	0.64	-	-
9	People'S Leasing & Finance Plc/Dr.H.S.D.Soysa & Mrs.G.Soysa	754,182	0.55	579,461	0.42
10	Sandwave Limited	732,887	0.53	-	-
11	Mr. D.P. Navaratnam	732,600	0.53	805,000	0.58
12	Hatton National Bank Plc/Dawi Investment Trust (Pvt) Ltd	674,710	0.49	566,618	0.41
13	Dialog Finance Plc/S.D.M. Hemajith & R.A.N. Udani	514,198	0.37	514,198	0.37
14	East West Engineering Services (Pvt) Ltd	402,100	0.29	-	-
15	Ms. M.I. Thanudara	372,800	0.27	-	-
16	Mrs. H.M.A.R.K. Kaluhendiwela	311,338	0.23	311,338	0.23
17	Wijesuriya Holdings (Private)Limited	308,800	0.22	308,800	0.22
18	Mr. J.R. Willarachchi	305,967	0.22	482,367	0.35
19	Hatton National Bank Plc/ Wijesinghe Jayaweera Mudiyanselage Punsith Rashmin Lokubandara	300,000	0.22	-	-
20	Mr. R.L. Adassuriya	270,500	0.2	-	-
		126,355,164	**91.42**	**118,224,926**	**85.52**

Group Performance - Five Year Summery

	2025	2024	2023	2022	2021
Statement of Profit or Loss					
Revenue					
Rental	117,993,133	98,176,589	81,961,468	46,035,614	33,518,674
Infrastructure	37,523,549	36,399,190	36,857,682	35,500,402	34,784,693
Leisure	-	-	-	-	-
Trading	-	1,541,770	-	704,520	3,469,898
Total Revenue	155,516,682	136,117,549	118,819,150	82,240,536	71,773,265
Direct Costs	(2,212,032)	(4,042,636)	(3,155,849)	(3,596,227)	(6,721,973)
Gross Profit	153,304,650	132,074,913	115,663,301	78,644,309	65,051,292
Other Income	8,582,399	11,927,902	4,954,019	5,370,952	1,812,419
Administrative Expenses	(133,886,192)	(112,820,553)	(89,702,371)	(71,924,222)	(77,511,927)
Promotional & Marketing Expenses	-	-	-	-	-
Other Expenses	(1,134,757)	(1,248,523)	(718,013)	(12,568,368)	(25,196,802)
Result from Operating Activities	26,866,100	29,933,739	30,196,936	(477,329)	(35,845,018)
Net Finance Income / (Costs)	53,913,157	84,103,236	97,274,640	152,897,437	352,557,201
Profit / (Loss) before Tax	80,779,257	114,036,975	127,471,576	152,420,107	316,712,182
Income Tax Expenses	(31,550,946)	(20,769,879)	(26,732,532)	(16,189,371)	(15,591,582)
Profit / (Loss) for the year	49,228,311	93,267,096	100,739,044	136,230,736	301,120,600
Total Other Comprehensive Income/(Expenses)	(2,377,545)	466,721	226,024	1,637,035	(131,168)
Profit / (Loss) attributable to:					
Equity Holder of the Parent	37,334,951	80,549,174	87,366,085	132,459,603	290,921,548
Non-Controlling Interest	11,893,360	12,717,922	13,372,959	3,771,133	10,199,053
Statement of Financial Position					
Assets					
Non-Current Assets					
Property, Plant & Equipment	175,621,989	186,614,251	195,221,652	178,682,562	141,376,590
Leasehold Property	24,388,495	24,808,986	25,229,477	25,649,968	26,070,459
Investment Property	2,026,884,420	2,038,809,565	1,546,826,977	1,209,012,060	58,002,988
Intangible Assets	22,452,583	22,452,583	22,452,583	22,452,583	22,452,583
Interest Bearing Borrowings	-	-	-	-	50,000,000
Deferred Tax Asset	206,976	48,318	-	-	-
	2,249,554,463	2,272,733,703	1,789,730,689	1,435,797,173	297,902,621
Current Assets					
Inventories	2,002,296	2,103,504	2,204,713	2,204,713	2,204,713
Trade and Other Receivables	105,918,186	117,771,108	99,616,602	64,253,211	72,883,934
Amount due from Related Parties	129,358,654	105,224,775	67,957,490	62,851,419	64,956,172
Other Financial Assets	271,813,210	210,989,249	678,403,197	1,044,294,834	1,759,120,660
Cash and Cash Equivalents	102,828,636	102,883,257	84,127,391	16,228,945	321,914,986
	611,920,982	538,971,893	932,309,393	1,189,833,122	2,221,080,464
Total Assets	2,861,475,445	2,811,705,596	2,722,040,082	2,625,630,295	2,518,983,085
Equity & Liabilities					
Stated Capital	1,212,000,000	1,212,000,000	1,212,000,000	1,212,000,000	1,212,000,000
Revaluation Reserve	77,184,832	77,184,832	77,184,832	77,184,832	77,184,832
Revenue Reserve	1,412,018,489	1,376,918,431	1,295,930,948	1,208,364,215	1,074,379,831
Equity attributable to Equity Holders	2,701,203,321	2,666,103,263	2,585,115,780	2,497,549,047	2,363,564,663
Non-Controlling Interest	80,354,595	68,603,887	55,857,553	42,459,217	38,575,830
Total Equity	2,781,557,916	2,734,707,150	2,640,973,333	2,540,008,264	2,402,140,493
Non-Current Liabilities					
Interest Bearing Borrowings	-	-	-	-	-
Employee Benefits	11,367,619	6,847,411	6,698,129	6,396,111	8,404,544
Deferred Tax Liability	16,011,442	12,905,741	17,963,028	6,286,518	3,034,299
Rent Received in Advance	2,201,959	3,979,042	5,634,710	7,181,893	8,729,076
	29,581,020	23,732,194	30,295,868	19,864,521	20,167,919
Current Liabilities					
Trade and Other Payables	35,183,104	38,157,097	35,076,652	48,924,335	70,026,565
Amounts due to Related Parties	-	-	-	-	-
Interest Bearing Borrowings	-	-	-	-	-
Rent Received in Advances	1,601,426	1,601,426	1,547,183	1,547,183	1,456,779
Income Tax Liability	13,551,976	13,507,729	13,432,070	13,236,977	22,572,137
Bank Overdraft	-	-	714,977	2,049,014	2,619,991
	50,336,506	53,266,252	50,770,882	65,757,509	96,675,473
Total Equity & Liabilities	2,861,475,442	2,811,705,596	2,722,040,082	2,625,630,295	2,518,983,885
Earnings per Share	0.27	0.58	0.63	0.96	2.10
Net Asset Value per Share	19.54	19.29	18.70	18.07	17.10
Dividend per Share	-	-	-	-	-
Dividend pay out Ratio	-	-	-	-	-

Company Performance - Five Year Summery

	2025	2024	2023	2022	2021
Statement of Profit Loss					
Revenue	118,599,713	98,758,678	82,475,548	46,549,694	34,032,754
Other Income	8,157,218	12,501,208	12,357,469	12,185,391	11,056,889
	126,756,931	111,259,886	94,833,017	58,735,085	45,089,643
Administrative Expenses	(119,942,015)	(99,044,975)	(76,407,968)	(56,731,504)	(63,179,290)
Other Expenses	(1,134,757)	(308,046)	(718,013)	(1,468,544)	(23,564,274)
	(121,076,772)	(99,353,021)	(77,125,981)	(58,200,048)	(86,743,563)
Result From Operating Activities	5,680,159	11,906,865	17,707,036	535,037	(41,653,920)
Finance Income	43,144,703	68,696,185	108,421,151	182,013,464	382,098,198
Finance Costs	(23,192)	(111,336)	(23,957,171)	(32,207,589)	(32,070,991)
Net Finance Income / (Costs)	43,121,511	68,584,849	84,463,980	149,805,875	350,027,207
Profit / (Loss) Before Tax	48,801,670	80,491,714	102,171,016	150,340,912	308,364,287
Income Tax Expense	(23,845,523)	(13,179,559)	(18,862,305)	(11,944,947)	(18,196,661)
Profit / (Loss) for the year	24,956,147	67,312,155	83,308,711	138,395,965	290,167,626
Total Other Comprehensive Income / (Expenses)	(2,159,221)	408,734	174,237	1,407,944	(82,292)
Profit / (Loss) for the Year	22,796,926	67,720,889	83,482,948	139,803,909	290,167,626
Statement of Financial Position					
Assets					
Non-Current Assets					
Property, Plant & Equipment	171,362,849	181,666,366	190,922,180	171,691,298	130,446,685
Leasehold Property	24,388,495	24,808,986	25,229,477	25,649,968	26,070,459
Investment Property	2,026,884,420	2,038,809,565	1,546,826,977	1,209,012,060	58,002,988
Intangible Assets	-	-	-	-	-
Investment in Subsidiaries	49,307,090	49,307,090	49,307,090	39,445,672	29,584,254
Interest Bearing Borrowings	-	-	-	-	50,000,000
	2,271,942,854	2,294,592,007	1,812,285,724	1,445,798,999	294,104,387
Current Assets					
Trade and Other Receivables	73,298,047	74,235,288	64,113,501	41,542,504	51,340,780
Amount due from Related Parties	129,358,654	105,224,775	67,957,490	62,851,419	56,208,233
Other Financial Assets	140,220,781	136,270,120	596,014,447	987,361,834	1,718,775,660
Cash and Cash Equivalents	100,661,704	77,892,984	82,315,434	12,588,162	320,771,167
	443,539,186	393,623,167	810,400,872	1,104,343,919	2,147,095,840
Total Assets	2,715,482,040	2,688,215,174	2,622,686,596	2,550,142,917	2,441,200,226
Equity and Liabilities					
Equity					
Stated Capital	1,212,000,000	1,212,000,000	1,212,000,000	1,212,000,000	1,212,000,000
Revaluation Reserve	77,184,832	77,184,832	77,184,832	77,184,832	77,184,832
Revenue Reserve	1,355,165,823	1,332,368,894	1,264,648,006	1,181,165,058	1,041,361,149
Total Equity	2,644,350,655	2,621,553,726	2,553,832,838	2,470,349,891	2,330,545,982
Non Current Liabilities					
Employee Benefits	9,864,425	5,692,029	5,659,007	5,471,818	7,083,893
Deferred Tax Liability	16,011,442	12,905,741	17,885,261	5,844,373	4,960,874
Rent Received in Advance	2,201,959	3,979,042	5,634,710	7,181,893	8,729,076
	28,077,826	22,576,812	29,178,978	18,498,083	20,773,843
Current Liabilities					
Trade and Other Payables	31,445,834	33,356,047	32,583,079	46,394,746	66,433,121
Amounts due to Related Parties	-	-	-	-	-
Rent Received in Advance	1,601,426	1,601,426	1,547,183	1,547,183	1,456,779
Income Tax Liability	10,006,298	9,127,163	5,544,518	11,304,000	21,925,551
Bank Overdraft	-	-	-	2,049,014	64,950
	43,053,558	44,084,636	39,674,780	61,294,943	89,880,401
Total Equity & Liabilities	2,715,482,039	2,688,215,174	2,622,686,596	2,550,142,917	2,441,200,226
Earnings per Share	0.18	0.49	0.60	1.00	2.10
Net Asset Value per Share	19.13	18.96	18.47	17.87	16.86
Dividend per Share	-	-	-	-	-
Dividend pay out Ratio	-	-	-	-	-

Notes

NOTICE OF THE ANNUAL GENERAL MEETING

EAST WEST PROPERTIES PLC - PQ 221

NOTICE IS HEREBY GIVEN THAT THE FORTY FOURTH ANNUAL GENERAL MEETING OF EAST WEST PROPERTIES PLC WILL BE HELD ON 26TH SEPTEMBER 2025 AT 2.00 P.M. VIA ZOOM, VIRTUALLY EMINATING FROM EAST WEST PROPERTIES PLC, # 02-01, 53, DHARMAPALA MAWATHA, COLOMBO 03.

AGENDA

1. To receive and consider the Annual Report of the Board of Directors and the Audited Financial Statements for the year ended 31st March 2025 together with the Report of the Auditors thereon.

2. To re-elect Mr. Diyanath Rohan Jayasinghe as a Director who retires by rotation in terms of Article No. 86 of the Articles of Association of the Company.

3. To re–elect Mr. Jayajothisinghe Senanayaka Mudiyanselage Dananjaya Moggali Abeyrathne Bandara as a Director of the Company in terms of Article 94 of the Company's Articles of Association.

4. To re–elect Mr. Kandegedara Mudiyanselage Tanuja Hashan as a Director of the Company in terms of Article 94 of the Company's Articles of Association.

5. To re–elect Mr. Gaurav Mehta a Director of the Company in terms of Article 94 of the Company's Articles of Association.

6. To re–elect Mr. Chethiya Minendra Umagiliya Weerawardenaas a Director of the Company in terms of Article 94 of the Company's Articles of Association.

7. To re–elect Mr. Kalupathirannahalage Don Gamini Gunaratne a Director of the Company in terms of Article 94 of the Company's Articles of Association

8. To re-appoint M/s BDO Partners, Chartered Accountants as Auditors of the Company to hold office until the conclusion of the next Annual General Meeting of the Company and authorize the Directors to determine their remuneration.

9. To authorize the Directors to determine contributions to charities and other donations for the year 2025/2026 until the next Annual General Meeting.

SPECIAL BUSINESS

10. To consider and if thought fit to pass the following Special Resolution to amend the Articles of Association of the Company to comply with the Listing Rules of the Colombo Stock Exchange.

SPECIAL RESOLUTION 1:

"IT IS HEREBY RESOLVE THAT the existing Article 75 (1) be deleted and be substituted with the following new Article 75 (1):

75. Appointment and Removal of Directors

(1) The number of directors shall not be less than five (5) nor more than twelve (10) in number.

11. To consider and if thought fit to pass the following Special Resolution to amend the Articles of Association of the Company to comply with the Listing Rules of the Colombo Stock Exchange.

SPECIAL RESOLUTION 2:

"IT IS HEREBY RESOLVED THAT the existing Article 106 (i), (ii), (iii), (iv), (v) be deleted and be substituted with the following new Article 106 (a), (b), (c), (d), (e):

106 Any director may appoint an Alternate Director by notice in writing left at the office and it shall be required to comply with the following requirements;

a) Alternate directors shall only be appointed in exceptional circumstances and for a maximum period of one (1) year from the date of appointment.

b) If an Alternate Director is appointed for a Non-Executive Director such alternate should not be an executive of the Listed Entity.

c) If an Alternate Director is appointed by an Independent Director, the person so appointed should meet the criteria of independence specified in the Listing Rules and the company shall satisfy the requirements relating to the minimum number of Independent Directors specified in the Listing Rules. The Nominations and Governance Committee shall review and determine that the person nominated as the alternate would qualify as an Independent Director before such appointment is made.

d) The company shall make an immediate Market Announcement regarding the appointment of an Alternate Director as per the Listing Rules of the Colombo Stock Exchange.

e) The attendance of any Alternate Director at any meeting, including a Board Committee Meeting shall be counted for the purpose of quorum."

BY ORDER OF THE BOARD OF
EAST WEST PROPERTIES PLC



S S P CORPORATE SERVICES (PRIVATE) LIMITED
SECRETARIES

03rd September 2025

Note:

a) Any member/s is/are entitled to attend and vote is/are entitled to appoint a proxy in his stead.

b) A form of Proxy accompanies this notice. A proxy need not be a shareholder.

c) Instruments appointing proxies must be lodged with the Company not less than 48 Hours before the meeting.

FORM OF PROXY

EAST WEST PROPERTIES PLC – P Q 221

I/We,……..……..……..

INSTRUCTIONS FOR THE COMPLETION OF THE FORM OF PROXY:

1. Please complete the Form of Proxy after filling in legibly your full name, NIC Number and address and by signing in the space provided.

2. To be valid, this Form of Proxy must be deposited at the Registered Office of the Company, East West Properties PLC, #02-01, 53, Dharmapala Mawatha, Colombo 03 (by way of scanning and emailing to kanchaka@eastwest.lk ,WhatsApp or Viber to +94 777 748 423 not less than 48 hours before the time appointed for holding the meeting.

3. Please indicate clearly how your proxy is to vote on the resolution. If no indication is given, the proxy in his discretion may vote as he thinks fit.

4. If the shareholder is a Company or body corporate, a form of Corporate Representation executed under its Common Seal in Accordance with its Articles of Association or Constitution should be submitted.

5. Where the Form of Proxy is signed under a Power of Attorney (POA) which has not been registered with the company, the original POA together with a photocopy of same or a copy certified by a Notary Public must be lodged with the company along with the Form of Proxy.

6. Any Shareholder / Proxy attending the Annual General Meeting is kindly requested to bring with him/her the National Identity Card or any other form of valid identification.

Please provide the following details:

Full Name of the Shareholder : .....

CDS A/C No/ NIC No/Company Reg No. : .....

E – Mail address : .....

Folio No/ No of Shares held : .....

Full Name of the Proxy holder : .....

Proxy holder's ID No (if not a Director) : .....

Corporate Information

Name of the Company	East West Properties PLC (Company Reg.Number PQ 221)
Legal Form	A Quoted Public Company with limited liability Incorporated in Sri Lanka on 18th March 1981 and re-registered under the Companies Act No.07 of 2007. The Ordinary Shares of the Company are listed on the Colombo Stock Exchange.
Board of Directors	Mr.M.W.A.D.J.Nahil Wijesuriya (Chairman / Executive Director) (resigned w.e.f 25-08-2025) Ms.M.W.A.D.Anika A.V.Wijesuriya (Non Executive Director) (appointed w.e.f. 30-05-2024 & resigned w.e.f 25-08-2025) Mr.M.W.A.D.J.Vajira Wijesuriya (Non Independent Non Executive Director) (appointed w.e.f. 12-08-2024 & resigned w.e.f 25-08-2025) Mr. D.Sunil AbeyRatna (Independent Non Executive Director) (resigned w.e.f 31-12-2024) Mr.D.Rohan Jayasinghe (Senior Independent Non Executive Director) Mr.A.K.S.Ariyawansha (Executive Director) resigned w.e.f 25-08-2025 Ms. Pushparaja Janani (Executive Director) resigned w.e.f. 15-05-2024 Mr.J.S.M.D.M.A.Bandara (Independent Non Executive Director) (appointed w.e.f. 31-12-2024) Mr.Gaurav Mehta (Executive Director/Managing Director) (appointed w.e.f. 30-07-2025) Mr.K.M.Tanuja Hashan (Chairman/Non Executive Director) (appointed w.e.f. 30-07-2025) Mr.C.M.Umagiliya Weerawardena (Independent Non - Executive Director) (appointed w.e.f. 30-07-2025) Mr.K.D.Gamini Gunaratne (Independent Non - Executive Director) (appointed w.e.f. 11-08-2025)
Audit Committee	Mr.J.S.M.D.M.A.Bandara - Chairman (appointed 31-12-2024) Mr. D.Sunil AbeyRatne (resigned w.e.f 31-12-2024) Mr. D.R.Jayasinghe Ms. M.W.A.D.A.A.V. Wijesuriya (appointed w.e.f. 30-05-2024 & resigned w.e.f 25-08-2025) Mr. C.M.U. Weerawardena (appointed w.e.f 25-08-2025)
Remuneration Committee/ Related Party Transactions Review Committee/ Nomination and Governance Committee	Mr. D.R.Jayasinghe - Chairman (appointed 31-12-2024) Mr. D.Sunil AbeyRatne (resigned w.e.f 31-12-2024) Ms. M.W.A.D.A.A.V. Wijesuriya (appointed w.e.f. 30-05-2024 & resigned w.e.f 25-08-2025) Mr.J.S.M.D.M.A.Bandara (appointed 31-12-2024) Mr. C.M.U. Weerawardena (appointed w.e.f 25-08-2025)
Company Secretaries	SSP Corporate Services (Pvt) Ltd 101, Inner Flower Road, Colombo 03.
Auditors	BDO Partners, Chartered Accountants, "Charter House", 65/2, Sir Chittampalam A. Gardiner Mawatha, Colombo – 02.
Bankers	Bank of Ceylon Hatton National Bank PLC National Development Bank PLC Peoples Bank
Registered Office **Telephone** **Fax**	#02-01, 53 Dharmapala Mawatha, +94 11 2 43 77 55 +94 11 2 43 20 40
Warehouse Office **Telephone** **Fax**	81/11, 3rd Lane, New Nuge Road, +94 11 2 912 274 +94 11 2 912 068