EQUITY TWO PLC

A Carson Cumberbatch Company

Condensed Interim Financial Statements

For the year ended 31st March 2026

Equity Two PLC

Statement of Profit or Loss and Other Comprehensive Income

(All figures are in Sri Lankan Rupees Thousands)

	Three months ended 31st March			Year ended 31st March		
	2026	2025	Change %	2026	2025	Change %
Revenue	**61,040**	52,782	16	**235,926**	209,311	13
Direct costs	**(20,574)**	(17,782)	16	**(80,909)**	(81,388)	(1)
	40,466	35,000	16	**155,017**	127,923	21
Other income	**332**	365	(9)	**1,139**	1,172	(3)
Net fair value gain of investment properties	**206,184**	211,685	(3)	**206,184**	211,685	(3)
	246,982	247,050	-	**362,340**	340,780	6
Administrative and other operating expenses	**(5,862)**	(5,311)	10	**(21,021)**	(17,572)	20
Operating profit	**241,120**	241,739	-	**341,319**	323,208	6
Finance income	**12,606**	15,070	(16)	**52,351**	60,235	(13)
Finance costs	**(1,844)**	(1,529)	21	**(6,891)**	(7,308)	(6)
Net finance income	**10,762**	13,541	(21)	**45,460**	52,927	(14)
Profit before tax	**251,882**	255,280	(1)	**386,779**	376,135	3
Income tax expense	**(8,558)**	(13,988)	(39)	**(47,443)**	(49,176)	(4)
Deferred tax	**(62,049)**	(63,601)	(2)	**(63,282)**	(64,111)	(1)
Profit for the period/year	**181,275**	177,691	2	**276,054**	262,848	5
Other Comprehensive Income						
Items that will not be reclassified to profit or loss						
Gain/ (loss) from actuarial valuation of employee benefits	143	(438)	(133)	143	(438)	(133)
Related tax	(43)	131	(133)	(43)	131	(133)
Total Other Comprehensive Income for the period/year	**100**	(307)	(133)	**100**	(307)	(133)
Total Comprehensive Income for the period/year	**181,375**	177,384	2	**276,154**	262,541	5
Earnings per share (Rs.)	**5.85**	5.73		**8.90**	8.48	
Dividend per share (Rs.)*	**4.41**	4.10		**4.41**	4.10	

Change % represents the percentage change in the current period's results compared to the corresponding period of the previous year.

* Dividend per share is based on the proposed/ interim dividends.

Figures in brackets indicate deductions.

Equity Two PLC

Statement of Financial Position

(All figures are in Sri Lankan Rupees Thousands)

As at	31.03.2026	31.03.2025 (Audited)
ASSETS		
Non-current assets		
Investment properties	2,354,039	2,127,833
Investment in fixed deposits	143,964	215,821
Total non-current assets	2,498,003	2,343,654
Current assets		
Trade and other receivables	38,177	34,310
Investment in fixed deposits	217,325	191,946
Current tax receivables	2,346	799
Cash and cash equivalents	201,299	180,415
Total current assets	459,147	407,470
Total assets	2,957,150	2,751,124
EQUITY AND LIABILITIES		
Equity		
Stated capital	444,092	444,092
Capital reserves	750	750
Revenue reserves	1,684,994	1,535,592
Total equity	2,129,836	1,980,434
Non-current liabilities		
Refundable rental deposits	74,037	50,605
Deferred tax liability	598,780	535,455
Employee benefits	4,210	3,615
Total non-current liabilities	677,027	589,675
Current liabilities		
Trade and other payables	128,294	159,263
Deferred revenue	21,993	21,752
Total current liabilities	150,287	181,015
Total liabilities	827,314	770,690
Total equity and liabilities	2,957,150	2,751,124
Net assets per share (Rs.)	68.70	63.88

The Statement of Financial Position as at 31st March 2026 and the related Statements of Profit or Loss and Other Comprehensive Income, Changes in Equity and Cash Flows for the year then ended as disclosed in pages 1 to 4 have been drawn up from unaudited financial statements.

I certify that these financial statements have been prepared in compliance with the requirements of Companies Act, No. 7 of 2007.

(Sgd.)
L.C.D. Prasanga
Group Financial Controller
Carsons Management Services (Private) Limited

The Board of Directors is responsible for the preparation and presentation of these financial statements.

Approved and signed on behalf of the Managers,

(Sgd.)
V.R. Wijesinghe
Director
Carsons Management Services (Private) Limited

Approved and signed on behalf of the Board,

(Sgd.)
A.P. Weeratunge
Director

(Sgd.)
K.C.N. Fernando
Director

Colombo
22nd May 2026

Equity Two PLC

Statement of Changes in Equity

(All figures are in Sri Lankan Rupees Thousands)

	Stated capital	Capital reserves	Revenue reserves	Total equity
Balance as at 01st April 2025	**444,092**	**750**	**1,535,592**	**1,980,434**
Profit for the year	-	-	276,054	276,054
Other Comprehensive Income for the year	-	-	100	100
Total Comprehensive Income for the year	-	-	276,154	276,154
Forfeited dividends	-	-	348	348
First interim dividend 2024/25	-	-	(127,100)	(127,100)
Balance as at 31st March 2026	**444,092**	**750**	**1,684,994**	**2,129,836**

Balance as at 01st April 2024	444,092	750	1,288,289	1,733,131
Profit for the year	-	-	262,848	262,848
Other Comprehensive Income for the year	-	-	(307)	(307)
Total Comprehensive Income for the year	-	-	262,541	262,541
Forfeited dividends	-		262	262
Second interim dividend 2023/24	-	-	(15,500)	(15,500)
Balance as at 31st March 2025	444,092	750	1,535,592	1,980,434

Figures in brackets indicate deductions.

Equity Two PLC

Statement of Cash Flows

(All figures are in Sri Lankan Rupees Thousands)

Year ended 31st March	2026	2025
Cash flows from operating activities		
Profit before tax	386,779	376,135
Adjustments for:		
Finance costs	6,891	7,308
Finance income	(52,285)	(58,615)
Realised gain on unit trust investment	(66)	(1,620)
Net fair value gain of investment properties	(206,184)	(211,685)
Provision for employee benefits	738	606
Amortization of deferred revenue	(7,535)	(8,138)
Operating profit before working capital changes	128,338	103,991
(Increase) / decrease in trade and other receivables	(3,867)	(2,725)
Increase / (decrease) in trade and other payables	(56,647)	111,820
Operating profit after working capital changes	67,824	213,086
Rental deposits received	28,497	18,849
Rental deposits refunded	(4,180)	(9,319)
Income tax paid	(23,601)	(20,714)
Net cash generated from / (used in) operating activities	68,540	201,902
Cash flows from investing activities		
Additions to investment properties	(20,022)	(456)
Investment in unit trust	(7,000)	(20,000)
Redemption of unit trust investments	7,066	59,800
Investment in fixed deposits	(462,705)	(283,617)
Withdrawal of fixed deposits	495,207	194,121
Interest received	66,261	35,888
Net cash generated from / (used in) investing activities	78,807	(14,264)
Cash flows from financing activities		
Dividends paid	(126,463)	(15,428)
Net cash generated from / (used in) financing activities	(126,463)	(15,428)
Net increase / (decrease) in cash and cash equivalents	20,884	172,210
Cash and cash equivalents at the beginning of the year	180,415	8,205
Cash and cash equivalents at the end of the year	201,299	180,415
Statement of cash and cash equivalents		
Cash at bank and in hand	32,784	124,378
Placements with banking and financial institutions	168,515	56,037
Cash and cash equivalents for the cash flow statement	201,299	180,415

Figures in brackets indicate deductions.

Equity Two PLC

Notes to the Interim Financial Statements

(All figures are in Sri Lankan Rupees Thousands, unless otherwise stated)

1. BASIS OF PREPARATION

The Interim Financial Statements of the Company have been prepared using the same accounting policies and methods as the audited financial statements for the year ended 31st March 2025, and are in compliance with Sri Lanka Accounting Standard LKAS 34 - "Interim Financial Reporting". The provisions of the Companies Act, No. 7 of 2007 have been considered in preparing these Interim Financial Statements.

2. EVENTS AFTER THE REPORTING PERIOD

Subsequent to the reporting period, no circumstances have arisen which would require adjustments to or disclosure in the financial statements, other than that disclosed in Note 7.1.

3. CONTINGENT LIABILITIES AND CAPITAL COMMITMENTS

There were no material contingent liabilities and capital commitments.

4. LIABILITIES FOR EXPENDITURE

Significant expenses and support service fees for the period have been accounted for in full in the interim financial statements.

5. COMPARATIVE FIGURES

Previous period's figures and phrases are re-arranged wherever necessary to conform to the current period's presentation.

6. STATED CAPITAL

The Stated Capital of the Company as at 31st March 2026 was Rs. 444,092,098/35, consisting of 31,000,000 fully paid Ordinary Shares.

7. DIVIDENDS

Year ended 31st March	2026	2025
Dividends paid during the year		
First interim dividend 2024/25 (Rs.4.10 per share)	127,100	-
Second interim dividend 2023/24 (50 cents per share)	-	15,500
Dividend proposed during the year		
First interim dividend 2025/26 (Rs.4.41 per share) (Note 7.1)	136,710	-
First interim dividend 2024/25 (Rs.4.10 per share)	-	127,100
Total dividends for the year	**136,710**	127,100
Dividend per share (Rs.)	**4.41**	4.10

7.1 After satisfying the solvency test in accordance with Section 57 of the Companies Act No. 07 of 2007, the Board of Directors of the Company approved a first interim dividend of Rs.4.41 per Ordinary share for the year ended 31st March 2026 amounting to Rs.136,710,000/-. The entitlement/ record date for the above dividend was 15th May 2026.

8. GOING CONCERN

Based on the current information, the directors are satisfied that the Company will continue to operate as a going concern for the foreseeable future.

9. RELATED PARTY TRANSACTIONS

Year ended 31st March	2026	2025
Parent company		
Dividends paid, net of WHT	96,010	11,709
Fellow subsidiaries of Carson Cumberbatch PLC group		
Support services fees paid	9,000	7,393
Rent and parking fees received	40,681	35,755

10. TWENTY MAJOR SHAREHOLDERS AS AT 31ST MARCH 2026

	Name of Shareholders	Number of Shares	%
1	EQUITY ONE LIMITED A/C NO.1	27,549,456	88.87
2	BANK OF CEYLON A/C CEYBANK UNIT TRUST	192,024	0.62
3	MR. M.Z.M. ASAD	163,000	0.53
4	MR. D.J.P.B. FERNANDO	125,000	0.40
5	SUGATHADASA BANDARA & SONS (PVT) LTD	108,825	0.35
6	DIALOG FINANCE PLC/P. GUNARATNAM	89,345	0.29
7	ESTATE OF LATE K.C. VIGNARAJAH	79,056	0.26
8	MR. R.R.C. MADHUMADHAWA	70,380	0.23
9	MR. H.A.R. PIERIS	56,000	0.18
10	TRANZ DOMINION,L.L.C.	55,480	0.18
11	MERCHANT BANK OF SRI LANKA & FINANCE PLC/NUTRI PLUS (PVT) LTD	55,221	0.18
12	MRS. C.A.D.S. WOODWARD	52,073	0.17
13	PEOPLE S LEASING & FINANCE PLC/MR.R.R.S.ANANDA	50,045	0.16
14	MISS. V.K. RAMANAYAKE	50,000	0.16
15	MRS. C.L. RAMANAYAKE	50,000	0.16
16	MR.L.T. BASNAYAKE	50,000	0.16
17	MERCHANT BANK OF SRI LANKA AND FINANCE PLC/W.JINADAS	49,103	0.16
18	SEYLAN BANK PLC/WETHTHINGE JINADASA	49,074	0.16
19	SUGATHADASA BANDARA TRADING (PVT) LTD	48,578	0.16
20	SENKADAGALA FINANCE PLC/A.K.G. INDIKA	40,100	0.13

11. PUBLIC HOLDING

The Company is in compliance with the Minimum Public Holding requirements for Companies listed on the Diri Savi Board as per Rule 7.13.1 (i) (b) of the Listing Rules of the Colombo Stock Exchange, under Option 2, i.e. Float-Adjusted Market Capitalization of less than Rs.1 Billion with 200 Public Shareholders and a Public Holding percentage of 10%.

The Company's Public Holding as at 31st March 2026

Float Adjusted Market Capitalization (Rs.)	224,068,000.00
Number of Public Shareholders	2,435
Percentage of ordinary shares held by the public	11.12%

12. DIRECTORS SHAREHOLDING AS AT 31ST MARCH 2026

	No. of Shares
Mr. E. H. Wijenaike (Chairman)	-
Mr. K.C.N. Fernando	3,600
Mr. A.P. Weeratunge	-
Mr. S. Marimuthu	550
Mr. A.S. Amaratunga	-
Mr. G. C. Jayaweera (Appointed w.e.f. 10th February 2026)	-

INVESTOR INFORMATION

13. MARKET PERFORMANCE- ORDINARY SHARES

As at/ for the three months ended 31st March 2026	Rs.
Last traded price per share	67.00
Highest price per share for the period	81.80
Lowest price per share for the period	52.00
Market capitalisation	2,015,000,000.00

Corporate Information

NAME OF THE COMPANY	Equity Two PLC (A Carson Cumberbatch Company)
COMPANY REGISTRATION NO.	PQ 34
LEGAL FORM	A Public Quoted Company with Limited Liability incorporated in Sri Lanka in 1990. Official listing of the Colombo Stock Exchange was obtained in November 1994.
PARENT AND ULTIMATE CONTROLLING ENTITY	Equity One Limited is the immediate Parent Company of Equity Two PLC. Carson Cumberbatch PLC is the Parent Company of Equity One Limited and Bukit Darah PLC is the Ultimate Parent and Controlling Entity of Equity One Limited.
DIRECTORS	Mr. E.H. Wijenaike (Chairman) - Non-Executive Mr. K.C.N. Fernando - Executive Mr. A.P. Weeratunge - Non-Executive Mr. S. Marimuthu - Independent Non-Executive Mr. A.S. Amaratunga - Independent Non-Executive Mr. G.C. Jayaweera - Independent Non-Executive - Appointed w.e.f. 10th February 2026
AUDIT COMMITTEE	Mr. A. S. Amaratunga (Chairman) - Independent Non-Executive Mr. S. Marimuthu - Independent Non-Executive Mr. A. P. Weeratunge - Non-Executive Mr. G.C. Jayaweera - Independent Non-Executive - Appointed w.e.f. 10th February 2026
REMUNERATION COMMITTEE	Mr. S. Marimuthu (Chairman) - Independent Non-Executive Mr. A. S. Amaratunga - Independent Non-Executive Mr. A. P. Weeratunge - Non-Executive
NOMINATIONS AND GOVERNANCE COMMITTEE	Mr. S. Marimuthu (Chairman) - Independent Non-Executive Mr. A. S. Amaratunga - Independent Non-Executive Mr. A. P. Weeratunge - Non-Executive
RELATED PARTY TRANSACTIONS REVIEW COMMITTEE	Mr. A. S. Amaratunga (Chairman) - Independent Non-Executive Mr. S. Marimuthu - Independent Non-Executive Mr. A. P. Weeratunge - Non-Executive Mr. G.C. Jayaweera - Independent Non-Executive - Appointed w.e.f. 10th February 2026
PLACE OF BUSINESS	No. 61, Janadhipathi Mawatha, Colombo 01, Sri Lanka. Tel : +94 11 2039 200 Fax: +94 11 2039 300
BANKERS	Standard Chartered Bank Commercial Bank of Ceylon PLC Hatton National Bank PLC Nations Trust Bank PLC DFCC Bank PLC National Development Bank PLC Sampath Bank PLC SBI Sri Lanka
AUDITORS	Messrs. KPMG Chartered Accountants No.32A, Sir Mohamed Macan Marker Mawatha, Colombo 03, Sri Lanka. Tel: +94 11 5426 426 Fax:+94 11 2445 872
MANAGERS & SECRETARIES	Carsons Management Services (Private) Limited No. 61, Janadhipathi Mawatha, Colombo 01, Sri Lanka. Tel : +94 11 2039 200 Fax: +94 11 2039 300
REGISTERED OFFICE	No. 61, Janadhipathi Mawatha, Colombo 01, Sri Lanka. Tel : +94 11 2039 200 Fax: +94 11 2039 300
CORPORATE WEBSITE	www.carsoncumberbatch.com