EQUITY TWO PLC

A Carson Cumberbatch Company

Condensed Interim Financial Statements

For the three months ended 30th June 2026

Equity Two PLC

Statement of Profit or Loss and Other Comprehensive Income

(All figures are in Sri Lankan Rupees Thousands)

Three months ended 30th June	2026	2025	Change %
Revenue	**64,144**	54,309	18
Direct costs	**(19,456)**	(18,642)	4
	44,688	35,667	25
Other income	**225**	291	(23)
Administrative and other operating expenses	**(4,768)**	(4,142)	15
Operating profit	**40,145**	31,816	26
Finance income	**11,298**	13,774	(18)
Finance costs	**(2,033)**	(1,563)	30
Net finance income	**9,265**	12,211	(24)
Profit before taxation	**49,410**	44,027	12
Income tax expense	**(14,186)**	(13,098)	8
Deferred taxation	**(336)**	(416)	(19)
Profit for the period	**34,888**	30,513	14
Other Comprehensive Income	**-**	-	-
Total Comprehensive Income for the period	**34,888**	30,513	14
Earnings per share (Rs.)	**1.13**	0.98	
Dividend per share (Rs.) (Note 7)	**4.41**	4.10	

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

Figures in brackets indicate deductions.

Equity Two PLC

Statement of Financial Position

(All figures are in Sri Lankan Rupees Thousands)

As at	30.06.2026	31.03.2026 (Audited)
ASSETS		
Non-current assets		
Investment properties	2,354,171	2,354,039
Investment in fixed deposits	148,808	143,964
Total non-current assets	2,502,979	2,498,003
Current assets		
Trade and other receivables	54,689	38,177
Investment in fixed deposits	213,303	217,325
Current tax receivables	-	2,346
Cash and cash equivalents	68,472	201,299
Total current assets	336,464	459,147
Total assets	2,839,443	2,957,150
EQUITY AND LIABILITIES		
Equity		
Stated capital	444,092	444,092
Capital reserves	750	750
Revenue reserves	1,583,172	1,684,994
Total equity	2,028,014	2,129,836
Non-current liabilities		
Refundable rental deposits	76,070	74,037
Deferred tax liability	599,116	598,780
Employee benefits	4,303	4,210
Total non-current liabilities	679,489	677,027
Current liabilities		
Trade and other payables	103,682	128,294
Deferred revenue	19,899	21,993
Current tax liabilities	8,359	-
Total current liabilities	131,940	150,287
Total liabilities	811,429	827,314
Total equity and liabilities	2,839,443	2,957,150
Net assets per share (Rs.)	65.42	68.70

The Statement of Financial Position as at 30th June 2026 and the related Statements of Profit or Loss and Other Comprehensive Income, Changes in Equity and Cash Flows for the period 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
12th August 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 2026	**444,092**	**750**	**1,684,994**	**2,129,836**
Profit for the period	-	-	34,888	34,888
Other Comprehensive Income for the period	-	-	-	-
Total Comprehensive Income for the period	-	-	34,888	34,888
First interim dividend 2025/26 (Note 7)	-	-	(136,710)	(136,710)
Balance as at 30th June 2026	**444,092**	**750**	**1,583,172**	**2,028,014**

Balance as at 01st April 2025	444,092	750	1,535,592	1,980,434
Profit for the period	-	-	30,513	30,513
Other Comprehensive Income for the period	-	-	-	-
Total Comprehensive Income for the period	-	-	30,513	30,513
First interim dividend 2024/25 (Note 7)	-	-	(127,100)	(127,100)
Balance as at 30th June 2025	444,092	750	1,439,005	1,883,847

Figures in brackets indicate deductions.

Equity Two PLC

Statement of Cash Flows

(All figures are in Sri Lankan Rupees Thousands)

Three months ended 30th June	2026	2025
Cash flows from operating activities		
Profit before taxation	49,410	44,027
Adjustments for:		
Finance costs	2,033	1,563
Finance income	(11,298)	(13,774)
Provision for employee benefits	93	74
Amortization of deferred revenue	(2,094)	(1,781)
Operating profit before working capital changes	38,144	30,109
(Increase) / decrease in trade and other receivables	(16,512)	(1,698)
Increase / (decrease) in trade and other payables	(25,653)	(9,099)
Operating profit after working capital changes	(4,021)	19,312
Rental deposits received	-	3,662
Income tax paid	(3,481)	(3,815)
Net cash generated from / (used in) operating activities	(7,502)	19,159
Cash flows from investing activities		
Additions to investment properties	(132)	(16,572)
Investment in fixed deposits	(30,730)	(20,763)
Withdrawal of fixed deposits	37,695	20,000
Interest received	3,510	2,372
Net cash generated from / (used in) investing activities	10,343	(14,963)
Cash flows from financing activities		
Dividends paid	(135,668)	(126,239)
Net cash generated from / (used in) financing activities	(135,668)	(126,239)
Net increase / (decrease) in cash and cash equivalents	(132,827)	(122,043)
Cash and cash equivalents at the beginning of the period	201,299	180,415
Cash and cash equivalents at the end of the period	68,472	58,372
Statement of cash and cash equivalents		
Cash at bank and in hand	27,551	9,330
Placements with banking and financial institutions	40,921	49,042
	68,472	58,372

Figures in brackets indicate deductions.

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 2026, 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.

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

Three months ended 30th June	2026	2025
Dividends propsed and paid during the period		
First interim dividend 2025/26 (Rs.4.41 per share)	136,710	-
First interim dividend 2024/25 (Rs.4.10 per share)	-	127,100
Total dividends proposed and paid	**136,710**	127,100
Dividend per share (Rs.)	**4.41**	4.10

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

9.1 Transactions with related companies

Three months ended 30th June	2026	2025
Parent company		
Dividends paid, net of WHT	103,269	96,010
Fellow subsidiaries of Carson Cumberbatch PLC		
Support services fees paid	2,475	2,250
Rent and parking fees received	10,170	10,170

9.2 Amounts due from a related company

As at	30.06.2026	31.03.2026
Fellow subsidiary of Carson Cumberbatch PLC		
Lion Brewery (Ceylon) PLC	109	-

10. TWENTY MAJOR SHAREHOLDERS AS AT 30TH JUNE 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	148,232	0.48
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 MR. K.C. VIGNARAJAH	74,669	0.24
8	MR. R.R.C. MADHUMADHAWA	70,380	0.23
9	MERCHANT BANK OF SRI LANKA & FINANCE PLC/NUTRI PLUS (PVT)	62,668	0.20
10	MR. H.A.R. PIERIS	56,000	0.18
11	TRANZ DOMINION,L.L.C.	55,480	0.18
12	MRS. C.A.D.S. WOODWARD	52,073	0.17
13	MRS. C.L. RAMANAYAKE	50,000	0.16
14	MR.L.T. BASNAYAKE	50,000	0.16
15	MISS. V.K. RAMANAYAKE	50,000	0.16
16	MERCHANT BANK OF SRI LANKA AND FINANCE PLC/W.JINADASA	49,103	0.16
17	SEYLAN BANK PLC/WETHTHINGE JINADASA	49,074	0.16
18	SUGATHADASA BANDARA TRADING (PVT) LTD	48,578	0.16
19	SENKADAGALA FINANCE PLC/A.K.G. INDIKA	40,100	0.13
20	SAMPATH BANK PLC/DR.PALAMANDADIGE LAHIRU SHANTHA	40,000	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 30th June 2026

Float Adjusted Market Capitalization (Rs.)	220,965,520.00
Number of Public Shareholders	2,720
Percentage of ordinary shares held by the public	11.12%

12. DIRECTORS SHAREHOLDING AS AT 30TH JUNE 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	-

INVESTOR INFORMATION

13. MARKET PERFORMANCE- ORDINARY SHARES

As at/ for the three months ended 30th June 2026	Rs.
Last traded price per share	65.80
Highest price per share for the period	76.00
Lowest price per share for the period	59.00
Market capitalisation	1,987,100,000.00

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
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
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
PLACE OF BUSINESS	No. 61, Janadhipathi Mawatha, Colombo 01, Sri Lanka. Tel : +94 11 2039 200
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
REGISTERED OFFICE	No. 61, Janadhipathi Mawatha, Colombo 01, Sri Lanka. Tel : +94 11 2039 200
CORPORATE WEBSITE	www.carsoncumberbatch.com