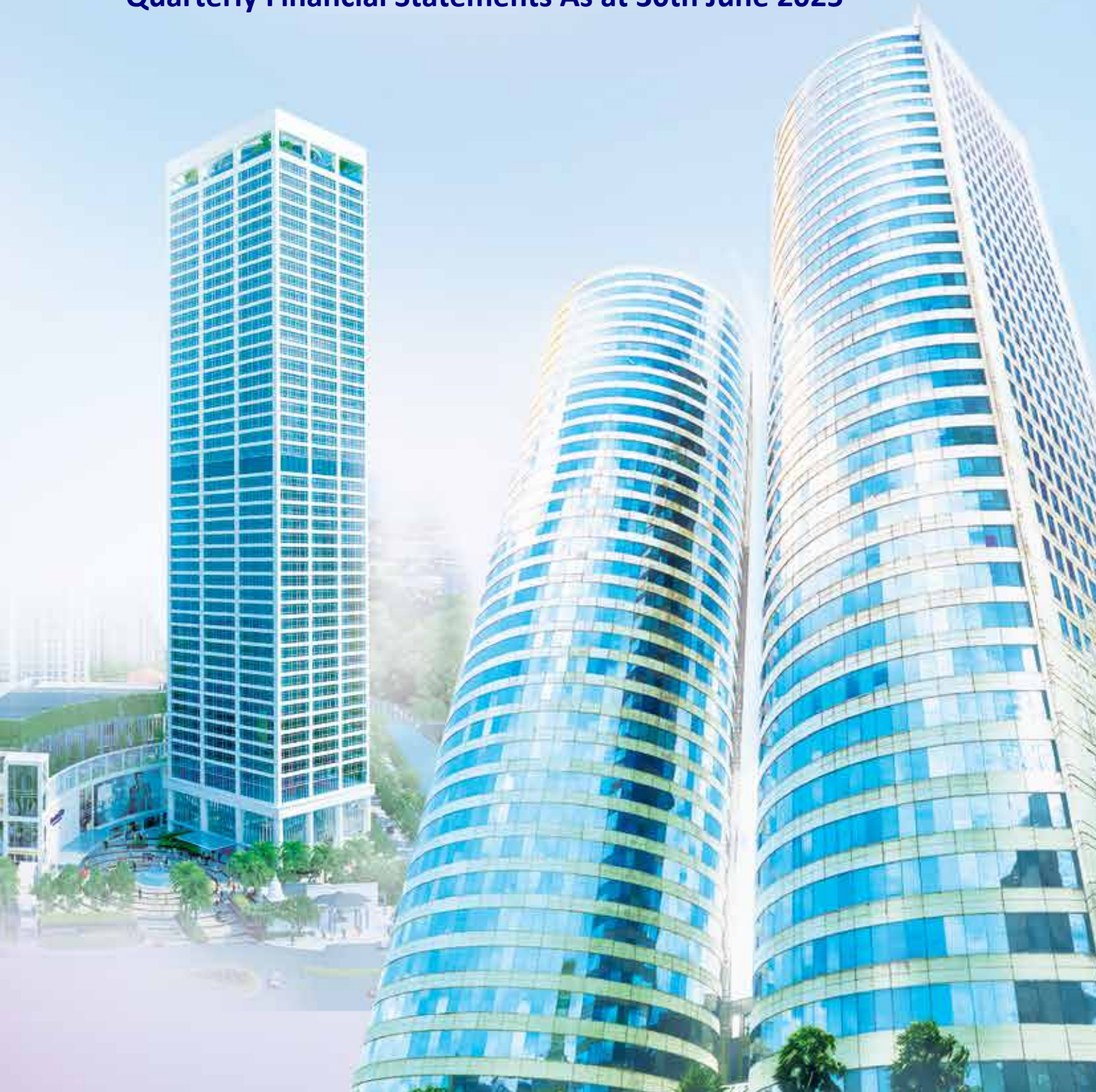


REACHING NEW HEIGHTS

Quarterly Financial Statements As at 30th June 2025



Consolidated Statement of Financial Position

	COMPANY		GROUP	
	30/06/2025	31/12/2024	30/06/2025	31/12/2024
	Rs. '000	(Audited) Rs. '000	Rs. '000	(Audited) Rs. '000
ASSETS				
<u>Non-Current Assets</u>				
Investment Property	28,269,620	28,225,904	71,496,128	69,565,766
Property, Plant & Equipment	490,631	489,033	1,485,896	1,499,786
Intangible Assets	-	-	6,356	7,275
Investments in Subsidiaries	14,388,885	14,388,885	-	-
Inventories	401,113	-	490,594	89,481
Deferred Tax Asset	-	-	11,446	11,446
Other Financial Assets	396,600	416,600	-	-
Total Non-Current Assets	43,946,849	43,520,422	73,490,420	71,173,754
<u>Current Assets</u>				
Inventories	10,792	9,058	858,673	1,248,725
Trade and Other Receivables	1,061,780	1,183,379	1,970,108	2,735,322
Cash & Cash Equivalents	1,884,562	2,486,535	3,843,549	4,188,488
Total Current Assets	2,957,134	3,678,972	6,672,330	8,172,535
Total Assets	46,903,983	47,199,394	80,162,750	79,346,289
EQUITY & LIABILITIES				
<u>Equity Attributable to Equity Holders of the Parent</u>				
Stated Capital	18,443,353	18,443,353	18,443,353	18,443,353
Revaluation Reserve	503,299	503,299	649,483	649,483
Retained Earnings	25,575,045	25,898,556	42,526,464	39,725,900
Total Equity	44,521,697	44,845,208	61,619,300	58,818,736
<u>Non-Current Liabilities</u>				
Post Employment Benefit Liability	43,260	40,658	89,178	79,866
Amounts due to Related Parties	-	-	12,731,593	15,036,967
Differed Tax Liabilities	573,486	573,486	1,037,865	1,037,865
Total Non-Current Liabilities	616,746	614,144	13,858,636	16,154,698
<u>Current Liabilities</u>				
Trade & Other Payables	438,960	531,919	1,617,392	1,633,026
Rental & Customer Deposits	1,111,701	1,069,231	2,661,244	2,347,619
Interest Bearing Loans & Borrowings	-	-	64,500	125,215
Amounts due to Related Parties	21,087	-	38,087	-
Income Tax Payable	163,769	108,705	273,568	236,807
Dividend Payable	30,023	30,187	30,023	30,187
Total Current Liabilities	1,765,540	1,740,042	4,684,814	4,372,855
Total Liabilities	2,382,286	2,354,186	18,543,450	20,527,553
Total Equity & Liabilities	46,903,983	47,199,394	80,162,750	79,346,289

All figures are provisional and subject to audit, unless otherwise stated.

	30/06/2025	31/12/2024	30/06/2025	31/12/2024
Net Asset Value Per Share (Rs)	35.82	36.08	49.57	47.32

sgd.

Ranee Jayamaha
Director

sgd.

P. Yohan S. Perera
Director

Colombo
23rd July 2025

Company - Statement of Profit or Loss

	COMPANY				
	Quarter Ended	Six Months Ended	Quarter Ended	Six Months Ended	Variance
	30/06/2025 Rs. '000	30/06/2025 Rs. '000	30/06/2024 Rs. '000	30/06/2024 Rs. '000	%
Rental Income	683,799	1,369,272	674,809	1,307,186	1%
Other Services	13,581	32,415	13,852	33,074	-2%
Total Revenue	697,380	1,401,687	688,661	1,340,260	1%
Direct Operating Expenses	(189,686)	(379,372)	(188,598)	(377,196)	1%
Gross Profit	507,694	1,022,315	500,063	963,064	2%
Fair Value Gain / (Loss) on Investment Property	444,829	444,829	716,681	716,681	-38%
Administration Expenses	(109,845)	(199,585)	(74,961)	(147,843)	47%
Exchange Gain / (Loss)	25,356	49,299	22,208	(56,848)	14%
Finance Income	39,364	92,785	63,233	157,462	-38%
Profit Before Tax	907,398	1,409,643	1,227,224	1,632,516	-26%
Income Tax Expense	(25,411)	(55,064)	(32,276)	(70,202)	-21%
Profit After Tax	881,987	1,354,579	1,194,948	1,562,314	-26%

All figures are provisional and subject to audit, unless otherwise stated.

Colombo
23rd July 2025

Consolidated - Statement of Profit or Loss

	GROUP				
	Quarter Ended	Six Months Ended	Quarter Ended	Six Months Ended	Variance
	30/06/2025 Rs. '000	30/06/2025 Rs. '000	30/06/2024 Rs. '000	30/06/2024 Rs. '000	%
Rental Income	1,717,502	3,247,330	1,233,761	2,396,519	39%
Sale of Apartments	743,647	1,303,455	458,619	796,582	62%
Other Services	358,875	707,041	231,693	412,185	55%
Total Revenue	2,820,024	5,257,826	1,924,073	3,605,286	47%
Direct Operating Expenses	(549,470)	(1,161,685)	(432,162)	(939,730)	27%
Cost of Sales of Apartments	(255,174)	(434,777)	(139,979)	(296,728)	82%
Gross Profit	2,015,380	3,661,364	1,351,932	2,368,828	49%
Fair Value Gain / (Loss) on Investment Property	2,331,475	2,331,475	1,160,408	1,160,408	High
Administration Expenses	(313,075)	(517,398)	(278,779)	(517,035)	12%
Exchange Gain / (Loss)	(137,333)	(273,660)	(237,207)	1,075,531	-42%
Marketing & Promotional Expenses	(153,266)	(234,595)	(46,120)	(80,022)	High
Finance Cost	(178,034)	(407,054)	(334,711)	(683,485)	-47%
Finance Income	53,398	120,941	80,726	201,742	-34%
Other Income/ (Expenses)	(2,180)	(4,783)	(2,606)	(6,938)	-16%
Profit Before Tax	3,616,365	4,676,290	1,693,643	3,519,029	High
Income Tax Expense	(111,257)	(197,637)	(79,412)	(144,173)	40%
Profit After Tax	3,505,108	4,478,653	1,614,231	3,374,856	High

All figures are provisional and subject to audit, unless otherwise stated.

Accounting Ratios As At

	30/06/2025		30/06/2024	
	Quarter Ended	Six Months Ended	Quarter Ended	Six Months Ended
Dividends Per Share (Rs)	1.35	1.35	1.25	1.25
Interest Cover (Times)		High		High
Debt/Equity Ratio (Times)		0.21		0.31
Quick Asset Ratio (Times)		1.24		1.50
Earnings Per Share	2.82	3.60	1.30	2.72

The Company or its subsidiaries do not have listed debt

STATEMENT OF COMPREHENSIVE INCOME - QUARTER ENDED

	<u>COMPANY</u>		<u>GROUP</u>	
	<u>Quarter Ended</u>	<u>Quarter Ended</u>	<u>Quarter Ended</u>	<u>Quarter Ended</u>
	<u>30/06/2025</u>	<u>30/06/2024</u>	<u>30/06/2025</u>	<u>30/06/2024</u>
	<u>Rs. 000</u>	<u>Rs. 000</u>	<u>Rs. 000</u>	<u>Rs. 000</u>
Profit For the Period	881,987	1,562,314	4,478,653	1,614,231
Revaluation of Land and Buildings	-	-	-	-
Differed Tax Effect	-	-	-	-
Actuarial Gain/(Loss)	-	-	-	-
Differed Tax Effect	-	-	-	-
Other Comprehensive Income for the Period, Net of Tax	-	-	-	-
Total Comprehensive Income for the Period, Net of Tax	<u>881,987</u>	<u>1,562,314</u>	<u>4,478,653</u>	<u>1,614,231</u>
Attributable to:				
Equity Holders of the Parent			4,478,653	1,614,231
Non-controlling Interest			-	-
			<u>4,478,653</u>	<u>1,614,231</u>

STATEMENT OF COMPREHENSIVE INCOME - SIX MONTHS ENDED

	<u>COMPANY</u>		<u>GROUP</u>	
	<u>Six Months Ended</u>	<u>Six Months Ended</u>	<u>Six Months Ended</u>	<u>Six Months Ended</u>
	<u>30/06/2025</u>	<u>30/06/2024</u>	<u>30/06/2025</u>	<u>30/06/2024</u>
	<u>Rs. 000</u>	<u>Rs. 000</u>	<u>Rs. 000</u>	<u>Rs. 000</u>
Profit For the Period	1,354,579	2,046,112	4,478,653	3,374,856
Revaluation of Land and Buildings	-	-	-	-
Differed Tax Effect	-	-	-	-
Actuarial Gain/(Loss)	-	-	-	-
Differed Tax Effect	-	-	-	-
Other Comprehensive Income for the Period, Net of Tax	-	-	-	-
Total Comprehensive Income for the Period, Net of Tax	<u>1,354,579</u>	<u>2,046,112</u>	<u>4,478,653</u>	<u>3,374,856</u>
Attributable to:				
Equity Holders of the Parent			4,478,653	3,374,856
Non-controlling Interest			-	-
			<u>4,478,653</u>	<u>3,374,856</u>

STATEMENT OF CHANGES IN EQUITY

COMPANY

	<u>Stated Capital</u>	<u>Revaluation Reserve</u>	<u>Retained Earnings</u>	<u>Total</u>
	<u>Rs. '000</u>	<u>Rs. '000</u>	<u>Rs. '000</u>	<u>Rs. '000</u>
Balance as at 1/1/2024	18,443,353	467,762	24,822,792	43,733,907
Profit for the Period	-	-	2,629,704	2,629,704
Dividend for 2023			(1,553,787)	(1,553,787)
Other Comprehensive Income for the Period		35,537	(153)	35,384
Balance as at 31/12/2024	18,443,353	503,299	25,898,556	44,845,208
Profit for the Period	-	-	1,354,579	1,354,579
Other Comprehensive Income for the Period	-	-	-	-
Dividend for 2024	-	-	(1,678,090)	(1,678,090)
Balance as at 30/06/2025	18,443,353	503,299	25,575,045	44,521,697

GROUP

	<u>Stated Capital</u>	<u>Revaluation Reserve</u>	<u>Retained Earnings</u>	<u>Total</u>
	<u>Rs. '000</u>	<u>Rs. '000</u>	<u>Rs. '000</u>	<u>Rs. '000</u>
Balance as at 1/1/2024	18,443,353	604,700	35,071,273	54,119,326
Dividend for 2023			(1,553,787)	(1,553,787)
Profit for the Period	-	-	6,210,454	6,210,454
Other Comprehensive Income for the Period	-	44,783	(2,039)	42,744
Balance as at 31/12/2024	18,443,353	649,483	39,725,901	58,818,737
Profit for the Period	-	-	4,478,653	4,478,653
Other Comprehensive Income for the Period	-	-	-	-
Dividend for 2024	-	-	(1,678,090)	(1,678,090)
Balance as at 30/06/2025	18,443,353	649,483	42,526,464	61,619,300

STATEMENT OF CASH FLOWS FOR QUARTER ENDED

	COMPANY		GROUP	
	30/06/2025	30/06/2024	30/06/2025	30/06/2024
	Rs. '000	Rs. '000	Rs. '000	Rs. '000
Cash Flows from Operating Activities				
Profit Before Tax	1,409,643	1,632,516	4,676,290	3,519,029
Adjustments for -				
Depreciation Charge for the Period	8,020	7,578	37,143	23,484
Amortization of Intangible Assets	-	2,451	919	3,300
Post Employment Benefit Expense	3,052	2,374	13,948	12,065
Exchange (Gains)/Losses	-	-	542,552	(1,134,167)
Finance Cost	-	-	407,054	683,485
Finance Income	(92,785)	(157,462)	(120,941)	(201,742)
Fair Value adjustment on Investment Property	(444,829)	(716,681)	(2,331,475)	(1,160,408)
Fair Value adjustment on Rental Income	7,715	31,943	37,603	31,943
Operating Profit /(Loss) before Working Capital Changes	890,815	802,718	3,263,093	1,776,990
(Increase) / Decrease in Trade and Other Receivables	113,884	(153,468)	727,612	6,959
Increase / (Decrease) in Rental and Customer Deposits	42,470	75,289	313,625	95,688
(Increase) / Decrease in Inventories	(1,734)	4,230	390,052	273,154
Increase / (Decrease) in Trade and Other Payables	(93,123)	(25,598)	(15,798)	(64,991)
Increase/ (Decrease) in Amounts due to Related Parties	21,087	438,849	(3,022,157)	(1,231,363)
Cash Generated From/ (Used in) Operations	973,400	1,142,021	1,656,427	856,436
Income Tax Paid	-	(21,815)	(160,876)	(122,346)
Finance Cost Paid	-	-	(194,737)	(25,912)
Defined Benefit Plan Costs Paid	(450)	(984)	(4,636)	(3,051)
Net Cash Generated From/(Used in) Operating Activities	972,950	1,119,222	1,296,178	705,128
Cash Flows from Investing Activities :				
Acquisition of Property, Plant and Equipment	(9,618)	(2,793)	(23,252)	(32,081)
Acquisition of Intangible Assets	-	-	-	(3,984)
Acquisition/(Disposal/ Transfer) of investment property	-	(52,365)	-	(60,943)
Investment in Subsidiaries	-	(680,000)	-	-
Receipt of Interest Bearing loans and Borrowings	20,000	-	-	-
Finance Income	92,785	157,462	120,941	201,742
Net Cash From/(Used) in Investing Activities	103,167	(577,695)	97,689	104,734
Cash Flows from Financing Activities :				
Loan Obtained /(Settlements)	-	-	(60,715)	(556,546)
Dividend Paid	(1,678,090)	(1,553,787)	(1,678,090)	(1,553,787)
Net Cash Flow from Financing Activities	(1,678,090)	(1,553,787)	(1,738,805)	(2,110,333)
Net Increase/ (Decrease) in Cash and Cash Equivalents	(601,973)	(1,012,260)	(344,938)	(1,300,472)
Cash and Cash Equivalents at the beginning of the Period	2,486,535	3,101,077	4,188,488	4,318,982
Cash and Cash Equivalents at the end of the Period	1,884,562	2,088,817	3,843,549	3,018,510

Notes

1 General Information

Overseas Realty (Ceylon) PLC is a public limited company incorporated and domiciled in Sri Lanka and is listed on the Colombo Stock Exchange since 1982. The registered office of the Company is located at Level 18, East Tower, World Trade Center, Echelon Square, Colombo 01.

Overseas Realty (Ceylon) PLC ("the Company) and its subsidiaries' (together "the Group) principal activities and nature of operations were Property Leasing, Property Trading, Property Services and Trading of Building Materials.

2 Basis of Preparation

The concise interim financial statements for the period ended 30th June 2025 of the Company and the Group have been prepared in accordance with Sri Lanka Accounting Standards 34, 'Interim Financial Reporting'. The concise consolidated interim financial statements should be read in conjunction with the audited financial statements for the year ended 31st December 2024.

3 Segment Results

3.1 Year Ended 30th June 2025

	Property Leasing	Property Trading	Property Services	Inter/Intra Segment Eliminations	Consolidated
	Rs. '000	Rs. '000	Rs. '000	Rs. '000	Rs. '000
Revenue	3,570,632	1,319,916	367,278	-	5,257,826
Direct Operating Expenses	(919,723)	-	(241,962)	-	(1,161,685)
Cost of Sales	-	(434,777)	-	-	(434,777)
Gross Profit	2,650,909	885,140	125,316	-	3,661,364
Fair Value Gain/ (Loss) on Investment Property	2,331,475	-	-	-	2,331,475
Administration Expenses	(338,249)	(30,794)	(148,356)	-	(517,398)
Exchange Gain / (Loss)	(274,242)	453	129	-	(273,660)
Marketing & Promotional Expenses	(174,705)	(59,890)	-	-	(234,595)
Finance Cost	(406,240)	(451)	(3,237)	2,874	(407,054)
Finance Income	118,918	3,594	1,302	(2,874)	120,941
Other Income	-	(4,783)	-	-	(4,783)
Profit Before Tax	3,907,866	793,269	(24,845)	-	4,676,290

3.2 Year Ended 30th June 2024

	Property Leasing	Property Trading	Property Services	Inter/Intra Segment Eliminations	Consolidated
	Rs. '000	Rs. '000	Rs. '000	Rs. '000	Rs. '000
Revenue	2,561,619	808,776	234,891	-	3,605,286
Direct Operating Expenses	(789,348)	-	(150,382)	-	(939,730)
Cost of Sales	-	(296,728)	-	-	(296,728)
Gross Profit	1,772,271	512,048	84,509	-	2,368,828
Fair Value Gain/ (Loss) on Investment Property	1,160,408	-	-	-	1,160,408
Administration Expenses	(385,155)	(33,450)	(98,431)	-	(517,036)
Exchange Gain / (Loss)	1,015,946	60,151	(565)	-	1,075,532
Marketing & Promotional Expenses	(48,193)	(31,828)	-	-	(80,022)
Finance Cost	(656,650)	(30,237)	(2,911)	6,313	(683,485)
Finance Income	172,874	33,673	1,508	(6,313)	201,742
Other Income	-	(6,938)	-	-	(6,938)
Profit Before Tax	3,031,501	503,419	(15,890)	-	3,519,029

3.3 Segment Assets & Liabilities

	Property Leasing	Property Trading	Property Services	Inter/Intra Segment Eliminations	Consolidated
	Rs. '000	Rs. '000	Rs. '000	Rs. '000	Rs. '000
As At 30th June 2025					
Total Assets	90,898,452	26,951,381	254,533	(37,941,616)	80,162,750
Total Liabilities	18,427,959	806,763	198,770	(890,042)	18,543,450
As At 30th June 2024					
Total Assets	88,653,688	3,809,319	237,619	(14,827,383)	77,873,243
Total Liabilities	22,373,853	193,179	167,984	(823,450)	21,911,566

3.4 Other Segment Information

	Property Leasing	Property Trading	Property Services	Consolidated
	Rs. '000	Rs. '000	Rs. '000	Rs. '000
Total cost incurred during the year to acquire				
Property Plant & Equipment	19,345	2,545	1,362	23,252
Depreciation - Charge for the Period	25,213	11,487	442	37,143
Amortization	919	-	-	919
Employee Benefit Costs	450,957	49,623	97,062	597,642

4 Revenue

In recognizing revenue from sale of properties, management applies judgment ascertaining when the risks and rewards of ownership have passed to the buyers. In this regard, management sought professional legal advice in determining the point at which equitable interest passes to the buyer and accordingly recognizes revenue under the percentage of completion method as the Group continuously transfers to the buyer significant risks and rewards of ownership of the work in progress in its current state as the construction progress.

The Group determined that the input method is the best method in measuring progress of the construction because there is a direct relationship between the Group's effort and the transfer of service to the customer. The Group recognises revenue on the basis of the total cost incurred relative to the total expected cost to complete the construction.

5 Contingent Liabilities

The following entities in the Group are involved in legal actions described below.

The Company's subsidiary Mireka Capital Land (Pvt) Ltd was assessed for Value Added Tax (VAT) for periods between January 2006 and January 2009 amounting to Rs 190 Mn plus penalties. The Company appealed against same and filed a Writ Application in the Court of Appeal to prevent recovery action being taken by Authorities. The Company appealed at the Tax Appeal Commission (TAC) on the same matter and the TAC Determination has been issued dismissing the said appeal of the Company. The Company has appealed against the TAC Determination in the Court of Appeal. Although there can be no assurance, the Directors believe, based on the expert advice received and the information currently available, that the ultimate resolution of the said legal proceedings would be favorable to the Company and therefore would not have an adverse effect on the results of operations or financial position.

An assessment was raised on the Company's Subsidiary Mireka Homes (Pvt) Ltd (MHL) disallowing input VAT of Rs 324 Mn and the Company has appealed at the Tax Appeal Commission and the TAC determination has been issued dismissing the said appeal of the company. The Company has appealed against the TAC Determination in the Court of Appeal. Although there can be no assurance, the Directors believe, based on the information currently available, that the ultimate resolution of appeal / legal proceedings would be favorable to the Company and therefore would not have an adverse effect on the results of operations or financial position.

7 Capital Expenditure Commitments

- a) Mireka Seascape (Pvt) Ltd, a fully owned Sub- Subsidiary of Overseas Realty (Ceylon) PLC has made commitments amounting to Rs. 159 Mn in respect of an apartment project planned to be developed at Dodanduwa, Galle district.

8 Investment Property

Fair value of the Investment Properties are ascertained by annual independent valuations carried out by Mr. Lochana I Silva, Chartered Valuation Surveyor who has experience in valuing properties of akin location and category. Investment Property is appraised in accordance with Sri Lanka Financial Reporting Standards and 8th edition of International Valuation Standards published by the International Valuation Standards Committee (IVSC), by the independent valuer. In determining the fair value, the capitalization of net income method has been adopted using the Discounted Cash Flow (DCF) technique, which is based upon assumptions including future rental income, anticipated maintenance costs, appropriate discounting rate and making reference to market evidence of transaction prices for similar properties, with appropriate adjustments for size and location. The appraised fair values are approximated within appropriate range of values.

- 8.1 The Company owns 185 Condominium Units of the World Trade Center that are held to earn rentals. These units constitute the Investment Property of the Company.

The significant assumptions used by the Valuer are as follows;

		31st December 2024	30th June 2025
Estimated Market Rent per sq:ft	Rs.	360 - 530	375 - 705
Rate of growth in future rentals		1 to 2 year 0%	1 to 2 year 0%
		3 - 10 years 2%	3 - 10 years 1.5%
		After 10 years 0% p.a.	After 10 years 0% p.a.
Anticipated Maintenance Cost		47.5% of rentals	48.5% of rentals
Capitalisation Rate		6.75% p.a.	7.00% p.a.

Based on the above assumptions the Fair Value of the Investment Property, pertaining to the above condominium unit as at 30th June 2025 was Rs.28,217,000,000/= (31st December 2024 Rs. 27,772,171,193/=). The resulting Fair Value Gain of Rs. 444,828,807/= has been accounted in the Financial Statements as at 30th June 2025.

- 8.2 The Company owns a land situated in the Galle District. The Fair Value of this Investment Property ascertained by an independent valuation as at 31st December 2024 was Rs 453,733,000. From this, a land block of A1-R2-P24.7 at a Fair Value of Rs. 401,113,000 allocated to Mireka Seascape (Pvt) Ltd (MSL) apartment project, was transferred to Long Term Inventory upon signing a Development Agreement between the Company and MSL. Accordingly the Fair Value of remaining land of A0-R2-P13.80 of Rs. 52,620,000 was depicted under Investment Property as at 30th June 2025.
- 8.3 The Group Investment Property includes Two Floors at the World Trade Center Colombo, (L36 & 37 of West Tower) which are owned by Overseas Realty Investment (Private) Limited a fully owned Subsidiary of Overseas Realty Ceylon PLC. The Fair Value of this property as at 31st December 2024 was Rs 1,103,890,484.
- 8.4 The Group Investment Property includes the Havelock City Mall and Officer Tower which are owned by Havelock City (Private) Limited a fully owned Subsidiary of Overseas Realty Ceylon PLC.

The significant assumptions used by the Valuer are as follows;

		31st December 2024	30th June 2025
Estimated Market Rent per sq:ft	Rs.	520 - 780	472 - 737
Rate of growth in future rentals		1 year 0%	1 year 1.5%
		2nd year 3% to 10% p.a	: 2 -10years 1.50% p.a.
		3 - 10 years 5% p.a	
		After 10 years 0% to 1% p.a.	After 10 years 0%
Anticipated Maintenance Cost		42.5% of rentals	43% to 50% of rentals
Capitalisation Rate		6.25% p.a.	6.75% p.a.

Based on the above assumptions, the Fair Value as at 30th June 2025 was Rs 42,525,000,000/= (31st December 2024 Rs. 40,638,354,000/=), resulting in a Fair Value Gain of Rs. 1,886,646,000/=.

- 8.5 It is considered that the Fair Values reflected as at 31st December 2024 mentioned on notes 8.2, 8.3 continues to be valid. Accordingly no change in the Fair Value of Investment Properties have been accounted as at 30th June 2025.

9 Stated Capital

	30/06/2025 No. of Shares	30/06/2025 Rs. '000	30/06/2024 Rs. '000
Ordinary Shares	1,243,029,582	18,097,919	18,097,919
Capital Redemption Reserve Fund	-	149	149
Balance in Share Premium	-	345,286	345,286
Total	1,243,029,582	18,443,353	18,443,353

- 10 All figures are provisional and subject to audit, unless otherwise stated.

- 11 The Company has applied the accounting principles to the current quarter which are consistent with that of the last Annual Report for the Year Ended 31st December 2024.

12 Events Occurring after the Balance Sheet date

There have been no material events occurring after the Balance Sheet date that require adjustments to or disclosure in the Financial Statements.

1 Share Information

Market prices of the Shares for the Quarter Ended 30th June 2025

	2025 Quarter Rs.	2024 Quarter Rs.
Highest	29.90	18.50
Lowest	21.70	16.20
Closing	28.10	17.90

2 List of 20 Major Shareholders (Based on their Shareholdings)

NAME	As at 30th June 2025			As at 31st March 2025		
	Rank	Number of Shares	%	Rank	Number of Shares	%
SHING KWAN INVESTMENT COMPANY LIMITED	1	477,655,116	38.43	1	477,655,116	38.43
UNITY BUILDER LIMITED	2	231,951,090	18.66	2	231,951,090	18.66
ORTHOPAEDIC CLINIC (PTE.) LTD	3	163,032,386	13.12	3	163,032,386	13.12
PEELI LIMITED	4	151,835,993	12.21	4	151,835,993	12.21
SHING KWAN INVESTMENT (SINGAPORE) PTE LTD	5	38,323,522	3.08	5	38,323,522	3.08
PEOPLES BANK MANAGER-TREASURY-OPS	6	30,538,203	2.46	6	30,538,203	2.46
MR. E.P. ONG	7	20,914,890	1.68	7	20,914,890	1.68
MR. P.D. SAMARASINGHE	8	15,892,093	1.28	8	15,892,093	1.28
EMPLOYEES TRUST FUND BOARD	9	9,385,104	0.76	9	9,940,886	0.80
J.B. COCOSHEL (PVT) LTD	10	8,665,553	0.70	10	6,998,098	0.56
ABLE TREND VENTURES LIMITED	11	5,020,000	0.40	11	5,020,000	0.40
MR. L.J.M.A. JAYASUNDARA (JOINT MRS. R.R. JAYASUNDARA)	12	3,000,000	0.24	-	-	-
BANK OF CEYLON NO2 A/C, C/O BOC PENSION TRUST FUND	13	2,877,474	0.23	13	2,877,474	0.23
MR. R.P. WEERASSORIYA	14	2,613,210	0.21	-	-	-
MR. M.A. JAFERJEE	15	2,335,088	0.19	15	2,335,088	0.19
MR. A.M. WEERASINGHE	16	2,052,073	0.17	17	2,052,073	0.17
SEYLAN BANK PLC/ANDARADENIYA ESTATE (PVT) LTD	17	2,000,000	0.16	18	2,000,000	0.16
M/S. FINCO HOLDINGS (PRIVATE) LIMITED	18	1,967,263	0.16	-	-	-
HATTON NATIONAL BANK PLC/DINESH NAGENDRA SELLAMUTTU	19	1,765,880	0.14	19	1,765,880	0.14
MR. GAUTAM RAHUL	20	1,710,000	0.14	20	1,704,000	0.14
SRI LANKA INSURANCE CORPORATION LTD-LIFE FUND	-	-	-	12	4,649,218	0.37
CAPITAL ALLIANCE PLC				14	2,700,463	0.22
SEYLAN BANK PLC/G..ABHANUKA HARISCHANDRA				16	2,118,397	0.17
TOTAL		1,173,534,938	94.42		1,174,304,870	94.47

3 Directors Shareholding

	Number of Shares As at 30th June 2025	Number of Shares As at 31st March 2025
	Mr. Ajith Mahendra De Silva Jayaratne (Dir/Chairman)	-
Mrs. Mildred Tao Ong	-	-
Mr. En Ping Ong	20,914,890	20,914,890
Mr. Leslie Ralph De Lanerolle	-	-
Dr. Ramee Jayamaha	-	-
Mr. Ben Nien Benny Tao	-	-
Mr. Brian Tao	-	-
Dr. Aritha R. Wikramanayake	-	-
Mr. Carl Noel Shamil Mendis	-	-
Mr. P. Yohan S. Perera	-	-
Mr. Pravir Dhanoush Samarasinghe (Dir/GCEO)	15,892,093	15,892,093
	36,806,983	20,914,890

4 Float adjusted Market Capitalization

	Rs 3.9 Bn	Rs 3.3 Bn
Required minimum Public Holding % as per Listing Rules (In terms of Rule 7.13.1(b) of the Listing Rules of the CSE, the Company qualifies under option 1 of the minimum public holding requirement)	7.5%	7.5%

5 Public Holding as a % of Issued Share Capital

	11.13%	11.13%
Number of Public Shareholders	4,718	4,739

OVERSEAS REALTY (CEYLON) PLC

Corporate Information

Legal Form

A Quoted Public Company with limited liability, incorporated in Sri Lanka on 28th October 1980 under the Companies Ordinance (Cap.145) bearing Company Registration No.PBS 1084 and listed on the Colombo Stock Exchange. The Company was re-registered under Companies Act No. 7 of 2007 and bears the Company Registration No. PQ 39.

Directors

Ajit Mahendra De Silva Jayaratne - Chairman *
Mildred Tao Ong
En Ping Ong
Leslie Ralph de Lanerolle
Ranee Jayamaha
Ben Nien Benny Tao
Brian Tao
Aritha Rahula Wikramanayake
Carl Noel Shamil Mendis
P. Yohan S. Perera
Indrajit A. Wickramasinghe
Pravir Dhanoush Samarasinghe

Audit Committee

P. Yohan S. Perera - Chairman
Ajit Mahendra De Silva Jayaratne *
Indrajit A. Wickramasinghe
Ranee Jayamaha **

Remuneration Committee

Carl Noel Shamil Mendis - Chairman
Indrajit A. Wickramasinghe
Aritha Rahula Wikramanayake
En Ping Ong
Ajit Mahendra De Silva Jayaratne *

Related Party Review Committee

Indrajit A. Wickramasinghe - Chairman
P. Yohan S. Perera
Ajit Mahendra De Silva Jayaratne *
Ranee Jayamaha

Nomination and Governance Committee

Aritha Rahula Wikramanayake - Chairman
Carl Noel Shamil Mendis
Ajit Mahendra De Silva Jayaratne *
Ranee Jayamaha
En Ping Ong

* Deceased on 10th July 2025

** Appointed on 14th July 2025

Company Secretary

Melissa Jansz - Attorney - at - Law

Auditors

Messrs. Ernst & Young - Chartered Accountants

Registrars

S S P Corporate Services (Private) Limited

Registered Office

Overseas Realty (Ceylon) PLC
Level 18 - East Tower
World Trade Center
Echelon Square
Colombo 01

Tel: 2346333

Subsidiaries

Realty Management Services (Pvt) Ltd
Mireka Capital Land (Pvt) Ltd
Mireka Homes (Pvt) Ltd
Havelock City (Pvt) Ltd
Mireka Residencies (Pvt) Ltd
Mireka Property (Pvt) Ltd
Overseas Realty Investments (Pvt) Ltd
Overseas Realty Trading (Pvt) Ltd
Mireka Seascape (Pvt) Ltd

Level 18 - East Tower
World Trade Center
Echelon Square
Colombo 01
Tel: 2346333

Websites

www.orcl.lk
www.wtc.lk
www.havelockcity.lk