OVERSEAS REALTY (CEYLON) PLC

# Quarterly Financial Statements
# As at 31st March 2026

# SHAPING NEW VISTAS

**Company and Group Consolidated Statements of Financial Positions**

| | COMPANY | | GROUP | |
|---|---|---|---|---|
| | 31/03/2026 | 31/12/2025 (Audited) | 31/03/2026 | 31/12/2025 (Audited) |
| | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 |
| **ASSETS** | | | | |
| **Non-Current Assets** | | | | |
| Investment Property | 29,039,064 | 29,039,064 | 72,390,481 | 72,390,481 |
| Property, Plant & Equipment | 503,194 | 506,673 | 1,543,643 | 1,557,611 |
| Intangible Assets | 1,384 | - | 7,167 | 6,286 |
| Investments in Subsidiaries | 14,740,485 | 14,740,485 | - | - |
| Inventories | 401,113 | 401,113 | 616,838 | 596,474 |
| Deferred Tax Asset | - | - | 8,260 | 8,260 |
| Total Non-Current Assets | 44,685,240 | 44,687,335 | 74,566,389 | 74,559,112 |
| **Current Assets** | | | | |
| Inventories | 38,779 | 18,644 | 479,918 | 589,160 |
| Trade and Other Receivables | 1,249,591 | 1,024,395 | 2,384,495 | 2,246,690 |
| Cash & Cash Equivalents | 3,524,835 | 3,006,208 | 7,957,727 | 6,381,995 |
| Total Current Assets | 4,813,205 | 4,049,247 | 10,822,140 | 9,217,845 |
| **Total Assets** | **49,498,445** | **48,736,582** | **85,388,529** | **83,776,957** |
| **EQUITY & LIABILITIES** | | | | |
| **Equity Attributable to Equity Holders of the Parent** | | | | |
| Stated Capital | 18,443,353 | 18,443,353 | 18,443,353 | 18,443,353 |
| Revaluation Reserve | 526,098 | 526,098 | 718,714 | 718,714 |
| Retained Earnings | 27,850,858 | 27,294,340 | 48,501,625 | 46,668,191 |
| **Total Equity** | 46,820,309 | 46,263,791 | 67,663,692 | 65,830,258 |
| **Non-Current Liabilities** | | | | |
| Post Employment Benefit Liability | 57,805 | 55,249 | 114,679 | 108,914 |
| Amounts due to Related Parties | - | - | 10,405,863 | 10,880,023 |
| Deferred Tax Liabilities | 589,810 | 589,810 | 1,266,782 | 1,266,782 |
| Total Non-Current Liabilities | 647,615 | 645,059 | 11,787,324 | 12,255,719 |
| **Current Liabilities** | | | | |
| Trade & Other Payables | 483,548 | 571,338 | 1,837,022 | 1,913,234 |
| Rental & Customer Deposits | 1,369,099 | 1,143,556 | 3,651,389 | 3,355,989 |
| Interest Bearing Loans & Borrowings | - | - | 30,000 | 80,803 |
| Amounts due to Related Parties | 41,850 | - | 50,217 | - |
| Income Tax Payable | 104,586 | 81,232 | 337,447 | 309,348 |
| Dividend Payable | 31,438 | 31,606 | 31,438 | 31,606 |
| Total Current Liabilities | 2,030,521 | 1,827,732 | 5,937,513 | 5,690,980 |
| Total Liabilities | 2,678,136 | 2,472,791 | 17,724,837 | 17,946,699 |
| **Total Equity & Liabilities** | **49,498,445** | **48,736,582** | **85,388,529** | **83,776,957** |

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

| | 31/03/2026 | 31/12/2025 | 31/03/2026 | 31/12/2025 |
|---|---|---|---|---|
| Net Asset Value Per Share (Rs) | 37.67 | 37.22 | 54.43 | 52.96 |

I certify that the financial statements comply with the requirements of the Companies Act No.7 of 2007.

Sgd.
**Emil Ranasinghe**
Chief Financial Officer

The Board of Directors is responsible for these financial statements.

Sgd.
**Ranee Jayamaha**
Director

Sgd.
**P. Yohan S. Perera**
Director

Colombo
29th April 2026

**Company - Statement of Profit or Loss**

| | COMPANY | | |
|---|---|---|---|
| | **Quarter Ended** | **Quarter Ended** | **Variance** |
| | **31/03/2026 Rs. '000** | **31/03/2025 Rs. '000** | **%** |
| **Revenue** | **779,852** | **704,307** | 11% |
| Direct Operating Expenses | (193,819) | (189,686) | 2% |
| **Gross Profit** | **586,033** | **514,621** | 14% |
| Administration Expenses | (96,332) | (89,742) | 7% |
| **Operating Profit** | 489,701 | 424,879 | 15% |
| Exchange Gain / (Loss) | 39,636 | 23,943 | 66% |
| Finance Income | 50,535 | 53,421 | -5% |
| **Profit Before Tax** | **579,872** | **502,243** | 15% |
| Income Tax Expense | (23,354) | (29,653) | -21% |
| **Profit After Tax** | **556,518** | **472,590** | 18% |

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

Colombo
29th April 2026

**Consolidated - Statement of Profit or Loss**

| | GROUP | | |
|---|---|---|---|
| | **Quarter Ended** | **Quarter Ended** | **Variance** |
| | **31/03/2026 Rs. '000** | **31/03/2025 Rs. '000** | **%** |
| **Revenue** | **3,291,765** | **2,437,801** | 35% |
| Direct Operating Expenses | (726,150) | (612,215) | 19% |
| Cost of Sales of Apartments | (162,259) | (179,603) | -10% |
| **Gross Profit** | **2,403,356** | **1,645,983** | 46% |
| Administration Expenses | (263,861) | (204,323) | 29% |
| Marketing & Promotional Expenses | (91,101) | (81,329) | 12% |
| **Operating Profit** | **2,048,394** | **1,360,331** | **51%** |
| Finance Cost | (152,379) | (229,020) | -33% |
| Finance Income | 100,174 | 67,543 | 48% |
| Other Income/ (Expenses) | (2,578) | (2,603) | -1% |
| Exchange Gain / (Loss) | (67,834) | (136,327) | -50% |
| **Profit Before Tax** | **1,925,777** | **1,059,924** | 82% |
| Income Tax Expense | (92,344) | (86,380) | 7% |
| **Profit After Tax** | **1,833,433** | **973,544** | 88% |

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

| **Accounting Ratios As At** | **31/03/2026 Quarter Ended** | **31/03/2025 Quarter Ended** |
|---|---|---|
| Dividends Per Share (Rs) | - | - |
| Interest Cover (Times) | 14 | 6 |
| Debt/Equity Ratio (Times) | 0.26 | 0.24 |
| Quick Asset Ratio (Times) | 1.75 | 1.63 |
| Earnings Per Share (Rs) | 1.47 | 0.78 |

The Company or its subsidiaries do not have listed debt

STATEMENT OF COMPREHENSIVE INCOME - 1ST QUARTER ENDED

| | COMPANY | | GROUP | |
|---|---|---|---|---|
| | Quarter Ended | Quarter Ended | Quarter Ended | Quarter Ended |
| | 31/03/2026 | 31/03/2025 | 31/03/2026 | 31/03/2025 |
| | Rs. 000 | Rs. 000 | Rs. 000 | Rs. 000 |
| Profit For the Period | 556,516 | 472,590 | 1,833,433 | 973,544 |
| Revaluation of Land and Buildings | - | - | - | - |
| Deferred Tax Effect | - | - | - | - |
| Actuarial Gain/(Loss) | - | - | - | - |
| Deferred Tax Effect | - | - | - | - |
| Other Comprehensive Income for the Period, Net of Tax | - | - | - | - |
| Total Comprehensive Income for the Period, Net of Tax | 556,516 | 472,590 | 1,833,433 | 973,544 |
| **Attributable to:** | | | | |
| Equity Holders of the Parent | | | 1,833,433 | 973,544 |
| Non-controlling Interest | | | - | - |
| | | | **1,833,433** | **973,544** |

**STATEMENT OF CHANGES IN EQUITY**

**COMPANY**

| | Stated Capital | Revaluation Reserve | Retained Earnings | Total |
|---|---|---|---|---|
| | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 |
| **Balance as at 1/1/2025** | **18,443,353** | **503,299** | **25,898,556** | **44,845,208** |
| Profit for the Year | - | - | 3,080,080 | **3,080,080** |
| Dividend for 2024 | - | - | (1,678,090) | **(1,678,090)** |
| Other Comprehensive Income for the Year | | 22,799 | (6,206) | **16,593** |
| **Balance as at 31/12/2025** | **18,443,353** | **526,098** | **27,294,340** | **46,263,791** |
| Profit for the Period | - | - | 556,518 | **556,518** |
| Other Comprehensive Income for the Period | - | - | - | - |
| **Balance as at 31/03/2026** | **18,443,353** | **526,098** | **27,850,858** | **46,820,309** |

**GROUP**

| | Stated Capital | Revaluation Reserve | Retained Earnings | Total |
|---|---|---|---|---|
| | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 |
| **Balance as at 1/1/2025** | **18,443,353** | **649,483** | **39,725,901** | **58,818,737** |
| Profit for the Year | - | - | 8,631,060 | **8,631,060** |
| Dividend for 2024 | | | (1,678,090) | **(1,678,090)** |
| Other Comprehensive Income for the Year | - | 69,231 | (10,679) | **58,552** |
| **Balance as at 31/12/2025** | **18,443,353** | **718,714** | **46,668,192** | **65,830,259** |
| Profit for the Period | - | - | 1,833,433 | **1,833,433** |
| Other Comprehensive Income for the Period | - | - | - | - |
| **Balance as at 31/03/2026** | **18,443,353** | **718,714** | **48,501,625** | **67,663,692** |

**STATEMENT OF CASH FLOWS FOR QUARTER ENDED**

| | COMPANY | | GROUP | |
|---|---|---|---|---|
| | **31/03/2026** | **31/03/2025** | **31/03/2026** | **31/03/2025** |
| | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 |
| **Cash Flows from Operating Activities** | | | | |
| Profit Before Tax | 579,870 | 502,243 | 1,925,777 | 1,059,924 |
| **Adjustments for -** | | | | |
| Depreciation Charge for the Period | 4,274 | 3,980 | 21,594 | 18,443 |
| Amortization of Intangible Assets | - | - | 503 | 457 |
| Post Employment Benefit Expense | 2,556 | 1,526 | 7,477 | 10,170 |
| Exchange (Gains)/Losses | (1,884) | 393 | 165,590 | (177,418) |
| Finance Cost | - | - | 152,379 | 229,020 |
| Finance Income | (50,535) | (53,421) | (100,174) | (67,543) |
| **Operating Profit /(Loss) before Working Capital Changes** | 534,280 | 454,721 | 2,173,146 | 1,073,052 |
| (Increase) / Decrease in Inventories | (20,135) | (6,219) | 88,878 | 165,493 |
| (Increase) / Decrease in Trade and Other Receivables | (189,967) | 60,708 | (102,578) | 284,171 |
| Increase / (Decrease) in Rental and Customer Deposits | 225,543 | 25,737 | 295,400 | 164,400 |
| Increase / (Decrease) in Trade and Other Payables | (87,790) | (94,546) | (76,212) | (152,416) |
| Increase/ (Decrease) in Amounts due to Related Parties | 41,850 | 134,890 | (741,787) | (700,375) |
| **Cash Generated from/ (Used in) Operations** | 503,781 | 575,292 | 1,636,848 | 834,325 |
| Income Tax Paid | - | - | (64,245) | (43,770) |
| Finance Cost Paid | - | - | (2,010) | (229,020) |
| Defined Benefit Plan Costs Paid | - | - | (1,712) | (1,936) |
| **Net Cash Generated from/(Used in) Operating Activities** | 503,781 | 575,292 | 1,568,882 | 559,598 |
| **Cash Flows from Investing Activities :** | | | | |
| Acquisition of Property, Plant and Equipment | (795) | (7,241) | (7,626) | (14,191) |
| Acquisition of Intangible Assets | (1,384) | - | (1,384) | - |
| Finance Income | 17,192 | 53,421 | 66,831 | 67,543 |
| **Net Cash generated from/(Used) in Investing Activities** | 15,014 | 46,180 | 57,821 | 53,353 |
| **Cash Flows from Financing Activities :** | | | | |
| Loan Obtained /(Settlements) | - | - | (50,803) | (60,715) |
| Dividend Paid | (168) | (164) | (168) | (164) |
| **Net Cash Flow from Financing Activities** | (168) | (164) | (50,971) | (60,878) |
| Net Increase/ (Decrease) in Cash and Cash Equivalents | 518,627 | 621,308 | 1,575,732 | 552,073 |
| **Cash and Cash Equivalents at the beginning of the Period** | 3,006,208 | 2,486,535 | 6,381,995 | 4,188,488 |
| **Cash and Cash Equivalents at the end of the Period** | 3,524,835 | 3,107,843 | 7,957,727 | 4,740,560 |

**Notes**

1 **General Information**

Overseas Realty (Ceylon) PLC is a Public Listed 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 31st March 2026 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 2025.

3 **Segment Results**

3.1 **Period Ended 31st March 2026**

| | Property Leasing | Property Trading | Property Services | Inter/Intra Segment Eliminations | Consolidated |
|---|---|---|---|---|---|
| | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 |
| Revenue | 2,437,880 | 556,157 | 297,728 | - | 3,291,765 |
| Direct Operating Expenses | (504,508) | - | (221,642) | - | (726,150) |
| Cost of Sales | - | (162,259) | - | - | (162,259) |
| **Gross Profit** | **1,933,372** | **393,898** | **76,086** | **-** | **2,403,356** |
| Administration Expenses | (187,157) | (9,597) | (67,107) | - | (263,861) |
| Marketing & Promotional Expenses | (73,354) | (17,747) | - | | (91,101) |
| **Operating Profit** | **1,672,861** | **366,554** | **8,979** | **-** | **2,048,394** |
| Exchange Gain / (Loss) | (69,014) | 1,036 | 144 | | (67,834) |
| Finance Cost | (150,583) | (275) | (1,521) | - | (152,379) |
| Finance Income | 88,613 | 10,835 | 726 | - | 100,174 |
| Other Income | - | (2,578) | - | | (2,578) |
| **Profit Before Tax** | **1,541,877** | **375,572** | **8,328** | **-** | **1,925,777** |
| Income Tax Expense | (30,659) | (56,551) | (5,134) | - | (92,344) |
| **Profit After Tax** | **1,511,218** | **319,021** | **3,194** | **-** | **1,833,433** |

3.2 **Period Ended 31st March 2025**

| | Property Leasing | Property Trading | Property Services | Inter/Intra Segment Eliminations | Consolidated |
|---|---|---|---|---|---|
| | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 | Rs. '000 |
| Revenue | 1,680,134 | 569,318 | 188,349 | - | 2,437,801 |
| Direct Operating Expenses | (449,384) | - | (162,831) | - | (612,215) |
| Cost of Sales | - | (179,603) | - | - | (179,603) |
| **Gross Profit** | **1,230,750** | **389,715** | **25,518** | **-** | **1,645,983** |
| Administration Expenses | (164,355) | (16,995) | (22,973) | - | (204,323) |
| Marketing & Promotional Expenses | (61,351) | (19,978) | - | - | (81,329) |
| **Operating Profit** | **1,005,044** | **352,742** | **2,545** | **-** | **1,360,331** |
| Exchange Gain / (Loss) | (136,550) | 243 | (20) | - | (136,327) |
| Finance Cost | (228,780) | (200) | (1,746) | 1,706 | (229,020) |
| Finance Income | 66,954 | 1,650 | 645 | (1,706) | 67,543 |
| Other Income | - | (2,603) | - | - | (2,603) |
| **Profit Before Tax** | **706,668** | **351,832** | **1,424** | **-** | **1,059,924** |
| Income Tax Expense | (34,848) | (49,520) | (2,012) | - | (86,380) |
| **Profit After Tax** | **671,820** | **302,312** | **(588)** | **-** | **973,544** |

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 31st March 2026** | | | | | |
| Total Assets | 97,887,938 | 28,132,554 | 259,747 | (40,891,709) | 85,388,529 |
| Total Liabilities | 16,704,456 | 728,582 | 175,614 | 116,184 | 17,724,837 |
| **As At 31st March 2025** | | | | | |
| Total Assets | 92,125,983 | 26,336,670 | 259,747 | (39,278,801) | 79,443,599 |
| Total Liabilities | 20,542,514 | 606,771 | 175,614 | (1,673,582) | 19,651,317 |

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 period to acquire** | | | | |
| Property Plant & Equipment | 5,586 | 651 | 1,389 | 7,626 |
| Depreciation - Charge for the Period | 14,678 | 6,343 | 573 | 21,594 |
| Intangible Assets | 1,384 | - | - | 1,384 |
| Amortization - Charge for the Period | 473 | 30 | - | 503 |
| Employee Benefit Costs | 69,696 | 21,361 | 125,110 | 216,167 |

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 advise 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. 133 Mn in respect of an apartment project to be developed at Dodanduwa, Galle district.

b) Mireka Homes (Pvt) Ltd, a fully owned Sub- Subsidiary of Overseas Realty (Ceylon) PLC has made commitments amounting to Rs. 166 Mn in respect of Havelock City Phase 05 Residential Development Project.

8 **Investment Property**

Fair value of the Investment Properties are ascertained by bi - 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 | 31st December 2025 |
|---|---|---|---|
| Estimated Market Rent per sq:ft | Rs. | 445 | 537 |
| Rate of growth in future rentals | | 1 to 2 year 0% | 1.5% for perpetuity |
| | | 3 - 10 years 2% | |
| | | After 10 years 0% p.a. | |
| Anticipated Maintenance Cost and Voids | | 47.5% of rentals | 51.5% 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 31st December 2025 was Rs.28,983,812,540.

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 2025 was Rs 55,251,000.

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 Relaty Investment (Private) Limited a fully owned Subsidiary of Overseas Realty (Ceylon) PLC.

The significant assumptions used by the Valuer are as follows;

| | | 31st December 2024 | 31st December 2025 |
|---|---|---|---|
| Estimated Market Rent per sq:ft | Rs. | 525 | 566 |
| Rate of growth in future rentals | | 1 to 2 year 0% | 3% for perpetuity |
| | | 3 - 10 years 4% | |
| | | After 10 years 0% p.a. | |
| | | | |
| Anticipated Maintenance Cost and Voids | | 48% of rentals | 45% of rentals |
| Capitalisation Rate | | 6.75% p.a. | 7.00% p.a. |

Based on the above assumptions, the Fair Value of the Investment Property as at 31st December 2025 was Rs 1,142,800,000.

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 | 31st December 2025 |
|---|---|---|---|
| Estimated Market Rent per sq:ft | Rs. | 520 | 519 |
| Rate of growth in future rentals | | 1 year 0% | 1.5% for perpetuity |
| | | 2nd year 3% to 10% p.a | |
| | | 3 - 10 years 5% p.a | |
| | | After 10 years 0% to 1% p.a. | |
| Anticipated Maintenance Cost and Voids | | 45% of rentals | 53% to 66% of rentals |
| Capitalisation Rate | | 6.25% p.a. | 6.75% p.a. |

Based on the above assumptions, the Fair Value as at 31st December 2025 was Rs 42,208,617,571.

8.5 It is considered that the Fair Value reflected as at 31st December 2025 mentioned on notes 8.1, 8.2, 8.3 and 8.4 continues to be valid. Accordingly no change in the Fair Value of Investment Properties have been accounted as at 31st March 2026.

9 **Stated Capital**

| | 31/03/2026 No. of Shares | 31/03/2026 Rs. '000 | 31/03/2025 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 2025.

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 31st March 2026

| | 2026 1st Quarter Rs. | 2025 1st Quarter Rs. |
|---|---|---|
| Highest | 50.00 | 25.20 |
| Lowest | 38.40 | 22.20 |
| Closing | 40.80 | 23.70 |

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

| | As at 31st March 2026 | | | As at 31st December 2025 | | |
|---|---|---|---|---|---|---|
| NAME | 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 |
| SEYLAN BANK PLC /JN LANKA HOLDINGS COMPANY (PVT) LTD | 9 | 7,377,089 | 0.59 | 16 | 1,595,796.00 | 0.13 |
| ABLE TREND VENTURES LIMITED | 10 | 5,001,000 | 0.40 | 9 | 5,000,000 | 0.40 |
| HATTON NATIONAL BANK PLC/NDB WEALTH GROWTH & INCOME FUND | 11 | 3,500,000 | 0.28 | 11 | 3,000,000 | 0.24 |
| MR. A.M. WEERASINGHE | 12 | 3,444,698 | 0.28 | 10 | 3,505,698 | 0.28 |
| J.B. COCOSHEL (PVT) LTD | 13 | 2,974,000 | 0.24 | - | - | - |
| MR. HANIF YUSOOF | 14 | 1,790,000 | 0.14 | 12 | 1,810,000 | 0.15 |
| EMPLOYEES TRUST FUND BOARD | 15 | 1,732,598 | 0.14 | 14 | 1,732,598 | 0.14 |
| MR. GAUTAM RAHUL | 16 | 1,730,024 | 0.14 | 15 | 1,712,124 | 0.14 |
| NDB WEALTH MANAGEMENT LTD/HANIF YUSOOF | 17 | 1,315,979 | 0.11 | 19 | 1,315,979 | 0.11 |
| RANAVAV HOLDINGS (PRIVATE) LTD A/C NO. 04 | 18 | 1,280,000 | 0.10 | 20 | 1,280,000 | 0.10 |
| HATTON NATIONAL BANK PLC/DINESH NAGENDRA SELLAMUTTU | 19 | 1,265,880 | 0.10 | 13 | 1,765,880 | 0.14 |
| MR. MITHILA MEEPAL SOMASIRI | 20 | 1,251,128 | 0.10 | - | - | - |
| PEOPLES LEASING & FINANCE PLC/ NAGOYA CEYLON TRADING (PVT) LTD | - | - | - | 17 | 1,558,701 | 0.13 |
| MR. ARIYARATNAM KETHEESWARAN | - | - | - | 18 | 1,424,000 | 0.11 |
| **TOTAL** | | **1,162,805,689** | **93.54** | | **1,155,844,069** | **92.99** |

| 3 Directors Shareholding | Number of Shares As at 31st March 2026 | Number of Shares As at 31st December 2025 |
|---|---|---|
| Dr. Ranee Jayamaha(Dir/Chairperson) | - | - |
| Mrs. Mildred Tao Ong | - | - |
| Mr. En Ping Ong | 20,914,890 | 20,914,890 |
| Mr. Leslie Ralph De Lanerolle | - | - |
| Mr. Ben Nien Benny Tao | - | - |
| Mr. Brian Tao | - | - |
| Dr. Arittha R. Wikramanayake | - | - |
| Mr. Carl Noel Shamil Mendis | - | - |
| Mr. P. Yohan S. Perera | - | - |
| Mr. Indrajit A. Wickramasinghe | - | - |
| Mr. Pravir Dhanoush Samarasinghe (Dir/GCEO) | 15,892,093 | 15,892,093 |
| | 36,806,983 | 36,806,983 |

| | | |
|---|---|---|
| 4 **Float adjusted Market Capitalization** | Rs 5.6 Bn | Rs 5.3 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% | 11.14% |
| Number of Public Shareholders | 7,710 | 7,905 |

## OVERSEAS REALTY (CEYLON) PLC

### Corporate Information

**Legal Form**

A Public Listed 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**

Ranee Jayamaha - Chairperson
Mildred Tao Ong
En Ping Ong
Leslie Ralph de Lanerolle
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
Indrajit A. Wickramasinghe
Ranee Jayamaha

**Remuneration Committee**

Carl Noel Shamil Mendis - Chairman
Indrajit A. Wickramasinghe
Aritha Rahula Wikramanayake
En Ping Ong

**Related Party Review Committee**

Indrajit A. Wickramasinghe - Chairman
P. Yohan S. Perera
Ranee Jayamaha

**Nomination and Governance Committee**

Aritha Rahula Wikramanayake - Chairman
Carl Noel Shamil Mendis
Ranee Jayamaha
En Ping Ong

**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
Overseas Realty Investments (Pvt) Ltd
Overseas Realty Trading (Pvt) Ltd
Mireka Seascape (Pvt) Ltd
Mireka Residencies (Pvt) Ltd
Mireka Property (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