OVERSEAS REALTY (CEYLON) PLC

Quarterly Financial Statements
As at 30th June 2026

SHAPING NEW VISTAS

Company and Group Consolidated Statements of Financial Positions

	COMPANY		GROUP	
	30/06/2026 Rs. '000	31/12/2025 (Audited) Rs. '000	30/06/2026 Rs. '000	31/12/2025 (Audited) Rs. '000
ASSETS				
Non-Current Assets				
Investment Property	29,685,251	29,039,064	73,481,669	72,390,481
Property, Plant & Equipment	482,855	506,673	1,511,604	1,557,611
Intangible Assets	1,315	-	7,681	6,286
Investments in Subsidiaries	14,740,485	14,740,485	-	-
Inventories	401,113	401,113	721,810	596,474
Deferred Tax Asset	-	-	8,260	8,260
Total Non-Current Assets	45,311,019	44,687,335	75,731,024	74,559,112
Current Assets				
Inventories	15,426	18,644	366,932	589,160
Trade and Other Receivables	1,048,242	1,024,395	2,526,126	2,246,690
Amounts due from Related Parties	9,125	-	2,976	-
Cash & Cash Equivalents	2,421,487	3,006,208	7,550,872	6,381,995
Total Current Assets	3,494,280	4,049,247	10,446,906	9,217,845
Total Assets	**48,805,299**	**48,736,582**	**86,177,930**	**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	508,531	526,098	701,147	718,714
Retained Earnings	27,019,406	27,294,340	48,817,562	46,668,191
Total Equity	45,971,290	46,263,791	67,962,062	65,830,258
Non-Current Liabilities				
Post Employment Benefit Liability	58,945	55,249	120,501	108,914
Amounts due to Related Parties	-	-	10,087,872	10,880,023
Deferred Tax Liabilities	602,375	589,810	1,554,572	1,266,782
Total Non-Current Liabilities	661,320	645,059	11,762,945	12,255,719
Current Liabilities				
Trade & Other Payables	563,894	571,338	2,177,864	1,913,234
Rental & Customer Deposits	1,439,647	1,143,556	3,955,027	3,355,989
Interest Bearing Loans & Borrowings	-	-	30,000	80,803
Income Tax Payable	134,629	81,232	255,513	309,348
Dividend Payable	34,519	31,606	34,519	31,606
Total Current Liabilities	2,172,689	1,827,732	6,452,923	5,690,980
Total Liabilities	2,834,009	2,472,791	18,215,868	17,946,699
Total Equity & Liabilities	**48,805,299**	**48,736,582**	**86,177,930**	**83,776,957**

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

	30/06/2026	31/12/2025	30/06/2026	31/12/2025
Net Asset Value Per Share (Rs)	36.98	37.22	54.67	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
22nd July 2026

Company - Statement of Profit or Loss

	COMPANY				
	Quarter Ended	**Six Months Ended**	**Quarter Ended**	**Six Months Ended**	**Variance**
	30/06/2026 Rs. '000	**30/06/2026 Rs. '000**	**30/06/2025 Rs. '000**	**30/06/2025 Rs. '000**	**%**
Revenue	**920,921**	**1,700,773**	**697,380**	**1,401,687**	32%
Direct Operating Expenses	(193,819)	(387,638)	(189,686)	(379,372)	2%
Gross Profit	**727,102**	**1,313,135**	**507,694**	**1,022,315**	43%
Administration Expenses	(151,889)	(248,225)	(109,845)	(199,585)	38%
Operating Profit	575,213	1,064,910	397,849	822,730	45%
Fair Value Gain	646,187	646,187	444,829	444,829	45%
Finance Income	91,172	91,172	39,364	92,785	132%
Exchange Gain / (Loss)	164,419	164,419	25,356	49,299	548%
Profit Before Tax	**1,426,456**	**1,966,688**	**907,398**	**1,409,643**	57%
Income Tax Expense	(66,321)	(66,321)	(25,411)	(55,064)	161%
Profit After Tax	**1,360,135**	**1,900,367**	**881,987**	**1,354,579**	54%

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

Accounting Ratios As At	**30/06/2026**		**30/06/2025**	
	Quarter Ended	**Six Months Ended**	**Quarter Ended**	**Six Months Ended**
Earnings Per Share (Rs)	1.09	1.53	0.71	1.09

Consolidated - Statement of Profit or Loss

	GROUP				
	Quater Ended	**Six Months Ended**	**Quarter Ended**	**Six Months Ended**	**Variance**
	30/06/2026 Rs. '000	**30/06/2026 Rs. '000**	**30/06/2025 Rs. '000**	**30/06/2025 Rs. '000**	**%**
Revenue	**3,483,087**	**6,774,852**	**2,820,024**	**5,257,826**	24%
Direct Operating Expenses	(776,783)	(1,502,933)	(549,470)	(1,161,685)	41%
Cost of Sales of Apartments	(149,003)	(311,262)	(255,174)	(434,777)	-42%
Gross Profit	**2,557,301**	**4,960,657**	**2,015,380**	**3,661,364**	27%
Administration Expenses	(340,557)	(604,418)	(313,075)	(517,398)	9%
Marketing & Promotional Expenses	(121,917)	(213,018)	(153,266)	(234,595)	-20%
Operating Profit	**2,094,827**	**4,143,221**	**1,549,039**	**2,909,371**	**35%**
Fair Value Gain	1,091,187	1,091,187	2,331,475	2,331,475	-53%
Finance Cost	(150,779)	(303,158)	(178,034)	(407,054)	-15%
Finance Income	109,353	209,527	53,398	120,941	105%
Other Income/ (Expenses)	(9,417)	(11,995)	(2,180)	(4,783)	332%
Exchange Gain / (Loss)	(294,217)	(362,051)	(137,333)	(273,660)	114%
Profit Before Tax	**2,840,954**	**4,766,731**	**3,616,365**	**4,676,290**	-21%
Income Tax Expense	(349,714)	(442,058)	(111,257)	(197,637)	214%
Profit After Tax	**2,491,240**	**4,324,673**	**3,505,108**	**4,478,653**	-29%

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

Accounting Ratios As At	**30/06/2026**		**30/06/2025**	
	Quarter Ended	**Six Months Ended**	**Quarter Ended**	**Six Months Ended**
Dividends Per Share (Rs)	1.75	1.75	1.35	1.35
Interest Cover (Times) - Group	20	17	21	12
Debt/Equity Ratio (Times) - Group		0.15		0.20
Quick Asset Ratio (Times) - Group		1.56		1.24
Earnings Per Share (Rs)	2.00	3.48	2.82	3.60

The Company or its subsidiaries do not have listed debt

STATEMENT OF COMPREHENSIVE INCOME - QUARTER ENDED

	COMPANY		GROUP	
	Quater Ended	Quater Ended	Quater Ended	Quater Ended
	30/06/2026	30/06/2025	30/06/2026	30/06/2025
	Rs. 000	Rs. 000	Rs. 000	Rs. 000
Profit For the Period	1,360,135	881,987	2,491,240	3,505,108
Revaluation of Land and Buildings	(17,926)	-	(17,926)	-
Deferred Tax Effect	359	-	359	-
Actuarial Gain/(Loss)	-	-	-	-
Deferred Tax Effect	-	-	-	-
Other Comprehensive Income for the Period, Net of Tax	(17,567)	-	(17,567)	-
Total Comprehensive Income for the Period, Net of Tax	1,342,568	881,987	2,473,673	3,505,108
Attributable to:				
Equity Holders of the Parent			2,473,673	3,505,108
Non-controlling Interest			-	-
			2,473,673	**3,505,108**

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STATEMENT OF COMPREHENSIVE INCOME - SIX MONTHS ENDED

	COMPANY		GROUP	
	Six Months Ended	Six Months Ended	Six Months Ended	Six Months Ended
	30/06/2026	30/06/2025	30/06/2026	30/06/2025
	Rs. 000	Rs. 000	Rs. 000	Rs. 000
Profit For the Period	1,900,367	1,354,579	4,324,673	4,478,653
Revaluation of Land and Buildings	(17,926)	-	(17,926)	-
Deferred Tax Effect	359	-	359	-
Actuarial Gain/(Loss)	-	-	-	-
Deferred Tax Effect	-	-	-	-
Other Comprehensive Income for the Period, Net of Tax	(17,567)	-	(17,567)	-
Total Comprehensive Income for the Period, Net of Tax	1,882,800	1,354,579	4,307,106	4,478,653
Attributable to:				
Equity Holders of the Parent			4,307,106	4,478,653
Non-controlling Interest			-	-
			4,307,106	**4,478,653**

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	(6,205)	**16,594**
Balance as at 31/12/2025	**18,443,353**	**526,098**	**27,294,341**	**46,263,792**
Profit for the Period	-	-	1,900,367	**1,900,367**
Dividend for 2025	-	-	(2,175,302)	(2,175,302)
Other Comprehensive Income for the Period	-	(17,567)	-	(17,567)
Balance as at 30/06/2026	**18,443,353**	**508,531**	**27,019,406**	**45,971,290**

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	(10,680)	**58,551**
Balance as at 31/12/2025	**18,443,353**	**718,714**	**46,668,191**	**65,830,258**
Profit for the Period	-	-	4,324,673	**4,324,673**
Dividend for 2025	-	-	(2,175,302)	(2,175,302)
Other Comprehensive Income for the Period	-	(17,567)	-	**(17,567)**
Balance as at 30/06/2026	**18,443,353**	**701,147**	**48,817,562**	**67,962,062**

STATEMENT OF CASH FLOWS FOR SIX MONTHS PERIOD ENDED

	COMPANY		GROUP	
	30/06/2026	30/06/2025	30/06/2026	30/06/2025
	Rs. '000	Rs. '000	Rs. '000	Rs. '000
Cash Flows from Operating Activities				
Profit Before Tax	1,966,688	1,409,643	4,766,731	4,676,290
Adjustments for -				
Depreciation Charge for the Period	8,608	8,020	44,541	37,143
Amortization of Intangible Assets	69	-	1,100	919
Post Employment Benefit Expense	5,312	3,052	14,915	13,948
Exchange (Gains)/Losses	29,112	-	1,031,300	542,552
Finance Cost	-	-	303,158	407,054
Finance Income	(91,172)	(92,785)	(109,353)	(120,941)
Fair Value adjustment on Investment Income	9,805	7,714	(9,755)	37,604
Fair Value adjustment on Investment Property	(646,187)	(444,829)	(1,091,187)	(2,331,475)
Operating Profit /(Loss) before Working Capital Changes	1,282,236	890,815	4,951,452	3,263,093
(Increase) / Decrease in Inventories	3,219	(1,734)	96,894	390,052
(Increase) / Decrease in Trade and Other Receivables	(17,865)	113,884	(256,871)	727,612
Increase / (Decrease) in Rental and Customer Deposits	262,078	42,470	565,025	313,625
Increase / (Decrease) in Trade and Other Payables	(4,531)	(93,123)	267,543	(15,798)
Increase/ (Decrease) in Amounts due to Related Parties	(9,125)	21,087	(1,943,837)	(3,022,157)
Cash Generated from/ (Used in) Operations	1,516,012	973,400	3,680,206	1,656,427
Income Tax Paid	-	-	(207,745)	(160,876)
Finance Cost Paid	-	-	(153,661)	(194,737)
Defined Benefit Plan Costs Paid	(1,617)	(450)	(3,329)	(4,636)
Net Cash Generated from/(Used in) Operating Activities	1,514,395	972,950	3,315,472	1,296,178
Cash Flows from Investing Activities :				
Acquisition of Property, Plant and Equipment	(2,716)	(9,618)	(16,461)	(23,252)
Acquisition of Intangible Assets	(1,384)	-	(2,495)	-
Finance Income	80,286	92,785	98,467	120,940
Net Cash generated from/(Used) in Investing Activities	76,186	83,167	79,511	97,688
Cash Flows from Financing Activities :				
Loan Obtained /(Settlements)	-	20,000	(50,803)	(60,715)
Dividend Paid	(2,175,302)	(1,678,090)	(2,175,302)	(1,678,090)
Net Cash Flow from Financing Activities	(2,175,302)	(1,658,090)	(2,226,105)	(1,738,805)
Net Increase/ (Decrease) in Cash and Cash Equivalents	(584,721)	(601,973)	1,168,877	(344,939)
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	2,421,487	1,884,562	7,550,872	3,843,549

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 30th June 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 30th June 2026**

	Property Leasing	Property Trading	Property Services	Inter/Intra Segment Eliminations	Consolidated
	Rs. '000	Rs. '000	Rs. '000	Rs. '000	Rs. '000
Revenue	5,132,316	770,559	575,720	296,257	6,774,852
Direct Operating Expenses	(1,069,839)	-	(433,094)	-	(1,502,933)
Cost of Sales	-	(225,680)	-	(85,582)	(311,262)
Gross Profit	**4,062,477**	**544,879**	**142,626**	**210,675**	**4,960,657**
Administration Expenses	(441,534)	(20,863)	(142,021)	-	(604,418)
Marketing & Promotional Expenses	(166,093)	(46,925)	-	-	(213,018)
Operating Profit	**3,454,850**	**477,091**	**605**	**210,675**	**4,143,221**
Fair Value Gain	1,091,187	-	-	-	1,091,187
Finance Cost	(300,199)	(542)	(2,417)	-	(303,158)
Finance Income	185,599	22,428	1,500	-	209,527
Other Income	-	(11,995)	-		(11,995)
Exchange Gain / (Loss)	(367,819)	4,754	1,014		(362,051)
Profit Before Tax	**4,063,618**	**491,736**	**702**	**210,675**	**4,766,731**
Income Tax Expense	(356,594)	(75,672)	(9,792)	-	(442,058)
Profit After Tax	**3,707,024**	**416,064**	**(9,090)**	**210,675**	**4,324,673**

3.2 **Period 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	3,570,631	1,319,917	367,278	-	5,257,826
Direct Operating Expenses	(919,723)	-	(241,962)	-	(1,161,685)
Cost of Sales	-	(434,777)	-	-	(434,777)
Gross Profit	**2,650,908**	**885,140**	**125,316**	-	**3,661,364**
Administration Expenses	(338,248)	(30,794)	(148,356)	-	(517,398)
Marketing & Promotional Expenses	(174,705)	(59,890)	-	-	(234,595)
Operating Profit	**2,137,955**	**794,456**	**(23,040)**	**-**	**2,909,371**
Fair Value Gain	2,331,475	-	-		2,331,475
Finance Cost	(406,241)	(451)	(3,236)	2,874	(407,054)
Finance Income	118,919	3,594	1,302	(2,874)	120,941
Other Income	-	(4,783)	-	-	(4,783)
Exchange Gain / (Loss)	(274,242)	453	129	-	(273,660)
Profit Before Tax	**3,907,866**	**793,269**	**(24,845)**	**-**	**4,676,290**
Income Tax Expense	(67,222)	(126,304)	(4,111)	-	(197,637)
Profit After Tax	**3,840,644**	**666,965**	**(28,956)**	**-**	**4,478,653**

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 2026					
Total Assets	98,816,328	28,483,786	317,583	(41,439,767)	86,177,930
Total Liabilities	17,062,601	978,144	216,090	(40,967)	18,215,868
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

3.4 **Other Segment Information**

	Property Leasing	Property Trading	Property Services	Inter/Intra Segment Eliminations	Consolidated
	Rs. '000	Rs. '000	Rs. '000		Rs. '000
Total cost incurred during the period to acquire					
Property Plant & Equipment	10,106	4,011	2,344	-	16,461
Depreciation - Charge for the Period	30,969	12,384	1,188	-	44,541
Intangible Assets	2,495	-	-	-	2,495
Amortization - Charge for the Period	1,039	61	-	-	1,100
Employee Benefit Costs	145,752	46,996	290,023	-	482,771

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. 256 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. 168 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 Colombo 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 2025	30th June 2026
Estimated Market Rent per sq:ft	Rs.	537	652
Rate of growth in future rentals		1.5% for perpetuity	1.5% for perpetuity
Anticipated Maintenance Cost and Voids		51.5% of rentals	62.0% of rentals
Capitalisation Rate		7.00% p.a.	7.25% p.a.

Based on the above assumptions the Fair Value of the Investment Property, pertaining to the above condominium unit as at 30th June 2026 was Rs.29,630,000,000/= (31st December 2025 Rs. 28,983,812,540/=). The resulting Fair Value Gain of Rs. 646,187,460/= has been accounted in the Financial Statements as at 30th June 2026.

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 2025
Estimated Market Rent per sq:ft	Rs.	566
Rate of growth in future rentals		3% for perpetuity
Anticipated Maintenance Cost and Voids		45% of rentals
Capitalisation Rate		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 Sub-Subsidiary of Overseas Realty Ceylon PLC.

The significant assumptions used by the Valuer are as follows;

		31st December 2025	30th June 2026
Estimated Market Rent per sq:ft	Rs.	519 - 781	590 - 836
Rate of growth in future rentals		1.5% for perpetuity	1.5% for perpetuity
Anticipated Maintenance Cost and Voids		53% to 66% of rentals	54% to 67% of rentals
Capitalisation Rate		6.75% p.a.	7.00% p.a.

Based on the above assumptions, the Fair Value as at 30th June 2026 was Rs 42,653,617,571/= (31st December 2025 Rs. 42,208,617,571/=), resulting in a Fair Value Gain of Rs. 445,000,000/=.

8.5 It is considered that the Fair Values reflected as at 31st December 2025 mentioned on notes 8.2 and 8.3 continues to be valid. Accordingly no change in the Fair Value of Investment Properties have been accounted as at 30th June 2026.

9 **Stated Capital**

	30/06/2026 No. of Shares	30/06/2026 Rs. '000	30/06/2025 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 30th June 2026

	2026 2nd Quarter Rs.	2025 2nd Quarter Rs.
Highest	54.50	29.90
Lowest	40.00	21.70
Closing	51.30	28.10

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

	As at 30th June 2026			As at 31st March 2026		
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
ABLE TREND VENTURES LIMITED	9	5,001,000	0.40	10	5,001,000	0.40
IVENCO CAPITAL (PRIVATE) LIMITED	10	5,000,000	0.40	-	-	-
J.B. COCOSHEL (PVT) LTD	11	4,661,458	0.38	13	2,974,000	0.24
HATTON NATIONAL BANK PLC/NDB WEALTH GROWTH & INCOME FUND	12	4,000,000	0.32	11	3,500,000	0.28
MR. A.M. WEERASINGHE	13	2,977,116	0.24	12	3,444,698	0.28
SEYLAN BANK PLC /JN LANKA HOLDINGS COMPANY (PVT) LTD	14	2,777,089	0.22	9	7,377,089	0.59
MR. L.J.M.A. JAYASUNDARA	15	2,155,801	0.17	-	-	-
MR. GAUTAM RAHUL	16	1,725,024	0.14	16	1,730,024	0.14
MR. HANIF YUSOOF	17	1,465,000	0.12	14	1,790,000	0.14
MR. MITHILA MEEPAL SOMASIRI	18	1,251,128	0.10	20	1,251,128	0.10
PEOPLES LEASING & FINANCE PLC/ NAGOYA CEYLON TRADING (PVT) LTD	19	1,201,000	0.10	-	-	-
MR. L.J.M.C.C. JAYASUNDARA	20	1,140,000	0.09	-	-	-
EMPLOYEES TRUST FUND BOARD	-	-	-	15	1,732,598	0.14
NDB WEALTH MANAGEMENT LTD/HANIF YUSOOF	-	-	-	17	1,315,979	0.11
RANAVAV HOLDINGS (PRIVATE) LTD A/C NO. 04	-	-	-	18	1,280,000	0.10
HATTON NATIONAL BANK PLC/DINESH NAGENDRA SELLAMUTTU	-	-	-	19	1,265,880	0.10
MR. ARIYARATNAM KETHEESWARAN	-	-	-	-	-	-
TOTAL		**1,163,497,909**	**93.60**		**1,162,805,689**	**93.54**

3 **Directors Shareholding**	Number of Shares As at 30th June 2026	Number of Shares As at 31st March 2026
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 7.1 Bn	Rs 5.6 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**	11.14%	11.13%
Number of Public Shareholders	8,609	7,710

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: +9411 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
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Websites
www.orcl,lk
www.wtc.lk
www.havelockcity.lk
www.mirekatower.lk
www.havelockcitymall.lk