CEYLON LAND & EQUITY PLC

INTERIM FINANCIAL STATEMENTS – FOR THE YEAR ENDED

31ST DECEMBER 2025

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CEYLON LAND & EQUITY PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE PERIOD ENDED 31ST DECEMEBER	Group				Company			
	Rs.'000 QUARTER ENDED		Rs.'000 PERIOD ENDED		Rs.'000 QUARTER ENDED		Rs.'000 PERIOD ENDED	
	31.12.2025 UNAUDITED	31.12.2024 UNAUDITED	31.12.2025 UNAUDITED	31.12.2024 UNAUDITED	31.12.2025 UNAUDITED	31.12.2024 UNAUDITED	31.12.2025 UNAUDITED	31.12.2024 UNAUDITED
Revenue	2,046	32,975	4,151	81,642	2,045	12,883	4,151	41,465
Administrative Expenses	400	(1,792)	(2,216)	(5,301)	400	(1,152)	(2,216)	(3,258)
Gain/(Loss) on Fair Value of Investments Measured at Fair value Through Profit or Loss	-	499,511	-	651,736	-	46		46
Share of Profit/ (Loss) of Investment in Equity-Accounted Investees	461,948	62,672	1,089,911	43,246	461,948 -	62,672	1,089,911	43,246
Profit/(Loss) from Operation	**464,393**	**593,366**	**1,091,845**	**771,323**	**464,393**	**74,449**	**1,091,845**	**81,499**
Finance Income	0	1,182	0	3,619	0	942	0	2,152
Finance Cost	(0)	(3,595)	(131)	(8,561)	-	(1,752)	(131)	(6,512)
Profit / (Loss)before Taxation	**464,394**	**590,953**	**1,091,715**	**766,382**	**464,393**	**73,640**	**1,091,715**	**77,139**
Taxation	-	(3,293)	-	(3,293)	-	-	-	-
Profit/(Loss) for the period	**464,394**	**587,660**	**1,091,715**	**763,089**	**464,393**	**73,640**	**1,091,715**	**77,139**
Other Comprehensive Income		-	-	-	-	-	-	-
	464,394	**587,660**	**1,091,715**	**763,089**	**464,393**	**73,640**	**1,091,715**	**77,139**
Profit attributable to Equity share holders	-	302,792	-	422,171	-	-	-	-
Profit / (loss)attributable to Non Controlling Interest	-	284,869	-	340,917	-	-	-	-
Total Comprehensive Income for the period	**464,394**	**587,661**	**1,091,715**	**763,088**	**464,393**	**73,640**	**1,091,715**	**77,139**
Earnings Per Share (Rs.)	**1.51**	**0.99**	**3.56**	**1.38**	**1.51**	**0.24**	**3.56**	**0.25**

1. *The above figures are provisional and subject to audit.*
2. *Figures in brackets indicate deductions.*

CEYLON LAND & EQUITY PLC

STATEMENT OF FINANCIAL POSITION

AS AT	Group		Company	
	31.12.2025 Rs.'000 UNAUDITED	31.03.2025 Rs.'000 AUDITED	31.12.2025 Rs.'000 UNAUDITED	31.03.2025 Rs.'000 AUDITED
Assets				
Non Current Assets				
Equity - Accounted Investees	4,468,252	3,383,157	4,468,252	3,383,157
Investment in Subsidiaries	-	-	-	-
Investment in quoted Shares	-	0	-	0
Other Investment	-	-	146,650	146,650
Investment in Associates	-	-	-	-
Investments-Measured at fair value Thrugh Profit or loss	-	-	-	-
Total Non Current Assets	**4,468,252**	**3,383,157**	**4,614,902**	**3,529,807**
Current Assets				
Short term Investmnts	-	-	-	-
Trade & Other Receivables	-	-	-	-
Amount due from related company	-	-	-	-
Cash and cash equivalents	148,762	148,143	2,112	1,493
Total Current Assets	**148,762**	**148,143**	**2,112**	**1,493**
Total Assets	**4,617,013**	**3,531,300**	**4,617,013**	**3,531,300**
Equity and Liabilities				
Equity				
Stated Capital	2,066,239	2,066,239	2,066,239	2,066,239
Retained Earnings	2,525,671	1,433,955	2,525,671	1,433,955
Equity attributable to Owners of the Company	**4,591,910**	**3,500,194**	**4,591,910**	**3,500,194**
Non Controlling Interest	-	-	-	-
Total Equity	**4,591,910**	**3,500,194**	**4,591,910**	**3,500,194**
Non Current Liabilities				
Deferred tax Liability	23,167	23,167	23,167	23,167
Total Non-Current Liabilities	**23,167**	**23,167**	**23,167**	**23,167**
Current Liabilities				
Trade and Other Payables	1,275	1,054	1,275	1,054
Income Tax Payable	662	662	662	662
Amount due to Related party	-	6,224	-	6,224
Bank Overdraft	-	-	-	-
Total Current Liabilities	**1,937**	**7,939**	**1,937**	**7,939**
Total Equity & Liabilities	**4,617,013**	**3,531,300**	**4,617,013**	**3,531,300**
Net Assets per share (Rs.)	**14.95**	**11.56**	**14.95**	**11.56**

The Above figures are provisional and subject to audit.
I certify that the Interim Financial Statements have been prepared in compliance with the requirements of the Companies Act No.7 of 2007.

Sgd.
A.R.D. Perera
Chief Financial Officer

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.
These Financial Statements were approved and signed for and on behalf of the Board of Directors of Ceylon Land & Equity PLC.

Sgd.
S.V. Rajiyah
Director
31st January 2026

Sgd.
M.R. Ratnasabapathy
Director

1. *The above figures are provisional and subject to audit.*
2. *Figures in brackets indicate deductions*

CEYLON LAND & EQUITY PLC
STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 31ST DECEMBER

	Stated Capital Rs.'000	Retained Earnings Rs.'000	Total Rs.'000
Balance as at 1st April 2024	**2,035,952**	**1,275,287**	**3,311,238**
Profit/(Loss) for the year	-	77,138	77,138
Share of OCI from Equity Accounted Investee	-	0	-
Deferred Tax Impact on Share of Profit	-	0	-
Dividend paid during the period (Scrip)	30,287	(30,287)	(0)
Balance as at 31st Decemeber 2024	**2,066,239**	**1,322,137**	**3,388,376**
Balance as at 01st April 2025	2,066,239	1,433,955	3,500,194
Other Comprehensive Income	-	-	-
Deffered Tax Impact on share of Profits		-	-
Share of OCI from Equity Accounted Investee	-	1,089,911	1,089,911
Profit for the Period	-	1,804	1,804
Dividend paid during the period (Scrip)	-	-	-
Balance as at 31st Decemeber 2025	**2,066,239**	**2,525,671**	**4,591,910**

1. *The above figures are provisional and subject to audit.*
2. *Figures in brackets indicate deductions*

CEYLON LAND AND EQUITY PLC
STATEMENT OF CASH FLOWS

FOR THE PERIOD ENDED 31ST DECEMEBER	Group		Company	
	2025 Rs.'000 UNAUDITED	2024 Rs.'000 UNAUDITED	2025 Rs.'000 UNAUDITED	2024 Rs.'000 UNAUDITED
Cash Flow from Operating Activities				
Profit Before Tax	1,091,715	766,382	1,091,715	77,139
Adjustments:				
Finance Income	(0.44)	(3,619)	(0.44)	(2,152)
Finance Cost	131	8,561	131	6,512
Gain on Disposal of Quoted Shares		(22,156)	-	(8,595)
Dividend Income	-	-	-	-
Script Dividends Received		30,287		30,287
Gain on Investments - Measured at Fair value Through Profit or Loss	-	(651,736)	-	(46)
Share of Profit/(Loss) of Investmnet in Equity-Accounted Investees	(1,089,911)	(43,246)	(1,089,911)	(43,246)
Operating Cash Flows before Working Capital changes	**1,934**	**84,473**	**1,934**	**59,899**
Changes in Working Capital				
Increase/(Decrease) in Dues from Related Parties	-	-		
Increase/(Decrease) in Dues to Related Parties	(1,407)	137,812	(1,407)	(76,031)
(Increase)/Decrease in Investments	-	21,447	-	(35,729)
(Increase)/Decrease in Trade and Other Receivables	-	(563)	-	1,008
(Increase)/Decrease in Trade and Other Payables	221	(1,078)	221	(776)
Cash Flows Generated from Operations	**748**	**242,091**	**748**	**(51,629)**
Interest Paid	(131)	(8,561)	(131)	(6,512)
Income Tax Paid	-	(1,053)	-	-
Proceeds from Disposal of Shares	-	266,274	-	235,664
WHT Paid	-	-	-	-
Investment in Shares	-	(752,630)	-	(146,800)
Changes in Quated company chares		-		
Net Investment in Short Term Investment	-	-	-	-
Dividend Received	-		-	
Disposal of Equity Accounted Investees	-	-	-	-
Short Term Investments	-		-	-
Proceeds from Disposal of Equity - Accounted Investees	-		-	-
Net Cash Flows generated from Operating Activities	**618**	**(253,879)**	**618**	**30,723**
Cash Flows from Investing Activities				
Interest Received	0	3,619	0	2,152
Dividend Paid				(30,287)
Net Cash Flows generated from Investing Activities	**0**	**3,619**	**0**	**(28,135)**
Cash Flows from Financing Activities				
Proceeds from issue of share capital	-	-	-	-
Acquisition of NCI without change in controle		227,070	-	-
WHT Paid	-	(4,786)	-	-
Dividend Paid	-	(30,287)	-	-
Net Cash Flows used in Financing Activities	**-**	**191,997**	**-**	**-**
Net Increase in Cash and Cash Equivalents	618	(58,263)	618	2,588
Cash and Cash Equivalents at the beginning of the period	148,143	(11,272)	1,493	(1,791)
Cash and Cash Equivalents at the end of the period	**148,761**	**(69,535)**	**2,111**	**797**

1. *The above figures are provisional and subject to audit.*
2. *Figures in brackets indicate deductions*

NOTES TO THE FINANCIAL STATEMENTS

1. Basis of Preparation

The Interim Financial Statements of Ceylon Land & Equity PLC has been prepared in compliance with Sri Lanka Accounting Standard LKAS 34 -Interim Financial Reporting. These Interim Financial Statements are to be read in conjunction with the Annual Financial Statements for the year ended 31st March 2025

2. Comparative figures

The presentation and classification of figures for the corresponding period of the previous year have been rearranged where relevant, to be comparable with those for the current period. Net Assets per share has been calculated by dividing net assets as at 31st December 2025 by total number of Ordinary Shares as at the same date.

3. Stated Capital

The stated capital consists of 307,078,367 (31st March 25-307,078,367) Voting shares issued as at 31st December 2025.

4. Contingent liabilities

There is no change in the nature of the contingent liabilities as at 31st December 2025 as compared to the contingent liabilities which were disclosed in the accounts for the year ended 31st March 2025.

5. Earnings Per Share

Earnings per share have been calculated by dividing profit attributable to ordinary equity holders (excluding non-controlling interest) by the weighted average number of ordinary shares outstanding during the period as given in LKAS 33.

6. Market price per share

Market prices for the quarter ended,

	31.12.25	**30.09.25**
	Rs.	**Rs.**
Lowest	**10.00**	**8.90**
Highest	**14.00**	**11.70**
Last traded	**11.00**	**10.70**

7. Public shareholding

The percentage of shares held by the public as at 31st December 2025 was Voting 49.96%. The number of voting shareholders representing the public holding was 3,088 as at 31st December 2025. The float adjusted market capitalization was Rs 3,378 Mn. The company has over 20% public shareholding and over 500 public shareholders meeting the minimum thresholds for compliance on minimum public holding under the option "5" of Section 7.13.1 (a) of continuing listing requirements.

8. Directors' shareholding

The directors' shareholdings are as follows:

Name	As at 30th December 2025	As at 30th September 2025
Mr.S.V. Rajiyah	-	-
Mr. M.R. Ratnasabapathy	-	-
Mr. K. Liyanagamage	-	-
Mr. T.A.P. Peiris	-	-
Dr. C. Thebuwana	-	-

9. Significant Events and Transactions

There were no significant events & transactions occurred during the period ended 31st December 2025 other than what is disclosed under note 10 below, which requires disclosure to the Interim Financial Statements.

10. Events Occurring after the Reporting Date

The Director's of Ceylon Land & Equity PLC resolved on 31st January 2026, subject to the approval of shareholders, to issue Six Hundred and Fourteen million Hundred and Fifty Six Thousand Seven hundred Thirty Four (614,156,734) Ordinary Voting Shares in the proportion of Two (2) new Ordinary Voting Shares for every One (1) Ordinary Voting Share in the capital of the Company by way of a Rights Issue.

11. Investments - Measured at Fair Value through Profit or Loss

The Company has invested in listed equity securities. The fair value of quoted equity shares is determined with reference to published prices in the active market.

CEYLON LAND & EQUITY PLC

20 Largest Shareholders

No.	Name	Voting as at 31.12.2025		Voting as at 30.09.2025	
		No. of Shares	%	No. of Shares	%
1	Galle Face Properties Ltd	102,629,033	33.42%	106,349,694	34.63%
2	Hatton National Bank Plc/Almas Holdings (Pvt) Ltd	57,325,015	18.67%	74,646,192	24.31%
3	Renuka Enterprises (Pvt) Ltd	36,020,000	11.73%	36,020,000	11.73%
4	The Cargo Boat Investment Company Ltd	15,000,000	4.88%	11,279,339	3.67%
5	Almas Holdings (Pvt) Ltd	11,331,465	3.69%	12,695,401	4.13%
6	Commercial Bank Of Ceylon Plc/A.N.Weerakkody	5,000,000	1.63%	5,000,000	1.63%
7	Ranavav Holdings (Pvt) Ltd	5,000,000	1.63%		
8	Seylan Bank Plc/JN Lanka Holdings Company (Pvt) Ltd	4,797,831	1.56%		
9	Mr.K.L.Yeoh	3,813,776	1.24%		
10	Citizens Development Business Finance Plc/Mr.S.Vasudevan	2,776,525	0.90%		
11	PMP Finance Plc/Mr.M.S.Hamzadeen	2,000,000	0.65%		
12	Seylan Bank Plc/Mr.A.C.Senanka	1,755,000	0.57%		
13	Mr.N.Radalla	1,550,000	0.50%		
14	Senkadagala Finance Plc/Mr.M.M.Sugathapala	1,550,000	0.50%	900,000	0.29%
15	Mr. S.A Thalangama	1,500,000	0.49%	2,000,000	0.65%
16	Peoples Leasing and Finance Plc/Wintech Holdings (Pvt) Ltd	1,253,963	0.41%		
17	Peoples Leasing and Finance Plc/Nagoya Ceylon Trading (Pvt) Ltd	1,071,638	0.35%		
18	Dr. N. D. Gunawardena	1,023,900	0.33%	1,023,900	0.33%
19	Mr. K.R.E.M.D.M.B. Jayasundara	1,000,000	0.33%		
20	Merchant Bank of Sri Lanka Finance Plc/Mr.U.D.L.C. Udawatta	767,693	0.25%		
		257,165,839	**83.75%**	**249,914,526**	**81.38%**

CORPORATE INFORMATION

Name of Company

Ceylon Land & Equity PLC

Registration No.
PQ 149

Legal Form
Quoted Public Company with Limited Liability

Principal Activity
Investment

Board of Directors
Mr. S. V. Rajiyah
Mr. M. R. Ratnasabapathy
Mr. K. Liyanagamage
Mr.T.A.P. Peiris
Dr.A.C.H.J.Thebuwena
Mr. K G Vairavanathan
-appointed w.e.f. 27.01.2026

Audit Committee
Mr. M. R. Ratnasabapathy - Chairman
Mr. K. Liyanagamage
Mr. K G Vairavanathan

Related Party Transactions review Committee
Mr. M. R. Ratnasabapathy - Chairman
Mr. K. Liyanagamage
Mr. K G Vairavanathan

Remuneration Committee
Mr. K. Liyanagamage - Chairman
Mr. M. R. Ratnasabapathy
Mr. K G Vairavanathan

Nomination & Governance Committee
Mr. K. Liyanagamage - Chairman
Mr. M. R. Ratnasabapathy
Mr. K G Vairavanathan

Managers & Company Secretaries
Renuka Enterprises (Pvt) Ltd
69 Sri Jinaratana Road,
Colombo 2

Registrars
S S P Corporate Services (Pvt) Ltd
546 Galle Road,
Colombo 3

Ultimate Parent Company
Renuka Holdings PLC

Registered Office
"Renuka House"
69 Sri Jinaratana Road,
Colombo 2
Telephone: 0094-11-2314750-5
Email: info@renukagroup.com
Fax: 0094- 11-2445549

Postal Address
P.O.Box 25, Colombo

Stock Exchange Listing
Colombo Stock Exchange

Auditors
Ernst & Young Chartered Accountants

Legal Consultants
Nithya Partners – Attorneys- at-Law
Heritage Partners – Attorneys- at-Law

Bankers
National Development Bank PLC
Hatton National Bank PLC
Habib Bank Limited