CEYLON LAND & EQUITY PLC

INTERIM FINANCIAL STATEMENTS – FOR THE PERIOD ENDED

30TH SEPTEMBER 2026

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CEYLON LAND & EQUITY PLC
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE PERIOD ENDED 30TH SEPTEMBER	Group				Company			
	Rs.'000 QUARTER ENDED		Rs.'000 PERIOD ENDED		Rs.'000 QUARTER ENDED		Rs.'000 PERIOD ENDED	
	30.09.2026 UNAUDITED	30.09.2025 UNAUDITED	30.09.2026 UNAUDITED	30.09.2025 UNAUDITED	30.09.2026 UNAUDITED	30.09.2025 UNAUDITED	30.09.2026 UNAUDITED	30.09.2025 UNAUDITED
Revenue	6,010	2,105	6,010	2,105	6,010	2,105	6,010	2,105
Administrative Expenses	(12,298)	(2,105)	(20,195)	(2,616)	(3,987)	(2,105)	(4,745)	(2,616)
Gain on Bargain	1,178	-	35,740	-	-	-	-	-
Gain/ Loss on Investment in Associate	-	-	-	-	-	-	-	-
Share of Profit/ (Loss) of Investment in Equity-Accounted Investees	(150,806)	491,050	(105,697)	627,963	(150,806)	491,050	(105,697)	627,963
Profit/(Loss) from Operation	**(155,916)**	**491,051**	**(84,142)**	**627,452**	**(148,783)**	**491,050**	**(104,432)**	**627,452**
Finance Income	108,930	-	198,094	-	1,307	-	1,307	-
Finance Cost	517	-	(28)	(131)	(25)	-	(25)	(131)
Profit / (Loss)before Taxation	**(46,468)**	**491,052**	**113,925**	**627,322**	**(147,501)**	**491,051**	**(103,150)**	**627,322**
Taxation	(5,707)	-	(5,707)	-	-	-	-	-
Profit/(Loss) for the period	**(52,176)**	**491,052**	**108,217**	**627,322**	**(147,501)**	**491,051**	**(103,150)**	**627,322**
Other Comprehensive Income	-	-	-	-	-	-	-	-
	(52,176)	**491,052**	**108,217**	**627,322**	**(147,501)**	**491,051**	**(103,150)**	**627,322**
Profit attributable to Equity share holders	(124,300)	491,052	(26,331)	627,322	(147,501)	491,051	(103,150)	627,322
Profit / (loss)attributable to Non Controlling Interest	72,124	-	134,548	-	-	-	-	-
Total Comprehensive Income for the period	**(52,176)**	**491,052**	**108,217**	**627,322**	**(147,501)**	**491,051**	**(103,150)**	**627,322**
Earnings Per Share (Rs.)	**(0.13)**	**1.60**	**(0.03)**	**2.04**	**(0.16)**	**1.60**	**(0.11)**	**2.04**
Diluted Earning Per Share (Rs)	**(0.13)**	**1.60**	**(0.03)**	**2.04**	**(0.16)**	**1.60**	**(0.11)**	**2.04**

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

CEYLON LAND & EQUITY PLC

STATEMENT OF FINANCIAL POSITION

	Group		Company	
AS AT	**30.09.2026 Rs.'000 UNAUDITED**	**31.03.2026 Rs.'000 AUDITED**	**30.09.2026 Rs.'000 UNAUDITED**	**31.03.2026 Rs.'000 AUDITED**
Assets				
Non Current Assets				
Investment Property	4,463,712	-	-	-
lnvestment in subsidiaries	-	-	2,035,706	146,650
Equity Accounted Investees	7,445,375	9,342,891	7,445,375	9,342,891
Total Non Current Assets	**11,909,086**	**9,342,891**	**9,481,081**	**9,489,541**
Current Assets				
Trade & Other Receivables	33,389	2,127	2,940	2,127
Amount due from related parties	507,650	-	-	-
Cash and cash equivalents	3,853,357	2,269,157	17,780	2,111,561
Total Current Assets	**4,394,396**	**2,271,284**	**20,720**	**2,113,688**
Total Assets	**16,303,482**	**11,614,175**	**9,501,800**	**11,603,230**
Equity and Liabilities				
Equity				
Stated Capital	6,365,336	6,365,336	6,365,336	6,365,336
Translation Reserve	9,956	9,956	2,294	2,294
Retained Earnings	2,917,545	2,943,876	2,840,726	2,943,876
Equity attributable to Owners of the Company	**9,292,837**	**9,319,168**	**9,208,356**	**9,311,506**
Non Controlling lnterest	6,373,796	-	-	-
Total Equity	**15,666,633**	**9,319,168**	**9,208,356**	**9,311,506**
Non Current Liabilities				
Retirement benefit obligation	2,527	-	-	-
Deferred tax Liability	579,731	294,860	291,576	291,576
Total Non-Current Liabilities	**582,257**	**294,860**	**291,576**	**291,576**
Current Liabilities				
Trade and Other Payables	51,766	249,780	871	249,780
Income Tax Payable	662	662	662	662
Amount due to Related parties	500	-	-	-
Interest-bearing loans and borrowings	1,664	1,749,705	336	1,749,705
Total Current Liabilities	**54,592**	**2,000,148**	**1,868**	**2,000,148**
Total Equity & Liabilities	**16,303,482**	**11,614,175**	**9,501,800**	**11,603,230**
Net Assets per share (Rs.)	**10.09**	**30.35**	**10.00**	**30.35**

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.
V.S. Sumugan
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
11th November 2026

Sgd.
T.A.P. Peiris
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 30TH SEPTEMBER

Company

	Stated Capital Rs.'000	Translation Reserve Rs.'000	Retained Earnings Rs.'000	Total Rs.'000
Balance as at 1st April 2025	**2,066,239**	**-**	**1,433,955**	**3,500,194**
Share Issued	4,299,097	-	-	4,299,097
Profit for the Period	-	-	1,508,993	1,508,993
Share of OCI from Equity Accounted Investee	-	-	1,091	1,091
Deffered Tax Impact on share of Profits	-	-	-164	(164)
Deferred Tax Impact on Foreign Currency Translation	-	(983)	-	(983)
Foreign Currency Translation Gain/ (Loss)	-	3,277	-	3,277
Balance as at 31st March 2026	**6,365,336**	**2,294**	**2,943,876**	**9,311,506**
Balance as at 01st April 2026	6,365,336	2,294	2,943,876	9,311,506
Profit for the Period	-	-	(103,150)	(103,150)
Balance as at 30th September 2026	**6,365,336**	**2,294**	**2,840,726**	**9,208,356**

Group

	Stated Capital Rs.'000	Translation Reserve Rs.'000	Retained Earnings Rs.'000	Total Rs.'000	Non Controlling Interest Rs.'000	Total Equity Rs.'000
Balance as at 1st April 2025	**2,066,239**	**-**	**1,433,955**	**3,500,194**	**-**	**3,500,194**
Share Issued	4,299,097	-	-	4,299,097	-	4,299,097
Profit/Loss for the period	-	-	1,508,993	1,508,993	-	1,508,993
Total Other Comprehensive Income, net of tax	-	9,956	927	10,883	-	10,883
Balance as at 31st March 2026	**6,365,336**	**9,956**	**2,943,876**	**9,319,168**	**-**	**9,319,168**
Balance as at 01st April 2026	6,365,336	9,956	2,943,876	9,319,168	-	9,319,168
Profit/Loss for the period	-	-	(26,331)	(26,331)	134,548	108,217
Group Impact of Associate to Subsidiary	-	-	-	-	6,239,248	6,239,248
Balance as at 30th September 2026	**6,365,336**	**9,956**	**2,917,545**	**9,292,837**	**6,373,796**	**15,666,633**

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 30TH SEPTEMBER	Group		Company	
	2026 Rs.'000 UNAUDITED	2025 Rs.'000 UNAUDITED	2026 Rs.'000 UNAUDITED	2025 Rs.'000 UNAUDITED
Cash Flow from Operating Activities				
Profit Before Tax	108,217	627,322	(103,150)	627,322
Adjustments:				
Finance Income	(1,307)	(0.29)	(1,307)	(0.29)
Finance Cost	25	131	25	131
Consolidation of subsidiary's Net Asset	2,062,933	-	-	-
Share of Profit/(Loss) of Investmnet in Equity-Accounted Investees	105,697	(627,963)	105,697	(627,963)
Operating Cash Flows before Working Capital changes	**2,275,565**	**(511)**	**1,265**	**(511)**
Changes in Working Capital				
Increase/(Decrease) in Dues from Related Parties	(507,650)	-	-	-
Increase/(Decrease) in Dues to Related Parties	500	131	-	131
(Increase)/Decrease in Trade and Other Receivables	(31,262)	-	(813)	-
(Increase)/Decrease in Trade and Other Payables	(187,875)	160	(248,910)	160
Cash Flows Generated from Operations	**1,549,278**	**(220)**	**(248,457)**	**(220)**
Interest Paid	(25)	(131)	(25)	(131)
Income Tax Paid	(10,139)	-	-	-
Net Cash Flows generated from Operating Activities	**1,539,114**	**(351)**	**(248,482)**	**(351)**
Cash Flows from Investing Activities				
Interest Received	1,307	0.29	1,307	0.29
Investment in Subsidiary	-	-	(1,889,056)	
Investment in Equitry Accounted Investees	1,791,820	-	1,791,820	-
Net Cash Flows generated from Investing Activities	**1,793,127**	**0.29**	**(95,929)**	**0.29**
Cash Flows from Financing Activities				
Proceeds from issue of share capital	-	-	-	-
Net Cash Flows used in Financing Activities	**-**	**-**	**-**	**-**
Net Increase in Cash and Cash Equivalents	3,332,241	(351)	(344,411)	(351)
Cash and Cash Equivalents at the beginning of the period	519,451	148,143	361,856	1,493
Cash and Cash Equivalents at the end of the period	**3,851,692**	**147,793**	**17,444**	**1,143**

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 2026.

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.

3. Stated Capital

The stated capital consists of 921,235,101 (31st March 26 - 921,235,101) Voting shares issued as at 30th September 2026.

4. 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.

5. Market Price per Share

Market prices for the quarter ended,

	30.09.26	**30.06.26**
	Rs.	**Rs.**
Lowest	**7.70**	**9.00**
Highest	**10.10**	**13.20**
Last traded	**7.90**	**9.60**

6. Public Shareholding

The percentage of shares held by the public as at 30th September 2026 was Voting 27.28%. The number of voting shareholders representing the public holding was 7,527 as at 30th September 2026. The float adjusted market capitalization was Rs 1,984 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.

7. Directors' shareholding

The directors' shareholdings are as follows:

Name	As at 30th September 2026	As at 30th June 2026
Mr. S.V. Rajiyah	-	-
Mr. M. R. Ratnasabapathy	300	100
Mr. K. Liyanagamage	-	-
Mr. T.A.P. Peiris	-	-
Dr. C.Thebuwana	-	-
Mr.K. G. Vairavanathan		

8. Significant Events and Transactions

The Company declared a scrip dividend of Rs. 0.043 per ordinary share for the financial year ended 31st March 2026, amounting to Rs. 39.61 million, to be satisfied through the issue of 4,553,230 new ordinary voting shares at Rs. 8.70 per share. The dividend was approved by shareholders at the Annual General Meeting held on 23th September 2026, with the record date being 25th September 2026.

9. Contingent liabilities

There is no change in the nature of the contingent liabilities as at 30th September 2026 as compared to the contingent liabilities which were disclosed in the accounts for the year ended 31st March 2025.

10. Events Occurring after the Reporting Date

There are no material events that have taken place subsequent to the reporting date which require disclosures to the Financial Statements.

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 30.09.2026		Voting as at 30.06.2026	
		No. of Shares	%	No. of Shares	%
1	Renuka Land (Pvt) Ltd	317,930,613	34.51%	317,930,613	34.51%
2	Hatton National Bank Plc/Almas Holdings (Pvt) Ltd	178,600,913	19.39%	177,705,160	19.29%
	Almas Holdings (Pvt) Ltd	29,731,027	3.23%	30,798,027	3.34%
3	Renuka Enterprises (Pvt) Ltd	74,060,000	8.04%	74,060,000	8.04%
4	The Cargo Boat Investment Company Ltd	69,629,033	7.56%	69,629,033	7.56%
5	Commercial Bank of Ceylon Plc / G.A.B.Harischandra	11,000,000	1.19%	11,000,000	1.19%
6	Mr. K.L.Yeoh	9,309,177	1.01%	9,309,177	1.01%
7	Peoples Leasing & Finance Plc / Nagoya Ceylon Trading (pvt) Ltd	5,994,812	0.65%	6,975,235	0.76%
8	Mr. K.Mathivanan	3,725,000	0.40%	3,725,000	0.40%
9	I B M C Lanka (Pvt) Ltd	3,524,500	0.38%	3,524,500	0.38%
10	J.B.Cocoshell (Pvt) Ltd	2,935,200	0.32%	2,935,200	0.32%
11	Senkadagala Finance PLC / Mr. M.M.Sugathapala	2,830,000	0.31%	2,830,000	0.31%
12	Mr. M.C.Pushpakumara	2,314,007	0.25%	2,314,007	0.25%
13	Gmsincop (Pvt) Ltd	2,091,499	0.23%		
14	Mr. M.M.M. Shamil	2,055,000	0.22%	2,055,000	0.22%
15	Mr. S.D.Abeywardene	2,000,000	0.22%	2,000,000	0.22%
16	Mrs. V.C.B.Liyanarachchi	1,965,170	0.21%	1,965,170	0.21%
17	Mr. G.Suthaharan	1,960,000	0.21%	1,960,000	0.21%
18	Mr. V.H.I.R. Rajavasan	1,504,999	0.16%		
19	Mr. M.A. Junaid	1,484,711	0.16%		
20	Sampath Bank Plc/ A. Sithampalam	1,438,198	0.16%		
		726,083,859	78.82%	720,716,122	78.23%

CORPORATE INFORMATION

Name of Company

Ceylon Land & Equity PLC

Registration No.
PQ 149

Legal Form
Quoted Public Company with Limited Liability

Principal Activity
Property development & Investments

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

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 11 231 4750-5
Email: info@renukagroup.com
Fax: 0094 11 244 5549

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
Hatton National Bank PLC
National Development Bank PLC