Colombo City Holdings PLC

Interim Financial Statements

Period ended 31 March 2026

Corporate Information

Domicile & Legal Form	Colombo City Holdings PLC is a Public Limited Liability Company incorporated and domiciled in Sri Lanka. The registered office of the Company is located at No. 100/1, 2nd Floor, Elvitigala Mawatha, Colombo 08. Quoted on the Colombo Stock Exchange on the 01 January 1949 and incorporated in Sri Lanka in 1913 and Re- registered under the Companies Act No. 07 of 2007 on 13 August 2007.
Principal Activity & Nature of the Company	Engaged in Real Estate through renting out the Investment Property
Company Reg. No.	PQ 71
Board of Directors	Mr. S. L. Sebastian - Chairman/Independent Non-Executive Director Mr. A. W. Atukorala - Non-Independent Non-Executive Director Dr. K. S. Narangoda - Non-Independent Non-Executive Director Mr. R. T. Devasurendra - Non-Independent Non-Executive Director Mr. S. Sridharan - Independent Non-Executive Director Mr. D. M. Weerasekare - Independent Non-Executive Director Mr. N. Haturusinha - Independent Non-Executive Director
Secretaries	NEXIA CORPORATE CONSULTANTS (PRIVATE) LIMITED No.130, Level 2, Nawala Road, Narahenpita, Colombo 05.
Registrars	S S P CORPORATE SERVICES (PRIVATE) LIMITED 101, Inner Flower Road, Colombo 3
Auditors	ERNST & YOUNG Chartered Accountants, 109, Rotunda Towers, Galle Road,Colombo 03, Sri Lanka
Bankers	Pan Asia Banking Corporation PLC Nations Trust Bank PLC DFCC Bank PLC Seylan Bank PLC Hatton National Bank PLC Sampath Bank PLC National Development Bank PLC
Contact Details	***Registered Office*** No. 100/1, 2nd Floor, Elvitigala Mawatha, Colombo 08. Telephone - +94 11 5 700 700 Fax - +94 11 2 680 225

COLOMBO CITY HOLDINGS PLC
STATEMENT OF PROFIT OR LOSS

For the Quarter Ended 31st March	GROUP			COMPANY		
	2026 Un-Audited Rs 000	2025 Audited Rs 000	% Change	**2026 Un-Audited Rs 000**	2025 Audited Rs 000	% Change
Revenue	**20,785**	11,647	78%	**-**	-	-
Direct Cost	**(12)**	(681)	-98%	**-**	-	-
Gross Profit	**20,773**	10,966	89%	**-**	-	-
Change in Fair Value of Investment Property	**331,944**	18,335	>100%	**2,401**	-	100%
Change in Fair Value of Biological Assets	**3,449**	1,367	>100%	**-**	-	-
Change in Fair Value of Investment In Subsidiary	**-**	-	-	**260,988**	47,647	>100%
Gain on Disposal of Government Securities	**59,471**		100%	**59,471**		100%
Other Income	**36,236**	28,235	28%	**36,191**	28,217	28%
Administrative Expenses	**(39,410)**	(16,089)	>100%	**(19,549)**	(11,739)	67%
Change in Fair Value of Financial Assets measured at fair value through Profit or Loss	**(119,918)**	(46,662)	157%	**(119,622)**	(46,725)	>100%
Operating Profit	**292,545**	(3,848)	-	**219,880**	17,400	>100%
Finance Income	**17,647**	35,066	-50%	**14,881**	32,701	-54%
Finance Cost	**(4,780)**	(8,544)	-44%	**(2,371)**	(7,490)	-68%
Taxes on financial services	**(2,036)**	(1,149)	77%	**-**	-	-
Profit Before Tax	**303,376**	21,525	>100%	**232,390**	42,611	>100%
Income Tax Expense	**(106,544)**	(20,931)	>100%	**(83,069)**	(33,167)	>100%
Profit/(Loss) for the Period	**196,832**	594	>100%	**149,321**	9,444	>100%
Earnings/(Loss) per share						
Basic (Rs.)	**7.73**	0.02		**5.87**	0.37	

The Notes form an integral part of these Financial Statements
Figures in bracket indicate deductions

COLOMBO CITY HOLDINGS PLC
STATEMENT OF OTHER COMPREHENSIVE INCOME

	GROUP			COMPANY		
For the Quarter Ended 31st March	**2026 Un-Audited Rs 000**	2025 Audited Rs 000	% Change	**2026 Un-Audited Rs 000**	2025 Audited Rs 000	% Change
Profit/(Loss) for the Period	**196,832**	594	>100%	**149,321**	9,444	>100%
Other Comprehensive Income						
Other Comprehensive Income that may be Reclassified to Profit or Loss in Subsequent Period	-	-	-	**-**	-	-
Other Comprehensive Income not be Reclassified to Profit or Loss in Subsequent Period	**-**	-	-	**-**	-	-
Actuarial Gain /(Loss) on Defined Benefit Plans	**175**	5	>100%	**175**	5	>100%
Income Tax effect on Other Comprehensive Income	**(53)**	(2)	>100%	**(53)**	(2)	>100%
Total Other Comprehensive Income for the Period, Net of Tax	**122**	3	**-**	**122**	3	-
Total Comprehensive Income/(Loss) for the Period	**196,954**	597	>100%	**149,443**	9,447	>100%

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COLOMBO CITY HOLDINGS PLC
STATEMENT OF PROFIT OR LOSS

For the Period Ended 31st March	GROUP 2026 Un-Audited Rs 000	GROUP 2025 Audited Rs 000	GROUP % Change	COMPANY 2026 Un-Audited Rs 000	COMPANY 2025 Audited Rs 000	COMPANY % Change
Revenue	**75,297**	50,009	51%	**-**	-	**-**
Direct Cost	**(1,379)**	(2,973)	-54%	**-**	-	**-**
Gross Profit	**73,918**	47,036	57%	**-**	-	**-**
Change in Fair Value of Investment Property	**331,944**	18,335	>100%	**2,401**	-	100%
Change in Fair Value of Biological Assets	**3,449**	1,367	>100%	**-**	-	**-**
Change in Fair Value of Investment In Subsidiary	**-**	-		**260,988**	47,647	>100%
Capital Gain on Disposal of Shares	**-**	29,484	-100%	**-**	29,484	-100%
Capital Gain/(Loss) on Disposal of Government Securities	**59,471**	(14)	-	**59,471**	(14)	-
Other Income	**37,772**	35,205	7%	**36,191**	35,118	3%
Administrative Expenses	**(88,187)**	(48,110)	83%	**(60,777)**	(39,428)	54%
Change in Fair Value of Financial Assets measured at fair value through Profit or Loss	**90,367**	112,271	-20%	**90,339**	111,492	-19%
Operating Profit	**508,734**	195,574	>100%	**388,613**	184,298	>100%
Finance Income	**101,715**	141,610	-28%	**90,770**	132,162	-31%
Finance Cost	**(21,545)**	(14,439)	49%	**(17,232)**	(12,487)	38%
Taxes on financial services	**(6,266)**	(5,250)	19%	**-**	-	**-**
Profit Before Tax	**582,638**	317,494	84%	**462,151**	303,974	52%
Income Tax Expense	**(147,089)**	(58,864)	>100%	**(104,902)**	(59,734)	76%
Profit for the period	**435,549**	258,630	68%	**357,249**	244,239	46%
Earnings per share Basic (Rs.)	**17.11**	10.16		**14.03**	9.59	

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Figures in bracket indicate deductions

COLOMBO CITY HOLDINGS PLC
STATEMENT OF OTHER COMPREHENSIVE INCOME

	GROUP			COMPANY		
For the Period Ended 31st March	**2026 Un-Audited Rs 000**	2025 Audited Rs 000	% Change	**2026 Un-Audited Rs 000**	2025 Audited Rs 000	% Change
Profit for the Period	**435,549**	258,630	68%	**357,249**	244,239	46%
Other Comprehensive Income						
Other Comprehensive Income that may be Reclassified to Profit or Loss in Subsequent Period	-	-	-	-	-	-
Other Comprehensive Income not be Reclassified to Profit or Loss in Subsequent Period	**-**	-		**-**	-	-
Actuarial Gain /(Loss) on Defined Benefit Plans	**175**	5	>100%	**175**	5	>100%
Income Tax effect on Other Comprehensive Income	**(53)**	(2)	>100%	**(53)**	(2)	>100%
Total Other Comprehensive Income for the Period, Net of Tax	**123**	4	-	**123**	4	-
Total Comprehensive Income for the Period	**435,672**	258,634	68%	**357,372**	244,243	46%

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Figures in bracket indicate deductions

COLOMBO CITY HOLDINGS PLC
STATEMENT OF FINANCIAL POSITION

As at 31st March 2026	**GROUP** **31-Mar-26** **Un-Audited** **Rs 000**	**GROUP** 31-Mar-25 Audited Rs 000	**COMPANY** **31-Mar-26** **Un-Audited** **Rs 000**	**COMPANY** 31-Mar-25 Audited Rs 000
ASSETS				
Non-Current Assets				
Property, Plant & Equipment	**1,507**	1,407	**1,245**	856
Investment Property	**1,755,600**	1,295,304	**57,800**	-
Investment in Subsidiary	**-**	-	**1,883,932**	1,522,944
Non Current Financial Assets	**370,680**	-	**-**	-
Biological Assets	**88,341**	84,892	**-**	-
Right - of Use - Assets	**12,451**	7,059	**5,653**	-
	2,228,579	1,388,662	**1,948,630**	1,523,800
Current Assets				
Trade and Other Receivables	**25,013**	359,983	**9,963**	20,923
Other Financial Investments	**1,334,592**	1,607,994	**1,206,844**	1,490,918
Income Tax Recoverable	**6,293**	11,846	**-**	-
Cash in Hand and at Bank	**7,970**	6,295	**1,616**	5,463
	1,373,868	1,986,118	**1,218,423**	1,517,304
Total Assets	**3,602,447**	3,374,780	**3,167,053**	3,041,104
EQUITY AND LIABILITIES				
Equity				
Stated Capital	**11,138**	11,138	**11,138**	11,138
Retained Earnings	**3,124,290**	2,688,619	**2,908,298**	2,550,923
Total Equity	**3,135,429**	2,699,757	**2,919,436**	2,562,061
Non-Current Liabilities				
Employee Benefit Liability	**465**	505	**465**	505
Deferred Tax Liability	**327,694**	247,913	**216,543**	158,825
Lease Liability	**11,249**	8,363	**2,514**	-
	339,407	256,781	**219,522**	159,330
Current Liabilities				
Trade and Other Payables	**37,429**	37,671	**17,582**	16,548
Lease Liability	**4,789**	1,422	**3,368**	-
Interest Bearing Loans and Borrowings	**-**	290,904	**-**	290,904
Income Tax Payable	**85,393**	88,245	**7,145**	12,261
	127,611	418,242	**28,095**	319,713
	127,611	418,242	**28,095**	319,713
Total Equity and Liabilities	**3,602,447**	3,374,780	**3,167,053**	3,041,104
Net Assets Per Share (Rs.)	**123.16**	106.05	**114.68**	100.64

I certify that the Financial Statements have been prepared in compliance with the requirements of Companies Act No. 07 of 2007.

Sgd.
A. Kanishka Chathuranga
Finance Manager

The Directors are responsible for the preparation and presentation of these Financial Statements. Signed for and on behalf of the Board.

Sgd.
S. L. Sebastian
Chairman

Sgd.
K S Narangoda (Dr.)
Director

The notes form an integral part of these financial statements.
Figures in brackets indicate deductions

18th May 2026
Colombo

COLOMBO CITY HOLDINGS PLC
STATEMENT OF CHANGES IN EQUITY

GROUP	Attributable to Equity Holders of the Company		
	Stated Capital	Retained Earnings	Total Equity
	Rs 000	Rs 000	Rs 000
Balance as at 31 March 2024 - Audited	**11,138**	**2,429,984**	**2,441,123**
Profit for the period	-	258,630	**258,630**
Other Comprehensive Income	-	4	**4**
Total Comprehensive Income for the Period	-	**258,634**	**258,634**
Balance as at 31 March 2025 - Audited	**11,138**	**2,688,618**	**2,699,757**
Profit for the period	-	435,549	**435,549**
Other Comprehensive Income	-	123	**123**
Total Comprehensive Income for the Period	-	**435,672**	**435,672**
Balance as at 31 March 2026 - Un Audited	**11,138**	**3,124,290**	**3,135,429**

COMPANY	Stated Capital	Retained Earnings	Total Equity
	Rs 000	Rs 000	Rs 000
Balance as at 31 March 2024 - Audited	**11,138**	**2,306,683**	**2,317,821**
Profit for the period	-	244,239	**244,239**
Other Comprehensive Income	-	4	**4**
Total Comprehensive Income for the Period	-	**244,243**	**244,243**
Balance as at 31 March 2025 - Audited	**11,138**	**2,550,926**	**2,562,064**
Profit for the period	-	357,249	**357,249**
Other Comprehensive Income		123	**123**
Total Comprehensive Income for the Period	-	**357,372**	**357,372**
Balance as at 31 March 2026 - Un Audited	**11,138**	**2,908,298**	**2,919,436**

The notes form an integral part of these financial statements.
Figures in brackets indicate deductions

COLOMBO CITY HOLDINGS PLC
CASH FLOW STATEMENT

For the Period Ended 31st March	GROUP		COMPANY	
	2026 Un-Audited Rs 000	2025 Audited Rs 000	**2026 Un-Audited Rs 000**	2025 Audited Rs 000
Cash flows From Operating Activities				
Profit before Taxation	**582,638**	317,494	**462,151**	303,973
Adjustment for				
Depreciation	**586**	451	**298**	93
Change in Fair Value of Investments Property	**(331,944)**	(18,335)	**(2,401)**	-
Change in Fair Value of Biological Assets	**(3,449)**	(1,367)	**-**	-
Dividend Income	**(35,813)**	(35,116)	**(35,811)**	(35,114)
Fair Value Gain on Investment In Subsidiary	**-**	-	**(260,988)**	(47,647)
Provision for Defined Benefit Plans	**135**	182	**135**	182
Interest Income	**(101,715)**	(141,610)	**(90,770)**	(132,162)
Gain /(Loss) on Disposal of Government Securities	**(59,471)**	14	**(59,471)**	14
Gain on Disposal of Shares	**-**	(29,484)	**-**	(29,484)
Change in Fair Value of Investments	**(90,367)**	(112,271)	**(90,339)**	(111,492)
Amortisation of Right of Use Assets	**2,240**	162	**1,979**	511
Finance cost	**21,545**	14,439	**17,232**	12,487
Operating Profit/(Loss) before Working Capital Changes	**(15,616)**	(5,441)	**(57,985)**	(38,639)
(Increase)/ Decrease in Trade & Other Receivables	**(30,156)**	(3,922)	**10,961**	(14,808)
Increase/ (Decrease) in Trade & Other Payables	**(242)**	9,164	**1,033**	1,020
Cash Generated/(Used) from Operations	**(46,014)**	(199)	**(45,991)**	(52,427)
Interest Paid	**(20,850)**	(11,379)	**(16,908)**	(10,583)
Income Tax Paid	**(70,214)**	(39,845)	**(52,352)**	(39,845)
Rental paid	**(2,073)**	(1,422)	**(2,072)**	(436)
Gratuity Paid	**-**	(932)		(932)
Net Cash Flow Generated/(Used) from Operating Activities	**(139,152)**	(53,777)	**(117,323)**	(104,223)
Cash Flow from Investing Activities				
Acquisition of Property, Plant & Equipments	**(686)**	(1,224)	**(687)**	(941)
Acquisition of Investment Property	**(128,352)**	(8,969)	**(55,399)**	-
Repayment of Loans from Related Party	**-**	215,605	**-**	213,042
Investment of Subsidiary	**-**	215	**(100,000)**	(74,124)
Investments in Financial Assets	**423,241**	(539,275)	**433,885**	(486,087)
Dividend Received	**35,813**	35,116	**35,811**	35,115
Interest Received	**101,715**	141,610	**90,770**	132,162
Net Cash Flow Generated/(Used) in Investing Activities	**431,731**	(156,922)	**404,380**	(180,833)
Cash Flow from Financing Activities				
Proceed from Interest Bearing Loans and Borrowings	**74,000**	749,000	**74,000**	749,000
Interest Payable	**(364,904)**	(460,000)	**(364,904)**	(460,000)
Repayment of Borrowings		(74,124)	-	-
Net Cash Flow Generated/(Used) from Financing Activities	**(290,904)**	214,876	**(290,904)**	289,000
Net Increase/Decrease in Cash & Cash Equivalent during the period	**1,675**	4,177	**(3,847)**	3,944
Cash & Cash Equivalents at the beginning of the year	**6,295**	2,118	**5,463**	1,519
Cash & cash equivalents at the end of the period	**7,970**	6,295	**1,616**	5,463

The Notes form an integral part of these Financial Statements
Figures in bracket indicate deductions

1. Basis of Preparation

The Interim Consolidated Financial Statements for the period ended 31 March 2026 have been prepared in accordance with LKAS 34 - Interim Financial Reporting. The Interim Consolidated Financial Statements do not include all the information and disclosures required in the Annual Financial Statements, and should be read in conjunction with the Group's Audited Financial Statements as at 31 March 2025.
Where appropriate, certain financial statement line items have been reclassified to conform to the current period presentation.

2. Opearating Results - Segment Information

Group engage only in the Real Estate. There are no Separate activities other than the Real Estate segment in the Group.

3. Related Party Transactions

The nature of Related Party Transactions during the period under review is similar to those reported in the Annual Report for the year 2024/25.

4 Share Information

4.1 Number of Shares

No of Ordinary Shares represented in Stated Capital 25,457,140

4.2 Market Price per Share

The market value of an ordinary share of Colombo City Holdings PLC was as follows:

	31.03.2026	**31.03.2025**
Last traded price recorded - Rs.	130.75	65.00
Highest price recorded - Rs.	175.00	88.00
Lowest price recorded - Rs.	128.25	43.00

4.3 Public Share Holding	**31.03.2026**	**31.03.2025**
Number of Shareholders	1,516	1,221
No. of Shares	5,695,940	5,695,940
Percentage	22.37%	22.37%
Float Adjusted Market Capitalisation - Rs.	744,590,160	370,159,544

The Company is compliant with the Minimum Public Holding requirement under option 5 of rule 7.13.1 (a) of the Listing Rules of the Colombo Stock Exchange.

4.4 Twenty Major Shareholders as at 31 March 2026

	Name of Shareholders	**Number of Shares**	**(%)**
1	SEYLAN BANK PLC/ AMBEON HOLDINGS PLC (COLLATERAL)	16,903,180	66.40%
	AMBEON HOLDINGS PLC	2,858,020	11.23%
	TOTAL	**19,761,200**	**77.63%**
2	EST OF LATJ.E.DE COSTA	511,180	2.01%
3	MR.H.E.B.DE MEL	312,260	1.23%
4	MBSL/K S DEVSHANKAR	182,180	0.72%
5	MRS.I.A.GOONETILLEKE	176,000	0.69%
6	MRS.M.M.MISSO	169,840	0.67%
7	MRS.E.DE SILVA	168,660	0.66%
8	LAUGFS GAS PLC	160,000	0.63%
9	MRS.S.C.FERNANDO	154,000	0.60%
10	MR.M.N.T.MENDIS	110,000	0.43%
11	MR.S.N.C.W.M.B.C.KANDEGEDARA	105,000	0.41%
12	MR.D.M.R.DISSANAYAKE	90,000	0.35%
13	SEA CONSORTIUM LANKA (PRIVATE) LIMITED	90,000	0.35%
14	SENKADAGALA FINANCE PLC/L.A.J.F.MORAIS	80,246	0.36%
15	MR.W.M.D.S.FERNANDO	66,000	0.26%
16	MR.G.BAWA EST OF	65,360	0.26%
17	MR.C.N.PAKIANATHAN	63,100	0.25%
18	MISSG.W.M.JANSEN	61,600	0.24%
19	SENKADAGALA FINANCE PLC/H.N.R.BHARATI	54,005	0.21%
20	MRS.H.C.DIAS	52,800	0.21%
	OTHERS	3,023,709	11.88%
		25,457,140	**100%**

4.5 Director's and Chief Executive Officer's Share Holding as at 31st March 2026

	Number of Shares
Mr. S. L. Sebastian - Chairman	Nil
Mr. A. W. Atukorala - Director	Nil
Dr. K. S. Narangoda - Director	Nil
Mr. R. T. Devasurendra - Director	Nil
Mr. S. Sridharan - Director	Nil
Mr. D. M. Weerasekare - Director	Nil
Mr. N. Haturusinha - Director	Nil
Dr. D. R. Dissabandara - Chief Executive Officer	Nil

5 Earnings per Share

The computation of the Basic Earnings per Ordinary Share has been done based on net profit attributable to ordinary shareholders for the year, divided by weighted average number of ordinary shares in issue as at the balance sheet date and calculated as follows.

	Group		Company	
	31/03/2026	31/03/2025	**31/03/2026**	31/03/2025
Amounts used as the Numerator				
Net Profit / (Loss) Attributable to Ordinary Shareholders	**435,549,000**	258,630,478	**357,249,000**	244,239,063
Weighted Average Number of Ordinary Shares in Issue (Nos.)	**25,457,140**	25,457,140	**25,457,140**	25,457,140
Basic Earnings per Ordinary Share (Rs.)	**17.11**	10.16	**14.03**	9.59

6 Comparative Information

The presentation and classification of the financial statements of the previous years have been amended, where relevant for better presentation and to be comparable with those of the current year.

7 Commitment and Contingencies

There are no material contingent liabilities as at the balance sheet date.

8 Fair Value Measurement

The Group uses the following hierarchy for determining and disclosing the fair value of assets and liabilities by valuation technique:
Level 1: Quoted (unadjusted) prices in active markets for identical assets or liabilities
Level 2: Other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly
Level 3: Techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data

The Group held the following assets and liabilities carried at fair value in the statement of financial position:

Assets Measured at Fair Value

GROUP	**Level 1**		**Level 2**		**Level 3**	
	31/03/2026 Rs 000	**31/03/2025** Rs 000	**31/03/2026** Rs 000	**31/03/2025** Rs 000	**31/03/2026** Rs 000	**31/03/2025** Rs 000
Investment Property	-	-	-	-	1,755,600	1,295,304
Financial Instrument at Amortized Cost	581,104	112,870	-	-	-	-
Financial Assets						
Fair value though Profit or Loss	753,488	1,495,124	-	-	-	-
	1,334,592	1,607,994	-	-	1,755,600	1,295,304
COMPANY						
Investment Property	-	-	-	-	57,800	-
Financial Instrument at Amortized Cost	475,000	17,357	-	-	-	-
Financial Assets						
Fair Value Through Profit or Loss	731,844	1,473,561	-	-	-	-
	1,206,844	1,490,918	-	-	57,800	-

Financial Assets and Liabilities measured or disclosed at Fair Value

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

The fair values of the quoted equities are based on price quotations at the reporting date.

Those assumptions for assets categorised as Level 3 has been described under respective notes to the financial Statements as at 31 March 2025.
During the reporting period ended 31 March 2026, there were no transfers between Level 1 and Level 2 fair value measurements.

9 Investment of equity stake in Lexinton Resorts (Pvt) Ltd

Colombo City Holdings PLC converted its receivable balances from Lexinton Resorts (Private) Limited into equity as a further investment, amounting to Rs. 80 million on 30 June 2025 and Rs. 20 million on 31 March 2026.

10 Events after the Balance Sheet date

No circumstances have arisen since the reporting date, which would require adjustment to or disclosure in the Financial Statements.

11 Interim figures are provisional and subject to an audit.