COLOMBO CITY
HOLDINGS

Interim Financial Statements

Period ended 30 September 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 30th September	GROUP			COMPANY		
	2026 Un-Audited Rs 000	2025 Un-Audited Rs 000	% Change	**2026 Un-Audited Rs 000**	2025 Un-Audited Rs 000	% Change
Revenue	**21,612**	18,014	20%	**-**	-	-
Direct Cost	**(771)**	(493)	56%	**-**	-	-
Gross Profit	**20,841**	17,521	19%	**-**	-	-
Other Income	**20**	804	-98%	**-**	-	-
Selling and Distribution Expense	**(212)**	-	100%	**(212)**	-	100%
Administrative Expenses	**(24,669)**	(15,830)	56%	**(20,371)**	(13,297)	53%
Change in Fair Value of Financial Assets measured at fair value through Profit or Loss	**(51,922)**	242,946	-	**(51,799)**	243,151	-
Operating Profit/(Loss)	**(55,942)**	245,441	-	**(72,382)**	229,854	-
Finance Income	**14,600**	24,980	-42%	**9,948**	22,291	-55%
Finance Cost	**(873)**	(4,361)	-80%	**(117)**	(3,726)	-97%
Taxes on financial services	**(1,609)**	(1,398)	15%	**-**	-	-
Profit/(Loss) Before Tax	**(43,824)**	264,662	-	**(62,551)**	248,419	-
Income Tax Expense	**(11,732)**	(11,712)	-	**(4,910)**	(5,380)	-9%
Profit/(Loss) for the Period	**(55,556)**	252,950	-	**(67,461)**	243,039	-
Earnings/(Loss) per share Basic (Rs.)	**(2.18)**	9.94		**(2.65)**	9.55	

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

COLOMBO CITY HOLDINGS PLC
STATEMENT OF OTHER COMPREHENSIVE INCOME

For the Quarter Ended 30th September	GROUP			COMPANY		
	2026 Un-Audited Rs 000	2025 Un-Audited Rs 000	% Change	**2026 Un-Audited Rs 000**	2025 Un-Audited Rs 000	% Change
Profit/(Loss) for the Period	**(55,556)**	252,950	-	**(67,461)**	243,039	-
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	**-**	-		**-**	-	
Income Tax effect on Other Comprehensive Income	**-**	-		**-**	-	
Total Other Comprehensive Income for the Period, Net of Tax	**-**	-	-	**-**	-	-
Total Comprehensive Income/(Loss) for the Period	**(55,556)**	252,950	-	**(67,461)**	243,039	-

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

COLOMBO CITY HOLDINGS PLC
STATEMENT OF PROFIT OR LOSS

For the Period Ended 30th September	GROUP			COMPANY		
	2026 Un-Audited Rs 000	2025 Un-Audited Rs 000	% Change	**2026 Un-Audited Rs 000**	2025 Un-Audited Rs 000	% Change
Revenue	**41,935**	35,861	17%	**-**	-	**-**
Direct Cost	**(1,105)**	(1,124)	-2%	**-**	-	**-**
Gross Profit	**40,830**	34,737	18%	**-**	-	**-**
Other Income	**20**	1,536	-99%	**-**	-	-
Selling and Distribution Expense	**(212)**	-	100%	**(212)**	-	100%
Administrative Expenses	**(49,025)**	(30,349)	62%	**(41,434)**	(25,410)	63%
Change in Fair Value of Financial Assets measured at fair value through Profit or Loss	**(76,267)**	298,605	-	**(75,708)**	298,163	-
Operating Profit/(Loss)	**(84,654)**	304,529	-	**(117,354)**	272,753	-
Finance Income	**27,627**	58,921	-53%	**19,913**	53,611	-63%
Finance Cost	**(1,833)**	(11,260)	-84%	**(252)**	(9,988)	-97%
Taxes on financial services	**(3,292)**	(2,778)	19%	**-**	-	**-**
Profit/(Loss) Before Tax	**(62,152)**	349,412	-	**(97,693)**	316,376	-
Income Tax Expense	**(19,599)**	(28,917)	-32%	**(5,974)**	(16,456)	-64%
Profit/(Loss) for the period	**(81,751)**	320,495	-	**(103,667)**	299,920	-
Earnings per share						
Basic (Rs.)	**(3.21)**	12.59		**(4.07)**	11.78	

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

COLOMBO CITY HOLDINGS PLC
STATEMENT OF OTHER COMPREHENSIVE INCOME

For the Period Ended 30th September	GROUP			COMPANY		
	2026 Un-Audited Rs 000	2025 Un-Audited Rs 000	% Change	**2026 Un-Audited Rs 000**	2025 Un-Audited Rs 000	% Change
Profit/(Loss) for the Period	**(81,751)**	320,495	-	**(103,667)**	299,920	-
Other Comprehensive Income						
Other Comprehensive Income that may be Reclassified to Profit or Loss in Subsequent Period	-	-	-	-	-	-
Other Comprehensive Income not to be Reclassified to Profit or Loss in Subsequent Period	**-**	-		**-**	-	-
Actuarial Gain /(Loss) on Defined Benefit Plans	**-**	-		**-**	-	
Income Tax effect on Other Comprehensive Income	**-**	-		**-**	-	
Total Other Comprehensive Income for the Period, Net of Tax	**-**	-	-	**-**	-	-
Total Comprehensive Income/(Loss) for the Period	**(81,751)**	320,495	-	**(103,667)**	299,920	-

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

COLOMBO CITY HOLDINGS PLC
STATEMENT OF FINANCIAL POSITION

As at 30th September 2026	GROUP		COMPANY	
	30-Sep-26 Un-Audited Rs 000	31-Mar-26 Audited Rs 000	**30-Sep-26 Un-Audited Rs 000**	31-Mar-26 Audited Rs 000
ASSETS				
Non-Current Assets				
Property, Plant & Equipment	**1,246**	1,507	**1,041**	1,245
Investment Property	**1,758,600**	1,755,600	**57,800**	57,800
Investment in Subsidiary	**-**	-	**1,948,295**	1,883,295
Non Current Financial Assets	**389,629**	370,680	**-**	-
Biological Assets	**88,341**	88,341	**-**	-
Right - of Use - Assets	**10,624**	12,451	**3,957**	5,653
	2,248,440	2,228,579	**2,011,093**	1,947,993
Current Assets				
Trade and Other Receivables	**17,900**	25,013	**9,806**	9,963
Other Financial Investments	**1,230,007**	1,334,592	**1,031,409**	1,206,844
Income Tax Recoverable	**16,484**	10,252	**893**	-
Cash in Hand and at Bank	**10,727**	7,968	**4,041**	1,614
	1,275,118	1,377,825	**1,046,149**	1,218,421
Total Assets	**3,523,558**	3,606,404	**3,057,242**	3,166,414
EQUITY AND LIABILITIES				
Equity				
Stated Capital	**11,138**	11,138	**11,138**	11,138
Retained Earnings	**3,041,900**	3,123,651	**2,804,183**	2,907,850
Total Equity	**3,053,038**	3,134,789	**2,815,321**	2,918,988
Non-Current Liabilities				
Employee Benefit Liability	**465**	465	**465**	465
Deferred Tax Liability	**324,899**	324,899	**216,352**	216,352
Lease Liability	**10,830**	11,249	**1,878**	2,515
	336,194	336,613	**218,695**	219,332
Current Liabilities				
Trade and Other Payables	**40,174**	38,060	**19,858**	17,582
Lease Liability	**4,789**	4,789	**3,368**	3,368
Income Tax Payable	**89,363**	92,153	**-**	7,144
	134,326	135,002	**23,226**	28,094
Total Equity and Liabilities	**3,523,558**	3,606,404	**3,057,242**	3,166,414
Net Assets Per Share (Rs.)	**119.93**	123.14	**110.59**	114.66

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

03 November 2026
Colombo

COLOMBO CITY HOLDINGS PLC
STATEMENT OF CHANGES IN EQUITY

GROUP	Attributable to Equity Holders of the Company		Total Equity
	Stated Capital	Retained Earnings	
	Rs 000	Rs 000	Rs 000
Balance as at 31 March 2025 - Audited	**11,138**	**2,688,619**	**2,699,756**
Profit for the period	-	320,495	**320,495**
Other Comprehensive Income	-		
Total Comprehensive Income for the Period	**-**	**320,495**	**320,495**
Balance as at 30 September 2025 - Un Audited	**11,138**	**3,009,114**	**3,020,251**
Balance as at 31 March 2026 - Audited	**11,138**	**3,123,651**	**3,134,789**
Loss for the period	-	(81,751)	**(81,751)**
Other Comprehensive Income	-		
Total Comprehensive (Loss) for the Period	**-**	**(81,751)**	**(81,751)**
Balance as at 30 September 2026 - Un Audited	**11,138**	**3,041,900**	**3,053,038**

COMPANY	Stated Capital	Retained Earnings	Total Equity
	Rs 000	Rs 000	Rs 000
Balance as at 31 March 2025 - Audited	**11,138**	**2,550,923**	**2,562,060**
Profit for the period	-	299,920	**299,920**
Other Comprehensive Income	-		
Total Comprehensive Income for the Period	**-**	**299,920**	**299,920**
Balance as at 30 September 2025 - Un Audited	**11,138**	**2,850,843**	**2,861,980**
Balance as at 31 March 2026 -Audited	**11,138**	**2,907,850**	**2,918,988**
Loss for the period	-	(103,667)	**(103,667)**
Other Comprehensive Income			
Total Comprehensive (Loss) for the Period	**-**	**(103,667)**	**(103,667)**
Balance as at 30 September 2026 - Un Audited	**11,138**	**2,804,183**	**2,815,321**

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 30th September	GROUP		COMPANY	
	2026 Un-Audited	2025 Un-Audited	**2026 Un-Audited**	2025 Un-Audited
	Rs 000	Rs 000	**Rs 000**	Rs 000
Cash flows From Operating Activities				
Profit/(Loss) before Taxation	**(62,152)**	349,412	**(97,693)**	316,376
Adjustment for				
Depreciation	**261**	300	**204**	122
Dividend Income	**-**	(2)	**-**	-
Interest Income	**(27,627)**	(58,921)	**(19,913)**	(53,611)
Change in Fair Value of Investments	**76,267**	(298,605)	**75,708**	(298,163)
Amortisation of Right of Use Assets	**1,827**	131	**1,696**	-
Finance cost	**1,833**	11,260	**252**	9,988
Operating Profit/(Loss) before Working Capital Changes	**(9,591)**	3,575	**(39,746)**	(25,288)
(Increase)/ Decrease in Trade & Other Receivables	**(17,174)**	(2,893)	**157**	16,794
Increase/ (Decrease) in Trade & Other Payables	**2,115**	(752)	**2,276**	(248)
Cash Generated/(Used In) from Operations	**(24,650)**	(70)	**(37,313)**	(8,742)
Interest Paid	**(652)**	(10,363)		(9,988)
Income Tax Paid	**(23,284)**	(21,119)	**(14,012)**	(21,119)
Rental paid	**(1,599)**	-	**(888)**	-
Net Cash Flow Generated/(Used) from Operating Activities	**(50,185)**	(31,552)	**(52,213)**	(39,849)
Cash Flow from Investing Activities				
Acquisition of Property, Plant & Equipments	**-**	(366)	**-**	(366)
Acquisition of Investment Property	**(3,000)**	-57,354		
Repayment of Loans from Related Party	**-**	(15,516)	**-**	
Investment of Subsidiary	**-**	-	**(65,000)**	(80,000)
Investments in Financial Assets	**28,317**	186,642	**99,727**	204,302
Dividend Received	**-**	2	**-**	-
Interest Received	**27,627**	58,921	**19,913**	53,611
Net Cash Flow Generated/(Used) in Investing Activities	**52,944**	172,329	**54,640**	177,547
Cash Flow from Financing Activities				
Proceeds from Interest Bearing Loans and Borrowings	**-**	15,000	**-**	15,000
Interest Payable	**-**	905	**-**	905
Repayment of Borrowings	**-**	(151,904)	**-**	(151,904)
Net Cash Flow Generated/(Used) from Financing Activities	**-**	(135,999)	**-**	(135,999)
Net Increase/Decrease in Cash & Cash Equivalent during the period	**2,759**	4,778	**2,427**	1,699
Cash & Cash Equivalents at the beginning of the year	**7,968**	6,295	**1,614**	5,463
Cash & cash equivalents at the end of the period	**10,727**	11,073	**4,041**	7,162

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 30 September 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 2026.
Where appropriate, certain financial statement line items have been reclassified to conform to the current period presentation.

2. Operating Results - Segment Information

The 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 2025/26.

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:

	30.09.2026	30.09.2025
Last traded price recorded - Rs.	203.75	173.50
Highest price recorded - Rs.	216.00	194.00
Lowest price recorded - Rs.	154.75	55.30

4.3 Public Share Holding	**30.09.2026**	**30.09.2025**
Number of Shareholders	1,428	1,228
No. of Shares	5,695,940	5,695,940
Percentage	22.37%	22.37%
Float Adjusted Market Capitalisation - Rs.	1,160,307,802	989,464,935

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 30 September 2026

	Name of Shareholders	**Number of Shares**	**(%)**
1	SEYLAN BANK PLC/ AMBEON HOLDINGS PLC (COLLATERAL)	16,903,180	66.40%
	NATIONS TRUST BANK PLC/AMBEON HOLDINGS PLC	2,858,020	11.23%
	TOTAL	**19,761,200**	**77.63%**
2	EST OF LATE J. 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	MR. M. I. S. S. PERERA	157,879	0.62%
9	MRS. S. C. FERNANDO	154,000	0.60%
10	MR. M. N. T. MENDIS	150,177	0.59%
11	MR. H. G. K. T. HENNAKGEDARA	123,000	0.48%
12	MR. S. S. GAMAGE	120,775	0.47%
13	SENKADAGALA FINANCE PLC/L. A. J. F. MORAIS	79,795	0.31%
14	MR. W. W. V. D. MENDIS	68,748	0.27%
15	MR. S. P. G. S. DE SILVA	65,808	0.26%
16	MR. G. BAWA EST OF	65,360	0.26%
17	MISS G. W. M. JANSEN	61,600	0.24%
18	MR. C. N. PAKIANATHAN	60,100	0.24%
19	MR. T. N. HETTIARACHCHI	59,249	0.23%
20	MR. W. M. D. S. FERNANDO	55,200	0.22%
	OTHERS	2,954,129	11.60%
		25,457,140	**100%**

4.5 Directors' and Chief Executive Officer's Shareholdings as at 30 September 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	
	30/09/2026	30/09/2025	**30/09/2026**	30/09/2025
Amounts used as the Numerator				
Net Profit / (Loss) Attributable to Ordinary Shareholders	**(81,751,000)**	320,495,029	**-103,667,000**	299,920,317
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.)	**-3.21**	12.59	**-4.07**	11.78

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**	
	30/09/2026	**31/03/2026**	**30/09/2026**	**31/03/2026**	**30/09/2026**	**31/03/2026**
	Rs 000	Rs 000	Rs 000	Rs 000	Rs 000	Rs 000
Investment Property		-	-	-	1,758,600	1,755,600
Financial Instrument at Amortized Cost	552,752	581,103	-	-	-	-
Financial Assets						
Fair Value Through Profit or Loss	677,255	753,489	-	-	-	-
	1,230,007	1,334,592			1,758,600	1,755,600
COMPANY						
Investment Property	-	-	-	-	57,800	57,800
Financial Instrument at Amortized Cost	375,272	475,000	-	-	-	-
Financial Assets						
Fair Value Through Profit or Loss	656,137	731,844	-	-	-	-
	1,031,409	1,206,844			57,800	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 2026.
During the reporting period ended 30 September 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.65 million on 27 July 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.