



INTERIM FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31st DECEMBER 2025

DEAR SHAREHOLDERS,

It is a great pleasure that I share with you the interim financial statements of Colombo Land and Development Company PLC for the quarter ended 31st December 2025. Overall, the Group recorded a Revenue of Rs. 459 Mn (YoY 4%), a Gross Profit of Rs.325 Mn (YoY 15%) and a profit before tax of Rs 407 Mn (YoY 12%) for the 12 months ended 31st December 2025.

In order to optimize operational efficiencies and prudent financial management Liberty Holdings Ltd, a fully owned subsidiary of Colombo Land & Development Company PLC was amalgamated during the period under review.

RENTAL INCOME

Overall rental income increased by 1% compared to the corresponding quarter. The occupancy during this period stood at 97% compared to 94% in 2024.

CAR PARK INCOME

The revenue from Car Parks during this period increased by 8% when compared to the corresponding quarter. The average monthly revenue of the Gas Land car park increased by 5%, Liberty Plaza increased by 19% and Peoples Park remained flat during the quarter under review.

FINANCE EXPENSES

Finance costs decreased by 34% compared to the corresponding quarter, primarily driven by the settlement of the principal portion of the loan and favourable interest rates.

FUTURE OUTLOOK

Building on the momentum from FY25, we expect rental income to continue rising and occupancy rates to remain steady. The strong increase in footfall during the December festive season reinforces our confidence, and we anticipate interest rates to stabilize at current levels.

P S Weerasekera
Director/ Group CEO

STATEMENT OF FINANCIAL POSITION

	Group		Company	
	Unaudited As at 31.12.25 LKR	Audited As at 31.12.24 LKR	Unaudited As at 31.12.25 LKR	Audited As at 31.12.24 LKR
ASSETS				
Non-Current Assets				
Property, Plant & Equipment	218,852,747	179,926,420	130,019,380	5,098,208
Biological Assets	46,466,555	75,516,930	-	-
Investment Properties	13,765,341,501	13,799,402,502	10,742,150,501	8,062,500,000
Investments in Subsidiaries	-	-	1,923,675,860	2,820,575,560
	14,030,660,802	14,054,845,852	12,795,845,741	10,888,173,768
Current Assets				
Inventories	13,165	-	-	-
Trade and Other Receivables	149,433,665	117,743,274	227,235,274	150,087,865
Financial Assets	18,060	18,900	18,060	18,900
Other Investments	103,250,721	252,646	103,250,721	207,052
Cash and Cash Equivalents	31,683,501	6,252,483	18,896,827	4,029,192
	284,399,111	124,267,303	349,400,882	154,343,009
Total Assets	14,315,059,914	14,179,113,155	13,145,246,623	11,042,516,778
EQUITY AND LIABILITIES				
Equity				
Stated Capital	341,602,342	341,602,342	341,602,342	341,602,342
Revaluation Reserve	40,428,728	114,142,625	-	-
Retained Earnings	7,048,086,622	7,961,866,082	6,949,329,672	6,845,530,081
Amalgamation Reserve	1,211,473,778	-	1,211,473,797	-
Equity Attributable to Equity Holders of the Parent	8,641,591,470	8,417,611,049	8,502,405,811	7,187,132,423
Non - Controlling Interest	-	(2,501,523)	-	-
Total Equity	8,641,591,470	8,415,109,526	8,502,405,811	7,187,132,423
Non-Current Liabilities				
Interest Bearing Loans and Borrowings	1,151,000,000	1,351,000,000	1,151,000,000	1,351,000,000
Deferred Tax Liabilities	4,122,573,610	4,066,420,957	3,233,848,205	2,328,455,377
Defined Benefit Obligations	11,279,445	8,650,174	11,037,707	7,973,245
Tenant Deposits	-	3,083,100	-	-
	5,284,853,055	5,429,154,231	4,395,885,912	3,687,428,622
Current Liabilities				
Trade and Other Payables	80,783,882	115,046,881	55,593,809	101,317,357
Income Tax Liabilities	125,430,392	33,689,494	125,457,966	6,586,319
Interest Bearing Loans and Borrowings	-	42,225,228	11,168,552	42,225,227
Tenant Deposits	167,591,682	126,749,896	54,507,381	6,570,859
Bank Overdraft	14,809,432	17,137,899	227,192	11,255,971
	388,615,389	334,849,398	246,954,900	167,955,733
Total Liabilities	5,673,468,444	5,764,003,629	4,642,840,812	3,855,384,355
Total Equity and Liabilities	14,315,059,914	14,179,113,155	13,145,246,623	11,042,516,778
Net Assets per Share (Rs.)	43.23	42.10	42.54	35.35

The notes form an integral part of these Financial Statements.

Figures in brackets indicate deductions The figures are provisional and subject to Audit

The Financial Statements have been prepared in compliance with the requirements of the Companies Act no 7 of 2007.

These financial statements have been prepared in compliance with the Rule 7.4 of the CSE Listing Rules and Sri Lanka Accounting Standard LKAS 34-Interim Financial Reporting.


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Accountant

Signed for and on behalf of the Board of Directors of Colombo Land & Development Company PLC


.....
Director/ Group CEO
12th February 2026


.....
Director

STATEMENT OF PROFIT OR LOSS & OTHER COMPREHENSIVE INCOME

	Group			
	Unaudited Quarter ended December '25 LKR	Audited Quarter ended December '24 LKR	Unaudited Year ended December '25 LKR	Audited Year ended December '24 LKR
Revenue	121,167,457	114,206,228	458,732,909	442,756,126
Direct Expenses	(35,353,421)	(37,969,378)	(133,236,796)	(157,607,060)
Net Rental Income	85,814,036	76,236,850	325,496,113	285,149,066
Other Income and Gains	2,015,441	12,920,850	(155,376,221)	29,085,767
Change in value of Investment Properties	294,259,355	393,171,635	475,584,355	393,171,635
Fair Valuation of Biological Assets	3,190,805	3,761,190	3,190,805	3,761,190
Selling and Distribution Costs	(525,740)	569,002	(1,518,227)	(223,448)
Administrative Expenses	(35,522,025)	(38,757,575)	(115,180,258)	(146,716,286)
Finance Cost	(27,078,142)	(41,089,768)	(124,973,702)	(199,154,159)
Profit/(Loss) Before tax	322,153,730	406,812,184	407,222,866	365,073,765
Income Tax Reversal/(Expense)	(186,836,203)	(269,772,258)	(186,836,203)	(269,772,258)
Profit / (Loss) for the period	135,317,527	137,039,926	220,386,663	95,301,507
Attributable to:				
Equity Holders of the Parent	132,816,004	137,048,926	217,885,140	95,310,507
Non-Controlling Interests	2,501,523	(9,000)	2,501,523	(9,000)
Earnings Per Share - Restated	0.68	0.69	1.10	0.48
Profit / (Loss) for the Period	135,317,527	137,039,926	220,386,663	95,301,507
Other Comprehensive Income				
Other comprehensive income not to be classified to profit or loss in subsequent periods				
Actuarial Gain/(loss) on Defined Benefit Plans	(1,309,410)	(237,023)	(1,309,410)	(237,023)
Net Gain/(Loss) on Financial Assets classified under FVOCI	(840)	(4,620)	(840)	(4,620)
Deferred Tax attributable to actuarial gains on defined benefit obligations	357,215	92,723	357,215	92,723
Revaluation Gain / (Loss) of the Property Plant and Equipment's	5,421,780	8,202,600	5,421,780	8,202,600
Tax effects on Revaluation of Building		(2,460,780)		(2,460,780)
Deferred Tax impact on depreciation of revalued assets	1,626,534		1,626,534	5,592,900
Total of Other Comprehensive Income	6,095,279	5,592,900	6,095,279	-
	-	-	-	
Total Comprehensive income for the year, net of tax	141,412,806	142,632,826	226,481,942	100,894,407
Attributable to:				
Equity Holders of the Parent	138,911,283	142,632,826	223,980,419	100,903,407
Non-Controlling Interests	2,501,523	(9,000)	2,501,523	(9,000)

The notes form an integral part of these financial statements.

Figures in brackets indicate deductions

The figures are provisional and subject to Audit

STATEMENT OF PROFIT OR LOSS & OTHER COMPREHENSIVE INCOME

	Company			
	Unaudited Quarter ended December '25 LKR	Audited Quarter ended December '24 LKR	Unaudited Year ended December '25 LKR	Audited Year ended December '24 LKR
Revenue	34,830,663	49,968,208	155,602,241	187,358,393
Direct Expenses	(10,580,182)	(13,517,018)	(52,299,325)	(59,588,527)
Net Rental Income	24,250,481	36,451,189	103,302,916	127,769,866
Other Income and Gains	(51,378)	1,667,591	1,576,728	4,970,575
Change in value of Investment Properties	55,440,476	103,902,624	236,765,476	103,902,624
Fair Valuation of Biological Assets	-	-	-	-
Selling and Distribution Costs	(425,930)	29,002	(800,350)	(205,948)
Administrative Expenses	(34,128,739)	(21,259,344)	(101,277,342)	(87,941,021)
Finance Cost	-	(31,160)	(2,930)	-
Profit/(Loss) Before tax	45,084,910	120,759,901	239,564,499	148,496,096
Income Tax Reversal/(Expense)	(134,930,567)	(26,654,038)	(134,930,567)	(26,654,038)
Profit / (Loss) for the period	(89,845,656)	94,105,863	104,633,932	121,842,059
Attributable to:				
Equity Holders of the Parent	(89,845,656)	94,105,864	104,633,932	121,842,059
Non-Controlling Interests	-	-	-	-
Earnings Per Share - Restated	(0.45)	0.47	0.52	0.61
Profit / (Loss) for the Period	(89,845,656)	94,105,864	104,633,932	121,842,059
Other Comprehensive Income	-	-	-	-
Other comprehensive income not to be classified to profit or loss in subsequent periods	(1,190,716)	(262,578)	(1,190,716)	(262,578)
Actuarial Gain/(loss) on Defined Benefit Plans	(840)	(4,620)	(840)	(4,620)
Net Gain/(Loss) on Financial Assets classified under FVOCI	357,215	78,773	357,215	78,773
Deferred Tax attributable to actuarial gains on defined benefit obligations	-	-	-	-
Revaluation Gain / (Loss) of the Property Plant and Equipment's	-	-	-	-
Tax effects on Revaluation of Building	-	-	-	-
Deferred Tax impact on depreciation of revalued assets	-	-	-	-
Total of Other Comprehensive Income	(834,341)	(188,425)	(834,341)	(188,425)
Total Comprehensive income for the year, net of tax	(90,679,997)	93,917,439	103,799,591	121,653,635
Attributable to:				
Equity Holders of the Parent	(90,679,997)	93,917,439	103,799,591	121,653,635
Non-Controlling Interests	-	-	-	-

The notes form an integral part of these financial statements.

Figures in brackets indicate deductions

The figures are provisional and subject to Audit

STATEMENT OF CHANGES IN EQUITY

Group	Stated Capital	Revaluation Reserve	Amalgamation Reserve	Retained Earnings	Non-Controlling Interest	Total
	LKR	LKR		LKR	LKR	LKR
As at 01 st January 2024	341,602,342	108,400,805	-	7,866,713,495	(2,492,523)	8,314,224,119
Profit / (Loss) for the Year	-	-	-	95,301,507	(9,000)	95,292,507
Other Comprehensive Income for the Year	-	5,741,820	-	(148,920)	-	5,592,900
Total Comprehensive Income for the Year	-	5,741,820	-	95,152,587	(9,000)	100,885,407
As at 31st December 2024	341,602,342	114,142,625	-	7,961,866,082	(2,501,523)	8,415,109,526
As at 01st January 2025	341,602,342	114,142,625	-	7,961,866,082	(2,501,523)	8,415,109,526
Net Profit for the Year	-	-	-	217,885,140	2,501,523	220,386,663
Other Comprehensive Income for the year	-	1,626,534	-	(953,035)	-	673,499
Revaluation Surplus	-	5,421,780	-	-	-	5,421,780
Amalgamation Reserve	-	(80,762,211)	1,211,473,778	(1,130,711,567)	-	-
As at 31st December 2025	341,602,342	40,428,728	1,211,473,778	7,048,086,622	-	8,641,591,470

Company	Stated Capital	Revaluation Reserve	Amalgamation Reserve	Retained Earnings	Non-Controlling Interest	Total
	LKR	LKR		LKR	LKR	LKR
As at 01 st January 2024	341,602,342	-	-	6,723,876,447	-	7,065,478,789
Profit / (Loss) for the Year	-	-	-	121,842,059	-	121,842,059
Other Comprehensive Income for the Year	-	-	-	(188,425)	-	(188,425)
Total Comprehensive Income for the Year	-	-	-	121,653,634	-	121,653,634
As at 31st December 2024	341,602,342	-	-	6,845,530,081	-	7,187,132,423
As at 01st January 2025	341,602,342	-	-	6,845,530,081	-	7,187,132,423
Net Profit for the Year	-	-	-	104,633,932	-	104,633,932
Other Comprehensive Income for the year	-	-	-	(834,341)	-	(834,341)
Amalgamation Reserve	-	-	1,211,473,797	-	-	1,211,473,797
As at 31st December 2025	341,602,342	-	1,211,473,797	6,949,329,672	-	8,502,405,811

The notes form an integral part of these financial statements.

Figures in brackets indicate deductions

The figures are provisional and subject to Audit

STATEMENT OF CHANGES IN CASH FLOWS

	Group		Company	
	Unaudited year ended December '25 LKR	Audited year ended December '24 LKR	Unaudited year ended December '25 LKR	Audited year ended December '24 LKR
Cash Flows From / (Used in) Operating Activities				
Profit/(Loss) before Tax	407,222,866	365,073,765	239,564,499	148,496,097
Adjustments for				
Depreciation	3,783,565	4,596,952	1,261,235	2,173,753
Dividend Income from Investments	-	-	(1,239,246)	(2,974,191)
Increase in fair value of Investments Property	(475,584,355)	(393,171,635)	(236,765,476)	(103,902,624)
Profit on Disposal of Investments	-	-	700	-
(Profit) / Loss on disposal of Property,Plant & Equipment	250,435	(19,999)	250,435	-
Increase in fair value of Biological Assets	(3,190,805)	(3,761,190)	-	-
(Profit)/Loss on disposal of Investment property	160,063,000	(21,659,661)	-	-
Finance Costs	124,973,702	199,154,159	2,930	-
Allowance for Doubtful Debts	(920,378)	(5,112,349)	-	(450,767)
Provision for Defined Benefit Plans	2,402,705	2,227,768	2,307,646	2,064,160
Operating Profit before Working Capital Changes	219,000,735	147,327,810	5,382,722	45,406,428
(Increase) / Decrease in Inventories	(13,165)	1,155,730	-	-
(Increase) / Decrease in Trade and Other Receivables	(30,770,011)	(2,262,988)	(73,822,820)	(58,733,084)
Increase / (Decrease) in Tenant Deposits	37,758,692	2,835,603	949,752	(11,777,713)
Increase / (Decrease) in Trade and Other Payables	(34,262,998)	54,242,220	270,111,396	69,867,934
Cash Generated from Operations	191,713,252	203,298,373	202,621,051	44,763,565
Finance Cost Paid	(124,973,702)	(199,154,159)	(2,930)	-
Defined Benefit Plan Costs Paid	(1,082,844.95)	(519,709)	(433,899.95)	(194,709)
Income Tax Paid	(36,958,904)	(21,708,988)	(7,420,556)	(2,970,825)
Net Cash From/(Used in) Operating Activities	28,697,801	(18,084,483)	194,763,666	41,598,031
Cash Flows from/(Used in) Investing Activities				
Acquisition of Property , Plant & Equipment	(4,729,647)	(1,082,792)	(473,824)	(1,082,792)
Improvement of Biological Assets	(608,820)	(446,633)	-	-
Proceeds from Sale of Property,Plant,& Equipment	41,100	19,999	41,100	-
Proceeds from Disposal of investment Properties	355,000,000	-	-	-
Subsequent expenditure on Investment Property	(5,417,645)	(9,131,364)	(749,524)	(348,376)
Disposal of Investment Properties	-	58,779,661	-	-
Disposal of Biological Assets	-	3,130,892	-	-
Investment in Unit Trust	(102,998,075)	8,800,852	(16,103)	(136,578)
Dividend received on Investment	-	-	1,239,246	2,974,191
Net Cash Flows from/(Used in) Investing Activities	241,286,913	60,070,615	40,894	1,406,445
Cash Flows from (Used in) Financing Activities				
Proceeds From Redemption of Preference Shares	-	-	63,687,163	-
Repayment of Interest Bearing Loans & Borrowings	(242,225,227)	(42,225,227)	(242,225,227)	(42,225,227)
Net Cash Flows from /Used in Financing Activities	(242,225,227)	(42,225,227)	(178,538,064)	(42,225,227)
Net Increase / (Decrease) in Cash and Cash Equivalents	27,759,487	(239,095)	16,266,495	779,249
Cash and Cash Equivalents at the beginning of the Year	(10,885,420)	(10,646,321)	(7,226,778)	(8,006,028)
Cash and Cash Equivalents at the end of Year	16,874,067	(10,885,416)	9,039,716	(7,226,779)

1. MARKET VALUE PER SHARE

The Highest, Lowest And The Last Traded Prices Recorded During The Quarter Are As Follows:

	31.12.2025 LKR	31.12.2024 LKR
The Highest Market Price	53.80	23.70
Lowest Market Price	41.40	17.20
The Last Traded Price	46.50	22.00

2. ACCOUNTING POLICIES

These financial statements have been prepared in accordance with the accounting policies set out in the annual report for the year ended 31st December 2024 and are in compliance with Sri Lanka Accounting Standard (LKAS) 34, Interim Financial Reporting.

3. EVENT OCCURRING AFTER THE BALANCE SHEET DATE

No circumstances have arisen since the balance sheet date which would require adjustment to or disclosure in the interim Financial Statements, Other than those disclosures in the Annual Report for the year ended 31st December 2024. (If any)

4. CONTINGENT LIABILITIES

There has been no change to the contingent liabilities as disclosed in the Financial Statements for the year ended 31st December 2024.(If any)

5. COMPARATIVE FIGURES

Comparative figures have been re-stated wherever necessary to conform to the current period's presentation.

6. STATED CAPITAL

The number of shares represented by stated capital as at 31st December 2025 is 199,881,008

7. LIBERTY HOLDING LIMITED

A wholly owned subsidiary of Colombo Land and Development Company PLC, was amalgamated with its parent company, Colombo Land and Development Company PLC, with effect from 31st December 2025.

OPERATING SEGMENT INFORMATION

	Group Total		Property Leasing & Services		Plantation	
	Unaudited Year ended December '25 LKR	Audited Year ended December '24 LKR	Unaudited Year ended December '25 LKR	Audited Year ended December '24 LKR	Unaudited Year ended December '25 LKR	Audited Year ended December '24 LKR
External Revenue	458,732,909	442,756,126	458,732,909	442,756,126	-	-
Inter Segment Revenue	-	-	-	-	-	-
Segment Revenue	458,732,909	442,756,126	458,732,909	442,756,126	-	-
Elimination of Inter Segment Revenue	-	-	-	-	-	-
Net Revenue	458,732,909	442,756,126	458,732,909	442,756,126	-	-
Segment Operating Profit / (Loss)	532,196,568	564,227,924	532,842,128	567,678,423	-	-
Finance Cost	(124,973,702)	(199,154,159)	(124,973,702)	(199,154,159)	(645,560)	(3,450,499)
Profit / (Loss) Before Tax	407,222,866	365,073,765	407,868,427	368,524,264	(645,560)	(3,450,499)

SHAREHOLDERS INFORMATION

LIST OF 20 MAJOR SHAREHOLDERS BASED ON THEIR SHAREHOLDINGS AS AT 31ST DECEMBER 2025

NAME	NO. OF SHARES	%
1. MR. E.G. NG	47,390,516	23.71
2. HIKKADUWA BEACH RESORT PLC	40,413,200	20.22
3. MES URBAN DEVELOPMENT AUTHORITY OF SRI LANKA	34,872,675	17.45
4. BANK OF CEYLON A/C CEYBANK UNIT TRUST	6,750,709	3.38
5. MR. Y.T. NG	6,006,876	3.01
6. MR. E.S. NG	4,945,716	2.47
7. MR. Y..C. NG	4,715,502	2.36
8. MES K.P. HONG (DECEASED)	2,251,625	1.13
9. MR. K.V. HEWAVITARNE	2,000,000	1.00
10. MR. Y.H. NG	1,920,000	0.96
11. AMANA BANK PLC/MR. M.Z. MOHAMED GHOUSE	1,805,000	0.90
12. MR. T.G. THORADENIYA	1,616,518	0.81
13. MR. Y.K.D. NG	1,605,600	0.80
14. RANAVAV HOLDINGS (PVT) LTD	1,500,000	0.75
15. SEYLAN BANK PLC/MOHAMED MUSHTAQ FUAD	1,348,602	0.68
16. MR. C.W. VANDORT	1,335,554	0.67
17. PEOPLE S LEASING AND FINANCE PLC/NAGOYA CEYLON TRADING (PVT) LTD	992,041	0.50
18. DEUTSCHE BANK AG-NATIONAL EQUITY FUND	968,933	0.49
19. SENKADAGALA FINANCE PLC/D.V.GOONETILLEKE	829,530	0.42
20. CAPT. W. BAPTISTA	818,989	0.41
	164,087,586	82.09
OTHERS	35,793,422	17.91
TOTAL	199,881,008	100.00

DIRECTOR 'S HOLDING IN SHARES AS AT 31ST DECEMBER 2025

NAME	NO. OF SHARES	%
1 Mr.M.D.A.Weerasooriya	Nil	Nil
2 Mr.P S Weerasekera held shares in the following manner People's Leasing and Finance PLC/P S Weerasekera	80,342	0.040%
3 Mr.Ng Yao Xing, Eugene	Nil	Nil
4 Mr.S A Ameresekere	Nil	Nil
5 Mr.P S Perera	Nil	Nil
6 Eng. L B Kumudu Lal	Nil	Nil
7 Mr.W A A Perera	Nil	Nil
8 Mr.W T H R Withana (appointed w.e.f. 02.10.2025) Mr.M C Withanaarachchi (resigned w.e.f. 02.10.2025)	Nil	Nil

PUBLIC HOLDING

Public Holding percentage as at 31 st December 2025	-	38.5851%
Number of shareholders representing the above percentage	-	3,115

The Float adjusted market capitalization as at 31st December 2025 - Rs.3,586,278,787.50

The Float adjusted market capitalization of the Company falls under Option 4 of Rule 7.13.1 (i) (a) of the Listing Rules of the Colombo Stock Exchange and the Company has complied with the minimum public holding requirement applicable under the said option.

NAME OF THE COMPANY

Colombo Land and Development Company PLC
(Reg. No. PQ173)

REGISTERED OFFICE

3rd Floor, Liberty Plaza,
250, R. A. De Mel Mawatha,
Colombo 03.
Tel No. 011-2575935-7 Fax: 011-2573111
E-mail: info@colomboland.com

BOARD OF DIRECTORS

Mr.M.D.A.Weerasooriya
Mr.P S Weerasekera
Mr.Ng Yao Xing, Eugene
Mr.S A Ameresekere
Mr.P S Perera
Mr.W T H R Withana
Eng. L B Kumudu Lal
Mr.A A Perera

SECRETARIES

P W Corporate Secretarial (Pvt) Ltd
3/17, Kynsey Road, Colombo 08.
Tel: 0114640360

LAWYERS

Capital Law Chambers & Corporate
Attorneys-at-law, Notaries Public,
11, Arcadia Gardens, Rosmead Place,
Colombo 07.

AUDITORS

Ernst & Young
Chartered Accountants
201, De Saram Place, Colombo 10.

BANKERS

National Development Bank PLC
People's Bank
Nations Trust Bank PLC
Sampath Bank PLC
Commercial Bank of Ceylon PLC
Bank of Ceylon

SUBSIDIARY COMPANIES

Liberty Developers (Pvt) Limited
Agrispice (Pvt) Limited



COLOMBO LAND AND DEVELOPMENT COMPANY PLC

250-3/8, Liberty Plaza, R A De Mel Mawatha, Colombo 03.

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