Colombo Land
& Development Company PLC

BUILDING THE FUTURE, ONE BLOCK AT A TIME

INTERIM FINANCIAL STATEMENT
FOR THE SIX MONTHS ENDED 30TH JUNE 2026

CEO MESSAGE

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 30th June 2026. Overall, the Group recorded a Revenue of Rs.267 Mn (YoY 20%), a Gross Profit of Rs.203 mn (YoY 33%) and a profit before tax of Rs 72 Mn (YoY 44%) for the 6 months ended 30th June 2026.

RENTAL INCOME

Overall rental income increased by 43% compared to the corresponding quarter. The occupancy during this period stood at 97% compared to 94% in 2025.

CAR PARK INCOME

The revenue from Car Parks during this period increased by 1% when compared to the corresponding quarter. The average monthly revenue of the Gas Land car park decreased by 6%, Liberty Plaza increased by 20% and Peoples Park remained flat during the quarter under review.

FINANCE EXPENSES

Finance costs increased by 13% compared to the corresponding quarter.

FUTURE OUTLOOK

Following the sharp rise in market interest rates observed in the previous quarter, we anticipate these elevated levels to persist in the near term. To proactively cushion the impact of higher debt servicing costs on our financial performance, the company will implement strategies to maintain high occupancy rates, increase rentals, and enforce cost control measures.

P S Weerasekera
Director/ Group CEO

STATEMENT OF FINANCIAL POSITION

As at 31st December 2025	Group Unaudited As at 30.06.26 LKR	Group Audited As at 31.12.25 LKR	Company Unaudited As at 30.06.26 LKR	Company Audited As at 31.12.25 LKR
ASSETS				
Non-Current Assets				
Property, Plant & Equipment	221,542,027	219,739,015	129,922,913	130,919,263
Biological Assets	46,466,555	46,466,555	-	-
Investment Properties	13,758,550,501	13,758,550,502	10,742,150,501	10,742,150,500
Investments in Subsidiaries	-	-	1,923,675,861	1,923,675,861
	14,026,559,082	14,024,756,072	12,795,749,274	12,796,745,624
Current Assets				
Inventories	13,165	13,165	-	-
Trade and Other Receivables	121,746,258	149,432,967	211,515,880	227,235,268
Financial Assets	170,129,262	103,268,781	170,129,262	103,268,781
Cash and Balances with Banks	22,676,830	31,682,501	8,822,930	18,895,827
	314,565,515	284,397,414	390,468,072	349,399,876
Total Assets	14,341,124,597	14,309,153,486	13,186,217,346	13,146,145,500
EQUITY AND LIABILITIES				
Equity				
Stated Capital	341,602,342	341,602,342	341,602,342	341,602,342
Revaluation Reserve	141,562,870	141,562,871	-	-
Retained Earnings	8,218,590,810	8,146,685,477	6,999,079,329	6,948,156,283
Amalgamation Reserve	-	-	1,212,398,234	1,212,398,188
Total Equity	8,701,756,023	8,629,850,690	8,553,079,906	8,502,156,813
Non-Current Liabilities				
Interest Bearing Loans and Borrowings	1,106,502,580	1,106,502,580	1,106,502,580	1,106,502,580
Deferred Tax Liabilities	4,127,235,578	4,127,235,576	3,233,823,679	3,233,823,678
Defined Benefit Obligations	12,468,712	11,279,444	12,207,707	11,037,707
Tenant Deposits		3,050,000		1,050,000
	5,246,206,870	5,248,067,600	4,352,533,965	4,352,413,965
Current Liabilities				
Trade and Other Payables	28,992,507	80,756,295	21,629,916	55,593,813
Income Tax Liabilities	126,537,266	126,630,364	126,608,657	126,630,364
Interest Bearing Loans and Borrowings	26,698,452	44,497,420	26,698,452	44,497,420
Tenant Deposits	203,414,120	164,541,685	100,213,140	53,457,381
Bank Overdraft	7,519,359	14,809,432	5,453,310	11,395,744
	393,161,705	431,235,196	280,603,475	291,574,722
Total liabilities	5,639,368,575	5,679,302,796	4,633,137,441	4,643,988,687
Total Equity and Liabilities	14,341,124,597	14,309,153,486	13,186,217,346	13,146,145,500
Net Assets per Share (Rs.)	43.53	43.17	42.79	42.54

These Financial Statements are in compliance with the requirements of the Companies Act No : 07 of 2007.

G K P S Perera
Accountant

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

P S Weerasekera
Director / Group CEO

W A A Perera
Director

The accounting policies and notes on pages 86 through 125 form an integral part of the Financial Statements.

7th August 2026
Colombo

STATEMENT OF PROFIT OR LOSS & OTHER COMPREHENSIVE INCOME

For The Period Ended 30th June 2026	Group			
	Unaudited 6 Month to June '26 LKR	**Unaudited 6 Month to June '25 LKR**	**Unaudited Quarter ended June '26 LKR**	**Unaudited Quarter ended June '25 LKR**
CONTINUING OPERATIONS				
Revenue	266,830,150	221,945,638	143,508,072	110,531,824
Direct Expenses	(63,476,291)	(69,336,555)	(34,035,456)	(34,834,497)
Net Rental Income	203,353,859	152,609,083	109,472,616	75,697,328
Other Income and Gains	7,776,131	(159,172,040)	3,993,167	(159,478,331)
Change in value of Investment Properties	-	181,325,000	-	181,325,000
Selling and Distribution Costs	(316,465)	(681,767)	(128,436)	(372,167)
Administrative Expenses	(61,745,174)	(52,918,004)	(31,776,812)	(26,832,134)
Finance Cost	(77,163,016)	(71,479,230)	(39,190,201)	(34,647,947)
Profit/(Loss) Before tax Continuing operations	71,905,334	49,683,042	42,370,334	35,691,748
Income Tax Reversal/(Expense)	-	-	-	-
Profit /(Loss) for the year Continuing operations	71,905,334	49,683,042	42,370,334	35,691,748
Attributable to:				
Equity Holders of the Parent	71,905,334	49,683,042	42,370,334	35,691,748
Non-Controlling Interests	-	-	-	-
Earnings Per Share from continuing operations	0.36	0.25	0.21	0.18
Profit / (Loss) for the period	71,905,334	49,683,042	42,370,334	35,691,748
Other Comprehensive Income				
Other Comprehensive Income not to be classified to profit or loss in the subsequent periods	-	-	-	-
Actuarial Gain/(loss) on Defined Benefit Plans	-	-	-	-
Net Gain/(Loss) on Financial Assets classified under FVOCI	-	-	-	-
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 the Property Plant and Equipment's	-	-	-	-
Total of Other Comprehensive Income	-	-	-	-
Total Comprehensive income for the period ,net of tax	71,905,334	49,683,042	42,370,334	35,691,748

STATEMENT OF PROFIT OR LOSS & OTHER COMPREHENSIVE INCOME

For The Period Ended 30th June 2026	Company			
	Unaudited 6 Month to June '26 LKR	Unaudited 6 Month to June '25 LKR	Unaudited Quarter ended June '26 LKR	Unaudited Quarter ended June '25 LKR
CONTINUING OPERATIONS				
Revenue	162,246,636	81,076,676	85,926,133	39,848,909
Direct Expenses	(45,121,359)	(27,637,516)	(21,986,489)	(13,568,293)
Net Rental Income	117,125,278	53,439,160	63,939,644	26,280,616
Other Income and Gains	6,453,319	1,504,554	3,385,104	635,286
Change in value of Investment Properties	-	181,325,000	-	181,325,000
Selling and Distribution Costs	(236,465)	(249,600)	(123,436)	(160,000)
Administrative Expenses	(56,106,864)	(44,645,506)	(28,873,890)	(22,403,273)
Finance Cost	(16,312,221)	-	(7,977,682)	-
Profit/(Loss) Before tax Continuing operations	50,923,046	191,373,608	30,349,739	185,677,629
Income Tax Reversal/(Expense)	-	-	-	-
Profit /(Loss) for the year Continuing operations	50,923,046	191,373,608	30,349,739	185,677,629
Attributable to:				
Equity Holders of the Parent	50,923,046	191,373,608	30,349,739	185,677,629
Non-Controlling Interests	-	-	-	-
Earnings Per Share from continuing operations	0.25	0.96	0.15	0.93
Profit / (Loss) for the period	50,923,046	191,373,608	30,349,739	185,677,629
Other Comprehensive Income				
Other Comprehensive Income not to be classified to profit or loss in the subsequent periods	-	-	-	-
Actuarial Gain/(loss) on Defined Benefit Plans	-	-	-	-
Net Gain/(Loss) on Financial Assets classified under FVOCI	-	-	-	-
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 the Property Plant and Equipment's	-	-	-	-
Total of Other Comprehensive Income	-	-	-	-
Total Comprehensive income for the period ,net of tax	50,923,046	191,373,608	30,349,739	185,677,629

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 EQUITYT

Period Ended 30th June 2026	Stated Capital LKR	Revaluation Reserve LKR	Amalgamation Reserve LKR	Retained Earnings LKR	Non-Controlling Interest LKR	Total LKR
Group						
As at 01st January 2025	341,602,342	114,142,625	-	7,961,866,082	(2,501,523)	8,415,109,526
Profit / (Loss) for the Period	-	-	-	49,683,042	-	49,683,042
As at 30th June 2025	341,602,342	114,142,625	-	8,011,549,124	(2,501,523)	8,464,792,568
As at 01st January 2026	341,602,342	141,562,870	-	8,146,685,476	-	8,629,850,688
Net Profit for the Period	-	-	-	71,905,334	-	71,905,334
As at 30th June 2026	341,602,342	141,562,870	-	8,218,590,810	-	8,701,756,022

Period Ended 30th June 2026	Stated Capital LKR	Revaluation Reserve LKR	Amalgamation Reserve LKR	Retained Earnings LKR	Non-Controlling Interest LKR	Total LKR
Company						
As at 01st January 2025	341,602,342	-	-	6,845,530,081	-	7,187,132,423
Profit / (Loss) for the Period	-	-	-	191,373,608	-	191,373,608
As at 30th June 2025	341,602,342	-	-	7,036,903,689	-	7,378,506,031
As at 01st January 2026	341,602,342	-	1,212,398,234	6,948,156,283	-	8,502,156,859
Net Profit for the Period	-	-	-	50,923,046	-	50,923,046
As at 30th June 2026	341,602,342	-	1,212,398,234	6,999,079,329	-	8,553,079,905

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 CASH FLOWS

	Group		Company	
For The Period Ended 30th June 2026	Unaudited 6 Month to June 26 LKR	Unaudited 6 Month to June 25 LKR	Unaudited 6 Month to June 26 LKR	Unaudited 6 Month to June 25 LKR
Cash Flows From / (Used in) Operating Activities				
Profit/(Loss) before Tax	71,905,334	49,683,042	50,923,046	191,373,608
Adjustments for				
Depreciation	1,950,349	1,958,339	1,618,354	695,515
Dividend Income from Investments	-	-	-	(1,239,246)
Profit) / Loss on disposal of Property, Plant & Equipment	(67,995)	(19,999)	(67,995)	(19,999)
Finance Costs	77,163,016	71,479,230	16,312,221	-
Allowance for Doubtful Debts	120,000	512,167	120,000	120,000
Provision for Defined Benefit Plans	1,189,268	906,415	1,170,000	870,000
Operating Profit before Working Capital Changes	152,259,973	103,257,194	70,075,626	10,474,878
(Increase) / Decrease in Inventories	-	(750)	-	-
Increase) / Decreas in Trade and Other Receivables	27,566,717	(361,594,341)	15,599,395	(90,153,093)
Increase / (Decrease) in Tenant Deposits	35,822,438	8,640,428	45,705,759	220,950
Increase / (Decrease) in Trade and Other Payables	(51,763,704)	291,235,568	(33,963,887)	262,219,187
Cash Generated from Operations	163,885,424	41,538,098	97,416,894	182,761,921
	(77,163,016)	(71,479,230)	(16,312,221)	-
Finance Cost Paid				
Defined Benefit Plan Costs Paid	-	-	-	-
Income tax paid	(93,079)	(9,890,621)	(21,687)	(527)
Net Cash From / (Used in) Operating Activities	86,629,329	(39,831,753)	81,082,985	182,761,394
Cash Flows from / (Used in) Investing Activities				
Acquisition of Property, Plant & Equipment	(3,753,471)	(348,230)	(621,995)	(348,230)
Improvement of Biological Assets	(0)	(257,820)	-	-
Proceeds from Sale of Property, Plant & Equipment	67,996	20,000	67,996	20,000.00
Subsequent expenditure on Investment Property	0	(3,768,895)	-	(749,524)
Investment Made in Unit Trust	(66,860,481)	(9,964)	(66,860,481)	(8,166)
Dividend Received on Investment	-	-	-	1,239,246
Net Cash Flows from / (Used in) Investing Activities	(70,545,956)	350,635,091	(67,414,480)	153,326
Cash Flows from/ (Used in) Financing Activities				
Repayment of Interest Bearing Loans & Borrowings	(17,798,968)	(242,225,227)	(17,798,968)	(242,225,227)
Net Cash Flows from / (Used in) Financing Activities	(17,798,968)	(242,225,227)	(17,798,968)	(178,538,064)
Net Decrease in Cash and Cash Equivalents	(1,715,595)	68,578,112	(4,130,463)	4,376,655
Cash and Cash Equivalents at the beginning of the Year	16,873,067	(10,885,420)	7,500,083	(7,226,778)
Cash and Cash Equivalents at the end of the Year	15,157,472	57,692,692	3,369,621	(2,850,123)

The notes form an integral part of these Financial Statements.

Figures in brackets indicate deductions

The figures are provisional and subject to Audit

NOTES TO THE FINANCIAL STATEMENTS

1. MARKET VALUE PER SHARE

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

	30.06.2026 LKR	30.06.2025 LKR
The Highest Market Price	69.90	28.70
Lowest Market Price	49.70	20.50
The Last Traded Price	55.80	27.70

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 2025 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 2025. (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 2025.(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 30th June 2026 is 199,881,008

OPERATING SEGMENT INFORMATION

For The Period Ended 30th June 2026	Group Total		Property Leasing & Services		Plantation	
	Unaudited 6 Month to Jun-26 LKR	Unaudited 6 Month to Jun-25 LKR	Unaudited 6 Month to Jun-26 LKR	Unaudited 6 Month to Jun-25 LKR	Unaudited 6 Month to Jun-26 LKR	Unaudited 6 Month to Jun-25 LKR
External Revenue	266,830,150	221,945,638	266,830,150	221,945,638	-	-
Inter Segment Revenue						
Segment Revenue	266,830,150	221,945,638	266,830,150	221,945,638	-	-
Elimination of Inter Segment Revenue						
Net Revenue	266,830,150	221,945,638	266,830,150	221,945,638	-	-
Segment Operating Profit /(Loss)	149,068,350	121,162,272	151,998,860	122,826,307	(2,930,509)	(1,664,035)
Finance Cost	(77,163,016)	(71,479,230)	(77,163,016)	(71,479,230)	-	-
Profit / (Loss) Before Tax	71,905,334	49,683,042	74,835,844	51,347,077	(2,930,509)	(1,664,035)

SHAREHOLDERS INFORMATION

LIST OF 20 MAJOR SHAREHOLDERS BASED ON THEIR SHAREHOLDINGS AS AT 30TH JUNE 2026

	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.	MR. Y.T. NG	6,006,776	3.01
5.	MR. Y.T. NG	4,945,716	2.47
6.	MR. E.S. NG	4,715,502	2.36
7.	BANK OF CEYLON A/C CEYBANK UNIT TRUST	3,115,119	1.56
8.	MRS. A.C.M. DE SOYSA	2,494,871	1.25
9.	MES K.P. HONG (DECEASED)	2,251,625	1.13
10.	MR. Y.H. NG	1,920,000	0.96
11.	AMANA BANK PLC/MR. M.Z. MOHAMED GHOUSE	1,750,000	0.88
12.	MR. Y.K.D. NG	1,605,600	0.80
13.	MR. T.G. THORADENIYA	1,516,518	0.76
14.	MR. C.W. VANDORT	1,390,521	0.70
15.	MR. S.A. COORAY & MR. P.T.COORAY,MRS. S.NUGAPITIYA	1,295,500	0.65
16.	DEUTSCHE BANK AG-NATIONAL EQUITY FUND	1,163,812	0.58
17.	SEYLAN BANK PLC/R.A.RISHARD	1,100,000	0.55
18.	SEYLAN BANK PLC/MOHAMED MUSHTAQ FUAD	1,088,983	0.55
19.	RANAVAV HOLDINGS (PVT) LTD	1,000,000	0.50
20.	SENKADAGALA FINANCE PLC/D.V.GOONETILLEKE	866,232	0.43
		160,903,166	80.50
	OTHERS	38,977,842	19.50
	TOTAL	199,881,008	100.00

DIRECTOR'S HOLDING IN SHARES AS AT 30TH JUNE 2026

	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	Mr.W T H Ruchira Withana (Resigned w.e.f.17.04.2026)	Nil	Nil
7	Mr.W A A Perera	Nil	Nil
8	Mr.M G Hemachandra	Nil	Nil
9	Mrs.D.M.Kiriwattuduwa (Appointed w.e.f. 17.04.2026)		

PUBLIC HOLDING

Public Holding percentage as at 30th June 2026	-	38.5851%
Number of shareholders representing the above percentage	-	3,439

The Float adjusted market capitalization as at 30th June 2026 - Rs.4,303,534,489.20

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.

CORPORATE INFORMATION

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
Mrs.D M Kiriwattuduwa
Mr. M G Hemachandra
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

Rotunda Towers, No.109, Galle Road, Colombo 03, Sri Lanka

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
& Development Company PLC

COLOMBO LAND & DEVELOPMENT COMPANY PLC
INTERIM FINANCIAL STATEMENT

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