INTERIM FINANCIAL STATEMENTS

FOR THE THREE MONTHS ENDED 30TH SEPTEMBER 2025

PRIME LANDS RESIDENCIES PLC, NO 75, D.S SENANAYAKE MAWATHA, COLOMBO 08, SRI LANKA.

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PRIME LANDS RESIDENCIES PLC
STATEMENT OF COMPREHENSIVE INCOME
INTERIM FINANCIAL STATEMENT FOR THE THREE MONTHS PERIOD ENDED 30TH SEPTEMBER 2025

		For the three months period ended			For the six months period ended		
		30.09.2025 Unaudited	30.09.2024 Unaudited	Variance	30.09.2025 Unaudited	30.09.2024 Unaudited	Variance
	Note	Rs.	Rs.	%	Rs.	Rs.	%
Revenue	4	2,836,207,483	2,281,752,415	24%	5,152,778,886	4,456,806,467	16%
Cost of sales		(1,913,522,136)	(1,674,917,783)	-14%	(3,541,925,842)	(3,322,811,593)	-7%
Gross profit		922,685,347	606,834,632	52%	1,610,853,044	1,133,994,874	42%
Other income	5	26,735,755	17,398,270	54%	45,452,701	35,286,582	29%
Distribution expenses		(116,549,790)	(94,743,571)	-23%	(226,039,574)	(160,306,755)	-41%
Administrative expenses		(175,137,359)	(126,095,755)	-39%	(325,664,705)	(237,518,032)	-37%
Operating profit		657,733,952	403,393,576	63%	1,104,601,466	771,456,669	43%
Finance income	6.1	120,307,022	88,530,024	36%	253,974,125	222,005,635	14%
Finance expenses	6.2	(33,680,609)	(65,314,518)	48%	(66,975,146)	(105,969,609)	37%
Profit before taxation	7	744,360,366	426,609,083	74%	1,291,600,445	887,492,695	46%
Tax expenses	8	(204,168,764)	(112,250,132)	-82%	(350,924,182)	(225,117,399)	-56%
Profit for the period		540,191,602	314,358,950	72%	940,676,263	662,375,296	42%
Earnings per share	9	0.58	0.34	72%	1.00	0.71	42%

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF FINANCIAL POSITION
AS AT 30TH SEPTEMBER 2025

	Note	As at 30.09.2025 Unaudited Rs.	As at 31.03.2025 Audited Rs.
ASSETS			
Non-current assets			
Property, plant and equipment	10	78,032,416	26,936,599
Right-of-use assets	11	391,100,828	8,435,874
Investment properties		1,023,499,465	1,022,000,000
Intangible assets	12	243,023	245,567
Financial assets at amortized cost	13	452,094,305	411,813,982
Total non-current assets		1,944,970,038	1,469,432,022
Current assets			
Inventory properties	14	18,764,996,139	14,319,934,392
Financial assets - Fair value through profit or loss	15	428,794,822	413,177,844
Advance paid for contractors	16	424,433,547	394,966,117
Advances, deposits and other receivables	17	125,172,414	108,247,079
Cash and cash equivalents	18	4,962,854,530	5,354,050,349
Total current assets		24,706,251,452	20,590,375,781
Total assets		26,651,221,490	22,059,807,803
EQUITY AND LIABILITIES			
Equity			
Stated capital	19	3,450,000,000	3,450,000,000
Retained earnings		6,869,648,950	6,491,472,687
Total equity		10,319,648,950	9,941,472,687
Non-current liabilities			
Retirement benefit obligations	20	48,079,129	43,608,689
Interest bearing borrowings	21	923,984,962	358,298,333
Lease liabilities	22	207,581,542	-
Deferred tax liabilities	23	114,316,933	114,472,857
Total non-current liabilities		1,293,962,566	516,379,879
Current liabilities			
Trade and other payables	24	853,545,996	774,724,134
Amount due to related party	25	5,114,926	2,213,640
Interest bearing borrowings - Current portion	21	714,060,000	446,815,884
Lease liabilities - Current portion	22	39,216,198	2,264,106
Customer advance collection	26	11,664,207,440	8,691,345,748
Income tax payable	27	550,852,504	530,493,253
Bank overdraft	18	1,210,612,910	1,154,098,472
Total current liabilities		15,037,609,974	11,601,955,237
Total liabilities		16,331,572,541	12,118,335,116
Total equity and liabilities		26,651,221,490	22,059,807,803
Net Assets Per Share (Rs.)		11.00	10.60

Figures in brackets indicate deductions.

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

.....
Mr. Pathirage Anura W. Perera
Director - Finance

.....
Mr. Manjula Weerakkody
Managing Director

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.

Approved and signed for and on behalf of the Board.

.....
Mr. Brahmanage Premalal
Director

PRIME LANDS RESIDENCIES PLC
No. 75,
D.S. Senanayake Mawatha,
Colombo 08.
PQ 00234680

.....
Mr. Sanjaya Bandara
Director

Colombo
November 06th, 2025

PRIME LANDS RESIDENCIES PLC
STATEMENT OF CHANGES IN EQUITY
INTERIM FINANCIAL STATEMENT FOR THE THREE MONTHS PERIOD ENDED 30TH SEPTEMBER 2025

	Stated capital	Retained earnings	Total
	Rs.	Rs.	Rs.
Balance as at 01st April 2024	3,450,000,000	6,124,741,476	9,574,741,476
Profit for the period	-	1,231,078,752	1,231,078,752
Other comprehensive income for the year, net of tax	-	(542,751)	(542,751)
Adjustment for Surcharge Tax levied under the Surcharge Tax Act No. 14 of 2022		(301,304,790)	(301,304,790)
Dividend 2023/24	-	(562,500,000)	(562,500,000)
Balance as at 31st March 2025	3,450,000,000	6,491,472,687	9,941,472,687
Profit for the period	-	940,676,263	940,676,263
Dividend 2024/25	-	(562,500,000)	(562,500,000)
Balance as at 30th September 2025	3,450,000,000	6,869,648,950	10,319,648,950

Figures in brackets indicate deductions.

PRIME LANDS RESIDENCIES PLC
STATEMENT OF CASH FLOWS
INTERIM FINANCIAL STATEMENT FOR THE THREE MONTHS PERIOD ENDED 30TH SEPTEMBER 2025

	30.09.2025 Unaudited Rs.	31.03.2025 Audited Rs.
Cash flows from operating activities		
Profit before taxation	1,291,600,445	1,803,407,765
Adjustment for		
Depreciation	11,363,577	7,275,934
Amortization	28,544	57,088
Provision on retirement benefit obligation	5,556,000	9,254,800
Overdraft interest	22,185,362	22,790,377
Lease interest	3,282,444	408,544
Loan interest	37,428,939	97,783,694
Interest on debentures	(11,711,776)	(23,558,629)
Fair value (gain)/loss on share investment	-	(105,000)
Fair Value gain on unit trust investment	(15,616,978)	(12,877,844)
Exchange (gain)/ loass on investment in debenture	28,568,547	30,799,968
Fair value gain on investment property	-	(43,761,069)
	81,084,659	88,067,863
Operating cash flows before change in working capital	1,372,685,104	1,891,475,627
Changes in working capital		
Decrease/(increase) in inventory properties	(4,905,673,887)	(4,512,651,080)
Decrease/(increase) in contractor advances	(29,467,430)	138,640,827
(Increase)/decrease in advances, deposits and other receivables	(18,204,800)	(80,852,006)
(Decrease)/increase in trade and other payables	78,736,508	140,381,111
(Decrease)/increase in amounts due to related parties	2,901,286	896,152
(Decrease)/increase in customer advance collection	2,972,861,692	5,164,632,741
Cash generated from/(used in) operations	(526,161,527)	2,742,523,372
Income tax paid	(329,441,391)	(498,664,135)
Interest paid	(22,185,362)	(22,790,377)
Gratuity paid	(1,085,560)	(2,833,650)
Net cash generated from/(used in) operating activities	(878,873,840)	2,218,235,210
Cash flows from investing activities		
Acquisition of property, plant and equipment	(49,739,655)	(18,023,752)
Investment in unit trust	-	(400,000,000)
Net cash generated from/(used in) investing activities	(49,739,655)	(418,023,752)
Cash flows from financing activities		
Lease installments paid	(2,188,635)	(6,440,019)
Dividends paid	(562,414,646)	(562,500,000)
Proceeds from interest bearing borrowings	1,100,000,000	720,000,000
Repayment of interest bearing borrowings	(267,069,255)	(799,325,212)
Loan interest paid	(37,428,939)	(97,783,694)
Net cash (used in)/generated from financing activities	480,903,238	(746,048,925)
Net increase/(decrease) in cash and cash equivalents during the period	(447,710,257)	1,054,162,534
Cash and cash equivalents at the beginning of the year	4,199,951,877	3,145,789,343
Cash and cash equivalents at the end of the period	3,752,241,620	4,199,951,877
Cash and cash equivalents at the beginning of the year		**Note A**
Short-term deposit	4,442,798,390	3,811,550,110
Cash in hand	80,356,035	60,599,887
Cash at bank	830,895,924	80,183,512
Bank overdraft	(1,154,098,472)	(806,544,166)
	4,199,951,877	3,145,789,343
Cash and cash equivalents at the end of the period		
Short-term deposit	4,653,729,885	4,442,798,390
Cash in hand	133,993,657	80,356,035
Cash at bank	175,130,988	830,895,924
Bank overdrafts	(1,210,612,910)	(1,154,098,472)
	3,752,241,620	4,199,951,877

Figures in brackets indicate deductions.

1 The interim financial statements have been prepared in accordance with Sri Lanka Accounting Standard LKAS 34, Interim Financial Reporting. The interim financial statements should be read in conjunction with the annual financial statements for the year ended 31st March 2025, including the changes to accounting policies as a result of convergence to revised Sri Lanka Accounting Standards (SLFRSs/LKASs). Further, provisions of the Companies Act No. 7 of 2007 have been considered in preparing the interim financial statements.

2 There were no significant changes in the nature of contingent liabilities as at the reporting date.

3 The interim financial statements of the Company for the three months ended 30th September 2025 were authorised for issue by the Board of Directors on November 06th, 2025.

4 Investor Information

4.1 Directors' Shareholding as at 30th September 2025

The number of shares held by the Board of Directors are as follows;

Name of the Director	No. of shares	(%)
Mr. B Premalal	1,200,015	0.13%
Mr. N L S Joseph	100,000	0.01%
Ms. H K S R Perera	15	0.00%
Mr. N M Weerakkody	Nil	N/A
Mr. H M N U Kumara	Nil	N/A
Ms. S S A P Brahmanage	Nil	N/A
Mr. Pathirage Anura W Perera	Nil	N/A
Mr. M Perera	Nil	N/A
Mr. D Kalapuge	Nil	N/A
Mr. S Bandara	Nil	N/A
Mr. D Sooriyaarachchi	Nil	N/A
Prof. Sampath Amarathunge	Nil	N/A
Prof. Ananda Jayawardane	Nil	N/A

4.2 Twenty largest shareholders as at 30th September 2025

	Name of the shareholder	No. of shares	(%)
1	Prime Lands (Pvt) Ltd	704,499,970	75.15%
2	Deutsche Bank AG Trustee to Lynear Wealth Dynamic Opportunities Fund	16,576,493	1.77%
3	Union Assurance PLC-Universal Life Fund	15,216,632	1.62%
4	O Senanayake	11,659,283	1.24%
5	JN Lanka Holdings Company (Pvt) Ltd	5,000,000	0.53%
6	H K C P Perera	5,000,000	0.53%
7	Seylan Bank PLC/ A C Senanka	4,541,375	0.48%
8	Lynear Wealth Management /Mr. Hanif Yusoof	3,876,600	0.41%
9	Peoples Leasing and Finance PLC/S P Perera	3,561,689	0.38%
10	Thread Capital (Private) Limited	3,500,505	0.37%
11	Commercail Bank of Ceylon PLC/H G Balasuriya	3,500,000	0.37%
12	J B Cocoshel (Pvt) Ltd	3,267,415	0.35%
13	Commercail Bank of Ceylon PLC/Ayenka Holdings (Pvt) Ltd	3,006,422	0.32%
14	S P Perera	2,907,213	0.31%
15	BNYM RE Acadian Frontier Markets Equity Fund	2,226,458	0.24%
16	A M Weerasinghe	2,093,478	0.22%
17	F R Muzammil	2,000,000	0.21%
18	Ranavav Holdings (Pv) Ltd	2,000,000	0.21%
19	Katunayake Garments Limited	1,923,000	0.21%
20	Amaliya (Pvt) Ltd	1,705,718	0.18%
		798,062,251	85.13%
	Others	139,437,749	14.87%
		937,500,000	100.00%

4.2 Public Shareholding as at 30th September 2025

Percentage of Public Holding (Minimum Requirement - 10%)	24.71%
Number of Shares held by Public Shareholders	231,700,000
Number of Public Shareholders (Minimum Requirement - 200 Shareholders)	7,237
Number of Public and Non-Public Shareholders	7,241
Market Capitalization as at 30th September 2025	31,875,000,000
Float Adjusted Market Capitalization as at 30th September 2025	7,877,800,000

The Company is Compliant with Option 1 of the Rule 7.13.1 (b) of the Listing Rules of the Colombo Stock Exchange.

4.2.1 Computation of Public Share Holding as at 30th September 2025

	No. of shares	(%)
Parent, subsidiary or associate entities or any subsidiary or associates of its Parent Entity		
Prime Lands (Pvt) Ltd	704,499,970	75.15%
Directors of the entity, their spouses and children under 18 years of age		
Mr. B Premalal	1,200,015	0.13%
Mr. N L S Joseph	100,000	0.01%
Ms. H K S R Perera	15	0.00%
Key Management personnel and their close family members	**Nil**	**N/A**
Other related entities/ parties	**Nil**	**N/A**
Total non-public share holding	**705,800,000**	**75.29%**
Public Share Holding	231,700,000	24.71%
Total Issued Share Capital	**937,500,000**	**100.00%**

5.1 Stated Capital

Stated Capital is represented by number of shares in issue as given below:

	No of Shares as at	
	30.09.2025	30.06.2025
Ordinary Shares	937,500,000	937,500,000

5.2 Earning per share

Earning per share has been calculated, for all periods, based on the number of shares in issue as at 30th June 2025.

5.3 Market value per share for the quarter ended	30.09.2025	30.06.2025
	Rs.	Rs.
Highest Price	34.50	16.30
Lowest Price	15.60	15.70
Last Traded	34.00	15.70

6 Events occurring after Balance Sheet date

There have been no material events occurring after the reporting period that require adjustments to or disclosure in the financial statements.

7 Comparative figures

Comparative period's figures have been presented without any amendment.

8 RELATED PARTY DISCLOSURES

Transactions with Related Parties

Items in Statement of Financial Position	Reported under	Quarter Ended 30.09.2025 Rs.
Assets		
Consultancy Fee for NJ Consultants	Inventory properties	3,825,980
Construction Management Fee for Prime Constructions (Pvt) Ltd	Inventory properties	847,179
Hiring of equipment from Prime Constrcutions (Pvt) Ltd	Inventory properties	9,411,364
Construction work carried out by Prime Constructions (Pvt) Ltd	Inventory properties	797,208,975
Advance payment to purchase of land - Prime Lands (Pvt) Ltd	Land Inventory	47,205,000
Liability		
Lease obtain from HNB Finance PLC	Lease liabilities	437,727
Items in Statement of Comprehensive Income		
Income		
Rent income from HNB Finance PLC	Other Income	5,610,000
Rent income from Prime Lands (Pvt) Ltd	Other Income	2,100,000
Expenses		
Shared service fee to Prime Lands (Pvt) Ltd	Administrative expenses	10,885,500
Rent expenses to Prime Lands (Pvt) Ltd	Administrative expenses	1,500,000
Regent Caterers (Pvt) Ltd	Administrative expenses	2,985,376
Agent commission to Prime Lands (Pvt) Ltd	Distribution expenses	19,387,930

CORPORATE INFORMATION

Company	Prime Lands Residencies PLC
Registered Office	75, D S Senanayake Mawatha Colombo 08, Sri Lanka Tel: +94 11 2699822 Fax: +94 11 4209691
Date, Place and Authority of Incorporation	A Limited Liability Company Incorporated in Sri Lanka on May 16, 2005 under the Companies Act No. 17 of 1982 and re-registered on September 15, 2008 under the Companies Act No. 07 of 2007. The Company was converted to a Public Company on February 12, 2021 and listed on the Colombo Stock Exchange 08 June 2021.
Company Registration Number (as a Public Company)	**PQ00234680**
Company Secretary	**SSP Corporate Services (Private) Limited** 101, Inner Flower Road, Colombo 03, Sri Lanka Tel: +94 11 2573894
Auditors of the Company	**Messrs. BDO Partners (Chartered Accountants)** 65/2, "Charter House", Sir Chittampalam A Gardiner Mawatha Colombo 02, Sri Lanka Tel: +94 11 2421878-79/70 / +94 11 2387002/03 Fax: +94 11 2336064
Board of Directors	**Ms. H K S R Perera** - Chairperson/Non-Independent Executive Director **Mr. N M Weerakkody** - Managing Director/ Non-Independent Executive Director **Mr. H M N U Kumara** - Director-Corporate Affairs/Non-Independent Executive Director **Mr. B Premalal** - Non-Independent Executive Director **Ms. S S A P Brahmanage** - Non-Independent Executive Director **Mr. Pathirage Anura W Perera** - Non-Independent Executive Director **Mr. D Sooriyaarachchi** - Senior Independent Director/Independent Non-Executive Director **Mr. M Perera** - Independent Non-Executive Director **Mr. D Kalapuge** - Independent Non-Executive Director **Mr. S Bandara** - Independent Non-Executive Director **Mr. N L S Joseph** - Independent Non-Executive Director **Prof. Sampath Amarathunge** - Independent Non-Executive Director **Prof. Ananda Jayawardane** - Independent Non-Executive Director
Lawyers of the Company	**Dias & Dias Associates** No. 293, 1st Floor, Galle Road, Colombo 03 Tel: +94 11 230 1226
Bankers of the Company	DFCC Bank PLC Seylan Bank PLC Nations Trust Bank PLC People's Bank Commercial Bank PLC Sampath Bank PLC Hatton National Bank PLC National Development Bank PLC Bank of Ceylon