

SERENDIB LAND PLC (PQ 212)

**QUARTERLY FINANCIAL STATEMENTS
FOR THE THREE MONTHS PERIOD ENDED JUNE 30, 2026**

Registered Office

**HQ COLOMBO (LEVEL 4), NO. 464A, T.B. JAYAH MAWATHA,
COLOMBO 10.**

SERENDIB LAND PLC
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
THREE MONTHS ENDED 30 JUNE 2026

	Unaudited 3 months Period ended 30.06.2026 Rs.	Unaudited 3 months Period ended 30.06.2025 Rs.	Variance %
Revenue	-	6,761,661	(100.00)
Direct Operating Expenses	(343,869)	(343,599)	0.08
Gross profit/(Loss)	(343,869)	6,418,062	(105.36)
Other Income	737,512	1,141,936	(35.42)
Administrative Expenses	(2,062,687)	(1,164,810)	77.08
Profit/(Loss) Before taxation	(1,669,044)	6,395,188	(126.10)
Profit/(Loss) Before taxation	(1,669,044)	6,395,188	(126.10)
Income Tax Expenses	-	(1,918,556)	(100.00)
Net profit/(Loss) for the Period	(1,669,044)	4,476,632	(137.28)
Other Comprehensive income (OCI)			
<u>Items that are or may be reclassified to profit or loss</u>			
- Net change in fair value of financial assets - available for sale	160,401	3,793,576	
Total comprehensive income net of tax	(1,508,643)	8,270,207	
Earnings per share (Rs.)	(4.64)	12.44	

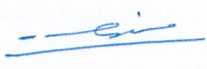
*The above figures are provisional & subject to audit
Figures in brackets indicate deductions.*

SERENDIB LAND PLC
STATEMENT OF FINANCIAL POSITION
AS AT 30TH JUNE 2026

	Unaudited	Unaudited	Unaudited
	As at	As at	As at
	30.06.2026	30.06.2025	31.03.2026
	Rs	Rs	Rs
ASSETS			
NON-CURRENT ASSETS			
Investment Property	737,980,629	740,500,000	737,980,629
Right of use Assets	-	1,014,345	-
Fair Value Through OCI Investments	11,696,809	11,198,782	11,536,408
	<u>749,677,438</u>	<u>752,713,127</u>	<u>749,517,037</u>
CURRENT ASSETS			
Trade & Other Receivable	1,935,270	13,884,233	6,018,959
Short Term Investment	23,263,505	58,200,352	22,457,259
Income Tax Receivable	9,848,783	4,603,089	5,997,818
Cash & Cash Equivalents	17,545,565	8,586,012	20,040,713
	<u>52,593,123</u>	<u>85,273,686</u>	<u>54,514,749</u>
TOTAL ASSETS	<u>802,270,561</u>	<u>837,986,813</u>	<u>804,031,786</u>
EQUITY AND LIABILITIES			
CAPITAL & RESERVES			
Stated Capital	100,000,800	100,000,800	100,000,800
Retained Earnings	51,586,460	79,174,943	53,255,505
Financial Assets FVOCI Reserve	7,634,687	7,136,661	7,474,287
Other Reserves	528,333,329	530,852,700	528,333,329
Shareholders' fund	<u>687,555,276</u>	<u>717,165,104</u>	<u>689,063,920</u>
NON-CURRENT LIABILITIES			
Deferred Tax Liability	108,741,273	109,339,491	108,741,274
Lease liability	-	812	-
	<u>108,741,273</u>	<u>109,340,303</u>	<u>108,741,274</u>
CURRENT LIABILITIES			
Other Payables	5,437,496	10,680,050	4,438,918
Lease liabilities	-	153	-
Dividend Payable	4,006	488	4,006
Bank over draft	532,507	800,714	1,783,665
	<u>5,974,009</u>	<u>11,481,405</u>	<u>6,226,590</u>
TOTAL EQUITY AND LIABILITIES	<u>802,270,561</u>	<u>837,986,813</u>	<u>804,031,786</u>

The above figures are provisional & subject to audit.

These financial statements are in compliance with the requirements of the Companies Act No.07 of 2007.


(Sgd.) A.R. Walpita
Chief Financial Officer

Approved and signed for and on behalf of the Board.


(Sgd.) P. Pranavan
Pro Tem Audit Committee Chairman


(Sgd.) J. M. Swaminathan
Chairman

14-Aug-26
Colombo,

SERENDIB LAND PLC
STATEMENT OF CHANGES IN EQUITY
THREE MONTHS ENDED 30 JUNE 2026

	Stated Capital	Other Reserve	Financial assets-FVOCI reserve	Retained Earnings	Total
	Rs.	Rs.	Rs.	Rs.	Rs.
Balance as at April 1, 2025	100,000,800	530,852,700	3,343,085	74,698,311	708,894,896
Net Profit for the Period	-	-	-	4,476,632	4,476,632
Final Dividend	-	-	-	-	-
Other Comprehensive Income	-	-	3,793,576	-	3,793,576
Balance as at June 30, 2025 (Un-audited)	100,000,800	530,852,700	7,136,661	79,174,943	717,165,103
Balance as at April 1, 2026	100,000,800	528,333,329	7,474,287	53,255,505	689,063,921
Net Profit for the Period	-	-	-	(1,669,044)	(1,669,044)
Final Dividend	-	-	-	-	-
Other Comprehensive Income	-	-	160,400	-	160,400
Balance as at June 30, 2026 (Un-audited)	100,000,800	528,333,329	7,634,687	51,586,460	687,555,277

SERENDIB LAND PLC
CASH FLOW STATEMENT
THREE MONTHS ENDED 30 JUNE 2026

	Unaudited 3 Months ended Rs. 30.06.2026	Unaudited 3 Months ended Rs. 30.06.2025	Cumulative Cash Flows	
			Unaudited 3 months Period ended Rs. 30.06.2026	Unaudited 3 months Period ended Rs. 30.06.2025
CASH FLOW FROM OPERATING ACTIVITIES				
Profit/(Loss) before Taxation	(1,669,044)	6,395,188	(1,669,044)	6,395,188
Adjustments for:				
Lease Interest	-	25	-	25
Amortization of Right to Use Asset	-	4,549	-	4,549
Interest Income	(737,512)	(1,141,936)	(737,512)	(1,141,936)
Change in Fair Value of Investment Property	-	-	-	-
Operating Cash Flows before Working Capital Changes	(2,406,556)	5,257,826	(2,406,556)	5,257,826
(Increase)/ Decrease in Receivables	349,518	2,193,860	349,518	2,193,860
Increase / (Decrease) in Payables	998,577	(4,585,348)	998,577	(4,585,348)
Cash Generated from Operating Activities	(1,058,461)	2,866,338	(1,058,461)	2,866,338
Income Tax Paid	-	(1,899,138)	-	(1,899,138)
Net Cash Generated from Operating Activities	(1,058,461)	967,200	(1,058,461)	967,200
CASH FLOW FROM INVESTING ACTIVITIES				
Interest Received	620,718	1,141,936	620,718	1,141,936
Withdrawal /(Investment)in Short Term Investment	(806,246)	(938,080)	(806,246)	(938,080)
Net Cash Flow used in Investing Activities	(185,529)	203,856	(185,529)	203,856
CASH FLOW FROM FINANCING ACTIVITIES				
Dividend Paid	-	-	-	-
Lease Rental Payment	-	-	-	-
Net Cash Flow used in Finance Activities	-	-	-	-
Net Increase / (Decrease) in Cash and Cash Equivalents	(1,243,989)	1,171,057	(1,243,989)	1,171,057
Cash and Cash Equivalents at the Beginning of the Period	18,257,048	6,614,242	18,257,048	6,614,242
	17,013,059	7,785,298	17,013,059	7,785,298
<i>Figures in brackets indicate deductions.</i>				
Cash and Cash Equivalents at the End of the Period				
Cash & Cash Equivalents	17,545,565	8,586,012	17,545,565	8,586,012
Bank Overdraft	(532,507)	(800,714)	(532,507)	(800,714)
	17,013,059	7,785,298	17,013,059	7,785,298

SERENDIB LAND PLC
NOTES TO THE FINANCIAL STATEMENTS

01. Corporate information

Serendib Land PLC is a limited liability company listed in the Colombo Stock Exchange and domiciled in Sri Lanka. The Registered Office of the Company is located at HQ Colombo (Level 4), No. 464A, T.B. Jayah Mawatha, Colombo 10.

02. Basis of Preparation

The interim financial statements have been prepared in accordance with Sri Lanka Accounting Standard-LKAS 34 Interim Financial Reporting. These interim condensed financial statements should be read in conjunction with the annual financial statements for the year ended 31 March 2026. The financial statements provide information as required in terms of Rule 7.4 of the Colombo Stock Exchange.

The financial statements are provisional and subject to audit.

The interim financial statements have been prepared on a historical cost basis except for financial instruments.

The interim financial statements are presented in Sri Lankan rupees and all values are rounded to the nearest thousand except where otherwise indicated.

03. Significant Accounting Policies

The accounting policies adopted for the current interim period are consistent with those of the previous financial year (2025/2026) except as described below.

4. Financial Instruments

Sri Lanka Accounting Standard - SLFRS 9 on "Financial Instruments

The Sri Lanka Accounting Standard – SLFRS 9 on "Financial Instruments", which replaces the existing guidance on LKAS 39 on "Financial Instruments: Recognition and Measurement" has become effective for annual reporting periods beginning on or after January 01, 2018. SLFRS 9 replaces the "Incurred Loss Model" in LKAS 39 with forward looking "Expected Loss Model ("ECL") which requires considerable judgement over how changes in economic factors affect ECL, which in turn is to be determined on a probability weighted basis. SLFRS 9 also contains a new classification and measurement approach for financial assets that reflects the business model in which assets are managed based on their cash flow characteristics.

Based on the "Statement of Alternative Treatment (SoAT) on the Figures in the Interim Financial Statements" issued by The Institute of Chartered Accountants of Sri Lanka entities are granted with the option to prepare Interim Financial Statements continuing the application of LKAS 39 with disclosures on impact to the Income Statement and Statement of Profit or Loss and Other Comprehensive Income for the period if SLFRS 9 has been applied.

05. Fair value measurement and related fair value disclosures

As at reporting date there were no significant differences in the comparison made between fair value and carrying value of financial assets and liabilities. The fair value changes in financial instruments were properly recorded in the Statement of Profit or Loss and Other Comprehensive Income as at reporting date.

06. Contingent liabilities

There were no material contingent liabilities as at 30th June 2026.

07. Subsequent event

No other events have been occurred since the date of the statement of financial position which would require adjustments to or disclosure in the financial statements.

SHAREHOLDERS' INFORMATION

	Un-audited 30.06.2026	Un-audited 30.06.2025
Earnings per Ordinary Share (Rs.)	-4.64	12.44
Net Assets per Share (Rs.)	1723.60	1797.83
Debt/Equity Ratio (%)	-	-
Current Ratio (Times)	8.80	8.40

SERENDIB LAND PLC

ADDITIONAL INFORMATION FOR THE QUARTERLY STATEMENTS

THREE MONTHS ENDED 30 JUNE 2026

1. Share Information

Information pertaining to the shares traded during the Quarter ended 30 June 2026 extracted from the website of the Colombo Stock Exchange, is set out below:

Period	2026-2	2025-2
Date High	18-May-26	30-Apr-25
High Rs.	4,350.00	1,442.50
Date Low	6-Apr-26	23-Jun-25
Low Rs.	1,670.00	1,300.00
Close Rs.	3,539.00	1,490.50
Trade Vol.	977	58
Share Vol.	7,139	545
Turn Over Rs.	20,090,260.25	762,091.50
Last traded Date	30-Jun-26	30-Jun-25
Days Traded	54	18

Directors' Shareholding

	As at 30.06.2026	As at 30.06.2025
MRS. Y. PONNAMBALAM	-	-
MR. G.G. PONNAMBALAM	-	-
MR. J.M. SWAMINATHAN	-	-
MR. T. SOMESWARAN	-	-
MS. M. PONNAMBALAM	-	-
MR. R.M.M.J. RATNAYAKE	-	-
MR. P. PRANAVAN	-	-
MR. S.S. AATHAVAN	-	-
Total Number of Shareholders	403	366
Total number of shares of the company	398,906	398,906
Number of Public Shareholders As at 30 June 2026	397	359

The Public Holding Percentage

As at 30 June, 2026, the public holding of the Company was 11.96%

The float adjusted market capitalization as at 30 June 2026 was Rs. 168,842,709/=

At the request of the Company Serendib Land PLC was transferred to the Diri Savi Board of the Colombo Stock Exchange with effect from 10th May 2021.

As at 30 June 2026, the public holding of the Company was 11.96% . The float adjusted market capitalization as at 30 June 2026, was 168,842,709 with 397 public shareholders, making the Company compliant with Minimum Public Holding Requirement prescribed under the Continuous Listing Requirements set out under Option 2 of Rule 7.13.1(b) of the Listing Rules of the CSE, which requires an entity listed on the Diri Savi Board with a Float Adjusted Market Capitalisation of less than Rs. 1 Billion, to maintain a minimum public Holding of 10% with a minimum of 200 public shareholders.

SERENDIB LAND PLC

ADDITIONAL INFORMATION FOR THE QUARTERLY STATEMENTS

THREE MONTHS ENDED 30 JUNE 2026

2. 20 Largest Shareholders

20 Major Shareholders		30.06.2026	
		Shares	%
1	SAMPATH BANK PLC/SENTHILVERL HOLDINGS (PVT) LTD	152,674	38.27
2	GEE GEES PROPERTIES (PVT) LTD	85,027	21.32
3	GITANJALI GAJALUCKSHMI (PVT) LTD	66,987	16.79
4	AIA INSURANCE LANKA LIMITED A/C NO. 03 (AIA INSURA	28,492	7.14
5	J THUSHARA	10,100	2.53
7	O. D LIYANAGE	4,500	1.13
9	A. SAVERIMUTTU	2,720	0.68
10	MS. S.Z OSSMAN	2,437	0.61
11	OSSMAN ASSOCIATES (PVT) LTD	1,904	0.48
12	MRS. N. GUNATILLEKE	1,661	0.42
13	H. A. NASAR	1,472	0.37
14	G.C.W. DE SILVA(DECEASED)	1,342	0.34
15	U.I. SURIYABANDARA	950	0.24
16	K.T. WICKREMARATNE	831	0.21
17	J A M JIFFRY	800	0.20
18	COLOMBO INVESTMENT TRUST PLC	711	0.18
19	G.C. GOONETILLEKE	626	0.16
20	DR. M.S.P. WIJENAYAKE	614	0.15
21	A.L. WEERASIGHE	591	0.15
22	B.G.S DE SILVA	569	0.14