

ABRIDGED INTERIM UNAUDITED FINANCIAL STATEMENTS FOR THE THREE MONTHS AND NINE MONTHS ENDED 30 SEPTEMBER 2025.
DIRECTORS' COMMENTARY

The Company's operating revenue for the nine months ended 30 September 2025 amounted to Rs 51.209m, compared to Rs 58.963m recorded for the corresponding period of last year. The decrease was mainly attributed to the normal tenant turn over. The Board is pleased to report that the departing tenant has been replaced by a new lessee, and additional tenants are expected to be onboarded by the end of the financial year. As at 30 September 2025, the Company's occupancy rate stood at 88%.

STATEMENT OF FINANCIAL POSITION

	Unaudited as at 30-Sep 2025 Rs	Audited as at 31-Dec 2024 Rs
ASSETS		
Non-current asset		
Investment property	2,071,578,545	2,053,427,180
Plant and Equipment	63,082	85,182
	2,071,641,627	2,053,512,362
Current assets		
Trade and other receivables	19,626,280	21,734,017
Amount due from related parties	-	210,308
Cash at bank	62,722,295	55,329,139
	82,348,575	77,273,464
Total assets	2,153,990,202	2,130,785,826
EQUITY AND LIABILITIES		
Capital and reserves		
Stated capital	755,294,000	755,294,000
Amalgamation reserves	5,314,693	5,314,693
Retained earnings	205,719,275	197,783,863
Total equity	966,327,968	958,392,556
Non-current liability		
Lease Liabilities	24,791,517	25,567,668
Bond	1,123,000,000	1,123,000,000
	1,147,791,517	1,148,567,668
Current liabilities		
Trade and other payables	38,400,943	22,273,300
Lease liabilities	1,469,774	1,552,302
	39,870,717	23,825,602
Total liabilities	1,187,662,234	1,172,393,270
Total equity and liabilities	2,153,990,202	2,130,785,826
Number of Shares in Issue	75,529,400	75,529,400
Net Asset Value per share	12.79	12.69

STATEMENT OF CASH FLOWS

	Unaudited 30-Sep 2025 Rs	Unaudited 30-Sep 2024 Rs
Net cash from operating activities	55,160,503	64,931,967
Net cash used in investing activities	(18,151,365)	(3,544,377)
Net cash used in financing activities	(29,615,982)	(27,120,674)
Net increase in cash and cash equivalents	7,393,156	34,266,916
Cash and cash equivalents at beginning of year	55,329,139	40,267,018
Cash and cash equivalents at end of period	62,722,295	74,533,934

STATEMENT OF CHANGES IN EQUITY

	Stated capital Rs	Retained earnings Rs	Amalgamation reserves Rs	Total equity Rs
At 01 January 2025	755,294,000	197,783,863	5,314,693	958,392,556
Profit for the period	-	7,935,412	-	7,935,412
At 30 September 2025	755,294,000	205,719,275	5,314,693	966,327,968
At 01 January 2024	755,294,000	140,906,537	5,314,693	901,515,230
Profit for the period	-	15,521,106	-	15,521,106
At 30 September 2024	755,294,000	156,427,643	5,314,693	917,036,336

NOTES TO THE ACCOUNTS

The Company is required to publish its interim financial results in terms of Listing Rule 12.19 of the SEM.

The abridged unaudited financial statements for the three months and nine months ended 30 September 2025 ("abridged unaudited financial statements") have been prepared in accordance with the measurement and recognition requirements of IFRS, the information contained in IAS 34: Interim Financial Reporting and the SEM Listing Rules, using the same accounting policies as those of the audited financial statements for the year ended 31 December 2024.

The abridged unaudited financial statements have not been reviewed or reported by the Company's external auditors. The abridged unaudited financial statements were approved by the Board of Directors on 13 November 2025.

This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.20. The Board of the Company accepts full responsibility for the accuracy of the information contained in this communiqué.

By order of the Board
14 November 2025

STATEMENT OF PROFIT OR LOSS

	Unaudited 3 months 30-Sep-25 Rs	Unaudited 3 months 30-Sep-24 Rs	Unaudited 9 months 30-Sep-25 Rs	Unaudited 9 months 30-Sep-24 Rs
Income	24,853,195	28,209,757	71,811,781	79,495,642
Administrative expenses	(6,945,468)	(7,068,721)	(20,602,047)	(20,531,681)
Operating profit	17,907,727	21,141,036	51,209,734	58,963,961
Finance costs	(14,578,610)	(14,583,509)	(43,274,322)	(43,442,855)
Profit before taxation	3,329,117	6,557,527	7,935,412	15,521,106
Taxation	-	-	-	-
Profit for the period	3,329,117	6,557,527	7,935,412	15,521,106