

ABRIDGED INTERIM UNAUDITED FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 MARCH 2026
DIRECTORS' COMMENTARY

The Company delivered a strong performance during the quarter ended March 2026 with EBITDA increasing by 64% compared to the same period last year. This growth was driven by income generated from new tenants.

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2026

	Unaudited as at 31-Mar 2026 Rs	Audited as at 31-Dec 2025 Rs
ASSETS		
Non-current asset		
Investment property	2,131,196,200	2,128,144,000
Plant and Equipment	49,568	56,325
	2,131,245,768	2,128,200,325
Current assets		
Trade and other receivables	36,464,377	30,395,580
Cash at bank	52,937,641	8,220,576
Other financial assets at amortised cost	-	28,119,912
	89,402,018	66,736,068
Total assets	2,220,647,786	2,194,936,393
EQUITY AND LIABILITIES		
Capital and reserves		
Stated capital	755,294,000	755,294,000
Amalgamation reserves	5,314,693	5,314,693
Retained earnings	269,856,343	258,771,153
Total equity	1,030,465,036	1,019,379,846
Non-current liabilities		
Lease Liabilities	25,171,668	25,171,668
Bond	1,123,000,000	1,123,000,000
	1,148,171,668	1,148,171,668
Current liabilities		
Trade and other payables	40,777,767	25,869,523
Lease liabilities	1,233,315	1,515,356
	42,011,082	27,384,879
Total liabilities	1,190,182,750	1,175,556,547
Total equity and liabilities	2,220,647,786	2,194,936,393
Number of Shares in Issue	75,529,400	75,529,400
Net Asset Value per share	13.64	13.50

STATEMENT OF PROFIT OR LOSS FOR THE QUARTER ENDED 31 MARCH 2026

	Unaudited as at 31-Mar 2026 Rs	Unaudited as at 31-Mar 2025 Rs
Income	33,079,696	21,493,922
Administrative expenses	(7,730,314)	(6,107,554)
Operating profit	25,349,382	15,386,368
Finance costs	(14,264,192)	(14,270,938)
Profit before taxation	11,085,190	1,115,430
Taxation	-	-
Profit for the quarter	11,085,190	1,115,430

STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 31 MARCH 2026

	Stated capital Rs	Retained earnings Rs	Amalgamation reserves Rs	Total equity Rs
At 01 January 2026	755,294,000	258,771,153	5,314,693	1,019,379,846
Profit for the quarter	-	11,085,190	-	11,085,190
At 31 March 2026	755,294,000	269,856,343	5,314,693	1,030,465,036
At 01 January 2025	755,294,000	197,783,863	5,314,693	958,392,556
Profit for the quarter	-	1,115,430	-	1,115,430
At 31 March 2025	755,294,000	198,899,293	5,314,693	959,507,986

NOTES TO THE ACCOUNTS

The Company is required to publish its interim financial results in terms of Listing Rule 12.19 of the SEM. Accordingly, this announcement presents its financial results in respect of the period from 1 January 2026 to 31 March 2026.

The abridged unaudited financial statements for the three months ended 31 March 2026 ("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 2025.

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 07 May 2026.

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
07 May 2026.

STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 31 MARCH 2026

	Unaudited as at 31-Mar 2026 Rs	Unaudited as at 31-Mar 2025 Rs
Net cash generated from operating activities	17,298,181	4,705,667
Net cash used in investing activities	-	-
Net cash used in financing activities	(701,028)	(701,028)
Net increase in cash and cash equivalents	16,597,153	4,004,639
Cash and cash equivalents at beginning of year	36,340,488	55,329,139
Cash and cash equivalents at end of year	52,937,641	59,333,778

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