



CEYLON LAND & EQUITY PLC

Annual Report 2025

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WHO WE ARE

Ceylon Land & Equity PLC is an investment trust listed on the Colombo Stock Exchange. The company actively manages a portfolio of investments focusing on the property sector.

OUR VISION

To be a leading property focused investment trust .

KEY INVESTMENTS



Shaw Wallace & Hedges PLC

With over a century of operations in Sri Lanka, Shaw Wallace & Hedges Limited today is an investment holding company with subsidiaries owning significant land parcels in Colombo for future development.

The company has a 39.2% shareholding in Shaw Wallace & Hedges Limited.



Galle Face Capital Partners PLC

Galle Face Capital Partners PLC is an investment trust listed on the Colombo Stock Exchange. The Company actively manages a portfolio of listed equity, debt instruments, private equity and investments in alternate asset classes.

The company has a 28.1% shareholding in Galle Face Capital Partners PLC



The Cargo Boat Investment Company Ltd.

Engaged in equity investments both quoted and unquoted. Among its unquoted investments it owns 21% each of the shareholding companies that have control of the Cargo Boat Development Company PLC. In addition the company also has a 44% shareholding in Crescent Launderers & Dry Cleaners (Pvt) Ltd.

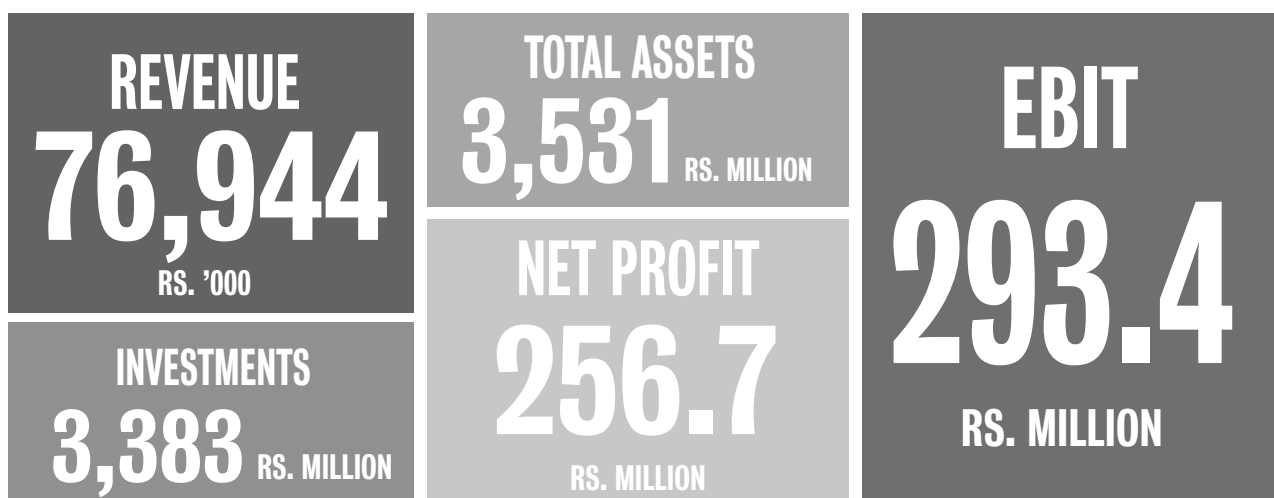
The company has a 27% shareholding in The Cargo Boat Investment Company Ltd.



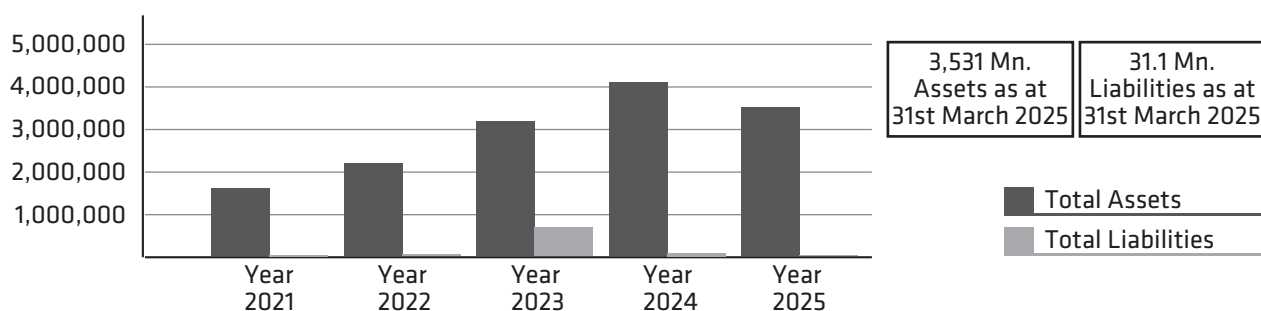
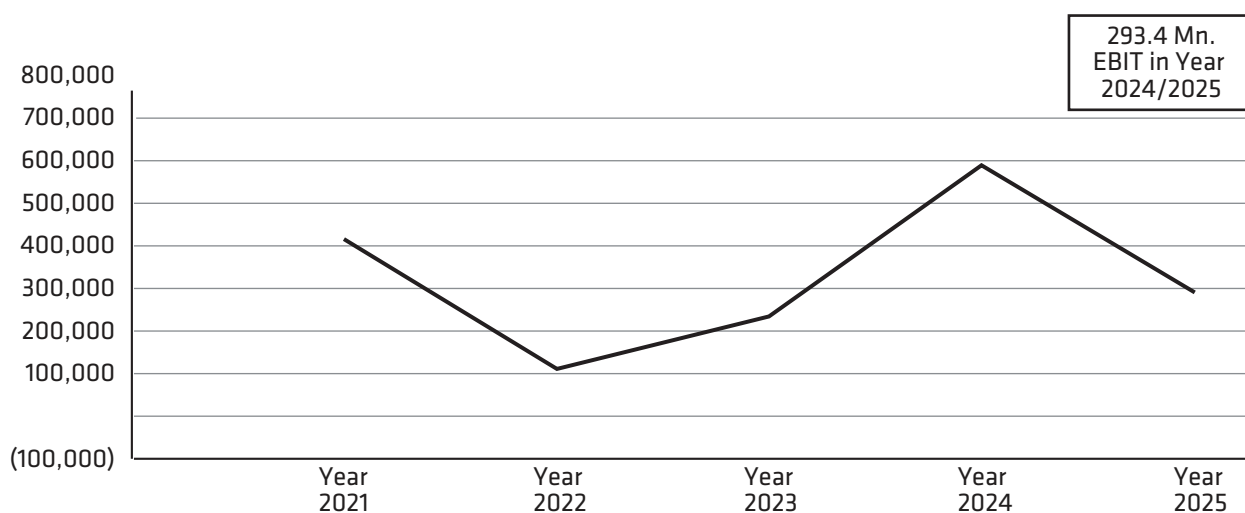
Island Investment Holdings Ltd.

It's an investment company domiciled in the United Kingdom which invests in equity and debt instruments in overseas markets.

The company has a 100% shareholding in Island Investment Holdings Ltd.



PROFIT (EBIT)



ALL THE CURRENCY VALUES ARE INDICATED IN LKR '000

Chairman's Review

It is a pleasure to welcome you to the 68th Annual General Meeting of the Company and to place before you the Annual Report and the Audited Financial Statements of the Company for the financial year ended 31st March 2025.

Sri Lankan Economic Overview

The financial year 2024-25 marked a turning point for Sri Lanka, as the nation entered a new era of political and economic stability following two national elections held in quick succession. Emerging from the shadows of the most severe economic crisis in its post-independence history, the country now stands poised for a more transparent, accountable, and fiscally disciplined future.

After grappling with challenges in prior years, the real estate sector experienced a significant rebound in late 2024. There was a marked upswing in demand for residential, commercial, and mixed-use properties—driven by lower borrowing costs, economic stability, and a renewed influx of foreign capital, notably from initiatives linked to the Chinese-backed Port City. Development resumed on several large-scale projects that had previously been put on hold, providing further momentum to the sector's recovery.

The appetite for housing and retail properties remained robust, supported by a sharp increase in tourist arrivals, particularly in Colombo and other major travel destinations. The launch of high-end residential complexes and integrated mixed-use developments signalled growing investor confidence in the property market.

Ceylon Land & Equity PLC is an investment trust focusing on Property, Equity & Debt investments. Group profitability consists of dividends, interest income, rental income and capital gains. During the year under review, the group recorded revenue of Rs 77 Mn. and a profit after tax of Rs. 257 Mn.

The real estate sector is expected to maintain its positive trajectory, supported by favorable interest rates and growing demand for both residential and commercial properties. We remain committed to driving development in this space.

In Conclusion I take this opportunity to express my sincere gratitude to all our employees for their contribution and acknowledge the support received from all my fellow Directors. On behalf of the Board of Directors I thank all the Shareholders & the Stakeholders for the trust and confidence placed in the Company.

Sgd
S.V Rajiyah
31st July 2025

Directors' Profiles

Mr. S. V. Rajiyah

(Executive Chairman)

Mr. S. V. Rajiyah is the Executive Chairman of the Company. He is also the Managing Director of Renuka Holdings PLC, Renuka Foods PLC, Renuka Agri Foods PLC, Shaw Wallace Ceylon Ltd, Richlife Dairies Ltd and Director of Companies of the Renuka Group. He is also the Executive Chairman of Galle Face Capital Partners PLC. He is a graduate in Management from the Warwick Business School, University of Warwick, United Kingdom. He has over 20 years of experience in General Management.

Mr. T.A.P Peiris

(Non- Executive Director)

Mr. T.A.P Peiris is the Chief Executive Officer (Support Services) of Renuka Enterprises (Pvt) Ltd. Mr. T.A.P Peiris has held Senior Executive positions over 28 Years in various International and Local Organizations. He holds a Master of Science degree specialized in Information Technology and he is also an Attorney-at-Law with an LLB from Open University of Sri Lanka. And he is a Project Management Professional (PMP) awarded by Project Management Institute of USA. He is serving as Assistant Secretary of Association of Corporate lawyers of Sri Lanka and also serving as a delegate member of Bar Council at Bar Association of Sri Lanka.

Dr. Thebuwena

(Non- Executive Director)

Eng. Dr. Thebuwena A.C.H.J. has over 24 years of extensive experience across multiple domains, including leadership, civil engineering, business management, and academic research.

Thebuwena holds a Doctor of Philosophy (PhD) in Management from the Malaysia University of Science & Technology, as well as a Master in Economics and a Master of Business Administration from the University of Colombo, Sri Lanka. He is also a qualified management accountant with the ICMA-Australia and holds a Postgraduate Diploma in Finance & Business Administration from Cranfield University School of Management, UK. His academic background is further reinforced by a Bachelor of Science in Civil Engineering from the University of Peradeniya. In addition to his professional duties, Dr. Thebuwena is a dedicated researcher and educator. He is passionate about mentoring young professionals and has lectured on project management, engineering, and operations management at leading institutions such as the Sri Lanka Technology Campus, the Institute of Personal Management, and ICFAI University.

Dr. Thebuwena is a Corporate Member of the Institution of Engineers Sri Lanka (MIESL) and a member of ICMA - Australia and the Colombo MBA Alumni Association.

Mr. M. R. Ratnasabapathy

(Non-Executive/ Independent)

Mr. M. R. Ratnasabapathy is a Chartered Global Management Accountant (CGMA), a Fellow of the Chartered Institute of Management Accountants (FCMA, UK), and holds an MBA from the Postgraduate Institute of Management (PIM), University of Sri Jayewardenepura. He also holds a Master's degree in Financial Economics from the University of Colombo. Mr. Ratnasabapathy has over 25 years of experience in finance, covering a wide range of industries including audit, trade, agribusiness, power and energy, and telecommunications—most of which have been in senior leadership roles.

Mr. K. Liyanagamage

(Non-Executive/ Independent)

Mr. K. Liyanagamage is an Independent Non Executive Director and an Attorney-at-Law of the Supreme Court of Sri Lanka with more than 25 years of experience in the field of Civil & Commercial Law. He holds a degree of Master of Laws in Law of International Trade from the University of Wales. He is presently serving as a Director of Galle Face Properties Ltd, Galle Face Capital Partners PLC and Alpha Fire Services PLC.

FIT AND PROPER

To ensure compliance with listing rule 9.7.1 each member of the board has declared conformity with the Fit and Proper assessment criteria outline in listing rule number 9.7.3 by providing signed declaration for the year under review. Individuals who failed to comply with the criteria as per the above rule will no longer be eligible to serve as director of the company.

Management Discussion and Analysis

Operating Environment

We experienced yet another eventful year, as we witnessed the Sri Lankan economy on its way to its much-needed consolidation, with the crisis behind it. Despite the many challenges that lie ahead, economic stabilization began to take hold due to implementation of a number of key structural reforms and policy adjustments. Furthermore, as a result of the continued stabilization of the economy, resulting in declining policy and market interest rates, thereby moving the economic strategy into a more expansionary mode. However, for the economy to remain on a more sustainable footing, with objectives of growth and prosperity in mind, considerable work is yet to be done in terms of managing debt, fiscal reforms, governance and strategizing for economic growth.

However, keeping in line with the required fiscal reforms poses challenges largely in the form of fiscal revenue generation targets and overall debt curtailment in the years ahead. Despite the sharp upward tax adjustments that the country has experienced through income and indirect taxes, some favorable trends began to emerge such as declining interest rates, improved foreign remittances, increased tourist arrivals and the gradual resumption of halted projects, which has fueled a local business recovery, consequently impacting the Colombo Stock Exchange. Interest in Equity investments rose, and companies began reporting improved performances. The country's GDP turned positive towards the latter part of the year, bolstering hopes for a robust recovery. Stabilized exchange rates and a restored banking system for foreign exchange transactions significantly contributed to a sharp decrease in the cost of industrial inputs such as fertilizer and other commodities.

As per the national accounts estimates of the Department of Census and Statistics (DCS), the Sri Lankan economy has shown positive growth in 2024 and into the first quarter of 2025. The economy grew by 5.0% in 2024, and the first quarter of 2025 saw a 4.8% year-on-year growth. This growth has been driven by various sectors, including industry and services, though it is expected to moderate in the latter part of 2025. Agriculture sector of the economy registered a growth of 1.2 whilst industrial sector contributed 11 and services contributed 2.4. Despite the recovery, medium-term growth is expected to remain modest, reflecting the scarring effects of the recent crisis, structural impediments to growth, and global economic uncertainties.

The current account is expected to be in deficit in 2025, as the impact from reduced exports (due to trade-related uncertainties), outweighs the impact on imports (from reduced demand and global oil prices). With a revival in domestic demand, inflation is projected to turn positive by mid-2025 but remain below the central bank's medium-term target. Despite continued fiscal consolidation, financing pressures will persist due to large T-bill refinancing needs. Reflecting the crisis's continued impact.

Interest rates experienced a sharp decline throughout the financial year owing to the easing of monetary policy and the gradual dissipation of the threat of inflation. The 364-day Treasury bills saw a large decrease from a range of 20% to close the year at 8.2%. This was facilitated through the combined effects of the conclusion of the DDO, cumulative policy rate reductions of 7%, improved foreign exchange flow into financial institutions, relaxation of stressed interbank market liquidity and easing inflation. Larger bank fixed deposit rates also eased from around a high of 20% levels to reach the prevailing 8% levels.

The strong performance of the share market has resulted in majority of the investee companies experiencing upward share price movements. We have monitored each position carefully, adjusted such positions based on our fundamental outlook on each company and their respective discounts to intrinsic value and growth potential. Our equity strategy continues to focus on picking fundamentally strong stocks, which are able to navigate the challenging operating environment and offer growth potential, thus providing the prospect of long-term returns. The ability to select good businesses with strong management expertise is paramount in growing the portfolio in a difficult environment

The following aspects were discussed pertaining to the primary macro - economic variables during the year under review and the resultant impacts on the performance of Ceylon Land & Equity PLC.

Management Discussion and Analysis Contd..

Movement	Cause	Ceylon Land & Equity PLC
Economy Sri Lankan economy recorded a growth of 5 percent in 2024, in real terms, compared to a negative of 2.3 percent recorded in the preceding year.	<p>Agriculture sector of the economy registered a growth of 1.2 percent whilst Industrial sector grew by 11 percent and the Services sector grew by 2.4</p> <p>The performance of the agriculture, forestry and fishing sectors were impacted due to the adverse weather conditions which resulted in challenging conditions for the recovery of the sector.</p> <p>The majority of subcategories within the industries sector registered varying growth rates. Most subcategories in the services sector also registered growths.</p>	<p>The growth in GDP during the period of the financial year had a impact to the Company by way of making available investment opportunities in sound economic sectors.</p>

Management Discussion and Analysis Contd..

Movement	Cause	Ceylon Land & Equity PLC
<p>Inflation</p> <p>In line with the Central Bank's near term projections, deflationary conditions commenced easing around end of 2025. Headline inflation, as measured by the year-on year change in the CCPI recorded a slower deflation of 2.6% in March 2025. Non-Food deflation decelerated to 4.1% 2025 and Food category recorded an inflation of 0.6% in March 2025.</p> <p>Looking forward, deflationary conditions are expected to ease further in the coming months, with inflation projected to turn positive by mid-2025 and gradually converge to the targeted level of 5% over the medium term.</p>	<p>As reflected by the year-on-year change in both the National Consumer Price Index (NCPI, 2021=100) and the Colombo Consumer Price Index (CCPI, 2021=100), the decrease in headline inflation was attributed to the decrease in non-food inflation, though food inflation accounted for a larger share. Several adjustments made to energy prices and other administered Prices in the previous periods are now being slowly reversed, which has contributed to the increase in the inflation rates.</p>	<p>No major Impact to the Company.</p>
<p>Domestic Interest Rates</p> <p>Overnight liquidity in the domestic money market improved significantly, shifting from deficit levels to broadly balanced levels. The Central Bank implemented several measures to enhance market liquidity, including reverse repo auctions, overnight liquidity provision. These measures, aligned with an accommodative monetary policy stance, have positively impacted the overall environment.</p> <p>As a result Market lending interest rates during 2024/25 declined further from around 12-14% to 8-9% reflecting the liquidity conditions in the market and the overall macro stabilization lead by the Central Bank.</p>	<p>Considering the build-up of inflationary pressures and the imbalances that emerged in the external sector and financial markets, the Central Bank, which deployed measures targeting inflation, commenced monetary easing measures from the beginning of the financial year.</p> <p>The Central Bank eased on providing financial support to the Government by way of purchasing Treasury bills from the primary market.</p>	<p>The company was well placed to take advantage of the short term disruptions in the Govt Securities and Share markets</p>

Management Discussion and Analysis Contd..

Movement	Cause	Ceylon Land & Equity PLC
Exchange Rates In 2024/25, yet the Sri Lanka rupee appreciated marginally against the US dollar by 3 percent from Rs. 302 as at end 2024 to Rs. 292 as at end 2025. The foreign exchange appreciation pressure was largely due to the limited demand for forex together with large renewed inflows from the tourism and worker remittance sectors. As a result, the exchange rate started to stabilize gradually at around Rs. 323 level during the last quarter of 2023, and lower in subsequent periods.	The pressures that was witnessed on the exchange rate amidst dried up liquidity in the domestic foreign exchange market in the recent past-ments of the foreign exchange inflows from tourism and other services exports as well as workers' remittances, supported the country in alleviating the severe foreign exchange crunch that prevailed previously.	Less impact to the Company due to less exposure to foreign currency transactions.
Share Market The Colombo Stock Exchange (CSE) recorded a growth of 33 percent in 2024/25, mainly responding to the general market sentiment and the interest rates prevailing in the market. The subsequent changes in the economy changed the tide in the Colombo Stock Exchange too and generated gains in the overall market.	Since we are seeing a decline in the interest rates due to central banks corrective actions, the market participation increased. There was much interest from the domestic investors when the interest rates were plummeting towards the last quarter of the year..	The company took advantage of investing in value stocks which paid rich dividends by the appreciation of the value with the gradual stabilization in the economy.

Capital Management Review

Being in the investment business, we seek creation of long term sustainable value to our shareholders while safeguarding the financial stability of the Company.

Financial Capital Trading Investment Portfolio:

The Group recorded a profit of Rs. 256 Mn. from its portfolio of investments during the year, against a profit of Rs. 545Mn. during the previous year

Strategic Investment Portfolio

To have a well balanced portfolio, the management of the company has focused on strategic investments during the year and sought to invest in value stocks.

Short Term Deposits

Excess funds in the company had been invested in short term deposits in order to meet short term fund requirements.

Report of the Board of Directors

The Board of directors have pleasure in presenting the report of the affairs of the Company and the Audited Financial Statements of the Company for the year ended 31st March 2025 together with auditor's Report and pertinent information required under section 168 of Companies Act No. 07 of 2007, Colombo Stock Exchange Listing Rules and the recommended best practices on Corporate Governance.

1. Overview

Ceylon Land & Equity PLC is a public limited Company incorporated in Sri Lanka on 26th June 1958 under the Companies Ordinance, No. 51 of 1938 and subsequently re-registered on 22nd May 2008 under Companies Act No. 07 of 2007. The Ordinary shares of the company are quoted on Colombo Stock Exchange since 1958.

The registered Office of the company is situated at "Renuka House", No. 69, Sri Jinaratana Road, Colombo 02.

Section 168 of the Companies Act No 07 of the 2007, specifies the information to be published in the Annual Report, Prepared for the year ended 31st March 2025 and compliance status of same is given in the Corporate Governance Report on pages No. 18 to 29 to this Annual Report.

2. Review of Business

2.1 Principal Business Activities and business review

The principal activity of the Company is to invest in equity, debt, property and other alternate asset classes and to act as a holding company. The Chairman's Review contains the performance of the Company and the future developments. Further risk involvement analysis and measures taken to mitigate the risks are given in the Management Discussion and Analysis and the Risk Management Report.

2.2 Associate Companies

The company invested in the following associate companies.

Shaw Wallace & Hedges Ltd

The Company operates as the holding company of property development companies.

Galle Face Capital Partners PLC

The Company is in the business of investing and trading in debt, equity and other alternative asset classes.

3. Future Developments

Future development activities of the Company are discussed in the Chairman's Review on the page No. 4 to this Annual Report.

4. Financial Statements of the Company

The Financial Statements of the Company duly approved by two Directors in compliance with the requirements of sections 151, 152 and 168(1) (b) of the Companies Act No 07 of 2007 are given on pages No. 49 to 79 to this Annual Report.

5. Directors' Responsibility for Financial Statements

The Directors are responsible for the preparation of Financial Statements of the Company to reflect the state of its affairs. The Directors are of the view that Statement of Financial Position, Statement of Profit or Loss and Other Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows presented on pages 49 to 52 have been prepared in accordance with the requirements of the Sri Lanka Accounting Standards as mandated by the Sri Lanka Accounting and Auditing Standards Act No. 15 of 1995 and the Companies Act No. 07 of 2007. Further, these Financial statements are also complying with the requirements of listing rules of the Colombo Stock Exchange. The Report of "Directors' Responsibilities" appearing on pages No. 43 to 44 of this Annual Report forms an integral part of this report.

Report of the Board of Directors Contd..

6. Auditor's Report

The Auditors of the Company, Messrs. Ernst & Young, Chartered Accountants performed the audit on the Financial Statements for the year ended 31st March 2025 and the Independent Auditor's Report on the Financial Statements is given on pages No. 45 to 48 of this Annual Report as required by section 168(1) (c) of the Companies Act No. 07 of 2007.

7. Accounting Policies and Changes During the Year

The Company prepared its Financial Statements in accordance with Sri Lanka Accounting Standards (LKAS/ SLFRS) which were in effect up to year end under review. The significant accounting policies adopted in the preparation of Financial Statements of the Company are given on pages No. 53 to 63 to this Annual Report as required by Section 168 (1) (d) of the Companies Act No. 07 of 2007. The Board confirms that there were no changes to the Accounting Policies used by the Company during the year.

8. Financial Results and appropriations

The Group turnover for the year ended 31st March 2025 was Rs. 77 Mn. compared to Rs. 32 Mn in the previous year. Further net profit after tax of the Company was Rs. 189 Mn compared with the net profit of Rs.133 Mn. for the previous year. Detailed analysis of the Revenue is given in Note No. 13 to the Financial Statements.

9. Dividends and Reserves

9.1 Profit appropriations

The Company had a profit of Rs. 213 Mn. before tax for the year ended 31st March 2025 compared to Profit of Rs. 133 Mn. in 2024 and Net Profit after tax was Rs. 189 Mn. (2024 net profit after tax of Rs. 133 Mn.).

9.2 Provision for Taxation

The taxable income of the Company is taxed at 30% (2024 - 30%). Taxable income is arising from the operations of the Company and has been disclosed in accordance with Sri Lanka Accounting Standards. The Company has provided deferred tax on all known temporary differences under the liability method, as permitted by the Sri Lanka Accounting Standard - LKAS 12 on "Income Taxes" Information on Income Tax Expenses & Deferred Taxes are given in Notes No. 16 to the Financial Statements.

9.3 Reserves

The Reserves of the Company are given in the Changes in Equity Statement to the Financial Statements on page No. 51 to this Annual Report.

10. Investments

The Group has invested in quoted shares amounting to Rs. 3,383 Mn. Detailed portfolio of the investments held by the Company is given in Note No. 4,5 and 6 to the Financial Statements.

11. Property, Plant & Equipment and Capital Expenditure

There were no Property, Plant & Equipment held by the Company.

Report of the Board of Directors Contd..

12. Market value of Freehold Properties and Investment Properties

There are no Freehold or Investment Properties held by the Company.

13. Stated capital

The Stated capital of the Company as at 31st March 2025 was Rs. 2,066 Mn. Comprised of 307,078,367 Ordinary shares (2024 - Rs. 2,035 Mn. comprising 302,871,815 Ordinary Shares).

14. Share Information

14.1 Information on earnings, net assets and market values

Information relating to earnings and net assets are given with five year summary appearing on page No. 80 to this Annual Report. Market value details of the ordinary shares are appearing with Shareholders' Information on pages No. 81 to 83 of this Annual Report.

14.2 Distribution schedule is given on pages No. 81 to 83 this Annual Report together with Shareholders' and investors' information.

15. Major Shareholdings

Details of the twenty largest shareholders with the percentage of their respective shareholdings as at 31st March 2025 are given on page No. 83 together with comparative shareholdings.

16. Interest Register

The Interests Register is maintained by the Company Secretary, as per the Section 168(1) (e) of the Companies Act No. 7 of 2007. All Directors have made their declarations as provided for in section 192(1) & (2) of the Companies Act aforesaid. The Share ownership of Directors is disclosed on page No. 13 to this Annual Report, Entries were made in the Interests Register on share transaction

and Directors' interest in contracts. The Interest Register is available for inspection by shareholders or their authorised representatives as required by the section 119 (1) (d) of the Companies Act No. 07 of 2007.

17. Equitable treatment to all shareholders

The Company has made every endeavor to ensure the equitable treatment to all shareholders and adopted adequate measures to prevent information asymmetry.

18. Public Holding

There were 3,190 (2024-2,851) registered shareholders as at 31st March 2025 out of which 3,186 (2024-2,848) were public shareholding with the percentage of shares held by the public, as per the Colombo Stock Exchange rules, being 50% (2024 - 26.94%).

19. Information to Shareholders

The Board strives to be transparent and provide accurate information to shareholders in all public material.

The quarterly financial information during the year has been sent to the Colombo Stock Exchange in a timely manner.

20. Board of Directors

20.1 List of Directors

The names of the Directors who held office during the financial year are given below. The brief profile of the Board of Directors appear on page No. 5 to this Annual Report.

The basis on which Directors are classified as Independent and Non-Executive directors is discussed in the Corporate Governance Report.

Report of the Board of Directors Contd..

Name of Director	Executive	Non-Executive	Independent
Mr. S. V. Rajiyah	x		
Mr. T. A. P. Peiris		x	
Mr. M. R. Ratnasabapathy		x	x
Mr. K. Liyanagamage		x	x
Mr. T.A.C.H. Jayakody		x	

20.2 Recommendation for re-election

To re-elect Mr. K. Liyanagamage as a Director who retires by rotation in terms of Article 28 (1)

Directors holdings, in Ordinary Shares of the Company are given in the below table.

20.3 Directors Meetings

Details of the meetings of the Board of Directors are presented on page No. 19 to this Annual Report.

Name of Director	As at 31st March 2025	As at 1st April 2024
Mr S. V. Rajiyah	-	-
Mr. M. R. Ratnasabapathy	-	-
Mr. T. A. P. Peiris	-	-
Mr. K. Liyanagamage	-	-
Mr. T.A.C.H. Jayakody	-	-

20.4 Directors' Interest in transactions

The Company carried out transactions in the ordinary course of business with the entities which a Director of the Company is a Director. The transactions with the entities where a Director of the Company either has control or exercises significant influence have been classified as related party transaction and disclosed in Note 18 to the Financial Statements. The Directors have no direct or indirect interest in any other contract or proposed contract with the Company.

Share dealings by Directors during the year were disclosed to Colombo Stock Exchange.

20.6 Remuneration of Directors

The remuneration of Directors in respect of the Company for the year ended 31st March 2025 is given in Note 15 to Financial Statements.

20.5 Directors' Interest in Shares

Directors of the Company and who have relevant interest in shares of their respective companies have disclosed their shareholdings and any acquisitions/disposals to their Boards, in compliance with section 200 of the Companies Act.

20.7 Directors Responsibility for Financial Reporting

The Directors are responsible for the preparation of Financial Statements of the Company to reflect a true & fair view of the status of its affairs. The Directors are of the view that these Financial Statements have been prepared in conformity with the requirements of the Sri Lanka Accounting Standards (SLFRS/LKAS) issued by the Institute of Chartered Accountants of Sri Lanka, Companies Act No. 7 of 2007, Sri Lanka Accounting and Auditing Standards Act No.15 of 1995 and the Listing Rules of Colombo Stock Exchange.

Report of the Board of Directors Contd..

20.8 Board Committees

The Board has established committees for better monitoring and guidance of different aspects of operations and control.

Audit Committee

The Audit Committee comprising of Non- Executive Directors are provided on pages No. 37 to 38 of this Annual Report. Detailed scope of the Audit Committee and their work during the year disclosed in Audit Committee Report given on page No. 37 of this Annual Report.

Related Party Transactions Review Committee (RPTRC)

Related Party Transactions Review Committee (RPTR) comprise of three independent non- executive Directors. RPTR Committee of Renuka Holdings PLC, the ultimate parent company, act as the RPTR Committee of Ceylon Land & Equity PLC. Detailed scope and the meetings held during the year under review is given in the RPTR Committee Report on pages No 39 to 40 in this Annual Report.

Remuneration Committee

Ceylon Land & Equity PLC established to maintain a formal and transparent procedure for Executive Directors remuneration. The scope and meetings of the Remuneration Committee is given in the Remuneration Committee report on page No. 41 in this Annual Report.

Nomination & Governance Committee

Ceylon Land & Equity PLC established to maintain a procedure for appointment of new directors and re-election of directors to the board. The scope and meetings of the Nomination & Governance Committee is given in the Nomination & Governance Committee report on page No. 42 in this Annual Report.

21. Related Party Transactions

The Board of Directors has given the statement in respect of the related party transactions. The related party transactions of the Company during

the financial year have been reviewed by the Related Party Transactions Review Committee and are in compliance with the Section 09 of the CSE Listing Rules.

22. Statutory Payment

The Directors, to the best of their knowledge and belief are satisfied that all statutory payments are due to the Government; other regulatory institutions have been made on time.

Declaration relating to statutory payments is made in the Statement of Directors' Responsibilities on the pages No. 43 to 44 to this Annual Report.

23. Environmental Protection

The Directors, to the best of their knowledge and belief are satisfied that the Company has not engaged in any activities, which have caused adverse effects on the environment and it has complied with the relevant environmental regulations.

24. Events Occurring After the Reporting Date

There are no events of material and significance nature that requires adjustment to the Financial Statements, occurred subsequent to the date of the reporting date, other than those disclosed in Note No. 21 to the Financial Statements.

25. Going Concern

The Directors, after considering the financial position, operating conditions, regulatory and other factors including matters addressed in the Corporate Governance code, have reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Therefore the going concern basis has been adopted in the preparation of the Financial Statements as disclosed in Note No. 2.5 to the Financial Statements.

26. Corporate Donations

The Company has not made any donations during the year under review.

Report of the Board of Directors Contd..

27. Risk Management

The Company has a structured risk management process in place to support its operations. The Ceylon Land & Equity PLC's Board, Audit Committee play a major role in this process. The Risk Management Report elaborates these processes and the Company's risk factors.

28. Internal Controls

The Directors acknowledge their responsibility for the Company's system of internal control. The system is designed to give assurance, inter alia, regarding the safeguarding of assets, the maintenance of proper accounting records and the reliability of financial information generated.

However, any system can only ensure reasonable and not absolute assurance that errors and irregularities are either prevented or detected within a reasonable time period. The Board, having reviewed the system of internal controls, is satisfied with the Group's adherence to and effectiveness of these controls for the year up to the date of signing the Financial Statements.

29. Capital Commitments

No significant capital commitments exist as at 31st March 2025 other than those disclosed in Note No. 20 to this Financial Statements.

30. Compliance with Laws and Regulations

The Company has complied with all applicable laws and regulations. A compliance checklist is signed-off on a quarterly basis by responsible officers and any violations are reported to the Board Audit Committee. Detailed report of the Audit Committee is given on pages No. 37 to 38 to this Annual Report.

31. Contingent Liabilities

There are no contingent liabilities existed as at the Balance Sheet date except what is disclosed in the Note No. 19 to the Financial Statements.

32. Outstanding Litigations

There are no litigations pending against the Company as at the Balance Sheet date.

33. Code of Conduct

The Company demands impeccable standards of conduct from its Directors and employees in the performance of their official duties and in situations that could affect the Company's image.

34. Corporate Governance

The Company has complied with the Corporate Governance rules laid down under the Listing Rules of the Colombo Stock Exchange. The Corporate Governance Report on pages 18 to 29 detailed this further.

35. Compliance with Transfer Pricing Regulations

All transactions are entered in to with associated persons during the period are comparable with transactions carried out with non-associated parties and are on arm's length basis.

36. Employees and industrial Relations

There are no employees attached to Ceylon Land & Equity PLC.

37. Appointment of Auditors

Messrs Ernst & Young, Chartered Accountants, who are the Company Auditors during the year, will be re-appointed, in terms of Section 158 of the Companies Act No.7 of 2007, as Auditors of the Company. A resolution to appoint Messrs Ernst & Young Chartered Accountants as auditors of the company for the financial year 2026 and authorizing directors to fix their remuneration will be proposed at the forthcoming Annual General Meeting.

38. Auditors' Remuneration and Interest in Contracts

The fee amount paid/payable for the services provided to the Company during the year with corresponding figures for the previous year is present in Note No. 15 to Financial Statements.

Report of the Board of Directors Contd..

39. Annual Report

The Board of Directors approved the Company Financial Statements on 31st July 2025. The appropriate No. of copies of this report will be submitted to Colombo Stock Exchange and to the Sri Lanka Accounting and Auditing Standards Monitoring Board.

40. Annual General Meeting

Following the issuance of guidelines by the Colombo Stock Exchange (CSE) the 68th Annual General Meeting of Ceylon Land & Equity PLC will be held on 19th September 2025 at 3.30pm.

41. Acknowledgment of the contents of the Report

As required by section 168(1) (k) of the Companies Act No.07 of 2007 the Board of Directors hereby acknowledge the contents of this report.

Sgd.
S.V.Rajiyah
Chairman

Sgd.
T.A.P. Peiris
Director

Sgd.
Renuka Enterprises (Pvt) Ltd.
Managers and Company Secretaries
31st July 2025

Statement by the Senior Independent Director

Profile of Mr.Kapila Liyanagamage is given on page no. 04 of this report.

In compliance with Section 9.6.3. 2 of the Listing Rules of the Colombo Stock Exchange, the Board of Directors of the Company appointed me as the Senior Independent Director of the Company with effect from 1st October 2023 Section 9.6.3. 2 of the Listing Rules Provide that in the event the Chairman is an Executive Director a Senior Independent Director shall be appointed.

At Ceylon Land & Equity PLC Mr Shamindra Vatsalan Rajiyah remains as Chairperson and Executive Director, in the interest of the Company.

ROLE OF THE SENIOR INDEPENDENT DIRECTOR (SID)

The Senior Independent Director provides guidance to the Chairman on matters of governance of the Company.

The Senior Independent Director makes himself available to any Director or any employee to have confidential discussions on the affairs of the Company should the need arise.

ACTIVITIES DURING THE YEAR

Meetings were held with the Non-Executive Directors without the presence of the Executive Directors. At these meetings the performance of the Chairman and the Executive Director were appraised. The outcome of these meetings together with recommendations were duly informed to the Chairman and the Board.

As we look to the future, company remain focused on navigating the challenges and opportunities that lie ahead. Ceylon Land & Equity PLC's strategic priorities will continue to be underpinned by our commitment to sound corporate governance, effective risk management, and sustainable growth.

As the senior independent director, I am confident that the process and practices established by Ceylon Land & Equity PLC ensure that the role of the SID is effectively carried out contributing to the robust governance of the company.

The independence and objectivity of the SID, along with the engagement with both the board and share holders, help to maintain transparency, accountability and trust in our corporate governance frame work.

I remain committed to upholding these standards and will continue to work closely with the board to ensure that the company aligned with the best practices in corporate governance.

K.Liyanagamage
Senior Independent Director

31st July 2025
Colombo

Report on the Corporate Governance

Ceylon Land & Equity PLC is involved in Investing and trading in equity and other alternative asset classes. Therefore, structured and sound Corporate Governance processors are required to mitigate the risk involved and to provide added value to its shareholders and other stakeholders. The Renuka Group Corporate Governance framework facilitates Ceylon Land & Equity PLC too to adhere and adopt a well sounded corporate governance framework that facilitates effective management of corporate relationships and deliver continuous value to its stakeholders. Core principles of accountability, participation and transparency have been in-built to the corporate governance system and manage the wider range of Companies in the Renuka Group.

This is a robust framework of structures, principles, policies, procedures, codes and processors to ensure that our Group values and standards are maintained throughout the Companies in the Group. Corporate Governance essentially involves balancing the interests of the shareholders and many stakeholders of the Company which extend to Management, Customers, Suppliers, Financiers, Government and the Community at large. Since Corporate Governance also provides the framework for attaining the objectives of the Company, it encompasses practically every sphere of management, from action plans and internal controls to performance measurement and corporate disclosure.

The Company holds itself accountable to the highest standards of Corporate Governance and provides public accessibility to the information of the Company. Corporate Governance has been institutionalized at all levels in the Group through a strong set of corporate values which have been adhered to by the Senior Management and Board of Directors in the performance of their official duties and in other situations which could affect the Company image.

The Company is committed to the highest standards of integrity, ethical values and professionalism in all its activities.

At the Group level, we set our framework of Corporate Governance in line with Code of Best Practice on Corporate Governance issued by the Institute of

Chartered Accountants of Sri Lanka and the rules set out in the Colombo Stock Exchange Listing Rules and also comply with the Country's Legislative and Regulatory requirement. This applies to Ceylon Land & Equity PLC as well.

Corporate Governance System

The Board of Directors who are appointed by the shareholders are the ultimate governing body of the Company having the highest decision making authority and overall responsibility for determining the strategic directions of the Company. In all actions taken, the Board of Directors is expected to exercise their business judgment considering the best interest of the Company. The Corporate Governance frame work is subject to continuous reviews, assessments and improvements to provide best interest to its stakeholders.

BOARD LEADERSHIP

Composition of the Board

The Board comprised of five Directors as at the date of Financial Statements are approved, of which one Director is Executive and four Directors are Non- Executive. Two of the None-Executive Directors are Independent. The status of Directors are given below.

Executive Directors	Non – Executive and Directors
Mr. S. V. Rajiyah	Mr. T.A.P.Peiris
	Mr. M. R. Ratnasabapathy (Independent)
	Mr. K. Liyanagamage (Independent)
	Mr. T.A C.H Jayakody

The Board determined that the Independence of the Directors should be measured in accordance with the Colombo Stock Exchange Rules and the Independent Directors have submitted signed confirmation of their Independence. The profiles of the Directors are given in page No. 05 to this Annual Report which states that all the Directors are having diverse experience, being eminent professionals and dynamic entrepreneurs in the corporate world.

Report on the Corporate Governance Contd..

Role & Responsibilities of the Board

The Board aims at fulfilling its responsibilities by creating value for all the stakeholders that is sustainable and beneficial. Under the direction of the Executive Directors and oversight of the Board, the business of the Company is conducted by its managers to enhance the long term value of the Company. The Board gives leadership in setting the strategic direction and establishing a sound control framework for the successful functioning of the Company. The Board's composition reflects a sound balance of independence.

Whilst the management provides information to the Board on regular basis, relating to the Company operations, the Board meets quarterly and gives full consideration to the followings:

- Reviewing of strategic and key business performances
- Reviewing of profit/loss and asset position and quarterly management accounts
- Providing advice and guidelines to senior Managers
- Approving major Investments
- Approving the Interim and Annual Reports
- Risk management and adequacy of internal controls of the Company
- Seeking business developments and expansions in the Company
- Reviewing reports of Related Party Transactions, Compliance with legal and regulatory requirement

Board Composition

The composition of Executive and Non-Executive Independent Directors on the Board who are professionals / academics / business leaders holding senior positions in their respective fields ensures a right balance between executive expediency and independent judgment as no individual Director or small Group of Directors dominate the Board discussion and decision making.

Board Meetings and Attendance

The Board convened four times during the year ended 31st March 2025 Which covered the requirements of quarterly reviews and the Directors attendance at the meetings is as follows.

Name of the Director	Eligible to Attended	Attended
Mr. S. V. Rajiyah (Chairman)	4	4/4
Mr. M. R. Ratnasabapathy	4	4/4
Mr. K. Liyanagamage	4	4/4
Mr. T. A. P. Peiris	4	4/4
Mr. T.A C.H Jayakody	3	3/3

Chairman's Role

The Chairman is responsible for ensuring the effectiveness and conduct of the Board whilst the Management has overall responsibilities over the operating units, organizational effectiveness of the implementation of Board policies and decisions.

The Chairman ensures that Board members have access to adequate information and are provided with sufficient opportunity to obtain clarifications on the matters before the meetings through presentations and documents prepared by the management and their teams. Board members also have access to key management personnel for any clarifications. Chief Financial Officer presents the updates on performance of the Company, compliance with regulatory requirements such as Colombo Stock Exchange Listing rules, Companies Act requirements and compliance with tax regulations.

Financial Acumen

The Board constitutes members who are having multiple disciplines and experiences in Finance, Marketing, Economic, Legal and Human Resources. As a result well balanced members in the Board have the capability in providing constructive debates and reviews to assist in developing capable strategies.

Report on the Corporate Governance Contd..

Information to the Board

Directors are provided with quarterly reports on the performance of the Company. Chairman ensures that Managers provide all clarifications and documentations to the Board with minutes and Board papers which are circulated among Directors prior to seven days of the Board meeting.

Board Appointment and Re-election of Directors

The Board follows a formal process to appoint Directors to the Board mainly through the recommendation of the Nomination & Governance Committee.

The Articles of Association of the Company require one third of the Non-Executive Directors retire at each Annual General Meeting and the Directors who retire are those who have served the longest periods after their respective appointments/re-appointments.

Access to Independent Professional Advice

In the process of preserving the independence of the Board and the effective decision making, the Directors obtain independent and professional advice where necessary.

Access to Advice and Services of the Company Secretaries

All the Directors have access to the advice and services of the Company Secretarial function provided by Renuka Enterprises (Pvt) Ltd, which is responsible for ensuring that Board procedures are followed, compliance with rules and regulation, directions and statutes, recording minutes and maintaining required records of the Company.

Independent Judgment

Directors bring independent judgment to bearing on issues of strategy, performance, resources and standards on business conduct. Composition of the Board ensures that there is a sufficient balance of power and contribution by all the Directors without any domination by one or few Directors on Board processes or decision making.

Dedication of Adequate Time and Effort to Matters of the Board and the Company

Directors ensure that they dedicate adequate time and effort to the matters of the Board and the Company and that the duties and responsibilities owed to the Company are satisfactorily discharged. Accordingly dates of quarterly Board meetings and Board Sub-Committee meetings are scheduled well in advance and the relevant papers and documents are circulated a week prior to each meeting giving sufficient time for review. There is provision to circulate papers closer to the meeting on an exceptional basis.

Disclosure of information on Directors to Shareholders

Information relating to each Director is disclosed with the profile given on page No. 05 of this Annual Report. Director's profiles include name, qualifications, experience, and material business interest.

Memberships in sub-committees are given on pages No. 37 to 42 of this Annual Report together with attendance at such meetings. Attendance at Board meeting is given on page No. 19 to this Annual Report.

Remunerations paid to Directors are disclosed in the Note No. 15 to the Financial Statements. Related Party Transactions had with Directors are disclosed in the Note No. 18.1 to the Financial Statements. Further any Directorships in Listed Companies established in Sri Lanka are included in the profile of each Director on page No. 05 to this Annual Report.

Directors' Remuneration Procedure

Remuneration Committee determines and sets out the guidelines for remuneration of the management staff in the Group. Scope of Remuneration and governance Committee and its composition are included on page No. 41 of this Annual Report.

Report on the Corporate Governance Contd..

The Board determines the remuneration of Non- Executive Directors who are paid a Directors Fee for attending the Board meetings and sub-committee meetings. However they are not paid a performance based incentive payment.

Stakeholder Management and Shareholder Relationship Communication with Shareholders

The Board considers the Annual General Meeting as a prime opportunity to communicate with the shareholders of the Company. The Shareholders are given the opportunity of exercising their rights at the Annual General Meeting. The notice of the Annual General Meeting and the relevant documents required are published and circulated to the shareholders within the statutory period.

The Company circulates the agenda of the meeting and shareholders' vote on each issue separately. All the shareholders are invited and encouraged to participate the Annual General Meeting. The Annual General Meeting provides an opportunity for the shareholders to seek and obtain clarifications and information on the performance of the Company and to informally meet the Directors. The External Auditors are also present at the Annual General Meeting to render any professional assistance that may be required. Shareholders who are not in a position to attend the Annual General Meeting in person are entitled to have their voting rights exercised by a proxy of their choice. The Company publishes quarterly accounts and Annual Report in a timely manner as its principal mode of communication with shareholders and others. This enables stakeholders to make a rational judgment of the Company.

Disclosure of Material Proposed Transactions

During the year under review there were no material proposed transactions entered in to by Ceylon Land & Equity PLC which would materially affect the Net Assets base of the Company other than those disclosed in the Note No. 20 to this Annual Report.

Accountability and Audit

The Board through the Chief Financial Officer and the Management is responsible for the preparation and presentation of Financial Statements of the Company in Accordance with the Sri Lanka Accounting Standards comprising SLFRS and LKAS. This responsibility is monitored by the completion of a check list before finalizing the Interim and full year Financial Statements from the respective sector Financial Managers and Chief Financial Officer.

The Directors' Responsibility Statement for Financial Reporting is included on pages No. 43 and 44 to this Annual Report.

Risk Management and Internal Controls

The Board is responsible for the Company's internal controls and their effectiveness. Internal controls are established with emphasis placed on safeguarding assets, making available accurate and timely information and imposing greater discipline on decision making. It covers all the controls, including financial, operational and compliance control and risk management. It is important to state, that any system can ensure only reasonable and not absolute assurance that errors and irregularities are prevented or detected within a reasonable time.

Board Sub Committees

To assist the Board in discharging its duties various Board Sub Committees are established. The functions and terms of references of the Board Sub-Committees are clearly defined where applicable and comply with the recommendation of the Code of Best Practice on Corporate Governance.

Report on the Corporate Governance Contd..

The Four Board Sub Committees are as follows.

- i. Audit Committee
- ii. Remuneration Committee
- iii. Related Party Transactions Review Committee
- iv. Nomination Governance Committee

Audit Committee

The Board has established an Audit Committee which has oversight responsibility for financial reporting system of the Company considering how they should select and apply accounting policies, financial reporting, establish internal controls and maintain an appropriate relationship with the External Auditors.

The Members of the Audit Committee consist of Independent Non-executive Directors who are appointed by and responsible to the Board of Directors. The Executive Director and Chief Financial Officer attended the meetings by invitation. Other members of the Board, members of the Management as well as External Auditors were present when required. The Company Secretaries serve as Secretaries to the Committee.

The Audit Committee reviews the Accounting Policies and presentation for external audit function and ensures that the objectives and professional relationships are maintained with the External Auditors. Also Audit Committee reviews and assists the Board in maintaining a sound system of internal control.

The Committee has full access to the External Auditors who, in turn, have access at all times to the Chairman of the Committee. The Committee meets with the External Auditors without any executive Directors present at least once a year, in line with good Corporate Governance Practice.

The Report of the Audit Committee is present on pages No. 37 to 38 and the duties of the Audit Committee are included therein.

Related Party Transactions Review Committee

The objective of the Committee is to exercise oversight on behalf of the Board of Ceylon Land & Equity PLC and its listed associate Companies, to ensure compliance with the Code on Related Party Transactions, as issued by the Securities and Exchange Commission of Sri Lanka ("The Code") and with the Listing Rules of the Colombo Stock Exchange (CSE). The Committee has also adopted best practices as recommended by the Institute of Chartered Accountants of Sri Lanka and the CSE. The Related Party Transactions Review Committee of the ultimate holding Company Renuka Holdings PLC, acts as the Related Party Transactions Review Committee of Ceylon Land & Equity PLC.

The Related Party Transactions Review Committee consists of three Independent Non-Executive Directors who are appointed by and responsible to the Board.

The Executive Director and Chief Financial Officer attended the meetings by invitation and the Company Secretaries serve as Secretaries to the Committee.

The Report of the RPTR Committee is presented on pages No. 39 to 40 and the duties of the Committee are included therein.

Remuneration Committee

The Remuneration Committee determines the remuneration of the Chairman and the Executive Directors and sets guidelines for the remuneration of the key management staff within the Group.

The Remuneration Committee consists of three Directors who all are independent and Non-Executive. The Company Secretaries serve as Secretaries to the Committee.

The Report of the Remuneration Committee is presented on page No. 44 and the duties of the Remuneration Committee are included therein.

Report on the Corporate Governance Contd..

Nomination & Governance Committee

The Committee objective is to define and establishes the nomination process for Non-Executive Directors, lead the process of Board appointments and make recommendations to the Board. The Committee sets out the scope comprising tasks such as assessing skills required to be on the Board, periodic review of the extent of skills required to represent the Board, Review the clear description of role and capabilities required for a particular Board appointment and Identify and recommend suitable candidates to the Board.

All three directors in the Nomination & Governance Committee are Non- Executive of which two Directors are Independent.

The Report of the Nomination & Governance Committee is presented on page No. 42 and the duties of the Committee are included therein.

Institutional Investors

The Shareholders are provided with Interim Financial Statements and Audited Financial Statements together with Annual Report which contains the periodic/ annual performance of the Company and its Associate Companies. This information is available in the web site of Colombo Stock Exchange. Further Board of Directors ensures that Shareholders are given a fair chance to communicate at the Annual General Meeting and clarify any information relating to the Company. Board also encourages discussions of a high level on the strategic decisions and achievement of goals of the Company at the Annual General Meeting. Further the Board disseminates any information which is price sensitive to the shareholders by announcing to the Colombo Stock Exchange.

Other Investors

The Board expects any investor to carry out analysis on the information published in the Colombo Stock Exchange web site and to seek independent advice on their investment decisions to invest or divest the shares.

Information Technology Governance

The Board is vigilant on the impact of the technology towards the business. The Board is concerned about the threat and the need for the management of IT and Cyber security risk. Chief Information Technology Officer in the Group is entrusted with formulation of the Group Information Technology policy and Information Security Policy.

Management of IT and Cyber security is reviewed at monthly meetings with Directors and they are informed of any risks, issues and precautionary.

Shareholder Relations

The company assign a high priority to the communication of the results and prospects for the future to its shareholders as a responsible listed company on the Colombo Stock Exchange. The quarterly and Annual Reports are simultaneously updated on the companies website www.renukagroup.com.

If you have any question on accessing of the digital copy of this report, please call 0112 314750, company secretaries.

Compliance Summary

Statement of compliance under Section 7.6 of the Listing Rules of Colombo Stock Exchange on Annual Report disclosures.

Corporate Governance Compliance Statement

Ceylon Land & Equity PLC has fully complied with the Corporate Governance listing requirements of the Colombo Stock Exchange and adheres to the different regulating authorities including,

- Companies Act No.7 of 2007
- Code of Best Practices on Corporate Governance issued jointly by the CA Sri Lanka and the Securities & Exchange Commission of Sri Lanka
- Inland Revenue Act
- Foreign Exchange Act

Report on the Corporate Governance Contd..

CSE Rule Reference	Corporate Governance Principles	Compliance Status	Company's Extent of Adoption
(i)	Names of persons who were Directors of the entity	Complied	Refer Report of the Board of Directors Report on pages No. 10 to 16 to this Annual Report.
(ii)	Principal activities of the entity during the year and any changes therein	Complied	Refer Note No. 1 to Financial Statements.
(iii)	The names and the No. of shares held by the 20 largest holders of voting shares and the percentage of such shares held	Complied	Refer Shareholders' and Investors' information on pages No. 81 to 83 to this Annual Report.
(iv)	The public holding percentage	Complied	Refer Shareholders details on page No. 81 to this Annual Report
(v)	A Statement of each Director 's holding and Chief Executive Officer 's holding in shares of the entity at the beginning and end of each Financial year	Complied	Refer pages No.13 to this Annual Report.
(vi)	Information pertaining to material foreseeable risk factors of the Entity	Complied	Refer Report on the Risk management on page No. 32 to 36 to this Annual Report.
(vii)	Details of material issues pertaining to employees and industrial relation of the Entity	Not Applicable	There are no employees in the Company.
(viii)	Extent, Locations, Valuations and the number of buildings of the Entity's land holding and investment properties	Not Applicable	
(ix)	Number of shares representing the Entity's Stated Capital	Complied	Refer Note No. 9 to Financial Statements.
(x)	A distribution schedule of the number of holders in each class of equity securities and the percentage of their total holdings	Complied	Refer Shareholders' and Investors' information on page No. 81 to 83 to this Annual Report.
(xi)	Financial ratios and market price information	Complied	Refer five years summary given on page No. 80 to this Annual Report.
(xii)	Significant change in the Company's fixed assets and market value of Land, if the value differs substantially from the book value as at the end of the year	Not Applicable	
(xiii)	Details of funds raised through a public issue, rights issue and a private placement during the year	Not Applicable	
(xiv)	Information in respect of Employee Share Ownership or Stock Option scheme	Not Applicable	
(xv)	Disclosures pertaining to Corporate Governance practices in terms of Rules 7.10.3, 7.10.5 c. and	Complied	Refer Report on the Corporate Governance on page No. 18 to 29 to this Annual Report.
(xvi)	7.10.6.c. of Section 7 of the Listing Rules	Complied	Refer Note No. 18 to Financial Statements.

Report on the Corporate Governance Contd..

Extent of the compliance with a listing rule set out in section 9 of the Colombo Stock Exchange's on Corporate Governance, are summarized below. (Mandatory provisions fully complied and subject to transitional provisions which will be comply in line with effective date as at 1st of October 2024).

CSE Rule Reference	Corporate Governance Principles	Compliance Status	Company's Extent of Adoption
9.1 / 9.1.1 / 9.1.1	COMPLIANCE		
	Compliance with Corporate Governance Rules	Complied	This report declares the confirmation on compliance and refer Page No. 22 for "Corporate Governance Compliance Statement".
9.8.1	NON-EXECUTIVE DIRECTORS (NED)		
a.	At least 2 members or 1/3 of the Board, whichever is higher should be NEDs	Complied	Five out of four Directors are Non-Executive Directors.
	The Total number of Directors is to be calculated based on the number as at the conclusion of the immediately preceding Annual General Meeting	Complied	Calculation is based on number as at the conclusion of the immediately preceding Annual General Meeting.
b.	Any change occurring to this ratio shall be rectified within ninety (90) days from the date of the change	Not Applicable	
9.8.2	INDEPENDENT DIRECTORS		
	2 or 1/3 of NEDs, whichever is higher shall be 'Independent'	Complied	Two Non-Executive Directors are independent out of Three
9.8.3	Each NED to submit a signed and dated declaration annually of his/her independence or non-independence	Complied	All Non-Executive Independent Directors have submitted their confirmation on independence.
9.10	DISCLOSURES RELATING TO DIRECTORS		
	Board shall annually determine the independence or otherwise of NEDs	Complied	The Board assessed the independence declared by Directors and determined the Directors who are independent.
9.10.4	A brief resume of each Director should be included in the Annual Report including the Directors' experience	Complied	Refer page No. 05 for a brief resume of each Director.
	Provide a resume of new Directors appointed to the Board along with details	Complied	Refer page No. 05 for a brief resume of each Director.
9.8.3	CRITERIA FOR DEFINING INDEPENDENCE		
	Requirements for meeting the criteria to be an Independent Director	Complied	As per 9.8.3 i-viii in determining of the independence or otherwise of NEDs, Board reviewed the criteria for defining independence as per 7.10.4 a to h also subject to transitional provisions which will be comply in line with effective date as at 1st October 2025.

Report on the Corporate Governance Contd..

Compliance Summary Contd...

CSE Rule Reference	Corporate Governance Principles	Compliance Status	Company's Extent of Adoption
9.12	REMUNERATION COMMITTEE		
	Remuneration Committee shall comprise of NEDs, a majority of whom will be independent	Complied	The Remuneration Committee Comprises of 3 Non-Executive Directors of two are Independent.
12.6.3	One Non-Executive Director shall be appointed as Chairman of the Committee by the Board of Directors	Complied	Refer page No. 41 of Remuneration Committee.
	Remuneration Committee shall recommend the remuneration of the CEO and the Executive Directors	Complied	Refer page No. 41 for Remuneration Committee scope.
	Names of Remuneration Committee members	Complied	Refer page No. 41 for names of the Committee members.
	Statement of Remuneration policy	Complied	Refer pages No. 41.
	Aggregate remuneration paid to EDs and NEDs	Complied	Refer to Note No. 15 of the Financial Statements.
9.13	AUDIT COMMITTEE		
3.	Audit Committee shall comprise of NEDs, or a majority of whom should be independent	Complied	The Audit Committee comprises of three Non-Executive Directors of which two are independent.
5.	A NED shall be the Chairman of the Committee	Complied	The Chairman of the Committee is an Independent Non-Executive Director.
6.	CEO and CFO should attend Audit Committee meetings	Complied	Refer pages No. 36 to 37 of the Report of Audit Committee.
7.	The Chairman of the Audit Committee or one member should be a member of a professional accounting body	Complied	One member of the Audit Committee is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka.
9.13.4	Functions of the Audit Committee		
	Overseeing of the preparation, presentation and adequacy of disclosure in the financial statements	Complied	Refer pages No.37 to 38 for Audit Committee Report.
	Overseeing the compliance with financial reporting requirements, information requirements as per the laws and regulations	Complied	Refer pages No.37 to 38 for Audit Committee Report.
	Ensuring the internal controls and risk management are adequate to meet the requirements of the SLFRS/LKAS	Complied	Refer pages No.37 to 38 for Audit Committee Report.
	Assessment of the independence and performance of the Entity's External Auditors	Complied	Refer pages No.37 to 38 for Audit Committee Report.

Report on the Corporate Governance Contd..

Compliance Summary Contd...

CSE Rule Reference	Corporate Governance Principles	Compliance Status	Company's Extent of Adoption
	Make recommendations to the Board pertaining to appointment, re- appointment and removal of External Auditors and to approve the remuneration and terms of engagement of the External Auditors.	Complied	Refer pages No.37 to 38 for Audit Committee Report.
	Names of the Audit Committee members shall be disclosed	Complied	Refer pages No. 37 to 38 for Audit Committee Report.
	Audit Committee shall make a determination of the independence of the external Auditors	Complied	Refer pages No. 37 to 38 for Audit Committee Report.
	Report on the manner in which Audit Committee carried out its functions	Complied	Refer pages No. 37 to 38 for Audit Committee Report.
9.14	RELATED PARTY TRANSACTIONS REVIEW COMMITTEE (RPTRC)		
	Reviewing of Related Party Transactions except the transactions mentioned under rule No. 9 should be carried out by the Committee prior to entering or completion of the transaction	Complied	Refer pages No. 39 to 40 for RPTRC Committee Report.
9.14.2	The Committee should comprise a combination of non-executive directors and independent non-executive directors. The composition of the Committee may also include executive directors, at the option of the Listed Entity. One independent non- executive director shall be appointed as Chairman of the Committee.	Complied	Refer pages No. 39 to 40 for RPTRC Committee Report.
	Holding Company RPT Committee to function as the RPT Committee of subsidiaries	Complied	Refer pages No. 39 to 40 for RPTRC Committee Report.
9.14.4	Frequency of Meetings	Complied	Refer pages No. 39 to 40 for RPTRC Committee Report.

Report on the Corporate Governance Contd..

Compliance Summary Contd...

CSE Rule Reference	Corporate Governance Principles	Compliance Status	Company's Extent of Adoption
9.14.7	RPTR COMMITTEE DISCLOSURE IN THE ANNUAL REPORT		
9.14.8	<p>Immediate Disclosure:</p> <p>a) Any non-recurrent related Party transaction with a value exceeding 10 percent of the Equity or 5 percent of Total Assets which ever is lower, OR if the aggregate value of all non-recurrent Related Party Transactions entered in to with the same Related Party during the same Financial year amounts to 10 percent of the equity or 5 percent of the Total assets of the Entity as per the latest Audited Financial Statements</p> <p>b) Any subsequent Non-Recurrent Transaction after it exceeds 5 percent of Equity entered with the same related party</p>	Complied	Refer Note No. 18 to Financial Statements.
1.	Details pertaining to Non-Recurrent Related Party Transactions	Complied	Refer Note No. 18 to the Financial Statements.
2.	Details pertaining to Recurrent Related Party Transactions	Complied	Refer Note No. 18 to the Financial Statements.
3.	Report of the Related Party Transactions Review Committee	Complied	Refer pages No. 39 to 40 for Report of the Related Party Transactions Review Committee.
3.	Declaration by the Board of Directors as an affirmative statement of compliance with the rules pertaining to Related Party Transactions, or a negative statement otherwise	Complied	Refer pages No. 39 to 40 for Report of the Related Party Transactions Review Committee.

Report on the Corporate Governance Contd..

Below summary list the Company compliance with Companies Act No 7 of 2007

Section	Corporate Governance Principles	Compliance status	Reference
168 (1) (a)	The state of the Company's affairs and nature of the business of the Company together with any change thereof during the accounting period	Complied	Refer Note No. 01 to the Financial Statements.
168 (1) (b)	Signed Financial Statement of the Company for the accounting period completed	Complied	Refer page Nos. 49 to 52 of this Annual Report.
168 (1) (c)	Auditors Report on Financial Statements of the Company	Complied	Refer pages No. 45 to 48 of this Annual Report.
168 (1) (d)	Accounting Policies and any changes therein	Complied	Refer Note No. 02 to the Financial Statements.
168 (1) (e)	Particulars of the entries made in the Interests Register during the accounting period	Complied	Refer page No. 12 of this Annual Report.
168 (1) (f)	Remuneration and other benefits paid to Directors of the Company during the accounting period	Complied	Refer Note No. 15 to the Financial Statements.
168 (1) (g)	Corporate donations made by the Company during the accounting period	Complied	Refer page No. 14 of this Annual Report.
168 (1) (h)	Names of the Directors of the Company at the end of the accounting period and name of Directors who ceased to hold office during the accounting period	Complied	Refer page No. 13 of this Annual Report.
168 (1) (i)	Amounts paid/payable to the External Auditor as audit fees and fees for other services rendered during the accounting period	Complied	Refer Note No. 15 to the Financial Statements.
168 (1) (j)	Other relationships or any interest of Auditors with the Company.	Complied	Refer pages No. 37 to 38 of the Audit Committee Report.
168 (1) (k)	Acknowledgment of the content of this report and signature on behalf of the Board	Complied	Refer page No. 16 of the Annual Report for Report of the Board of Directors.

Report on the Sustainability of the Company

Overview

Sustainability of the Company is the key element which is incorporated to the Corporate Governance frame work where the utilization of resources efficiently and environmentally responsible provision of services that deliver sustainability benefits which can leverage commercial advantage for the Company. Based on each stakeholder expectations and company desire to deliver sustainable stakeholder values over time, the Company designed appropriate strategies to face the challenge of fulfilling stakeholder expectations.

The key business drives for sustainability are internal operations and stakeholder engagement. The first focuses on our internal operations and provision of our services more efficiently using limited resources. This approach helps us to reduce costs of supply of services and at the same time reduces our impact on the environment. The second approach focuses on our partnerships with our stakeholders. Stakeholders are any individual or party that has an interest in our Group, and who are affected by or can affect our organizational activities. Partnerships help to build trust among our key stakeholders and to reach better understanding on a variety of issues. It can also pave the way for more successful solutions to problems, concerns and challenges.

Impact on Economic Performance

In economic performance, Company focused on operational excellence across all its business divisions and value addition to economic development. Operational excellence measured in terms of efficiency and effectiveness of internal process, improvements to processes and reduces waste. Further investment in IT/ ERP helps measurement of operational results on time with increase accuracy.

Ceylon Land & Equity PLC

Sustainability Policy and Guidelines

Identify the stakeholders and rate them in line with the degree of influence and importance. Such stakeholders thus identified are,

- Investors
- Customers
- Key suppliers and business partners
- Environment

Ceylon Land & Equity PLC has formulated sustainability strategies to create value for those identified stakeholders. We have created formal and informal channels in line with ultimate Group (Renuka Holdings PLC) policies to develop effective communication systems and engagement programs to involve our stakeholders and implement continuous monitoring systems through the management team in order to gauge our impact on the stakeholders.

Ceylon Land & Equity PLC has strived to ensure that all processes will not knowingly harm people and will minimize the negative impact our businesses will have on human life as well as environment.

Our Stakeholder Engagement Process

Investors Support

Shareholder engagement is important to have access to growth capital and in turn provide a sound return to them. In meeting global challenges and evolving consumer needs we must be geared to be proactive with new ideas and investment opportunities and ready with the output as well. When we operate according to these principles the shareholders should realize a fair return.

Report on the Sustainability of the Company Contd..

Method of Engagement

- We have open doors policy which enables shareholders to keep in contact, visit and obtain information from the Company Secretaries and engage in dialogue.
- Further e-mail address has been provided for comments and suggestions.
- Update with latest financials for shareholders/ investor to take rational decisions which is very important.
- We report company performance in timely and relevant manner through quarterly Financial Reports and Annual Report published in the Colombo Stock Exchange web site.
- We hold Annual General and Extra Ordinary meetings to communicate with our shareholders.

Our Concern

Our concern is to increase the return on investment, sustainable profitability, good governance and transparency in carrying out group operations.

Customers Support

The Company uses its competencies and decades of experiences to identify the needs and wants of our customers in order to provide quality product and services creating value-for-money.

Suppliers Support

We always try to build business relationships all over the world and not only centered in Sri Lanka.

Renuka Group considers engagement to be an increasingly important component of its corporate citizenship strategy. Our engagement efforts help Renuka Group identify those issues that are most material to our business operations and shape our approach to addressing a range of areas relating to the financial, social and environmental performance of the organization.

Report on the Risk Management

Risk management is an integral component of our business operations. In today's complex environment, organizations are required to make critical investment and operational decisions on a regular basis. Given the exposure to a wide range of risks—including economic, demographic, and political factors—proactive and structured risk management is essential to safeguard the Group's long-term sustainability and performance.

Each business sector within the Group conducts periodic risk assessments relevant to their operations. These assessments are reviewed and discussed at Group management meetings to ensure alignment with broader strategic goals. Over time, we have refined our investment and operational decision-making processes to strike a balance between discipline and agility. This approach lays a strong foundation for embedding risk management into the fabric of our business, ensuring it is integrated into daily operations and strategic planning.

OUR APPROACH TO RISK MANAGEMENT

We define risk as the potential occurrence of an internal or external event that may adversely affect the Company's ability to achieve its strategic and operational objectives. To effectively embed risk management across the organization, we follow a structured approach that integrates risk controls into our core systems and procedures.

The process involves the following key steps:

- Identifying existing controls that are currently in operation
- Monitoring the effectiveness of those controls on an ongoing basis
- Refining and improving control mechanisms as needed based on evolving risk conditions
- Documenting evidence of risk mitigation efforts and control effectiveness for accountability and audit readiness

Ceylon Land & Equity PLC adopts the risk management governance framework established by its ultimate parent company, Renuka Group. This ensures alignment across the Group while allowing for contextual adaptations within individual business units.

KEY RISK CATEGORIES

Our risk management framework recognizes a broad spectrum of risk categories, including but not limited to:

Strategic Risks

These arise from poor or misaligned business strategies, market entry decisions, or failure to adapt to external changes.

Mitigation: Strategic decisions are taken based on feasibility reviews, board oversight, and market analysis. Internal audit and business performance teams evaluate the progress of key strategic initiatives.

Operational Risks

These relate to failures in internal processes, human error, equipment breakdown, or external disruptions.

Mitigation: Operational controls are regularly reviewed by internal audit. Legal and compliance teams ensure adherence to statutory requirements. Employee awareness and system improvements are promoted through operational heads.

Financial Risks

Includes credit, liquidity, interest rate, and foreign exchange exposures. Mitigation: Finance team monitors borrowing, liquidity positions, and exposure. Policies are reviewed regularly and additional disclosures are made in Note 22 to the Financial Statements.

Technology and Data Risk

As part of business digitization, risks associated with IT system failure, cyber security, and data protection are increasingly relevant. Mitigation: Basic controls and policies are in place. User access, data backup, and performance are periodically reviewed. Future alignment with PDPA is expected.

Environmental, Regulatory & ESG Risks

Environmental regulations, stakeholder expectations, and climate-related events pose long-term risks. Mitigation: The Group monitors compliance and integrates sustainability initiatives into its operations.

Robust systems, standard operating procedures, and defined responsibilities are in place to monitor and manage these risks. Functional heads, along with the Internal Audit team, play an active role in ensuring that risks are identified early, assessed thoroughly, and mitigated effectively within their respective domains.

Report on the Risk Management Contd..

ENTERPRISE RISK MANAGEMENT PROCESS Risk Identification, Prioritization, and Assessment

The first step in our risk management framework is the systematic identification of risks across all operational and strategic areas. At Ceylon Land & Equity PLC, risks are identified in consultation with key stakeholders, including departmental heads, internal auditors, and senior management.

We consider risk identification to be a foundational component of an effective Enterprise Risk Management (ERM) framework. Without a structured risk identification process, the organization would be unable to recognize or mitigate potential threats to its objectives.

Once risks are identified, they are evaluated based on two dimensions:

- Likelihood of occurrence
- Magnitude of impact on business objectives

This evaluation results in a prioritized risk register, helping management focus attention on the most critical risks that require immediate or strategic mitigation efforts.

Risk Prioritization Matrix

		IMPACT		
		Low	Medium	High
PROBABILITY	Very Likely	LOW	MEDIUM	EXTREME
	Moderate	LOW	MEDIUM	MEDIUM
	Unlikely	LOW	LOW	LOW

This matrix enables management to:

- Visualize and rank risks objectively
- Allocate resources more effectively
- Determine suitable risk responses (e.g., mitigation, transfer, avoidance, or acceptance)

The prioritized risk list developed through this process becomes the basis for ongoing monitoring, reporting, and action planning within the organization's risk governance framework.

DEVELOPING A RISK MANAGEMENT STRATEGY

Our risk management strategies define how the Group evaluates and responds to risk in a manner that is transparent, objective, and aligned with both operational and investment decision-making.

A structured risk mapping process has been embedded into our risk management framework to ensure appropriate responses are selected based on the level of risk exposure. This process helps determine the most effective strategy to address each identified risk.

Typical risk response strategies include:

EVENT IMPACT	High	Low
	High	Low
EVENT PROBABILITY	High	Low
	High	Low
High	AVOID THE RISK	MITIGATE THE RISK
Low	ACCEPT THE RISK	SHARE OR TRANSFER THE RISK

The risk management process in place ensures the clear allocation and segregation of responsibilities for risk identification, assessment, mitigation, monitoring, and reporting. Multiple layers of oversight have been implemented through policies, procedures, and internal control systems to ensure the effectiveness of risk management across the organization.

We continue to strengthen our risk governance by integrating process improvements and system enhancements that enable real-time visibility and tracking of critical risks.

The main categories of risks that we take into account in the pursuit of our business objectives are outlined below.

Report on the Risk Management Contd..

KEY RISK CATEGORIES AND MANAGEMENT STRATEGIES

Risk Category	Potential Impact	Risk Management Strategies
STRATEGIC RISKS; Investment Decision Risk	Reduced market share and declining rates affecting revenue, cash flow, and profitability.	Broad market appeal maintained through diverse pricing, product formats, and customer-centric offerings.
	Increased promotional expenditure.	Strategic partnerships with a diverse supplier base allow for pricing flexibility and hedging against commodity price fluctuations.
	Reputational damage and brand dilution due to competitive pressures.	
	Inability to obtain timely and accurate information due to IT system failures.	Continuous innovation in products and services, alongside service excellence and strong brand equity, help mitigate threats from existing and new competitors.
Market & Regulatory Shifts	Disruption to operations and potential financial loss.	Comprehensive Group-wide IT policy and infrastructure controls.
Reputation Risk		Centralized IT division ensures robust support and continuity. Data security protocols, service provider engagement, and business continuity plans implemented.
OPERATIONAL RISKS; Legal & Regulatory Compliance	Legal action, fines, and penalties from non-compliance with statutory obligations.	Central legal department ensures adherence to statutory and regulatory frameworks, both local and international.
		Proactive legal risk identification and engagement of local legal counsel in foreign jurisdictions.
		Compliance with CSE and SEC regulations (applicable to listed companies).

Report on the Risk Management Contd..

Risk Category	Potential Impact	Risk Management Strategies
Internal Control Failures	Negative reputational impact.	Robust internal audit processes conducted by the corporate audit department and business-level management reviews. Reporting systems ensure timely identification and mitigation of risks. Segregation of duties, staff training, and assignment of responsibilities to competent personnel.
FINANCIAL RISKS	Liquidity shortfalls. Exposure to interest rate and currency fluctuations. Risk of customer defaults impacting financial stability.	Comprehensive treasury and liquidity management practices. Risk forecasting and hedging tools in place. Maintenance of diversified funding sources. Financial risk management policies disclosed in Note No. 22 of the Financial Statements.

Report on the Risk Management Contd..

Risk Category	Potential Impact	Risk Management Strategies
TECHNOLOGY & DATA RISKS	Cybersecurity threats and data breaches.	Strengthened IT governance and system resilience.
	IT infrastructure vulnerabilities leading to operational disruptions and regulatory breaches.	Group-wide cybersecurity protocols and user access controls.
	Loss of data, resources, and productivity.	Personal Data Protection Act (PDPA) readiness initiatives.
	Increased fraud risk and operational disruptions.	Centralized IT support and employee awareness programs.
	Inability to monitor performance against budgets and forecasts.	
ENVIRONMENTAL, REGULATORY & ESG RISKS	Non-compliance with environmental standards leading to regulatory fines and reputational damage.	Regular safety, environmental, and sustainability audits.
	Potential ESG rating downgrades.	Integration of ESG principles into core business operations.
	Stakeholder dissatisfaction impacting business continuity.	Transparent sustainability reporting aligned with global benchmarks.
		Proactive alignment with both local and international regulations.

Report of the Audit Committee

The Board appointed the Audit Committee to be in line with the Code of the Best Practice on Corporate Governance and the requirement of the Securities and Exchange Commission for Public Listed Companies. The Audit committee functions, authority and duties have been clearly identified in the Audit Committee Charter.

Role of the Audit Committee

The main role and the responsibilities of the Audit Committee include;

- Assisting the Board in discharging its responsibilities by satisfying the Board oversight responsibilities in relation to quality and integrity of the Financial Statements of the Company. This includes preparation, presentation and adequacy of disclosures in the Financial Statements in accordance with Sri Lanka Accounting Standards.
- The overall responsibility in ensuring that the Internal controls systems and risk management systems of the Company are adequate and comply with legal and regulatory requirements.
- Oversight responsibility to ensure compliance in relation to financial reporting requirement and the information requirement as required by Companies Act No. 07 of 2007 and other relevant financial reporting related regulations and requirements.
- Assessing the independence, qualifications and performance of External Auditors.
- Making recommendations to the board pertaining to appointment, re-appointment and removal of external auditors and approval of the remuneration and terms of engagement of the external auditors.
- Discussion of the audit plan, key audit issues and their resolution and management responses.
- Discussion of the Company's Annual Audited Financial Statements and Interim Financial Statements with management and the Auditors.

The Audit Committee also reviews the nature and extent of non-audit services provided by the auditors to ensure that auditors are able to maintain objectivity and independence.

Composition of the Audit Committee

The Audit Committee consists of three Non- Executive Directors of which two directors are independent who are appointed by, and are responsible to the Board of Directors.

Audit Committee Members

Mr. M. R. Ratnasabapathy – Chairman
(Independent Non-Executive Director)

Mr. K. Liyanagamage
(Independent Non-Executive Director)

Mr. T. A. P. Peiris
(Non-Executive Director)

Brief profiles of each member are given on page 5 of this Annual Report. Their individual and collective financial knowledge and business acumen and the independence of the Committee are brought to bear on their deliberations and judgments on the matters that come within the Committee's purview.

Audit Committee Meetings

The committee has met 4 times during the year under review on a quarterly basis. The attendance of the members of Audit Committee meeting is stated in the table below.

Name of Director	Eligible to Attend	Attended
Mr. M. R. Ratnasabapathy	4	4/4
Mr. K. Liyanagamage	4	4/4
Mr. T. A. P. Peiris	4	4/4

Report of the Audit Committee Contd...

Company Secretary acts as the Secretary to the Audit Committee. The Executive Director and Chief Financial Officer, attended the meetings by invitation. Other members of the Board, Management members as well as External Auditors were presented when required.

Charter of the Audit Committee

"Rules on Corporate Governance" under the listing rules of Colombo Stock Exchange and "Code of Best Practice on Corporate Governance" issued jointly by Institute of Chartered Accountants of Sri Lanka and the Securities and Exchange Commission of Sri Lanka are followed.

Functions of the Audit Committee

The proceedings of the Audit Committee are regularly reported to the Board of Directors.

Controls and Risks

During the year, the Committee reviewed the effectiveness of the Company's system of Internal Control. The Committee also assessed the major business and control risks and the control environment prevalent in the Company and advised the Board on action to be taken where weaknesses were observed. The Audit Committee is satisfied that the Company's accounting policies and operational controls provide reasonable assurance that affairs of the company are managed in accordance with company policies and that Company assets are properly accounted for and adequately safeguarded.

External Audit

The Committee met with the External Auditors in relation to the scope of the audit and also to discuss the Key Findings at the conclusion of the Audit.

The Committee reviewed the Audited Financial Statements with the External Auditors who are responsible to express an opinion on its conformity with the Sri Lanka Accounting Standards. The External Auditors kept the Audit Committee advised on an on-going basis regarding any unresolved matters of significance.

The Audit Committee undertook the evaluation of the independence and objectivity of the external auditor and the effectiveness of the audit process. As far as the Audit Committee is aware, Auditors do not have any relationship (other than that as of Auditors) with the Company.

In addition, as required by the Company's Act No 07 of 2007, the Committee has received a declaration from Messrs. Ernst & Young Chartered Accountants confirming that they do not have any relationship with the Company, which may have a bearing on their independence.

The audit committee recommended to the board of directors that Messrs Ernst & Young Chartered Accountants to be appointed as auditors for the financial year ending 31st March 2026 subject to approval of shareholders at the Annual General Meeting and to authorize the directors to determine their remuneration complying with the code of best practices issued by SEC and CASL subject to approval shareholders at the Annual General Meeting.

Conclusion

The Audit Committee is satisfied that the internal controls and procedures in place for assessing and managing risks are adequately designed and operate effectively and is of the view that they provide reasonable assurance that the Company's assets are safeguarded and that the financial statements of the Company are reliable. The Company's External Auditors have been effective and independent throughout the year.

Sgd.
M. R. Ratnasabapathy
Chairman
31st July 2025

Report of Related Party Transactions Review Committee

The Related Party Transactions Review Committee (RPTR) was constituted with an objective of keeping in line with the Code of Best Practice on Corporate Governance and the requirement of the Securities and Exchange Commission with a view to ensure that the interests of shareholders as a whole are taken into account by Ceylon Land & Equity PLC and are consistent with the Code when entering into Related Party Transactions and made required disclosures in a timely manner. The committee has also adopted the Best Practices as recommended by the Institute of Chartered Accountants of Sri Lanka and Colombo Stock Exchange.

Composition of the Related Party Transactions Review Committee (RPTR)

The committee comprises three Non executive Directors of which Two Directors are independent and who are appointed by and responsible to the Board of Directors.

The Committee comprised of following members as at 31st March 2025.

Mr. M.R Ratnasabapathy - Chairman
(Independent Non-Executive Director)

Mr. K.Liyanagamage
(Independent Non-Executive Director)

Mr.T.A.P Peiris
(Non-Executive Director)

Brief profiles of each member are given on page 5 of this Annual Report. Their individual and collective financial knowledge and business acumen and the independence of the Committee are brought to bear on their deliberations and judgments on the matters that come within the Committee's purview.

Related Party Transactions Review Committee Meetings

The Committee has met four times during the year under review on quarterly basis. The attendance of the members of committee meeting is stated in the table below.

NAME OF DIRECTOR	ELIGIBLE TO ATTEND	ATTENDED
Mr. M.R Ratnasabapathy	4	4/4
Mr. K.Liyanagamage	4	3/4
Mr. T.A.P Peiris	4	4/4

Company Secretary acts as the Secretary to the Related Party Transactions Review Committee. The Executive Chairman and the Chief Financial Office attended the meetings by invitation.

Report of Related Party Transactions Review Committee Contd..

Policies and procedures of Related Party Transactions Review Committee

- Establishing and defining the threshold values of each listed related party transaction as per the Code which require discussion in detail and disclose.
- Identifying related party transactions that need pre-approval from the Board of Directors and need immediate market disclosure. And identify transactions that need shareholder approval and disclosure in the Annual Report.
- Formulating a standard template to implement to all listed subsidiaries in the Group to follow when documenting RPT when presenting to RPTR Committee.
- Establishing proper guide lines to identify recurrent & non-recurrent Related party transactions to review economic and commercial substance of the related party transaction.
- Establishing a method of having access to adequate knowledge or expertise to assess all aspects of proposed related party transactions where necessary and procedure for obtaining appropriate professional and expert advice from appropriately qualified persons.

- Providing guidelines which senior management must follow dealing with related parties.
- Quarterly review to ensure that adequate disclosures have been done in the market or Annual Report as required by the Code.
- The Committee communicates its comments/ observations to the Board of Directors after each review of related party transactions.

Task of the Committee

The Committee reviewed the related party transaction presented to them by the management and their compliance in Ceylon Land & Equity PLC and communicated the same to the Board of Directors.

The Board of Directors declared that no RPT falling within the scope of the Code was entered into by the Company during the financial year 2024/2025 other than discuss in Note No. 18 to the Financial Statements.

Sgd.
M.R Ratnasabapathy
Chairman
31st July 2025

Report of the Remuneration Committee

Composition of the Committee

The committee consists of three non-executive directors of which two are independent. The members of the committee have wide experience and knowledge of the business industry we are engaged in.

Members of Remuneration Committee

Mr. K.Liyanagamage - Chairman
(Independent Non- Executive)

Mr. M.R Ratnasabapathy
(Independent Non-Executive)

Mr.T.A.P Peiris
(Independent Non-Executive)

Brief profiles of each member are given on page 5 of this Annual Report.

Remuneration Committee Meeting Attendance

The Committee met once during the financial year under review. Attendances of the directors in such meetings are given below.

NAME OF DIRECTORS	ELIGIBLE TO ATTEND	ATTENDED
Mr. K.Liyanagamage	1	1/1
Mr. M.R Ratnasabapathy	1	1/1
Mr. T.A.P Peiris	1	1/1

Independence of the Committee

The committee is independent from the management of the business and not involved in any business operations.

The scope of the Committee

- The committee study and recommends the remuneration policy of Directors & Key Management Personnel.
- Review the performances of Key Management personnel on periodic basis.
- The Committee recommends the remuneration based on the prevailing market rates and perquisites applicable to the Key Management personnel of the Company and makes appropriate recommendations to the Board of Directors for Approval.
- The Committee also carries out periodic reviews to ensure that the remunerations are in line with market conditions.

The Remuneration Policy is to attract and retain best professional managerial talent within the Renuka Group and also to motivate and encourage them to perform at the highest possible level. The Group has a structure and professional methodology in evaluate the performance of employees. The policy ensure equally and fairness between the various employees is maintained.

Activities during 2024 - 2025

The Remuneration Committee reviewed the remuneration policy for Key Management Personnel and was satisfied that the existing framework was satisfactory. The total sum that was paid as Directors Remunerations in the year under review is set out in Note 15 to the Financial Statements.

Sgd.
K.Liyanagamage
Chairman
31st July 2025

Report of the Nomination and Governance Committee

The Nomination & Governance Committee of Ceylon Land & Equity PLC as at 31st March 2025 consisted of three Non- Executive Directors of which two Directors are independent.

Members of the Nomination and Governance Committee

Mr. K.Liyanagamage - Chairman
(Independent Non-Executive)

Mr. M.R Ratnasabapathy
(Independent Non-Executive)

Mr. T.A.P Peiris
(Non Executive Director)

Brief profiles of each member are given on page 5 of this Annual Report. Their individual and collective financial knowledge and business acumen and the independence of the Committee are brought to bear on their deliberations and judgments on the matters that come within the Committee's purview.

Attendance of Nomination and Governance Committee Meetings

During the financial year under review, the Committee had met once, with all members in attendance. The attendances of the meetings are given below.

NAME OF DIRECTORS	ELIGIBLE TO ATTEND	ATTENDED
Mr. K.Liyanagamage	1	1/1
Mr. M.R Ratnasabapathy	1	1/1
Mr.T.A.P Peiris	1	1/1

The directives of the Committee are,

- To identify suitable persons who could be considered to become Board member as a Non-Executive Director.
- To recommend to the Board the process of selection of Chairman and Deputy Chairman
- Make necessary recommendation to the board as and when needed by the Board

The Scope of the Committee is;

- To define and establish the nomination process for Non-Executive Directors,
- Lead the process of Board appointments and make recommendations to the Board.
- The Committee scope out the tasks such as assess skills required to be on the Board.
- Periodic review of the extent of skills required which are represent on the Board.
- Review description of role and capabilities required for a particular Board appointment and Identify and recommend suitable candidate to the Board.

Sgd.
K.Liyanagamage
Chairman
Nomination & Governance Committee
31st July 2025

Statement of Directors' Responsibility

The Board of Directors of the Company is responsible for preparation and presentation of Financial Statements for the year ended 31st March 2025 in accordance with the requirements of the Sri Lanka Accounting Standards, the Listing Rules of the Colombo Stock Exchange and the Companies Act No. 7 of 2007.

As per the provisions of the Companies Act No. 7 of 2007, the Directors are required to prepare Financial Statements, for each financial year and presented before a General Meeting comprising:

- a. A statement of Income and Statement of Comprehensive Income of the Company which present a true and fair view of the profit or loss of the Company for the financial year
- b. A Statement of Financial Position, which presents a true and fair view of the state of affairs of the Company as at the end of the financial year together with explanatory notes to the Financial Statements
- c. A statement of changes in Equity which presents a true and fair view of the changes in the Company's retained earnings for the financial year
- d. A Cash Flow Statement which presents a true and fair view of the flow of cash in and out of the Company for the financial year; and notes to the Financial Statements and which comply with the requirements of the Act.

The Board of Directors are of the view that prevailing Corporate Governance frame, Internal Control systems, risk management policies established in the Company ensure that there are reasonable assurance that all assets are safeguard and all transactions are properly authorized by the management and recorded on time, hence any material misstatements or irregularities are prevented or bring to the notice of the management within a reasonable time.

The Directors are of the view that, in preparing these Financial Statements:

- a. The appropriate accounting policies have been selected and applied in a consistent manner, material deviations if any have been disclosed and explained;
- b. All applicable Accounting Standards, in accordance with the Sri Lanka Accounting Standards (SLFRS/LKAS) as relevant have been applied.
- c. Reasonable and prudent judgments and estimates have been made so that the form and substance of transactions properly reflected.
- d. It provide the information required by and otherwise complies with the Companies Act No. 7 of 2007, Listing Rules of Colombo Stock Exchange and requirement of any other regulatory authority as applicable to the Company.

Further the Directors have a responsibility to ensure that the Company maintains sufficient accounting records to disclose, with reasonable accuracy of the financial position of the Company and also to reflect the transparency of transactions and to ensure that the Financial Statements presented comply with the requirements of the Companies Act.

The External Auditors, Messrs. Ernst & Young, Chartered Accountants, who were deemed reappointed in terms of the Companies Act No. 07 of 2007 were provided with every opportunity to undertake the inspections they considered appropriate to enable them to form their opinion the Financial Statements. The Report of the Auditors, shown on page 45 to 48 set out their responsibilities in relation to the Financial Statements. The Directors are also of the view that the Company have adequate resources to continue in operations and have applied the going concern basis in preparing these Financial Statements.

Statement of Directors' Responsibility Contd..

As required by Companies Act, the Board of Directors has authorized distribution of the dividend now proposed, being satisfied based on information available to it that the Company would satisfy the solvency test after such distribution in accordance with the Section 57 of the Companies Act, and have obtained/sought in respect of the dividend now proposed, a certificate of solvency from the Auditors.

Compliance Report

The Directors confirm that to the best of their knowledge, all taxes, duties and levies payable by the company, all contributions, levies and taxes payable on behalf of the Company and all other known statutory dues as were due and payable by the company as at the reporting date have been paid or where relevant provided for.

By order of the Board
Renuka Enterprises (Pvt) Ltd

Sgd.
Managers and Company Secretaries
31st July 2025

Independent Auditor's Report

TO THE SHAREHOLDERS OF CEYLON LAND AND EQUITY PLC Report on the audit of the Financial Statements

Opinion

We have audited the financial statements of The Ceylon Land & Equity PLC ("the Company") and the consolidated financial statements of the Company and its subsidiaries ("the Group"), which comprise the statement of financial position as at 31 March 2025, and the statement of profit or loss, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements of the Company and the Group give a true and fair view of the financial position of the Company and the Group as at 31 March 2025, and of their financial performance and cash flows for the year then ended in accordance with Sri Lanka Accounting Standards.

Basis for opinion

We conducted our audit in accordance with Sri Lanka Auditing Standards (SLAuSs). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants issued by CA Sri Lanka (Code of Ethics) and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Matter

The Financial statements of the company year ended 31 March 2024 were audited by another auditor who expressed an unmodified opinion on those statements on 23 August 2024.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.



Independent Auditor's Report Contd..

Key Audit Matter	How our audit addressed the key audit matter
<p>Carrying Value of Investment in Associates.</p> <p>Carrying value of the investment in associates in the consolidated financial statements amounted to Rs. 3,383 million, as disclosed in Note 4 to the consolidated financial statements.</p> <p>As described in Note 4, there was a partial disposal of the holding in subsidiary which resulted in the remaining equity interest being accounted for as an associate.</p> <p>This was a key audit matter due to the materiality of the reported balance which represented 96% of the Group's total assets as at 31st March 2025;</p>	<p>Our audit procedures to address this area of focus included the following.</p> <ul style="list-style-type: none"> • We read the key documents such as sales agreement and obtained an understanding of the disposal transaction • We tested the calculation of loss on disposal and non-controlling interest • We agreed net assets to the individual component's audited financial statements <p>We also assessed the adequacy of the disclosures made in Notes 4 and 4.1 in the financial statement</p>



Independent Auditor's Report Contd..

Other Information included in the 2025 Annual Report

Other information consists of the information included in the Annual Report, other than the financial statements and our auditor's report thereon. Management is responsible for the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the management and those charged with governance

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with Sri Lanka Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's and the Group's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SLAuSs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SLAuSs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal controls of the Company and the Group.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



Independent Auditor's Report Contd..

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguard applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

As required by section 163 (2) of the Companies Act No. 07 of 2007, we have obtained all the information and explanations that were required for the audit and, as far as appears from our examination, proper accounting records have been kept by the Company.

CA Sri Lanka membership number of the engagement partner responsible for signing this independent auditor's report is 4169.

31st July 2025
Colombo

Statement of Financial Position

AS AT 31ST MARCH

		Group		Company	
	Note	2025 Rs	2024 Rs	2025 Rs	2024 Rs
ASSETS					
Non-Current Assets					
Investment in Associate	4	3,383,157,004	2,827,236,291	3,383,157,004	2,827,236,291
Investment in Subsidiary	5	-	-	146,650,000	562,250,222
Investments - Measured at Fair Value Through Profit or Loss	6	190	1,268,433,716	190	-
Total Non-Current Assets		3,383,157,194	4,095,670,007	3,529,807,194	3,389,486,513
Current Assets					
Trade and other receivables	7	-	1,380,103	-	1,007,997
Investments in Treasury Bills		-	24,307,328	-	-
Cash and cash equivalents	8	148,143,253	10,956,434	1,493,253	344,083
Total Current Assets		148,143,253	36,643,865	1,493,253	1,352,080
Total Assets		3,531,300,447	4,132,313,872	3,531,300,447	3,390,838,593
EQUITY AND LIABILITIES					
Equity					
Stated capital	9	2,066,238,865	2,035,951,683	2,066,238,865	2,035,951,683
Retained earnings		1,433,955,430	1,572,545,099	1,433,955,429	1,275,286,506
Equity Attributable to Owners of the Company		3,500,194,294	3,608,496,782	3,500,194,293	3,311,238,189
Non-Controlling Interest	5.2	-	415,775,658	-	-
Total Equity		3,500,194,294	4,024,272,440	3,500,194,293	3,311,238,189
Non-Current Liabilities					
Deferred tax Liabilities	16.3	23,166,728	-	23,166,728	-
Total Non-Current Liabilities		23,166,728	-	23,166,728	-
Current Liabilities					
Trade and other payables	10	1,053,784	2,294,373	1,053,784	1,434,370
Amounts due to related parties	11	6,223,791	82,465,966	6,223,791	76,031,229
Income tax payable	12	661,850	1,053,394	661,850	-
Bank overdrafts	8	-	22,227,699	-	2,134,805
Total Current Liabilities		7,939,425	108,041,432	7,939,425	79,600,404
Total Liabilities		31,106,153	108,041,432	31,106,153	79,600,404
Total Equity and Liabilities		3,531,300,447	4,132,313,872	3,531,300,447	3,390,838,593

The Financial Statements are to be read in conjunction with the related notes, on pages 53 to 79 which form an integral part of these financial Statements

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

Sgd.
A.R.D Perera
Chief Financial Officer

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

Approved and signed for and on behalf of the Board of Directors.

Sgd.
S.V. Rajiyah
Director

Sgd.
T.A.P Peiris
Director

31st July 2025
Colombo

Statement of Profit or Loss and Other Comprehensive Income

FOR THE YEAR ENDED 31ST MARCH,

	Note	Group		Company	
		2025 Rs	2024 Rs	2025 Rs	2024 Rs
Revenue	13	76,944,318	32,031,268	32,871,279	15,319,473
Gross profit		76,944,318	32,031,268	32,871,279	15,319,473
Administrative expenses		(7,050,482)	(13,650,692)	(4,480,660)	(11,438,532)
Gain/ (Loss) on disposal of Subsidiary		(420,878,278)	-	78,603,850	-
Gain/ (Loss) on Fair Value of Investments Measured at Fair Value Through Profit or Loss		700,313,894	396,013,735	167,221,367	-
Share of Profit from Equity Accounted Investee		(55,889,387)	178,157,403	(55,889,387)	178,157,403
Results from operating activities		293,440,065	592,551,712	218,326,449	182,038,344
Net finance income/ (expense)	14	(9,563,561)	(43,320,092)	(5,522,179)	(49,333,094)
Profit before tax	15	283,876,504	549,231,620	212,804,270	132,705,250
Income tax expenses	16	(27,136,217)	(4,312,314)	(23,843,397)	-
Profit for the year		256,740,288	544,919,306	188,960,874	132,705,250
Other comprehensive income					
<i>Items that will not be reclassified to profit or loss</i>					
Share of OCI from Equity Accounted Investee	4.1	(19,588)	(79,202)	(19,588)	(79,202)
Deferred Tax Impact on Share of Profit	16.3	14,819	-	14,819	-
Other comprehensive income, net of tax		(4,770)	(79,202)	(4,770)	(79,202)
Total comprehensive income for the year		256,735,518	544,840,104	188,956,104	132,626,048
Profit Attributable to :					
Owners of the company		(108,297,718)	342,301,417	188,960,874	132,705,250
Non-controlling interest		365,038,006	202,617,889	-	-
		256,740,288	544,919,306	188,960,874	132,705,250
Total Comprehensive Income Attributable to :					
Owners of the company		(108,302,488)	342,222,215	188,956,104	132,626,048
Non-controlling interest		365,038,006	202,617,889	-	-
		256,735,518	544,840,104	188,956,104	132,626,048
Basic earnings/ (loss) per share	17.1	(0.35)	1.78	0.62	0.69
Dividend per share	17.2	0.10	0.12	0.10	0.12

The accounting policies and notes on pages 53 to 79 form an integral part of these Financial Statements.

Statement of Changes In Equity

	Stated Capital Rs.	Retained Earnings Rs.	Total Rs.
Company			
Balance as at 1st April 2023	913,011,900	1,182,182,004	2,095,193,904
Total Comprehensive Income			
Profit for the year		132,705,250	132,705,250
Other Comprehensive Income			
Share of OCI from Equity Accounted Investee		(79,202)	(79,202)
Total Other Comprehensive Income, net of tax	-	(79,202)	(79,202)
Total Comprehensive income	-	132,626,048	132,626,048
Transactions with the Owners of the Company			
Scrip Dividends	32,601,249	(35,650,974)	(3,049,725)
Shares issued during the year	1,090,338,534	-	1,090,338,534
Share of net assets of equity-accounted investees directly recorded in equity	-	(3,870,572)	(3,870,572)
Balance as at 31st March 2024	2,035,951,683	1,275,286,506	3,311,238,189
Balance as at 1st April 2024	2,035,951,683	1,275,286,506	3,311,238,189
Total Comprehensive Income			
Profit for the year			
Other Comprehensive Income	-	188,960,874	188,960,874
Share of OCI from Equity Accounted Investee	-	(19,588)	(19,588)
Deferred Tax Impact on Share of Profit		14,819	14,819
Total Other Comprehensive Income, net of tax	-	(4,770)	(4,770)
Total Comprehensive income	-	188,956,104	188,956,104
Transactions with the Owners of the Company			
Scrip Dividends	30,287,182	(30,287,182)	-
Balance as at 31st March 2025	2,066,238,865	1,433,955,429	3,500,194,293

	Stated Capital Rs	Retained Earnings Rs	Total Rs	Non-Controlling Interest Rs	Total Equity Rs
Group					
Balance as at 1st April 2023	913,011,900	1,194,008,822	2,107,020,722	401,768,812	2,508,789,534
Total Comprehensive Income					
Profit for the year	-	342,301,417	342,301,417	202,617,889	544,919,306
Total Other Comprehensive Income, net of tax	-	(79,202)	(79,202)	-	(79,202)
Total Comprehensive Income	-	342,222,215	342,222,215	202,617,889	544,840,104
Transactions with the Owners of the Company					
- Scrip Dividends	32,601,249	(35,650,974)	(3,049,725)	-	(3,049,725)
- Shares issued during the year	1,090,338,534	-	1,090,338,534	-	1,090,338,534
- Share of net assets of equity accounted investees directly recorded in equity	-	(3,870,572)	(3,870,572)	-	(3,870,572)
- Changes in interest while retaining control (Acquisition of NCI)	-	75,835,608	75,835,608	(188,611,043)	(112,775,435)
Balance as at 31st March 2024	2,035,951,683	1,572,545,099	3,608,496,782	415,775,658	4,024,272,440
Balance as at 1st April 2024	2,035,951,683	1,572,545,099	3,608,496,782	415,775,658	4,024,272,440
Total Comprehensive Income					
Profit for the year	-	(108,297,718)	(108,297,718)	365,038,006	256,740,288
Total Other Comprehensive Income, net of tax	-	(4,770)	(4,770)	-	(4,770)
Total Comprehensive Income	-	(108,302,488)	(108,302,488)	365,038,006	256,735,518
Transactions with the Owners of the Company					
- Scrip Dividends	30,287,182	(30,287,182)	-	-	-
- Effect on reclassification of subsidiary	-	-	-	(780,813,664)	(780,813,664)
Balance as at 31st March 2025	2,066,238,865	1,433,955,430	3,500,194,294	-	3,500,194,294

Statement of Cash Flows

FOR THE YEAR ENDED 31ST MARCH	Note	Group		Company	
		2025 Rs	2024 Rs	2025 Rs	2024 Rs
Cash flows from operating activities					
Profit before tax	15	283,876,504	549,231,620	212,804,270	132,705,250
Adjustments for:					
Gains on Disposal of Quoted Shares	13	(25,653,476)	(7,889,671)	-	-
Fair value (Gains) / Losses on FVTPL Investments	6	(700,313,894)	(396,013,735)	(167,221,367)	-
Scrip Dividends Received		-	-	(32,868,295)	-
Share of profit in Equity accounted Investee	4	55,889,387	(178,157,403)	55,889,387	(178,157,403)
(Gain) / Loss on Disposal of Subsidiary		420,878,278	-	(78,603,850)	-
Deconsolidation of subsidiary's Net Asset		(2,042,592,853)	-	-	-
Adjustment for loss of control of subsidiary's Tax Payable		(4,346,214)	-	-	-
Adjustment for loss of control of subsidiary's quoted investment	6	1,994,401,086	-	-	-
Dividend income	13	(51,290,842)	(24,141,597)	-	-
Interest income	14	(3,680,022)	(30,296,265)	(2,206,167)	(613,323)
Interest expenses	14	13,243,583	73,616,357	7,728,346	49,946,417
Operating profit before working capital changes		(59,588,463)	(13,650,694)	(4,477,676)	3,880,941
Changes in working capital					
Change in trade and other receivables	7	1,380,103	1,767,689	1,007,997	(995,498)
Change in amounts due to related parties	11	(76,242,175)	(615,552,209)	(69,807,438)	(520,986,945)
Change in trade and other payables	10	(1,240,589)	943,555	(337,764)	675,635
Net cash flows from operations		(135,691,124)	(626,491,659)	(73,614,881)	(517,425,867)
Interest paid		(13,243,583)	(73,616,357)	(7,728,346)	(49,946,417)
Income tax paid	12	-	(29,681,604)	-	-
WHT on dividends		-	(3,049,725)	-	(3,049,725)
Net cash from operating activities		(148,934,706)	(732,839,345)	(81,343,227)	(570,422,009)
Cash flows from investing activities					
Interest received	14	3,680,022	30,296,265	2,206,167	613,323
Dividend received	13	51,290,842	24,141,597	-	-
Proceeds from disposal of Quoted Shares		-	628,958,058	-	-
Proceeds from disposal of Subsidiary		425,086,257	-	425,086,257	-
Investment in FVTPL Investments	6	(190)	(926,740,984)	(190)	-
Investment in Equity accounted investee	4.2	(196,015,034)	(395,170,000)	(196,015,034)	(395,170,000)
Investment in subsidiary	12.1	-	-	(146,650,000)	(128,094,908)
Proceeds from Disposal Short Term investments		24,307,328	374,085,888	-	-
Net cash flows used in investing activities		308,349,225	(264,429,176)	84,627,200	(522,651,585)
Cash flows from financing activities					
Proceeds from issue of share capital	9	-	1,090,338,534	-	1,090,338,534
Acquisition of NCI without change in control		-	(112,775,435)	-	-
Net cash flows generated from financing activities		-	977,563,099	-	1,090,338,534
Net increase / (decrease) in cash and cash equivalents		159,414,519	(19,705,422)	3,283,973	(2,735,059)
Cash and cash equivalents at the beginning of the year		(11,271,265)	8,434,157	(1,790,722)	944,338
Cash and cash equivalent at the end of the year (Note 18)		148,143,253	(11,271,265)	1,493,253	(1,790,722)
Note A					
Analysis of cash and cash equivalents	8				
Cash at bank		148,143,253	10,956,434	1,493,253	344,083
Bank overdraft		-	(22,227,699)	-	(2,134,805)
		148,143,253	(11,271,265)	1,493,253	(1,790,722)

The notes to the Financial Statements are on pages 53 to 79 form an integral part of these Financial Statements.

Notes To The Financial Statements

1. CORPORATE INFORMATION

1.1. REPORTING ENTITY

Ceylon Land & Equity PLC is a public limited liability Company incorporated and domiciled in Sri Lanka and listed on Colombo Stock Exchange. The company registered office and principal place of Business is located at "RENUKA HOUSE", No. 69, Sri Jinaratana Road, Colombo 02.

The consolidated financial statements of the Company as at and for the year ended 31st March 2025 comprise the Company and its associates. During the year the company has invested in an overseas subsidiary called Island Investment Holdings Limited.

1.2. PRINCIPAL ACTIVITIES AND NATURE OF OPERATIONS

The Company is in the Business of investing and trading in debt, equity, property and other alternative asset classes.

1.3. PARENT ENTERPRISE AND ULTIMATE PARENT ENTERPRISE

The Company's ultimate parent Enterprise is Renuka Holdings PLC which effectively holds 36.27% of the shares of the Company.

1.4. STATEMENT OF COMPLIANCE

The Consolidated Financial Statements of the Group as at 31st March 2025 and for the year then ended, comply with the Sri Lanka Accounting Standards (SLFRSs/ LKASs) as laid down by the Institute of Chartered Accountants of Sri Lanka and the requirements of the Companies Act No. 07 of 2007.

1.5. BASIS OF PREPARATION

These consolidated financial statements for the year ended 31st March 2025 are prepared in accordance with Sri Lanka Accounting Standards (SLFRS & LKAS) effective for the periods beginning on or after 01st January 2012.

The consolidated Financial Statements have been prepared on a historical cost basis, except for the financial instruments which have been measured at fair value.

The preparation and presentation of these Financial Statements is in compliance with the Companies Act No. 07 of 2007.

1.6. MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Sri Lanka Accounting Standards.

This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

1.7. COMMON CONTROL COMBINATION

The Group adopted the Statement of Recommended Practice (SORP) for Merger Accounting for Common Control Combinations approved by the Council of The Institute of Chartered Accountants of Sri Lanka on 19 December 2012, on merger accounting for common control combinations for annual periods beginning on or after 1 April 2020. The SORP is applicable for Consolidated Financial Statements. The Group adopted the SORP for Merger Accounting for Common Control Combinations, in preparing the Consolidated Financial Statements.

1.8. CONSOLIDATED FINANCIAL STATEMENTS

The net assets of the combining entities or businesses are consolidated using the existing book values from the controlling parties' perspective. The assets and liabilities of the acquired entity should be recorded at the book values as stated in the financial statements of the controlling party. No amount is recognized as goodwill which arises as a result of

Notes To The Financial Statements Cont..

difference between the consideration and the net asset acquired. In applying book value accounting no entries are recognized in profit or loss. Instead the result of the transaction is recognized in equity as arising from a transaction with shareholders.

1.9. BUSINESS COMBINATIONS

The Group accounts for business combinations using the acquisition method when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group. In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities acquired includes, at a minimum, an input and substantive process and whether the acquired set has the ability to produce outputs.

The Group has an option to apply a 'concentration test' that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The optional concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets.

The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on a bargain purchase is recognised in profit or loss immediately. Transaction costs are expensed as incurred, except if related to the issue of debt or equity securities.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognised in profit or loss.

Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not remeasured and settlement is accounted for within equity. Otherwise, other contingent consideration is remeasured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognised in profit or loss.

If share-based payment awards (replacement awards) are required to be exchanged for awards held by the acquiree's employees (acquiree's awards), then all or a portion of the amount of the acquirer's replacement awards is included in measuring the consideration transferred in the business combination. This determination is based on the market-based measure of the replacement awards compared with the market-based measure of the acquiree's awards and the extent to which the replacement awards relate to pre-combination service.

Subsidiaries

Subsidiaries are entities controlled by the Group. The Group "controls" an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Financial Statements of subsidiaries are included in the Consolidated Financial Statements from the date on which control commences until the date on which control ceases.

Non-Controlling Interests

NCI are measured initially at their proportionate share of the acquiree's identifiable net assets at the date of acquisition. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

Notes To The Financial Statements Cont..

Loss of Control

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

Transactions eliminated on consolidation

Intra-group balances and transactions and any unrealised income and expenses arising from intra-group transactions, are eliminated. Unrealised gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment

1.10. INVESTMENT IN ASSOCIATES (EQUITY-ACCOUNTED INVESTEEES)

The Group/Company Investment in Associate Companies are accounted for using the equity method. An associate is an entity in which the Group/Company has significant influence.

Under the equity method, the investment is initially recognized at cost. The carrying amount of the investment is adjusted to recognize changes in the Group/Company's share of net assets of investment since acquisition date. Goodwill relating to the investment is included in the carrying amount of the investment and is neither amortized nor individually tested for impairment.

The Income Statement reflects the Group/Company's share of results of operations of the equity accounted investees. When there has been a change recognized directly in the equity of associates, the Group/Company recognizes its share of any changes, when applicable, in the statement of changes in equity. Unrealized gains and losses resulting from transactions between the Group/Company and associates are eliminated to the extent of the interest in the associate.

The Group/Company's share of the profit or loss of an associate is shown on the face of the Income Statement.

The Financial Statements of associates are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group/Company determines whether it is necessary to recognize an impairment loss on its investment in its associates. The Group/Company determines at each reporting date whether there is any objective evidence that the investment in the associate is impaired. If this is the case, the Group/Company calculates the amount of impairment as the difference between the recoverable amount of the investment and its carrying value and recognizes the amount in 'share of losses of an associate in the Income Statement.

Upon loss of significant influence over the associate, the Group/Company measures and recognizes any retained investment at its fair value. Any difference between the carrying amount of the investment upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in profit or loss.

Summarised financial information of the equity-accounted investee of the Group/Company together with the Company's interests is given in Note 4 of the Financial Statements.

2. MATERIAL ACCOUNTING POLICIES

2.1 CHANGES IN ACCOUNTING POLICIES

The Group also adopted Disclosure of Accounting Policies (Amendments to LKAS 1 and SLFRS Practice Statement 2) from 1 April 2023. Although the amendments did not result in any changes to the accounting policies themselves, they impacted the accounting policy information disclosed in the Financial Statements. The amendments require the disclosure of 'material', rather than 'significant', accounting policies. The amendments also provide guidance on the application of materiality to disclo-

Notes To The Financial Statements Cont..

sure of accounting policies, assisting entities to provide useful, entity-specific accounting policy information that users need to understand other information in the Financial Statements. Management reviewed the accounting policies and made updates to the information disclosed in Note 2 - Material accounting policies (2023: Significant accounting policies) in certain instances in line with the amendments.

2.2 FOREIGN CURRENCY TRANSLATION

The Group's financial statements are presented in Sri Lankan Rupees, which is also the Parent Company's functional currency.

2.3 RELATED PARTY TRANSACTIONS

Disclosures are made in respect of the transactions in which one party has the ability to control or exercise significant influence over the financial and operating policies or decisions of the other irrespective of whether price is being charged.

2.4 EVENTS OCCURRING AFTER THE REPORTING PERIOD

All material events occurring after the Reporting period have been considered and where necessary adjustments to or disclosure have been made in the Financial Statements.

2.5 GOING CONCERN

The Management has made an assessment on the Company's ability to continue as a going concern and is satisfied that it has the resources to continue in business for the foreseeable future. Furthermore, management is not aware of any material uncertainties that may cast significant doubt upon the Companies' ability to continue as a going concern.

2.6 USE OF ESTIMATES & JUDGMENTS

The preparation of the Consolidated Financial Statements in conformity with SLFRSs Financial Statements requires management to make judgments estimates and assumptions that affect the application of accounting policies and the reported amounts of Assets, Liabilities, Income and Expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised and in any future periods affected.

Information about critical judgment in applying accounting policies that have the most significant effect on the amounts recognized in the Financial Statements is included in the following Note No. 19 - Contingent Liabilities.

2.7 TRANSFER PRICING REGULATION

The Group is subject to income taxes and other taxes including transfer pricing regulations. Prevailing uncertainties with respect to the interpretation of respective transfer pricing regulations, necessitated using management judgment to determine the impact of transfer pricing regulations. Accordingly critical judgments and estimates were used in applying the regulations in aspects including but not limited to identifying associated undertakings, estimation of the respective prices and selection of appropriate pricing mechanism. The current tax charge is subject to such judgments. Differences between estimated income tax charge and actual payable may arise as a result of management's interpretation and application of transfer pricing regulation.

2.8 CASH AND CASH EQUIVALENTS

Cash and cash equivalents are defined as cash in hand, demand deposits and short-term highly liquid investments, readily convertible to known amounts of cash and subject to insignificant risk of changes in value.

For the purpose of Cash Flow Statement, Cash and Cash Equivalents consist of cash in hand and deposits in banks net of outstanding bank overdrafts.

2.9 PROVISIONS

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

2.10 CAPITAL COMMITMENTS AND CONTINGENCIES

All material capital commitments and contingencies of the Group as at the Statement of Financial Position date are disclosed in the notes to the Financial Statements.

Notes To The Financial Statements Cont..

2.11 CONTINGENT ASSETS AND CONTINGENT LIABILITIES

All contingent liabilities are disclosed as a note to the financial statements unless the outflow of resources is remote. Contingent assets are disclosed, where inflow of economic benefit is probable.

2.12 FINANCIAL INSTRUMENTS-INITIAL RECOGNITION AND SUBSEQUENT MEASUREMENT

Financial Assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (FVTOCI) and fair value through profit or loss (FVTPL).

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through Other Comprehensive Income (OCI) with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

Financial assets at amortised cost (debt instruments)

The Group measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

Financial assets at fair value through OCI (debt instruments)

The Group measures debt instruments at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in the Statement of Profit or Loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value change recognised in OCI is recycled to profit or loss.

The Group does not classify any instrument under this category as of 31 March 2025.

Notes To The Financial Statements Cont..

Financial assets designated at fair value through OCI (equity instruments)

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under LKAS 32 Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to Statement of Profit or Loss.

Dividends are recognised as revenue in the Statement of Profit or Loss when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Group does not classify any instrument under this category as at 31st March 2025.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing

so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the Statement of Financial Position at fair value with net changes in fair value recognised in the Statement of Profit or Loss.

Derecognition

A financial asset is derecognised when:

- The rights to receive cash flows from the asset have expired.
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either
 - (a) the Group has transferred substantially all the risks and rewards of the asset, or
 - (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, and has neither transferred nor retained substantially all of the risks and rewards of the asset nor transferred control of it, the asset is recognised to the extent of the Group's continuing involvement in it.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, payables, or as derivatives designated as hedging instruments in an effective hedge as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings,

Notes To The Financial Statements Cont..

carried at amortised cost. This includes directly attributable transaction costs.

The Group's financial liabilities include trade and other payables.

Subsequent measurement

The measurement of financial liabilities depends on their classification as follows:

Financial liabilities at fair value through profit or loss

Financial liabilities are classified as measured at amortised cost or FVPL. A financial liability is classified as at FVPL, if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit or Loss. This category generally applies to interest bearing loans and borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expired.

Notes To The Financial Statements Cont..

2.13. DETERMINATION OF FAIR VALUE

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

Level 1

When available, the Group measures the fair value of an instrument using active quoted prices or dealer price quotations (assets and long positions are measured at a bid price; liabilities and short positions are measured at an asking price), without any deduction for transaction costs. A market is regarded as active if quoted prices are readily and regularly available and represent actual and regularly occurring market transactions.

Level 2

If a market for a financial instrument is not active, then the Group establishes fair value using a valuation technique. Valuation techniques include using recent reference to the current fair value of other instruments that are substantially the same, discounted cash flow analyses, credit models, option pricing models and other relevant valuation models. The chosen valuation technique makes maximum use of market inputs, relies as little as possible on

Notes To The Financial Statements Cont..

estimates specific to the Group, incorporates all factors that market participants would consider in setting a price, and is consistent with accepted economic methodologies for pricing financial instruments. Inputs to valuation techniques reasonably represent market expectations and measures of the risk-return factors inherent in the financial instrument. The Group calibrates valuation techniques and tests them for validity using prices from observable current market transactions in the same instrument or based on other available observable market data.

The best evidence of the fair value of a financial instrument at initial recognition is the transaction price, i.e. the fair value of the consideration given or received, unless the fair value of that instrument is evidenced by comparison with other observable current market transactions in the same instrument, i.e. without modification or repackaging, or based on a valuation technique whose variables include only data from observable markets. When transaction price provides the best evidence of fair value at initial recognition, the financial instrument is initially measured at the transaction price and any difference between this price and the value initially obtained from a valuation model is subsequently recognised in profit or loss on an appropriate basis over the life of the instrument but not later than when the valuation is supported wholly by observable market data or the transaction is closed out.

Level 3

Certain financial instruments are recorded at fair value using valuation techniques in which current market transactions or observable market data are not available. Their fair value is determined by using valuation models that have been tested against prices or inputs to actual market transactions and also using the best estimate of the most appropriate model assumptions. Models are adjusted to reflect the spread for bid and ask prices to reflect costs to close out positions, credit and debit valuation adjustments, liquidity spread and limitations in

the models. Also, profit or loss calculated when such financial instruments are first recorded ('Day 1' profit or loss) is deferred and recognised only when the inputs become observable or on derecognition of the instrument.

2.14. EARNINGS PER SHARE

The financial statements present earnings per share (EPS) for its ordinary shareholders. The EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the period.

2.15. IMPAIRMENT OF NON-FINANCIAL ASSETS

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is higher of asset's or cash generating unit's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses of continuing operations are recognized in the income statement in those expense categories consistent with the function of the impaired asset.

For assets, an assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Group makes an estimate of the recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case the carrying

Notes To The Financial Statements Cont..

amount of the asset is increased to its recoverable amount. That the increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the income statement.

2.16. REVENUE RECOGNITION

a) Revenue

Revenue is measured based on consideration specified in a contract with a customer and excludes amounts collected on behalf of third parties. The Group recognises revenue when it transfers control over a good or service to a customer.

Revenue is recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognition will not occur.

b) Other Income

Other Income is recognized on an accrual basis.

c) Dividend Income

Dividend income is recognised in the income statement on the date that the Group's right to receive payment is established, which is generally when the dividend is declared.

2.17. EXPENDITURE RECOGNITION

a) Revenue Expenditure

All expenditure incurred in the running of the business and in maintaining the capital assets in a state of efficiency, has been charged to revenue in arriving at the profit or loss for the year.

b) Capital Expenditure

Expenditure incurred for the purpose of acquiring, extending or improving assets of a permanent nature by means of which to carry on the business or for the purpose of increasing the earning capacity of the business has been

treated as capital expenditure. For the purpose of presentation of the Income Statement, the Directors are of the opinion that function of expenses method fairly present the elements of the Group's performance, hence such presentation method is adopted.

c) Finance Cost

Finance Cost comprise interest expense on borrowings, unwinding of the discount on provisions and contingent consideration.

2.18. INCOME TAX

Income Tax expense comprises current and deferred tax. Income tax expense is recognized in income statement except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity. Income Tax has been computed in accordance with the provisions of the Inland Revenue Act No.24 of 2017 and amendments thereto.

The Group has determined that interest and penalties related to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore accounted for them under LKAS 37 Provisions, Contingent Liabilities and Contingent Assets.

3. NEW STANDARDS AND INTERPRETATION NOT YET ADOPTED AS AT REPORTING DATE

The Institute of Chartered Accountants of Sri Lanka has issued a number of new amendments to Sri Lanka Accounting Standards (SLFRSs/LKASs) that are effective for annual periods beginning after the current financial year. Accordingly the Company has not early in preparing these Financial Statements.

The following amended standards and interpretations are not expected to have a significant impact on the Company's Financial Statements.

Lack of exchangeability – Amendments to LKAS 21 The amendments specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking.

Notes To The Financial Statements Cont..

The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments will be effective for annual reporting periods beginning on or after 1 January 2025. Early adoption is permitted, but will need to be disclosed. When applying the amendments, an entity cannot restate comparative information.

OTHER STANDARDS

The following new and amended standards are not expected to have a significant impact on the Financial Statements;

- Presentation and disclosure of Financial Statements (SLFRS 18)
- Subsidiaries without Public Accountability (SLFRS 19)
- General Requirements for Disclosure of Sustainability related Financial Information (SLFRS S1)
- Climate-related Disclosures (SLFRS S2)

Notes To The Financial Statements Cont..

4. EQUITY - ACCOUNTED INVESTEEES

GROUP				COMPANY			
Percentage of Holding 31.03.2025	Percentage of Holding 31.03.2024	No of Shares		Balance as at		Balance as at	
		31.03.2025	31.03.2024	31.03.2025	31.03.2024	31.03.2025	31.03.2024
				Rs.	Rs.	Rs.	Rs.
The Cargo Boat Investment Company Ltd. (Note 4.2)	27.00%	135,000	-	182,540,343	-	182,540,343	-
	0%						
Shaw Wallace & Hedges Ltd. (Note 4.1)	39.21%	215,635,000	215,635,000	2,809,459,479	2,827,236,291	2,809,459,479	2,827,236,291
	39.21%						
Galle Face Capital Partners PLC (Note 4.3)	28.00%	8,121,380	18,164,190	391,157,182	-	391,157,182	-
	67.40%						
				3,383,157,004	2,827,236,291	3,383,157,004	2,827,236,291

Notes To The Financial Statements Cont..

4.1 SHAW WALLACE & HEDGES LIMITED

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Balance as at 1st April	2,827,236,291	2,257,858,662	2,827,236,291	2,257,858,662
Amount Invested during the year	-	395,170,000	-	395,170,000
Share of Profit Net of Tax	23,105,852	9,545,269	23,105,852	9,545,269
Share of Comprehensive Income/(Loss) (Net of Tax)	(19,588)	(79,202)	(19,588)	(79,202)
Share of net assets adjustment	(40,863,076)	(3,870,572)	(40,863,076)	(3,870,572)
Gain on bargain purchase	-	168,612,134	-	168,612,134
Balance as at 31st March	2,809,459,479	2,827,236,291	2,809,459,479	2,827,236,291

4.2 THE CARGO BOAT INVESTMENT COMPANY LTD.

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Balance on 1st April	-	-	-	-
Amount Invested during the year	196,015,034	-	196,015,034	-
Share of profit Net of Tax	(23,912,330)	-	(23,912,330)	-
Gain on bargain purchase	10,437,639	-	10,437,639	-
Balance on 31st March	182,540,343	-	182,540,343	-

4.3 GALLE FACE CAPITAL PARTNERS PLC

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Balance on 1st April	562,250,220	-	562,250,220	-
Disposal of Shares	(346,472,773)	-	(346,472,773)	-
Script Dividend Received	32,868,295	-	32,868,295	-
Fair Value Gain	167,168,912	-	167,168,912	-
Share of profit Net of Tax	(24,657,472)	-	(24,657,472)	-
Balance on 31st March	391,157,182	-	391,157,182	-

The market value per share as at 31st March 2025 stud at Rs. 46.10

4.4 SHARE OF PROFIT AND SUMMARIZED FINANCIAL INFORMATION OF ASSOCIATES

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Share of Profit after Tax of Associates				
The Cargo Boat Investment Company Ltd.	(13,474,691)	-	(13,474,691)	-
Shaw Wallace & Hedges Ltd (Note 4.3)	(17,757,224)	178,078,201	(17,757,224)	178,078,201
Galle Face Capital Partners PLC	(24,657,472)	-	(24,657,472)	-
	(55,889,387)	178,078,201	(55,889,387)	178,078,201

Notes To The Financial Statements Cont..

4.1.1 SHAW WALLACE & HEDGES LIMITED

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Share of profit				
For the year ended 31st March				
Revenue	-	-	-	-
Profit Before Tax	57,050,279	113,695,277	57,050,279	113,695,277
Company's Share of profit before Tax	22,367,340	35,686,880	22,367,340	35,686,880
(-) Company's share of Tax on Associate Results	(2,951,735)	(26,009,020)	(2,951,735)	(26,009,020)
(-) NCI's Share of profit (net of tax)	3,690,247	(132,591)	3,690,247	(132,591)
Company's Share of profit after Tax	23,105,852	9,545,269	23,105,852	9,545,269
Company's Share of profit after Tax	23,105,852	9,545,269	23,105,852	9,545,269
Company's Share of OCI, net of tax	(19,588)	(79,202)	(19,588)	(79,202)
Gain on bargain purchase (Note 4.1.1)	-	168,612,134	-	168,612,134
	23,086,264	178,078,201	23,086,264	178,078,201

4.1.1 - Gain on bargain purchase

Investment made during the year	-	395,170,000	-	395,170,000
(-) Change in share of net assets attributable to EAI	-	(563,782,134)	-	(563,782,134)
Gain on bargain purchase	-	(168,612,134)	-	(168,612,134)

Shaw Wallace & Hedges Limited Summarized Financial Information

	GROUP		COMPANY	
	Balance as at 31.03.2025	Balance as at 31.03.2024	Balance as at 31.03.2025	Balance as at 31.03.2024
	Rs.	Rs.	Rs.	Rs.
Holding of interest	39.21%	39.21%	39.21%	39.21%
Non Current Assets	7,690,326,766	7,621,195,482	7,690,326,766	7,621,195,482
Current Assets	303,897,135	174,511,742	303,897,135	174,511,742
Total Asset	7,994,223,901	7,795,707,223	7,994,223,901	7,795,707,223
Non Current Liabilities	403,278,694	285,357,972	403,278,694	285,357,972
Current Liabilities	85,201,300	145,858,725	85,201,300	145,858,725
Total Liabilities	488,479,994	431,216,696	488,479,994	431,216,696
Total Net Assets	7,505,743,907	7,364,490,527	7,505,743,907	7,364,490,527
(-) Net Assets Attributable to NCI	(339,918,724)	(153,323,697)	(339,918,724)	(153,323,697)
Net Assets Attributable to Parent	7,165,825,183	7,211,166,830	7,165,825,183	7,211,166,830
Share of Net Assets Attributable to Parent	2,809,459,479	2,827,236,290	2,809,459,479	2,827,236,290
Goodwill	-	-	-	-
Group's Share of Net Assets	2,809,459,479	2,827,236,290	2,809,459,479	2,827,236,290

Notes To The Financial Statements Cont..

5. INVESTMENT IN SUBSIDIARY

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Galle Face Capital Partners PLC	-	-	-	562,250,222
Island Investment Holdings Ltd.	-	-	146,650,000	-
	-	-	146,650,000	562,250,222

5.1 INVESTMENT IN SUBSIDIARY

	31.03.2025			31.03.2024		
	Holding percentage	No. of shares	Cost Rs.	Holding percentage	No. of shares	Cost Rs.
Galle Face Capital Partners PLC	28.11%	8,121,380	-	67.4%	18,163,290	562,250,222
Island Investment Holdings Ltd.	100%	386,500	146,650,000	-	-	-
			146,650,000			562,250,222

The Company has disposed 11,310,000 ordinary voting share of Galle Face Capital Partners PLC in FY 24-25. Subsequent to the said investment the holding percentage has been decreased to 28.1% from 67.4%

5.2 NON CONTROLLING INTEREST IN MATERIAL SUBSIDIARIES

Summarized Financial Information

	Company	
	31.03.2025	31.03.2024
	Rs.	Rs.
NCI %	0%	32.6%
Non Current Assets	-	1,268,433,716
Current Assets	146,650,000	35,330,180
Total Assets	146,650,000	1,303,763,896
Current Liabilities	-	28,479,423
Total Liabilities	-	28,479,423
Net Asset	146,650,000	1,275,284,473
Non Controlling Interest	-	415,775,351

Net Assets attributable to NCI before adjustments.

6. INVESTMENTS - MEASURED AT FAIR VALUE THROUGH PROFIT OR LOSS

	GROUP		COMPANY	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Balance on 1st April	1,268,433,716	566,747,384	-	-
Additions during the year	190	926,740,984	190	-
Disposals during the year	-	(621,068,387)	-	-
Adjustment for loss of control of subsidiary	(1,968,747,610)	-	-	-
Fair Value Gain / (Loss) on Investments	700,313,894	396,013,735	-	-
Balance on 31st March	190	1,268,433,716	190	-

Notes To The Financial Statements Cont..

6.1 INVESTMENTS - MEASURED AT FAIR VALUE THROUGH PROFIT OR LOSS

Name of the Company	GROUP			
	31.03.2025		31.03.2024	
	No. of Shares	Market Value Rs.	No. of Shares	Market Value Rs.
Quoted Shares				
ACCESS ENGINEERING PLC	-	-	395,642	8,941,509
CARGILLS (CEYLON) PLC	-	-	501,277	180,459,720
CEYLON HOSPITALS PLC (DURDANS)	-	-	447,774	53,620,937
DIALOG AXIATA PLC	-	-	1,000,000	11,700,000
HATTON NATIONAL BANK PLC	-	-	3,520,359	633,664,620
HEMAS HOLDINGS PLC	-	-	516,831	41,553,212
HELA APPAREL HOLDINGS PLC	-	-	134,500	820,450
NATIONAL DEVELOPMENT BANK PLC	-	-	399,831	27,188,508
NATIONS TRUST BANK PLC	1	190	-	-
RENUKA HOTELS PLC	-	-	2,015,000	174,499,000
SAMPATH BANK PLC	-	-	11,875	950,000
SUNSHINE HOLDINGS PLC	-	-	100,000	5,950,000
CEYLON TOBACCO	-	-	105,000	128,966,250
RENUKA AGRI FOODS PLC	-	-	25,088	92,826
RENUKA FOODS PLC	-	-	1,906	26,684
		190		1,268,433,716

Notes To The Financial Statements Cont..

	Group		Company	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
7. TRADE AND OTHER RECEIVABLES				
Trade receivables	-	291,760	-	-
WHT Receivable	-	80,346	-	-
Advance Payments	-	1,007,997	-	1,007,997
	-	1,380,103	-	1,007,997
8. CASH AND CASH EQUIVALENTS				
Favorable balances				
Cash at bank	148,143,253	10,917,202	1,493,253	342,797
Investment in Capital Alliance Investment Grade Fund (AA-)	-	36,469	-	-
Investment in NDB Wealth Management Ltd (A+(Ika))	-	2,763	-	1,286
	148,143,253	10,956,434	1,493,253	344,083
Unfavorable balances				
Bank overdraft	-	(22,227,699)	-	(2,134,805)
Cash and cash equivalents for the cash flows purpose	148,143,253	(11,271,265)	1,493,253	(1,790,722)
Cash and cash equivalents includes bank overdrafts that are repayable on demand and form an integral part of the Group's cash management.				
9. STATED CAPITAL			No. of shares	No. of shares
			2025	2024
Number of Ordinary Shares Issued and Fully Paid				
Balance as at 1st April			302,871,815	178,254,871
Share issue for scrip dividend			4,206,552	3,468,218
New shares issue			-	121,148,726
Balance as at 31st March			307,078,367	302,871,815
	Group		Company	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Stated Capital				
Stated Capital on 1st April	2,035,951,683	913,011,900	2,035,951,683	913,011,900
Share issue for scrip dividend	30,287,182	32,601,249	30,287,182	32,601,249
Share issued during the year		1,090,338,534		1,090,338,534
Stated Capital on 31 st March	2,066,238,865	2,035,951,683	2,066,238,865	2,035,951,683
10. TRADE AND OTHER PAYABLES				
Financial Liabilities				
Director Fee Payable	-	2,000	-	2,000
Audit Fee	640,000	582,002	640,000	342,002
Unclaimed Dividend	-	333,835	-	-
WHT Payable	-	-	-	-
Dividend Payables	413,784	413,784	413,784	413,784
Other payables	-	962,752	-	676,584
	1,053,784	2,294,373	1,053,784	1,434,370

Notes To The Financial Statements Cont..

	Group		Company	
	2025 Rs.	2024 Rs.	2025 Rs.	2024 Rs.
11. AMOUNTS DUE TO RELATED PARTIES				
Galle Face Capital Partners PLC	-	-	-	38,395
Galle Face Properties Limited	6,223,791	41,044,837	6,223,791	34,730,501
Shaw Wallace & Hedges Limited	-	41,421,129	-	41,262,333
	6,223,791	82,465,966	6,223,791	76,031,229
	Group		Company	
	2025 Rs.	2024 Rs.	2025 Rs.	2024 Rs.
12. INCOME TAX PAYABLE				
Balance on 1st April	-	26,422,683	-	-
Provision for the year	661,850	1,140,252	661,850	-
	661,850	27,562,935	661,850	-
Payments made during the year	-	(26,509,541)	-	-
Balance on 31st March	661,850	1,053,394	661,850	-
13. REVENUE				
Dividend Income	51,290,842	24,141,597	32,871,279	15,319,473
Gain on disposal of Quoted Shares	25,653,476	7,889,671	-	-
	76,944,318	32,031,268	32,871,279	15,319,473
	Group		Company	
	2025 Rs.	2024 Rs.	2025 Rs.	2024 Rs.
14. NET FINANCE INCOME/ EXPENSE				
Finance income	1,240,893	1,815	1,240,893	1,815
Interest Income from Money Market Investments	1,298,691	786,543	93,539	611,508
Interest Income from Unit Trust Investments	871,402	-	871,402	-
Interest Income from Related party Balances	189,602	29,482,558	-	-
Interest Income on Treasury Bills	79,101	25,349	-	-
Interest income on savings	333	-	333	-
Interest Income from Call Deposits	3,680,022	30,296,265	2,206,167	613,323
Finance costs				
Other finance charges	(8,578)	(20,251,942)	(8,578)	(20,225,592)
Related Party Loan Interest Expense	(13,235,005)	(29,682,430)	(7,719,768)	(29,720,825)
Short Term Loan Interest	-	(23,681,985)	-	-
	(13,243,583)	(73,616,357)	(7,728,346)	(49,946,417)
	(9,563,561)	(43,320,092)	(5,522,179)	(49,333,094)
	Group		Company	
	2025 Rs.	2024 Rs.	2025 Rs.	2024 Rs.
15. PROFIT BEFORE TAX				
Profit Before Tax is stated after charging all expenses including the following;				
Directors' Remuneration	418,000	240,000	338,000	160,000
Auditor's remuneration	1,110,111	746,086	799,402	435,377

Notes To The Financial Statements Cont..

16.	INCOME TAX EXPENSES	Group		Company	
		2025 Rs.	2024 Rs.	2025 Rs.	2024 Rs.
	Current Tax Expense				
	Income tax for the year	661,850	1,140,252	661,850	-
	Over provision in respect of previous year	3,292,820	-	-	-
	WHT on dividends received	-	3,172,062	-	-
	Deferred Income Tax Expense				
	Deferred Tax Expense (recognized in profit or loss)	23,181,547	-	23,181,547	-
	Total Income Tax Expense	27,136,217	4,312,314	23,843,397	-

16.1 RECONCILIATION BETWEEN THE TAX EXPENSE AND THE ACCOUNTING PROFIT TAX EXPENSES

	Group		Company	
	2025 Rs.	2024 Rs.	2025 Rs.	2024 Rs.
Accounting Profit Before Tax	283,876,504	549,231,620	212,804,270	132,705,250
(-) Profit from Associate Companies	55,889,387	(178,157,403)	55,889,387	(178,157,403)
(-) Gain on FVTPL investments	(700,313,894)	(396,013,735)	(167,221,367)	-
	(360,548,002)	(24,939,518)	101,472,290	(45,452,153)
Add: Aggregate Disallowable Expenses	20,294,064	-	12,209,006	-
Less: Allowable Expenses	-	-	-	-
Less: Non-business income and Exempt income	342,460,105	(7,889,671)	(111,475,129)	-
Other sources of income	(2,206,167)	(24,141,597)	(2,206,167)	(15,319,473)
Business Income	-	(56,970,786)	-	(60,771,626)
Investment Income	2,206,167	-	2,206,167	-
Tax Loss Claimed	-	-	-	-
Business Loss	-	60,771,626	-	-
Taxable Income	2,206,167	3,800,840	2,206,167	(60,771,626)
Income tax @ 30%	661,850	1,140,252	661,850	-
	661,850	1,140,252	661,850	-

16.2 ACCUMULATED TAX LOSSES

Tax Loss Brought forward	89,626,008	28,854,382	89,626,008	28,854,382
Loss Incurred During the year	-	60,771,626	-	60,771,626
Loss set off for the period	(661,850)	-	(661,850)	-
Tax loss Carried forward	88,964,158	89,626,008	88,964,158	89,626,008

Income tax has been provided as per the rates legislated in accordance with the inland Revenue Act No. 24 of 2017 and it's amendments.

16.3 DEFERRED TAXATION

Deferred tax assets and liabilities are attributable to the following;

	Balance Sheet		Income Statement	
	2025 Rs.	2024 Rs.	2025 Rs.	2024 Rs.
Deferred Tax Liability				
Deferred Tax Charged on Share of Profit	23,166,728	-	23,166,728	-
	23,166,728	-	23,166,728	-
Reconciliation of Deferred Tax Charge / (Reversal)				
Deferred Tax expense/ (reversal) reported in the Income Statement			23,181,547	-
Deferred Tax Expense (reversal) reported in Other Comprehensive Income			(14,819)	-
			23,166,728	-

Notes To The Financial Statements Cont..

17. EARNINGS PER SHARE

17.1 EARNING PER SHARE

The calculation of basic earnings per share is based on the profit after tax attributable to ordinary shareholders divided by the weighted average number of ordinary shares outstanding during the year.

	Group		Company	
	2025	2024	2025	2024
	Rs.	Restated Rs.	Rs.	Restated Rs.
Amounts used as Numerator				
Profit after tax attributable to ordinary shareholders (Rs.)	(108,297,718)	342,301,417	188,960,874	132,705,250
Weighted average number of shares (Nos)	307,078,367	307,078,367	307,078,367	307,078,367
Basic earnings per share (Rs.)	(0.35)	1.11	0.62	0.43

Weighted average number of shares as at 31st March 2024 has been restated based on the number of shares issued as scrip dividend in September 2024 in accordance with Sri Lanka Accounting Standard LKAS 33 - Earnings Per Share.

17.2 DILUTED EARNINGS PER SHARE

Diluted earnings per share is calculated by dividing the net profit for the year attributable to ordinary shareholders by the number of ordinary shares outstanding during the year after adjustment for the effects of all dilutive potential ordinary shares.

There were no dilutive potential ordinary shares as at 31 March 2025. Hence, diluted earnings per share is same as basic earnings per share.

	Group		Company	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.

17.3 DIVIDEND PER SHARE

Total Dividend paid (Rs.)	30,287,182	35,650,974	30,287,182	35,650,974
Number of Ordinary shares	307,078,367	302,871,815	307,078,367	302,871,815
Dividend per share	0.10	0.12	0.10	0.12

18. KEY MANAGEMENT PERSONNEL

Key management personnel (KMP) are those persons having authority and responsibility for planning, directing and controlling the activities of the Company, directly or indirectly. All the members of the Board of Directors of the Company have been classified as KMP of the Company.

There are no transactions with Key Managerial persons during the year other than transaction listed below :

	Group		Company	
	2025	2024	2025	2024
	Rs.	Rs.	Rs.	Rs.
Directors' Remuneration	418,000	240,000	338,000	160,000

Notes To The Financial Statements Cont..

18.1 RELATED PARTY TRANSACTION

The Company carries out transactions in the ordinary course of its business with parties who are defined as related parties in Sri Lanka Accounting Standard (LKAS) 24 - "Related Party Disclosures". Transactions with related parties were made on the basis of the price lists in force with non-related parties (at Arm's Length), but subject to approved discounts. Outstanding balances with related parties other than balances relating to investment related transactions as at the reporting date are unsecured. Settlement will take place in cash. Such outstanding balances have been included under respective assets and liabilities. Details of related party transactions are reported below:

Name of the Company	Nature of relationship	Name of the common Directors	Nature of transactions	Aggregate value of the related party transactions entered into during the financial year	Balane as at 31.03.2025	Balane as at 31.03.2024
Renuka Enterprises (Pvt) Ltd	Affiliate	Mr. S. V. Rajiyah	Shared Services Settlements	(467,235) 467,235	-	-
Galle Face Capital Partners PLC	Affiliate	Mr. S.V.Rajiyah Mr. M.R Ratnasabapathy Mr. K.Liyanagamage	Loan received Interest charges Settlements	- - 38,395	-	(38,395)
Shaw Wallace & Hedges Ltd	Affiliate	Mr. S. V. Rajiyah	Loan received Interest charges Settlements	(233,000,000) (1,570,733) 275,833,066	-	(41,262,333)
Galle Face Properties Ltd	Affiliate	Mr. S.V.Rajiyah Mr. M.R Ratnasabapathy Mr. K.Liyanagamage	Loan received Interest charges Settlements	(361,000,000) (6,146,884) 395,653,591	(6,223,794)	(34,730,501)

18.2 DISCLOSURE IN TERMS OF SECTION 9.3.2 OF THE LISTING RULES OF COLOMBO STOCK EXCHANGE

Related Party Transactions - Recurrent

Related Company	Relationship	Nature of Transactions	Name of the Common Directors	Aggregate Value of related Party transactions Entered in to During the year Rs.	Aggregate Value of Related party Transactions as a % of Net Income	Terms and Conditions of the Related Party Transactions
Renuka Enterprises (Pvt) Ltd.	Subsidiary of Ultimate Parent Renuka Holdings PLC	Shared Services Settlement of Invoices	Mr. S. V. Rajiyah	(467,235) 467,235	(1.42%) 1.42%	Comparable uncontrolled price Actual Basis

There are no recurrent transactions other than stated above, that have been entered in to with Related Entities during the year which are more than 10% of the Company turnover that require disclosure in this Annual Report in Terms of Section 9.3.2 of the Listing Rules of Colombo Stock Exchange.

Similarly there are no non-recurrent transactions other than stated below, that have been entered in to with Related Entities during the year which are more than 10% of Equity and 5% of Total assets which ever is lower that require disclosure under the same provision.

Notes To The Financial Statements Cont..

Related Party Transactions - Non Recurrent

Related Company	Relationship	Description of transaction	Aggregate Value of related Party transactions Entered in to During the year Rs.	Value of Related party Transactions as a % of Equity %	Value of Related party Transactions as a % of Total Assets %	Terms and Conditions of the Related Party Transactions	Rationale for entering in to the transaction
Shaw Wallace & Headges Ltd	Affiliate	Mr. S. V. Rajiyah	234,570,733	6.70%	6.64%	At Market rate	Inter Company Loan
Galle Face Properties Ltd	Affiliate	Mr. S. V. Rajiyah Mr. M.R Ratnasabapathy Mr. K.Liyanagamage	367,146,884	10.49%	10.40%	At Market rate	Inter Company Loan

19. CONTINGENT LIABILITIES

There are no material contingent liabilities which would require adjustments to or disclosure in the Financial Statements as at the reporting date.

20. CAPITAL COMMITMENTS

There were no material capital commitments which have been approved as at the reporting date.

21. EVENTS OCCURRING AFTER THE REPORTING DATE

There are no other instances which would require adjustments to or disclosure in the financial statements other than following,

22. FINANCIAL RISK MANAGEMENT

Introduction and overview

The Group has exposure to the following risks from its use of financial instruments:

- (i) Credit risk
- (ii) Liquidity risk
- (iii) Market risk
 - a. Interest risk
 - b. Currency risk

Introduction and overview

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk and the Group's management of capital. Further quantitative disclosures are included throughout this financial statements.

Notes To The Financial Statements Cont..

22.1 RISK MANAGEMENT FRAMEWORK

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

Credit risk

Credit risk is the risk of financial loss to the Group if a shareholder or counter party to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers and investment securities.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each shareholders.

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was as follows;

	Group Carrying Amount		Company Carrying Amount	
	2025 Rs.	2024 Rs.	2025 Rs.	2024 Rs.
Standard Chartered Bank - AAA (lka)	-	(9,651,323)	-	-
Commercial Bank of Ceylon PLC - A (lka)	-	132,835	-	-
National Development Bank PLC - A-(lka)	1,199,058	-	1,199,058	-
Hatton National Bank PLC - A(lka)	271,692	-	271,692	361,294
Habib Bank Limited - A (lka)	22,503	-	22,503	26,503
Investments in Treasury Bills	-	24,307,328	-	-
Investment in Capital Alliance Investment Grade Fund BBF (lka)	-	36,469	-	-
Investment in NDB Wealth Management Ltd (A+(lka))	-	2,763	-	1,295
HSBC UK Bank PLC	146,650,000	-	-	-
	148,143,253	14,828,072	1,493,253	389,092

Liquidity risk

Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

GROUP	2025 Rs.	Mature within 1yr.	Mature Over 1yr.	2024 Rs.	Mature within 1yr.	Mature Over 1yr.
Bank Overdraft	-	-	-	22,225,195	22,225,195	-
Amount due to Related party	1,053,784	1,053,784	-	1,712,331	1,712,331	-
Trade and Other payable	6,223,791	6,223,791	-	82,465,966	82,465,966	-
	7,277,575	7,277,575	-	106,403,492	106,403,492	-

COMPANY	2025 Rs.	Mature within 1yr.	Mature Over 1yr.	2024 Rs.	Mature within 1yr.	Mature Over 1yr.
Bank Overdraft	-	-	-	-	-	-
Amount due to Related party	1,053,784	1,053,784	-	1,434,370	1,434,370	-
Trade and Other payable	6,223,791	6,223,791	-	76,031,229	76,031,229	-
	7,277,575	7,277,575	-	77,465,599	77,465,599	-

Notes To The Financial Statements Cont..

Market risk

The market risk is the risk that changes in market prices, such as interest rates will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

a. Interest rate risk

Interest rate risk is the risk that the fair value of the cash flows of financial instruments will fluctuate because of changes in market interest rates. Interest rate risk arises on interest bearing financial instruments recognized in the statement of financial position.

The interest rate risk of the Group arises from financial instruments which are exposed to variable or fixed rate interest rates. Variable interest rates expose the Group to cash flow due to the impact on the quantum of interest payable. Financial instruments with fixed interest rates are subject to variations in fair values due to market interest movements.

As at 31 March 2025, the group does not have any exposure to any interest rate risk as its term deposits interest rates are fixed. The Group's remaining financial assets and liabilities are non-interest sensitive. The Group's has no variable rate interest instruments.

At the reporting date, the Group's interest-bearing financial instruments were as follows:

As at 31 March	Note	Group		Company	
		2024 Rs.	2023 Rs.	2024 Rs.	2023 Rs.
Fixed Rate Instruments					
Financial Assets					
Investments in Treasury Bills		-	24,307,328	-	-
Cash at Bank	8	148,143,253	10,956,434	1,493,253	344,083
		148,143,253	35,263,762	1,493,253	344,083
Financial Liabilities	11	6,223,791	82,465,966	6,223,791	76,031,229
Amount due to related parties	8	-	22,227,699	-	2,132,301
Bank Overdraft		6,223,791	104,693,665	6,223,791	78,163,530
		154,367,044	139,957,427	7,717,044	78,507,613

Sensitivity analysis for variable rate Instruments

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, of the profit before tax.

As at 31 March	2025 Profit or Loss	2024 Profit or Loss	2025 Profit or Loss	2024 Profit or Loss
Variable Rate Instruments (1% decrease)	2,567,355	5,448,401	1,889,561	1,326,260
Variable Rate Instruments (1% Increase)	(2,567,355)	(5,448,401)	(1,889,561)	(1,326,260)

Notes To The Financial Statements Cont..

23.1. FAIR VALUE HIERARCHY

Level 1 - Quoted (unadjusted) Market prices in active markets for identical assets or liabilities

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

Group

		Carrying amount				Carrying amount			
31 March 2025	Financial assets at amortized cost	FVTPL	FVTOCI	Financial liabilities at amortized cost	Total	Level 1	Level 2	Level 3	Total
	Rs.		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Financial assets measured at fair value									
Investments - Measured at Fair Value Through Profit or Loss	-	190	-	-	190	190	-	-	190
	-	190	-	-	190	190	-	-	190
Financial assets not measured at fair value									
Trade And other Receivables	-	-	-	-	-	-	-	-	-
Short term investments	-	-	-	-	-	-	-	-	-
Cash and cash equivalents	148,143,253	-	-	-	148,143,253	-	-	-	-
	148,143,253	-	-	-	148,143,253	-	-	-	-
Financial liabilities not measured at fair value									
Bank overdrafts	-	-	-	6,223,791	6,223,791	-	-	-	-
Amount due to Related party				1,053,784	1,053,784	-			-
Trade Other payable	-	-	-	-	-	-	-	-	-
	-	-	-	7,277,575	7,277,575	-	-	-	

Notes To The Financial Statements Contd..

23.1. Fair Value Hierarchy Contd..

31 March 2024	Carrying amount				Carrying amount			
	Financial assets at amortized cost Rs.	FVTPL	FVTOCI	Financial liabilities at amortized cost Rs.	Total	Level 1	Level 2	Level 3
			Rs.		Rs.	Rs.	Rs.	Rs.
Financial assets measured at fair value								
Investments - Measured at Fair Value Through Profit or Loss	-	1,268,433,716	-	-	1,268,433,716	1,268,433,716	-	-
	-	1,268,433,716	-	-	1,268,433,716	1,268,433,716	-	-
Financial assets not measured at fair value								
Trade And other Receivables	1,380,103				1,380,103			
Short term investments	24,307,328				24,307,328			
Cash and cash equivalents	10,956,434	-	-	-	10,956,434	-	-	-
	36,643,865	-	-	-	36,643,865	-	-	-
Financial liabilities not measured at fair value								
Bank overdrafts	-	-	-	22,227,699	22,227,699	-	-	-
Amounts due to related Parties-	-	-	-	82,465,966	82,465,966	-	-	-
Trade Other payable	-	-	-	2,294,373	2,294,373	-	-	-
	-	-	-	106,988,038	106,988,038	-	-	-

In determining the fair value, highest and best use of the property including the current condition of the properties, future usability and associated redevelopment requirements have been considered. Also, the values have made reference to market evidence of transaction prices for similar properties, with appropriate adjustments for size and location. The appraised fair values are rounded within the range of values.

Company

31 March 2025	Carrying amount				Carrying amount			
	Financial assets at amortized cost Rs.	FVTPL	FVTOCI	Financial liabilities at amortized cost Rs.	Total	Level 1	Level 2	Level 3
			Rs.		Rs.	Rs.	Rs.	Rs.
Financial assets measured at fair value								
Investments - Measured at Fair Value Through Profit or Loss	-	190	-	-	190	190	-	-
	-	190	-	-	190	190	-	-
Financial assets not measured at fair value								
Cash and cash equivalents	1,493,253	-	-	-	1,493,253	-	-	-
	1,493,253	-	-	-	1,493,253	-	-	-
Financial liabilities not measured at fair value								
Amount due to Related Parties	-	-	-	6,223,791	6,223,791	-	-	-
Trade Other payable	-	-	-	1,053,784	1,053,784	-	-	-
	-	-	-	7,277,575	7,277,575	-	-	-

Notes To The Financial Statements Contd..

23.1. Fair Value Hierarchy Contd..

Company

31 March 2024	Carrying amount				Carrying amount				
	Financial assets at amortized cost Rs.	FVTPL	FVTOCI Rs.	Financial liabilities at amortized cost Rs.	Total Rs.	Level 1 Rs.	Level 2 Rs.	Level 3 Rs.	Total Rs.
Financial assets measured at fair value									
Investments - Measured at Fair Value Through Profit or Loss	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Financial assets not measured at fair value									
Trade And other Receivables	1,007,997	-	-	-	1,007,997	-	-	-	-
Cash and cash equivalents	344,083	-	-	-	344,083	-	-	-	-
	1,352,080	-	-	-	1,352,080	-	-	-	-
Financial liabilities not measured at fair value									
Bank overdrafts	-	-	-	2,134,805	2,134,805	-	-	-	-
Amounts due to related Party	-	-	-	76,031,229	76,031,229	-	-	-	-
Trade Other payable	-	-	-	1,434,370	1,434,370	-	-	-	-
	-	-	-	79,600,404	79,600,404	-	-	-	-

In determining the fair value, highest and best use of the property including the current condition of the properties, future usability and associated redevelopment requirements have been considered. Also, the values have made reference to market evidence of transaction prices for similar properties, with appropriate adjustments for size and location. The appraised fair values are rounded within the range of values.

Five year Summary

Year Ended 31st March	2025 Rs. '000	2024 Rs. '000	2023 Rs. '000	2022 Rs. '000	2021 Rs. '000
a) Summary of Operation					
Revenue	76,944	32,031	34,575	37,135	17,741
Profit/(Loss) before net finance cost and tax	293,440	592,552	242,050	117,325	423,422
Profit/ (Loss) before taxation	283,877	549,231	330,262	117,439	427,133
Taxation	(27,136)	(4,312)	(26,447)	(3,088)	(3,873)
Profit /(Loss) after tax	256,740	544,919	303,814	114,351	423,260
Profit/(Loss) attributable to equity holders of the company	256,740	544,919	303,814	114,351	423,260
b) Summary of Financial Position					
As At 31 March	2025 Rs. '000	2024 Rs. '000	2023 Rs. '000	2022 Rs. '000	2021 Rs. '000
Equity					
Stated Capital	2,066,238	2,035,952	913,012	878,252	878,252
Retained Earnings	1,433,955	1,572,545	1,194,009	989,728	881,315
Minority Interest	-	415,775	401,768	349,523	-
Total Equity	3,500,193	4,024,272	2,508,789	2,217,503	1,759,567
Liabilities					
Current Liabilities	7,939	108,041	740,959	4,020	2,000
Loang term Liabilities	23,167	-	-	-	-
Total Liabilities	31,106	108,041	740,959	4,020	2,000
Total Equity and Liabilities	3,531,300	4,132,313	3,249,748	2,221,523	1,761,567
Assets					
Investment in Equity - Accounted Investees	3,383,157	2,827,236	2,257,858	1,498,888	1,206,111
Investment in Subsidiary	-	-	-	-	-
Investment measured at FVTPL	0.19	1,268,433	566,747	339,737	553,558
Deferred Tax Asset	-	-	-	-	-
Current assets	148,143	36,643	425,142	382,898	1,898
Total Assets	3,531,300	4,132,312	3,249,747	2,221,523	1,761,567
c) Key Indicators					
Earnings /(Loss) per share (Rs.)	(0.35)	1.11	1.28	0.94	2.44
Net assets value per share (Rs.)	11.40	13.10	12.09	11.15	10.12
Current ratio (times)	18.66	33.91	0.57	8.41	0.95
d) Dividend per share (Rs.)	0.10	0.12	0.20	0.20	0.10

Shareholders' and Investors' information

SHARE INFORMATION

	2025	2024
Total No. of shareholders	3,190	2,851
Total No. of Shares	307,078,367	302,871,815

PUBLIC SHARE HOLDING

	2025	2024
The percentage of Ordinary Shares held by the public	49.96%	29.96%
Total number of shareholders representing the public holding	3,186	2,851

The float adjusted market capitalization was Rs.2,671 Mn. as at 31st March 2025. The company has over 20% public shareholding and over 500 public shareholders meeting the minimum thresholds for compliance on minimum public holding under the option "5" of Section 7.13.1 (a) of continuing listing requirements.

SHARE TRADING INFORMATION

1st of April to 31 st March	2025	2024
	Voting	Voting
Share Price		
Highest (Rs.)	10.80	8.70
Lowest (Rs.)	6.60	7.00
As at 31st March	8.70	7.90
Market Capitalization	2025	2024
As at 31st March (Rs. '000)	2,671,582	2,392,687
No. of Traders	6,691	15,253
No. of Shares Traded	72,176,082	73,245,621
Value of Shares Traded (Rs. '000)	695,054	665,939

Voting Shares Details

VOTING SHARES

No of Shares Held	31st March 2025			31st March 2024		
	No. of Shareholders	No. of Shares	%	No. of Shareholders	No. of Shares	%
1 - 1,000	1,356	325,780	0.11%	1193	265,867	0.08%
1,001 - 10,000	1053	3,999,602	1.30%	997	3,705,352	1.23%
10,001 - 100,000	625	20,437,868	6.65%	557	16,803,126	5.55%
100,001 - 1,000,000	145	38,791,768	12.64%	97	24,216,770	7.99%
1,000,001 & Over	11	243,523,349	79.30%	7	257,880,700	85.15%
	3,190	307,078,367	100.00%	2,851	302,871,815	100%

VOTING SHARES

Analysis of Shareholders	31st March 2025			31st March 2024		
	No. of Shareholders	No. of Shares	%	No. of Shareholders	No. of Shares	%
Individuals	2,996	49,650,446	16.17%	2681	34,707,314	11.46%
Institutions	194	257,427,921	83.83%	170	268,164,501	88.54%
Total	3,190	307,078,367	100.00%	2,851	302,871,815	100%

ANALYSIS OF SHAREHOLDERS - VOTING

Analysis of Shareholders	31st March 2025			31st March 2024		
	No. of Shareholders	No. of Shares	%	No. of Shareholders	No. of Shares	%
Resident	3,172	306,764,736	99.90%	2,835	302,426,154	99.85%
Non Resident	18	313,631	0.1	16	445,661	0.15%
Total	3,190	307,078,367	100.00%	2,851	302,871,815	100%

ANALYSIS OF SHAREHOLDERS - VOTING

Analysis of Shareholders	31st March 2025			31st March 2024		
	No. of Shareholders	No. of Shares	%	No. of Shareholders	No. of Shares	%
Related Companies	4	153,649,137	50.04%	3	212,104,499	70.03%
Directors and Spouses	0	-	0.00%	-	-	0.00%
Public	3,186	153,429,230	49.96%	2,848	90,767,316	29.97%
Total	3,190	307,078,367	100.00%	2,851	302,871,815	100.00%

Top 20 Major Shareholders

No	Name	Voting as at 31.03.2025		Voting as at 31.03.2024	
		No. of Shares	%	No. of Shares	%
1	GALLE FACE PROPERTIES LIMITED	106,349,694	34.63%	104,892,850	34.63%
2	HATTON NATIONAL BANK PLC/ALMAS HOLDINGS (PVT) LTD	59,141,252	19.26%	-	-
3	RENUKA ENTERPRISES (PVT) LTD	36,020,000	11.73%	94,311,478	31.14%
4	PEOPLE'S LEASING & FINANCE PLC/ALMAS HOLDINGS (PVT) LTD	11,448,606	3.73%	-	-
5	THE CARGO BOAT INVESTMENT COMPANY LIMITED	11,279,339	3.67%	12,900,171	4.26%
6	HATTON NATIONAL BANK PLC/ALMAS CAPITAL (PVT) LTD	8,621,951	2.81%	39,221,966	12.95%
7	COMMERCIAL BANK OF CEYLON PLC/A.N.WEERAKKODY	4,848,748	1.58%	3,867,364	1.28%
8	MR. S.A THALANGAMA	1,940,000	0.63%	-	-
9	MR.M.M SUNIL	1,500,000	0.49%	-	-
10	MR. A. KETHEESWARAN	1,349,859	0.44%	-	-
11	DR. N. D. GUNAWARDENA	1,023,900	0.33%	1,539,213	0.51%
12	COMMERCIAL BANK OF CEYLON/D RAMACHANDRAN	1,000,000	0.33%	-	-
13	MR.D.P.G.A.S FERNANDO	900,000	0.29%	-	-
14	PEOPLE'S LEASING & FINANCE PLC/MR.D C UDAGE	832,532	0.27%	744,464	0.25%
15	DFCC BANK PLC/MASKELIYA TEA EXPORT (PVT) LTD	817,243	0.27%	806,048	0.27%
16	CITIZENS DEVELOPMENT BUSINESS FINANCE PLC/C.U.GAMAGE	797,510	0.26%	786,342	0.26%
17	PEOPLE'S LEASING & FINANCE PLC/MR.R.P.N CHANAKA	776,634	0.25%	-	-
18	MR.W CHAMINDA	760,354	0.25%	-	-
19	DIALOG FINANCE PLC/K.S.C.P.K GUNASINGHE	754,046	0.25%	-	-
20	MR.W.D.S FERNANDO	855,609	0.28%	-	-
		251,017,277	81.7%	259,069,896	85.6%

Notice of Meeting - Annual General Meeting

Notice is hereby given that the Sixty Eighth (68th) Annual General Meeting (AGM) of Ceylon Land & Equity PLC (the 'Company') will be held on Friday, 19th September 2025 at 3.30p.m. at No. 69, Sri Jinarathana Road, Colombo 02 for the following purposes:

1. To receive and consider the Annual Report of the Board of Directors on the affairs of the Company, the statement of Compliance and the Financial Statement for year ended 31st March 2025 with the Report of the Auditors thereon.

THAT accordingly the Company's management be and is hereby authorized to take all necessary steps to give effect to the aforesaid proposed issue of new ordinary shares of the Company.

2. To re-elect Mr. K. Liyanagamage as a Director who retires by rotation in terms of Article 28 (1).

3. To authorize the Directors to determine contributions to charity.

4. (i) To appoint Messrs Ernst & Young, Chartered Accountants, as recommended by the Board of Directors as the Company's Auditors for the financial year ending March 31, 2025; and

(ii) To authorize the Board of Directors to determine the remuneration of the Auditors for the financial year ending March 31, 2025

5. To authorize the Board of Directors to determine donations for the year 2025

By Order of the Board of Ceylon Land and Equity PLC,

Renuka Enterprises (Pvt) Ltd

Company Secretaries

28th August 2025

Colombo

Notes

(i) *Adult registered and entitled holder of the Company's ordinary shares is entitled to participate at the meeting, speak and vote at the AGM and is entitled to appoint a proxy holder to participate, speak, and vote in his/her stead.*

(iii) *A proxy holder need not be a shareholder of the Company.*

(iv) *A Form of Proxy is sent along with this Report. The Form of Proxy should be completed legibly and forwarded to the Company, Company Secretary, to No. 69, Sri Jinarathana Road Colombo 02, not later than forty-eight (48) hours before the time appointed for the holding of the AGM.*

Form of Proxy

I / We of
 being a member/members
 of Ceylon Land & Equity PLC, hereby appoint;
 (NIC No.) of

Or failing her/him

Mr. S.V. Rajiyah or failing him
 Mr. K.Liyanagamage or failing him
 Mr. T.A.P.Peiris or failing him
 Mr. M.R. Ratnasabapathy or failing him
 Mr. T.A.C.H.Jayakody

as my/ our proxy to represent me / us and to speak and to vote on my / our behalf at the Annual General Meeting of
 the Company to be held on the and at any adjournment thereof and at every poll which may
 be taken in consequence thereof.

		For	Against
1.	To receive and consider the Annual Report of the Board of Directors on the affairs of the Company, the Statement of Compliance and the Financial Statements for the year ended March 31, 2025 together with the Report of the Auditors thereon		
2.	To re-elect Mr. K. Liyanagamage as a Director		
3.	i. To appoint Messrs Ernest & Young, Chartered Accountants as recommended by the Board of Directors, as Auditors to the Company for the Financial Year ending March 31, 2026. ii. To authorize the Board of Directors to determine the remuneration of the Auditors for the Financial Year ending March 31, 2026.		
4.	To authorize the Board of Directors to determine donation for the year 2026.		

Dated this day of 2025.

.....
 Signature of Shareholder

Note:

- (a) A proxy need not be a member of the Company.
- (b) Instructions regarding completion appear overleaf.

Instructions as to Completion of the form of Proxy

1. To be valid, the completed Form of Proxy should be deposited at the Registered Office of the Company, at “Renuka House”, No. 69, Sri Jinaratana Road, Colombo 2, on or before 3.30 pm on 17th September 2025 being not less than 48 hours before the time appointed for the holding of the Meeting.
2. In perfecting the Form of Proxy, please ensure that all the details are legible.
3. Please indicate with an ‘X’ in the space provided how your proxy to vote on each resolution. If no indication is given the proxy, in his discretion, will vote, as he thinks fit.
4. In the case of a Company / Corporation, the proxy must be under its Common Seal which should be affixed and attested in the manner prescribed by its Articles of Association.
5. In the case of proxy signed by the Attorney, the Power Attorney must be deposited at the Registered Office at “Renuka House”, No. 69, Sri Jinaratana Road, Colombo 2, for registration.

CORPORATE INFORMATION

Name of Company

Ceylon Land & Equity PLC

Registration No.

PQ 149

Legal Form

Quoted Public Company with Limited Liability

Principal Activity

Investment

Board of Directors

Mr. S. V. Rajiyah - Chairman

Mr. M. R. Ratnasabapathy

Mr. K. Liyanagamage

Mr. T. A. P. Peiris

Mr. T.A.C.H.Jayakody

Audit Committee

Mr. M. R. Ratnasabapathy - Chairman

Mr. K. Liyanagamage

Mr. T. A. P. Peiris

Related Party Transactions review Committee

Mr. M. R. Ratnasabapathy - Chairman

Mr. K. Liyanagamage

Mr. T. A. P. Peiris

Remuneration Committee

Mr. K. Liyanagamage - Chairman

Mr. M. R. Ratnasabapathy

Mr. T. A. P. Peiris

Nomination & Governance Committee

Mr. K. Liyanagamage - Chairman

Mr. M. R. Ratnasabapathy.

Mr. T. A. P. Peiris

Managers & Company Secretaries

Renuka Enterprises (Pvt) Ltd

69 Sri Jinaratana Road,

Colombo 2

Registrars

S S P Corporate Services (Pvt) Ltd

546 Galle Road,

Colombo 3

Ultimate Parent Company

Renuka Holdings PLC

Registered Office

"Renuka House"

69 Sri Jinaratana Road,

Colombo 2

Postal Address

P.O.Box 25, Colombo

Stock Exchange Listing

Colombo Stock Exchange

Auditors

Ernst & Young Chartered Accountants

Legal Consultants

Heritage Partners - Attorneys- at-Law

Nithya Partners - Attorneys- at-Law

Varnes International - Attorney-at-Law

Bankers

Hatton National Bank PLC

National Development Bank PLC



“Renuka House” No. 69, Sri Jinarathana Road, Colombo 02, Sri Lanka.
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