Perpetual Space, Perpetual Value

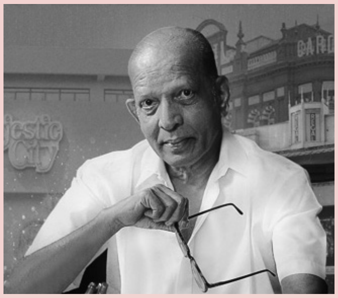
CT LAND DEVELOPMENT PLC

ANNUAL REPORT 2025 - 2026

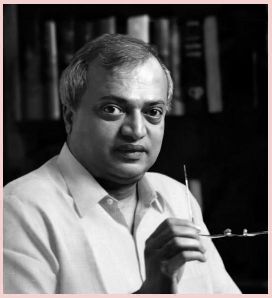
CTH
Creating Value since 1928
A MEMBER OF C T HOLDINGS PLC

In Memoriam

The Board of Directors and Management pay tribute to our late Chairmen, Mr. Albert A Page and Mr. Anthony A Page, whose visionary leadership, integrity, and unwavering commitment played a defining role in the Company's growth and success. Their enduring legacy continues to inspire and guide us as we build upon the strong foundation they helped establish.



Mr. Albert A Page
Chairman (1983-2000)



Mr. Anthony A Page
Chairman (2000-2008)

Building on a Legacy. The new City, unveiled.

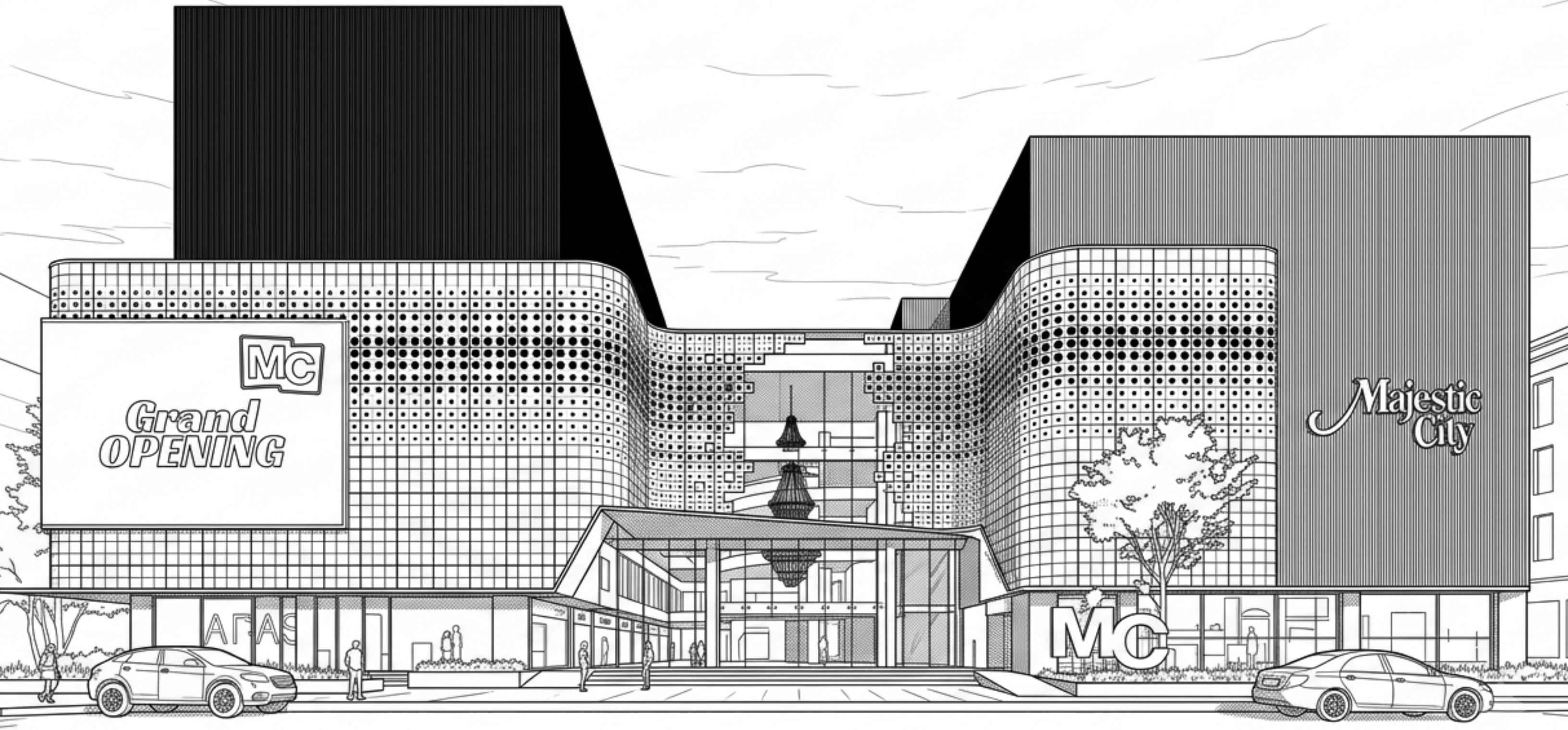
CT Land Development PLC is the owning company for Majestic City, established by our founding Chairman, the late Mr. Albert A. Page.

For over three decades, Majestic City has been a symbol of urban life in Colombo, a signature destination for retail, dining, and entertainment. As one of Sri Lanka's most iconic shopping and entertainment venues, MC represents not just cosmopolitan living and commerce but culture and community. It was completely ahead of its time in bringing the concept of a lifestyle destination to Colombo.

As part of CT Holdings Group, we are proud to advance Mr. Albert A. Page's vision by continually developing one of Colombo's most recognised commercial landmarks.

The completion of Majestic City's redevelopment is a significant milestone in that journey. The transformation has revitalised the property with modern retail spaces, upgraded infrastructure, enhanced accessibility, and a renewed entertainment offering, including the reopening of the Majestic Cineplex with South Asia's first Tricorne Premium LED cinema screen.

This latest investment reflects our long-term commitment to preserving the property's legacy. We celebrate the grand reveal of a shopping city for a new generation of visitors, tenants, and stakeholders.



Contents

Financial Highlight

Year ended 31st March	2026		2025		2024	2023	2022
	Rs. '000	% Change	Rs. '000	% Change	Rs. '000	Rs. '000	Rs. '000
OPERATING RESULTS							
Revenue	283,243	-45.9%	524,035	12.1%	467,672	349,472	146,783
Results from Operating Activities	1,242,222	582.1%	182,129	-82.9%	1,065,729	245,375	72,852
Finance Cost	(23,124)	21.1%	(19,089)	-25.6%	(25,667)	(31,538)	(16,835)
Share of Profit-Equity Accounted Investee	-	-	-	-	-	-	(41,848)
Profit before Taxation	1,219,098	647.6%	163,072	-84.3%	1,040,064	220,499	14,169
Profit after Taxation	684,373	251.2%	194,870	-73.2%	728,306	(51,582)	(16,964)
Total Comprehensive Income for the year	689,185	247.3%	198,418	-72.3%	716,357	(46,777)	(10,316)
ASSETS							
Non Current Assets	9,287,594	42.8%	6,502,822	8.0%	6,018,467	4,976,091	4,819,600
Current Assets	605,669	168.7%	225,365	48.4%	151,833	144,596	159,012
EQUITY & LIABILITIES							
Stated Capital	1,982,500	0.0%	1,982,500	0.0%	1,982,500	1,982,500	1,982,500
Reserves	3,555,711	24.0%	2,866,528	7.4%	2,668,180	1,951,823	2,011,277
Deferred Liabilities	1,644,062	48.7%	1,105,899	-2.1%	1,129,496	792,346	514,785
Other Long Term Liabilities	1,967,383	269.1%	533,059	100.7%	265,641	298,224	356,587
Current Liabilities	743,153	209.6%	240,203	93.0%	124,482	95,795	113,461
KEY INDICATORS							
Earnings per Share (Rs.)	8.42	251.2%	2.40	-73.2%	8.96	(0.64)	(0.21)
Net Assets per Share (Rs.)	68.16	14.2%	59.68	4.3%	57.24	48.42	49.15
Market Price per Share (Rs.)	35.10	38.7%	25.30	10.0%	23.00	27.10	25.80
OTHERS							
Market Capitalisation (Rs. '000)	2,851,875	38.7%	2,055,625	10.1%	1,867,750	2,201,875	2,096,250
Price Earnings Ratio (times)	4.17	-60.5%	10.55	310.5%	2.57	(42.69)	(123.57)
Dividends per Share (Rs.)	-	-	-	-	-	-	-
Interest Cover (times)	53.72	463.0%	9.54	-77.0%	41.52	7.78	4.33
Current Ratio (times)	0.81	-13.2%	0.94	-23.1%	1.22	1.51	1.40
Dividend Yield (%)	-	-	-	-	-	-	-
Equity to Total Assets (%)	55.98	-22.3%	72.07	-4.4%	75.37	76.83	80.22
Number of Shares in Issue ('000)	81,250	0.0%	81,250	0.0%	81,250	81,250	81,250

Chairman’s Message

Dear Shareholders,
It gives me great pleasure to present the Annual Report of CT Land Development PLC for the year ended 31 March 2026.

Majestic City refurbishment project

This year marks a significant milestone in the Company's journey with the successful completion of the comprehensive refurbishment and modernization of the Majestic City Shopping Complex. Commenced in the previous financial year, this transformative project has revitalized our flagship asset, reinforcing its position as one of Colombo's premier retail, entertainment, and lifestyle destinations.

The project was undertaken with several key objectives:

1. To create a completely refreshed and contemporary look and feel for the shopping complex.
2. To modernize the building's infrastructure, services, and customer facilities.
3. To introduce enhanced operational features that improve efficiency, optimize costs, and support greater energy efficiency.
4. To refresh the tenant mix and optimize space utilization to better meet evolving customer preferences and market demands.

I am pleased to report that these objectives have been successfully achieved. While the project encountered some delays and implementation challenges, it was substantially completed within acceptable time and cost parameters.

The refurbishment has introduced several notable additions and enhancements, including a large-format department store, the reopening of the Platinum cinema with a state-of-the-art Digital LED screen and Dolby Atmos sound system, an expanded children's play area, two additional elevators for quicker customer movement, and a large external LED display for advertising. The 12.8 meter Tricorne Premium 4K LED screen has truly transformed the Platinum Cinema Auditorium. The acoustically transparent design allows to deliver both breathtaking visuals and Dolby Atmos sound creating a truly immersive experience for the audience. These improvements have significantly enhanced the customer experience while strengthening the commercial appeal of the complex.

The response from tenants, customers, and other stakeholders since the reopening has been extremely encouraging. We are confident that these investments will enhance the long-term value of Majestic City and generate sustainable returns for our shareholders in the years ahead.

On behalf of the Board, I wish to express our sincere appreciation to our lead consultants, M/s The Design Group Five International (Pvt) Ltd, the other consultants, contractors, and our management team for their professionalism, commitment, and dedication in successfully delivering this landmark project. We are confident that the strong foundation created through this transformation will continue to deliver lasting value and support the Company's future growth.

Operational Performance

As anticipated, the Company's operating performance for the year was significantly impacted by the extensive refurbishment of the Majestic City Shopping Complex. The temporary closure of substantial sections of the mall, rental concessions extended to support affected tenants, and the additional costs incurred in maintaining operations in areas that remained open during construction all contributed to a decline in operating performance.

In addition, several tenancies were temporarily vacated to facilitate the reconfiguration and consolidation of retail spaces and were not immediately replaced until the refurbishment was completed. Many of the newly secured tenants commenced fitting out their premises only after the project was substantially completed. Consequently, revenue from these outlets will be realized only during the early months of the new financial year.

As at the reporting date, occupancy of the shopping complex stood at 72%, including 25% occupied by subsidiaries and associates of the parent company, CT Holdings PLC. Occupancy is expected to increase to approximately 90% by the middle of the next financial year as new tenants commence operations. This is expected to provide a significant boost to both revenue and profitability in the coming year.

Financial Performance

For the financial year ended 31 March 2026, the Company recorded revenue of Rs. 283.24 million compared with Rs. 524.04 million in the previous year, representing a decrease of 45.95%.

This decline was primarily attributable to the refurbishment and redevelopment of Majestic City, which temporarily affected rental income and normal business operations. During the refurbishment period, rental concessions ranging from 20% to 100% were granted to tenants whose businesses were impacted by the construction activities. In addition, all retail outlets on Levels 1 to 3 were closed from 2 November 2025 to 12 December 2025 to facilitate critical upgrading works, during which period no rental income was generated from these areas. These factors collectively resulted in the reduction in rental income during the year under review.

Despite the lower revenue, the Company recorded a Profit After Tax of Rs. 684.4 million compared with Rs. 194.9 million in the previous year, representing an increase of 251.3%. This increase was primarily due to the upward revaluation of the Majestic City investment property following the completion of the refurbishment.

The Company's total assets increased significantly from Rs. 6.7 billion to Rs. 9.9 billion, representing growth of 47.04%, mainly as a result of the capitalisation of refurbishment and enhancement expenditure together with the increase in the valuation of the investment property. Shareholders' equity also increased from Rs. 4.8 billion to Rs. 5.5 billion, reflecting growth of 14.2% during the year.

The successful completion of the refurbishment has significantly enhanced the quality and value of our flagship asset. With improving occupancy levels, a refreshed tenant mix, stronger customer footfall and enhanced facilities, the Company is well positioned to generate stronger rental yields and improved financial performance in the years ahead.

Directorate

Mr. Joseph Page, who has served as Managing Director from 1992 onwards and as Deputy Chairman / Managing Director since September 2000, stepped down from his executive responsibilities as a Managing Director with effect from 13th May 2026 upon reaching the age of 70 years.

Mr. Page has been associated with CT Land Development PLC since its inception and has played an integral role in the Company's growth over more than four decades. He worked alongside the Company's founders and former Chairmen, Messrs. Albert A. Page and Anthony A. Page, and since 2015 has worked closely with me in guiding the Company. Most recently, he was deeply involved in overseeing the successful refurbishment and modernization of Majestic City.

On behalf of the Board, I wish to place on record our sincere appreciation for Mr. Page's outstanding contribution, unwavering commitment and dedicated service. His efforts have been instrumental in maintaining Majestic City as one of Colombo's leading shopping and entertainment destinations. We are pleased that he will continue to serve the Company as Non-Executive Deputy Chairman with effect from May 2026, and we look forward to continuing to benefit from his experience and guidance.

I would also like to acknowledge the valuable contribution made by Mr. Joel Selvanayagam during his tenure as a Director from 2022 until his untimely passing in 2025. As the Company's Senior Independent Director and a member of several Board Sub-Committees, he provided sound judgment, insightful counsel, and valuable guidance to the Board. He was also closely involved in the initial planning stages of the Majestic City refurbishment project. His service and commitment to the Company are gratefully acknowledged.

At the forthcoming Annual General Meeting, shareholders will be requested to consider an Ordinary Resolution for the appointment of Mrs. Indira Malwatte, who has attained the age of 70 years, as an Independent Non-Executive Director of the Company. Mrs. Malwatte currently serves on the Boards of several other companies within the CT Holdings Group, and we look forward to welcoming her to the Board upon the approval of shareholders.

All other Directors served on the Board throughout the financial year under review.

Looking Forward

The successful completion of the Majestic City refurbishment marks the beginning of an exciting new chapter for the Company. Our immediate priorities are to achieve targeted occupancy levels, further strengthen

Chairman's Message

the tenant mix, increase customer footfall, and continue enhancing the overall shopping and entertainment experience.

We are confident that these initiatives, together with the significant investments made during the past two years, will enhance the long-term earning capacity of the Company and create sustainable value for our shareholders.

At the same time, we remain firmly committed to maintaining the highest standards of corporate governance, prudent financial management, and responsible business practices while continuing to pursue opportunities for long-term growth.

Appreciation

The successful completion of this landmark refurbishment project would not have been possible without the dedication and commitment of many individuals and stakeholders. I extend my sincere appreciation to our employees for their hard work and resilience throughout this challenging period, to my fellow Directors for their guidance and stewardship, to our tenants for their patience and cooperation during the refurbishment, and to our customers for their continued loyalty.

Finally, I wish to thank our shareholders for the confidence and trust they continue to place in the Company. Your steadfast support has enabled us to undertake this transformational investment, which we believe will deliver sustainable benefits for many years to come.

As we embark on this new phase in the Company's journey, we do so with confidence, optimism and a renewed commitment to creating enduring value for all our stakeholders.

Thank you for your continued trust and support.

Signed.
Louis Page
Chairman

28th July 2026

Profile of Directors

Mr. Louis Page
Chairman, Non-Independent Non-Executive Director
Appointed to the Board on 09th March 1983

Expertise & Qualifications
Mr. Louis Page is a distinguished corporate leader with extensive experience in accounting, management, and corporate strategy. He is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka and a Fellow Member of the Chartered Institute of Mnagement Accountants (UK). Over the course of his career, he has held a number of senior leadership and board positions in prominent overseas public companies and public institutions.

Current Appointments
He serves as the Chairman of C T Holdings PLC and also serves as Chairman of Cargills (Ceylon) PLC, Ceylon Theatres (Pvt) Ltd, and Odeon Holdings (Ceylon) (Pvt) Ltd. He also serves as a Director of C T Properties Ltd, C T Property Management Company (Pvt) Ltd, C T Real Estate (Pvt) Ltd, C T Properties Lakeside (Pvt) Ltd, and CT Properties GS (Pvt) Ltd.

Mr. Joseph Page
Deputy Chairman (w.e.f. 08th September 2000) (Deputy Chairman/Managing Director – up to 13th May 2026)
Appointed to the Board on 27th July 1989

Expertise & Qualifications
Mr. Joseph Page counts over 40 years of management experience in the private sector, having held several leadership roles across entities within the CT Holdings Group. He is part-qualified with the Chartered Institute of Management Accountants (CIMA), UK.

Current Appointments
He currently serves as a Director of the parent company C T Holdings PLC. He is also a Director of Cargills (Ceylon) PLC and Kotmale Holdings PLC. In addition, he serves as a Director of Ceylon Theatres (Private) Limited, C T Properties Limited, C T Properties Lakeside (Private) Limited, C T Real Estate (Private) Limited, CT Smith Asset Management (Private) Limited, and C T Property Management Company (Private) Limited and Odeon Holdings (Private) Ltd.

Mr. P. P. Edirisinghe
Senior Independent Director
Appointed to the Board on 01st October 2021

Expertise & Qualifications
Mr. Priyan Edirisinghe was appointed to the Board in October 2021 and currently serves as the Senior Independent Director of the Company and Chairman of the Audit and Related Party Transactions Review committees.

Mr. Edirisinghe is a Chartered Accountant with over 20 years of experience in the private sector and in the professional practice. He is presently Managing Partner of Baker Tilly Edirisinghe & Co., Chartered Accountants, one of the top ten audit, tax, and consulting firms in Sri Lanka. He is a Fellow Member of the Chartered Accountants of Sri Lanka (FCA), and an Associate Member of the Chartered Institute of Marketing UK (ACIM). He also holds an MBA from the University of Southern Queensland, Australia.

Current Appointments
Mr. Edirisinghe currently serves as Independent Non Executive Director of C T Holdings PLC, Cargills (Ceylon) PLC, Kotmale Holdings PLC.

Mr. Ranjit Page
Non-Independent Non-Executive Director
Appointed to the Board on 27th January 2017

Expertise and Qualifications
Mr. Ranjit Page has been with the Cargills Group for over four decades having joined the Company in May 1983. He has been a pivotal figure in the transformation of Cargills (Ceylon) PLC, playing a crucial role in evolving the company from a small-scale operation to a leading Sri Lankan corporate that meets the diverse needs of communities across Sri Lanka. His visionary leadership and strategic acumen were key in establishing the Cargills business model, which facilitated the company's expansion into various sectors including food retailing, food manufacturing, restaurants, and banking. Under his guidance, Cargills has become a household name in Sri Lanka, known as a socially responsible and community-focused organization demonstrating that a socially driven mission can be both impactful and financially sustainable. Beyond driving business growth, he has been committed in identifying and nurturing talent, shaping teams that uphold the Company’s values and fostering the next generation of business leaders.

Profile of Directors

Current Appointments
He currently serves as the Deputy Chairman and Managing Director of CT Holdings PLC, Deputy Chairman / CEO of Cargills (Ceylon) PLC. He also serves on the board of several Group subsidiaries.

Mr. R. Selvaskandan

Non-Independent Non-Executive Director

Appointed to the Board on 08th February 2005

Expertise & Qualifications
With more than four decades of experience in legal practice and management, Mr. Selvaskandan is a highly accomplished Attorney-at-Law (SL) and admitted as a Solicitor of England & Wales, Canberra and Hong Kong. He is an expert in corporate and commercial transactions, mergers and acquisitions, banking and financing matters, investment structuring and project development.

Mr. Selvaskandan is a Senior Partner at Varners, a leading law firm in Sri Lanka, where he has served since 2004. He was admitted to the Supreme Court of Sri Lanka as an Attorney-at-Law in 1982 and has since built an impressive career in private practice and public service.

He was a State Counsel at the Attorney General's Department in Sri Lanka before serving as a Partner in a renowned law firm in Hong Kong for more than two decades.

Current Appointments
Mr. Selvaskandan is also Director of Laugfs Gas PLC and serves on the board of several other prominent companies, including Abans PLC and Abans Electricals PLC.

Dr. T. Senthilverl

Non-Independent Non-Executive Director

Appointed to the Board on 17th July 2002

Expertise & Qualifications
Dr. T. Senthilverl has over six decades of active engagement in manufacturing, trading, land development, irrigation, power and energy, construction, management, industrial turnkey projects, air and sea cargo logistics and share trading.

Current Appointments
He currently serves as a Director of C W Mackie PLC, Lotus Hydro Power PLC, Kelani Valley Canneries Ltd, Senthilverl Holdings (Pvt) Ltd, Samindu Incense (Pvt) Ltd, Dr.T Senthilverl (Pvt) Ltd.

Mr. Sanjay Niles

Executive Director

Appointed to the Board on 25th August 2006

Expertise & Qualifications
Mr. Sanjay Niles is a finance and management professional with broad experience in accounting, financial management, and group-level operations. He is an Associate Member of the Institute of Chartered Accountants of Sri Lanka (ACA) and the Chartered Institute of Management Accountants, UK (ACMA). Having joined the Group in 1996, he rose to the position of Group Chief Financial Controller and currently serves as Executive Director of CT Holdings PLC.

Current Appointments
He also serves as the Executive Director of Ceylon Theatres (Private) Limited, C T Properties Limited, C T Property Management Company (Private) Limited, C T Properties Lakeside (Private) Limited, and C T Properties G S (Private) Limited. He is also a Director of CT Real Estate (Private) Limited, Fortune Premier (Private) Limited, CT Smith Capital (Private) Limited, The Empire Investment Company (Private) Limited, Frederick North Hotel Company (Private) Limited, and Cargills Enterprise Solutions (Private) Limited.

Mr. H. A. S. Madanayake

Independent Non-Executive Director

Appointed to the Board on 01st October 2021

Expertise & Qualifications
Mr. Suren Madanayake had his education at Royal College, Colombo and qualified as a Mechanical Engineer from the University of Texas at Austin, USA. He was appointed to the Board of ACL Cables PLC in June 1991 and appointed as Managing Director in September 2005. When Kelani Cables PLC was acquired in October 1999, he was appointed as Managing Director of Kelani Cables PLC and Lanka Olex Cables (Private) Ltd which is the holding Company of Kelani Cables PLC. In 2003 he was appointed as Deputy Chairman of Kelani Cables PLC. He captained the Royal College 1st XV Rugby Team in 1987.

Current Appointments

He also serves as the Chairman of Resus Energy PLC and Cable Solutions PLC, Managing Director of ACL Plastics PLC and Director of ACL Electric (Pvt) Ltd., Ceylon Bulbs & Electricals Ltd., ACL Metals & Alloys (Pvt) Ltd., ACL Polymers (Pvt) Ltd., ACL-Kelani Magnet Wire (Pvt) Ltd., Ceylon Copper (Pvt) Ltd., SM Lighting (Pvt) Ltd., Fab Foods (Pvt) Ltd., Ceylon Tapioca Ltd., Destination Ceylon (Pvt) Ltd., Ethimale Plantations (Pvt) Ltd and CT Land Development PLC. He also serves as Trustee of CCC Foundation of Sri Lanka.

Mr. W. P. C. Wickramaratne

Independent Non-Executive Director

Appointed to the Board on 03rd February 2026

Expertise & Qualifications

Mr. Chulantha Wickramaratne is an accomplished senior professional with over 35 years of leadership in public sector finance, audit, governance, and institutional reform. Most recently serving as the Auditor General of the Democratic Socialist Republic of Sri Lanka from 2019 to 2025. He is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka, a qualified accountant with CIPFA, UK, an Associate Member of ICMA, SL, and holds a Bachelor of Commerce (Special) degree with Second Class Upper Division honours from the University of Kelaniya, Sri Lanka.

As the Auditor General, he has overseen complex audits of government ministries & departments, public corporations, and SOEs and also functioned as a principal advisor to Parliamentary Oversight Committees, including COPA and COPE. He also has extensive international exposure in governmental and private sector assignments. After retiring from the position of Auditor General, he entered the corporate sector, taking up appointments as an Independent Non-Executive Director at CT Holdings PLC and later at Cargills (Ceylon) PLC.

Mr. Z. H. Mohamedally

Non-Independent Non-Executive Director

Appointed to the Board on 27th January 2026

Expertise & Qualifications

Mr. Zakir Mohamedally possesses over two decades of experience spanning audit, assurance, and capital market sectors of Sri Lanka. He began his career in 2005 within the Audit & Assurance Division of PricewaterhouseCoopers Sri Lanka. In 2007, he joined the CT Smith Holdings Group, where he currently holds the position of Group Managing Director and Head of Investment Banking. He has led significant transactions across Equity Capital Markets, Debt Capital Markets, and Mergers & Acquisitions in Sri Lanka, including cross-border deals. He is a Fellow Member of the Association of Chartered Certified Accountants (ACCA) UK. He is also an Associate Member of the Chartered Institute of Management Accountants (CIMA) UK and the Institute of Certified Management Accountants of Sri Lanka. Additionally, he holds a Post Graduate Diploma in Marketing from the Chartered Institute of Marketing (CIM) UK.

Current Appointments

He also serves as Managing Director of Odeon Holdings (Ceylon) (Pvt) Ltd, the parent company of CT Holdings PLC since August 2025. He is also a Non Independent Non Executive Director of CT Holdings PLC and Cargills (Ceylon) PLC.

Corporate Governance

Section 9 of the Listing Rules of the Colombo Stock Exchange (CSE) - "Corporate Governance" sets out the Corporate Governance requirements of listed companies. The Directors hereby confirm that the Company complies with the said section of the Listing Rules as at 31st March 2026.

Company's adherence to the Corporate Governance Rules as required by Section 9 of the Listing Rules of the CSE:

Rule No.	CSE Rule	Status of Compliance	Details/Reference
9.1	**Applicability of Corporate Governance Rules**		
9.1.3	A statement confirming compliance with Corporate Governance Rules	Compliant	Please refer Annual Report of the Directors on page 22
9.2	**Policies**		
9.2.1/ 9.2.2/ 9.2.3/ 9.2.4	Requirement pertaining to establishment and disclosure of policies set out in the listing rules.	Compliant	Policies are available at the corporate website www. majesticcity.lk
9.3	**Board Committees**		
9.3.1	Ensuring that the following Board committees are established and are functioning effectively. (a) Nominations and Governance Committee (b) Remuneration Committee (c) Audit Committee (d) Related Party Transactions Review Committee	Compliant	
9.3.2	Comply with the composition, responsibilities and disclosures required in respect of the above Board committees as set out in CSE Rules.	Compliant	Disclosed in the Independent Committee Reports
9.3.3	The Chairperson of the Board of Directors shall not be the Chairperson of the Board Committees referred to in Rule 9.3.1 above.	Compliant	
9.4	**Adherence to principles of democracy in the adoption of meeting procedures and the conduct of all General Meetings with shareholders**		
9.4.1	Maintain records of all resolutions and specified information pertaining to the resolutions considered at any General Meetings.	Compliant	
9.4.2 a)/b)/ c)/d)	Communication and relations with shareholders and investors	Compliant	
9.5	**Policy on matters relating to the Board of Directors**		
9.5.1	Establish and maintain a formal policy governing matters relating to the Board of Directors	Compliant	

Rule No.	CSE Rule	Status of Compliance	Details/Reference
9.5.2	Confirm compliance with the requirements of the policy referred to in Rule 9.5.1 in the Annual Report	Compliant	
9.6	**Chairperson and CEO**		
9.6.1	The Chairperson shall be a Non-Executive Director and the positions of the Chairperson and Chief Executive Officer (CEO) shall not be held by the same individual, unless otherwise a Senior Independent Director (SID) is appointed by such Entity.	Compliant	Position of the Chairperson and CEO is not held by the same person and the Chairman is a Non-Executive Director (NED)
9.6.2	Where the Chairperson of a Listed Entity is an Executive Director and/or the positions of the Chairperson and CEO are held by the same individual, such Entity shall make a Market Announcement	N/A	
9.6.3 a)/b)/ c)/d)	Requirement pertaining to Senior Independent Director (SID)	Compliant	Mr. P.P Edirisinghe was appointed as SID
9.6.3 e)	A signed explanatory disclosure by SID demonstrating the effectiveness of duties of the SID.	Compliant	Report from SID page number 15
9.6.4	Rationale for appointment of SID.	Compliant	Please refer Report of the SID on page 15
9.7	**Fitness of Directors and CEOs**		
9.7.1/ 9.7.2/ 9.7.3/ 9.7.4/ 9.7.5	Requirement to meet the fit and proper criteria stipulated by the CSE Listing Rules and disclosure in Annual Report	Compliant	Please refer Annual Report of the Board of Directors page 22
9.8	**Board Composition**		
9.8.1/ 9.8.2	Requirement pertaining minimum number of Directors and independent Directors	Compliant	
9.8.3	Conformity to the criteria set by CSE on determining the independence of the Directors	Compliant	
9.8.5 a)/b)/c)	Requirement pertaining to self-declarations annual determination of independence and market announcement in the event of the impairment of the independence.	Compliant	
9.9	**Alternate Directors**		
9.9 a)/b)/ c)/d)/e)	Non-executive directors shall be appointed as alternate directors in exceptional circumstances and for a maximum period of one (1) year from the date of appointment	N/A	

Corporate Governance

Rule No.	CSE Rule	Status of Compliance	Details/Reference
9.10	**Disclosures relating to Directors**		
9.10.1 9.10.2 9.10.3	Requirement pertaining to the disclosure of the Directors	Compliant	
9.10.4	Disclosure of details pertaining to Directors in the Annual Report	Compliant	Please refer Directors' Profile page number 7
9.11	**Nominations and Governance Committee**		
9.11.1/ 9.11.2/ 9.11.3	Existence of Nominations and Governance Committee, formal procedure for appointment and re-election of new Directors and written terms of reference of Nomination Committee	Compliant	
9.11.4	Composition of Nomination and Governance Committee members and appointment of its chairperson	Compliant	
9.11.5	The Committee functions are in accordance with the set criteria as per the CSE Listing Rules	Compliant	
9.11.6	Annual Report contains a report of the Nominations and Governance Committee signed by its Chairperson.	Compliant	Nominations and Governance Committee Report on page 18
9.12	**Remuneration Committee**		
9.12.2	A Remuneration Committee shall be established that conforms to the requirements	Compliant	
9.12.3/ 9.12.4	CSE Listing requirement pertaining to remuneration of the Directors.	Compliant	
9.12.5	Remuneration Committee shall have written terms of reference	Compliant	
9.12.6	Composition of the Remuneration Committee	Compliant	Remuneration Committee Report on page 17
9.12.6 (3)	Remuneration Committee chaired by an Independent Director.	Compliant	Remuneration Committee Report on page 17
9.12.7	Recommendation to the Board of Directors regarding remuneration.	Compliant	Remuneration Committee Report on page 17
9.12.8 (a)	Disclosure of Chairperson and members of the Remuneration Committee in the Annual Report.	Compliant	Remuneration Committee Report on page 17
9.12.8 (b)	A statement regarding the remuneration policy	Compliant	Remuneration Committee Report on page 17
9.12.8 (c)	Disclosure of the aggregate remuneration of the Executive and Non-Executive Directors.	Compliant	Note 33 to the financial statements on page 67

Rule No.	CSE Rule	Status of Compliance	Details/Reference
9.13	**Audit Committee**		
9.13.1	Entities who do not maintain separate Committees to perform the Audit and Risk Functions, the Audit Committee (AC) shall additionally perform the Risk Functions	Compliant	Audit Committee Report on Page 27
9.13.2	The Audit Committee shall have written terms of reference	Compliant	
9.13.3	**Composition of the Audit Committee**		
(1)	Composition of the independent directors of the Audit Committee	Compliant	
(2)	Quorum comprising majority of Independent Directors	Compliant	
(3)	Minimum number of meetings and quarterly meetings prior to releasing the quarterly financial statements.	Compliant	
(4)	An Independent Director being the Chairperson of the Audit Committee	Compliant	Audit Committee Report on page 27
(5)	Attendance of CEO and CFO at the Audit Committee meetings by invitation	Compliant	Audit Committee Report on page 27
(6)	The Chairperson of the Audit Committee shall be a Member of a recognized professional accounting body.	Compliant	Audit Committee Report on page 27
9.13.4	**Functions of the Audit Committee**		
(1)	Functions of the Audit Committee as set out in CSE Listing Rules	Compliant	Audit Committee Report page 27
9.13.5	**Disclosures (AC) in the Annual Report**		
	Disclosure of stipulated information in the Audit Committee report included in the Annual Report	Compliant	Audit Committee Report page 27
9.14	**Related Party Transactions Review Committee (RPTRC)**		
9.14.1	Listed Entities shall have a Related Party Transactions Review Committee	Compliant	
9.14.2	**Composition of RPTRC**		
(1)	Composition of the independent directors and chairperson being an independent director.	Compliant	RPTRC report on page 16
(2)	If both parent and subsidiary are Listed Entities, the RPTRC of the parent company may function as the RPTRC of the subsidiary	N/A	

Corporate Governance

Rule No.	CSE Rule	Status of Compliance	Details/Reference
9.14.3	**Functions of RPTRC**		
	Functions of the RPTRC as set out in CSE Listing Rules	Compliant	RPTRC report on page 16
9.14.4	**General Requirements of RPTRC**		
(1)	General requirement stipulated in CSE Listing Rules (1) to (4)	Compliant	
9.14.5	**Review of RPTs by the RPTRC**		
	Requirement pertaining to review of Related Party transactions by RPTRC set out by CSE Listing Rules	Compliant	
9.14.6	**Shareholder Approval**		
	Requirement pertaining to shareholder approval set out by CSE Listing Rules.	N/A	There were no Related Party transactions requiring shareholder approval
9.14.7	**Immediate Disclosures**		
	Immediate Market Announcement to the Exchange as set out by CSE Listing Rules	N/A	There were no Related Party transactions requiring immediate market announcement.
9.14.8	**Disclosures in the Annual Report**		
(1)	Disclosure of RPTs details in the Annual Report.	N/A	There were no Related Party transactions exceeding 10% of Equity or 5% of Total Assets.
(2)		Compliant	Notes to the Financial Statements Note 33
(3)	Related Party Transactions Review Committee Report in the Annual Report	Compliant	RPTRC Report on page 16
(4)	A declaration by the Board of Directors in the Annual Report confirming that RPT Rules are complied with.	Compliant	RPTRC Report on page 16
9.14.9	Shareholder approval and competent independent advice on acquisition and disposal of assets from/to related parties	N/A	
9.16	**Additional Disclosures**		
	Additional Disclosures by the Board of Directors in the Annual Report	Compliant	Statement of Directors' Responsibility page 25

Report of the Senior Independent Non-Executive Director

This report is presented in compliance with the requirement set out in Section 9.6.3 (e) of the revised Listing Rules on Corporate Governance of the Colombo Stock Exchange.

The requirement of appointing a Senior Independent Director (SID) to CT Land Development PLC is in accordance with Section 9.6.3 (a) ii of the revised Listing Rules on Corporate Governance of the Colombo Stock Exchange and the Code of Best Practice on Corporate Governance issued by the Institute of Chartered Accountants of Sri Lanka.

Mr. A.J.D. Selvanayagam was the SID up to his demise on 6th December 2025 and I was appointed as the SID on 3rd February 2026.

Role and Responsibilities of Senior Independent Director

In terms of the role and responsibilities of the SID, the role of the SID is to act as an intermediary and an independent channel for the Independent and Non-Executive Directors and to facilitate the appraisal of the Chairman's effectiveness. The SID provides an additional channel of communication for Independent and Non-Executive Directors, facilitates discussion on Board effectiveness and governance matters, and supports independent oversight.

The role and the responsibilities vested on the SID of the Board is relevant in the current context of Corporate Governance regulations, standards, and best practices which are frequently reviewed and revised by regulators.

My role is to ensure requisite governance standards are complied with while providing necessary assistance to the Chairman of the Board through discussion and communication between Non-Executive and Independent Directors of the Company in addressing matters relevant to the Board as a whole to enhance the overall effectiveness of the Board. Engagement with Independent and Non-Executive Directors on Board effectiveness, governance, quality and timeliness of Board information, Board Committee functioning and matters requiring independent consideration were activities undertaken following my appointment.

An Independent Directors' meeting was held under the SID's chairmanship without the presence of other Directors, in terms of Rule 9.6.3(b), and the feedback was communicated to the Chairman and the Board. A meeting of the Non-Executive Directors was held without the Chairman present to appraise the Chairman's performance, in terms of Rule 9.6.3(c), and the outcome was communicated appropriately.

P. P. Edirisinghe
Senior Independent Director

28th July 2026

Related Party Transactions Review Committee Report

The Related Party Transactions Review Committee of CT Land Development PLC is appointed by the Board of Directors of the Company and reports directly to the Board. It consists of three Independent Non-Executive Directors. The Committee met four times during the year (once per calendar quarter). The members and the details of their participation at meetings of the Committee during the reporting period are as follows:-

Name	Non-Executive Directors	Meetings Eligible to Attend	Attendance at Meetings
Mr. P. P. Edirisinghe (Chairman)	Independent	4	4
Mr. A. J. D. Selvanayagam (up to his demise on 06.12.2025)	Independent	3	3
Mr. H. A. S. Madanayake	Independent	4	2
Mr. W. P. C. Wickramaratne (w.e.f. 03.02.2026)	Independent	0	0

The Deputy Chairman and Chief Executive Officer attend the meetings of the Committee by invitation. The Company Secretary functions as the Secretary of the Committee. The composition of the members of the Committee satisfies the criteria as specified in the corporate governance rules of the CSE.

The Committee is tasked with:-

a) Reviewing Related Party Transactions,
b) Calling for supporting documents and/or justification of the terms and conditions of such transactions,
c) Identifying and reporting on recurrent and non-recurrent transactions with related parties in line with the applicable CSE Rules,
d) Obtaining quarterly declarations of Directors with regard to significant shareholding/ownership in group companies and companies outside of the group, and
e) Ensuring that appropriate disclosures are made as applicable to the CSE (where immediate market disclosures are required) and the Annual Report.

The Committee noted that there were no non-recurrent transactions with related parties during the year. It also noted that in respect of recurrent transactions, the transactions were in the ordinary course of business, there were no changes to practices followed over the years and general terms and conditions applicable to rental agreements entered into with related parties are similar to those entered into with non-related parties taking into account, if any, due consideration of factors such as the long term nature of the occupancy, anchor tenancies, the extent and location of the area occupied and the ability of the entity concerned to attract customers into the complex. The observations of the Committee have been communicated to the Board of Directors, and the Board in turn has made a declaration to the effect that the Company has complied with the requirements of the Rules pertaining to Related Party Transactions as contained in Section 9 of the listing rules of the CSE.

The details of the recurrent transactions entered into with Related Parties are disclosed in note 33 to the Financial Statements.

The Committee operates in accordance with the CSE Listing Rules, applicable SEC requirements, the Sri Lanka Accounting Standards and the Committee Charter approved by the Board.

P. P. Edirisinghe
Chairman - Related Party Transactions Review Committee

28th July 2026

The Remuneration Committee Report

The Remuneration Committee of CT Land Development PLC is appointed by the Board of Directors of the Company and reports directly to the Board.

The Company recognises that an appropriate and transparent remuneration framework is essential to attract, retain and motivate suitably qualified and experienced Executive Directors, the Chief Executive Officer and senior management personnel. The remuneration policy of the Company is designed to ensure that remuneration is fair, competitive and aligned with the responsibilities of the relevant role, individual and corporate performance, market conditions, the financial position of the Company and the long-term interests of shareholders and other stakeholders.

Accordingly, the Committee is tasked with studying and recommending appropriate remuneration packages for the CEO and Executive Directors in line with applicable market values. The Committee also maintains the process of consultation with regard to the setting up of remuneration/ compensation structures. After deliberations, its recommendations are forwarded for approval to the Board of Directors.

The Remuneration Committee of CT Land Development PLC consisted of the following Non-Executive Directors.

Name	Non-Executive Directors
Mr. P.P. Edirisinghe - Chairman	Independent Non-Executive Director
Mr. A.J.D. Selvanayagam (up to his demise on 06.12.2025)	Independent Non-Executive Director
Mr. L.R. Page	Non-Independent Non-Executive Director
Mr. W.P.C. Wickramaratne (w.e.f. 03.02.2026)	Independent Non-Executive Director

The Deputy Chairman of the Company is also invited to join in the deliberations as required.

The Committee is authorized to carry out periodic reviews to ensure that remuneration is in line with market conditions.

The Committee met once in relation to this financial year and all members of the Committee were present at the said meeting.

The Committee operates under a written Terms of Reference approved by the Board, which outlines its responsibilities and scope as required by the CSE Listing Rules.

The Company follows a remuneration policy that aims to attract, motivate, and retain high-calibre executives through a combination of fixed and performance-based compensation.

Details of aggregate remuneration paid to Executive and Non-Executive Directors are disclosed in Note 33.1.b to the Financial Statements. No Director is involved in fixing his own remuneration.

P. P. Edirisinghe
Chairman - Remuneration Committee

28th July 2026

The Nomination and Governance Committee Report

Composition

The Nomination and Governance Committee of CT Land Development PLC is appointed by the Board of Directors of the Company and reports directly to the Board. The Nomination and Governance Committee of the Board of Directors presently consists of three Non-Executive Directors.

Name	Non-Executive Directors	Meetings Eligible to Attend	Attendance at Meetings
Mr. P. P. Edirisinghe (Chairman) (w.e.f. 01.08.2024)	Independent	4	4
Mr. A.J.D. Selvanayagam (w.e.f. 01.08.2024 up to his demise on 06.12.2025)	Independent	3	3
Mr. L.R. Page (w.e.f. 01.08.2024)	Non-Independent	4	3
Mr. W.P.C. Wickramaratne (w.e.f. 03.02.2026)	Independent	0	0

The Deputy Chairman attends the meetings by invitation, while the Secretary to the Board functions as the Secretary of the Committee.
The composition of the Committee meets the requirements of Section 9.11.4 of the Listing Rules of the Colombo Stock Exchange (CSE).

Mandate

The Terms of Reference encompasses the tasks set out in Section 9.11 of the CSE Listing Rules on Corporate Governance.

Procedure

The Committee meets as necessary and, in any case, at least once a year and acts within its mandate and makes recommendations to the Board for consideration.

The role of the Committee in terms of the mandate is to review governance policies and procedures, evaluate the performance of the Board, identify and evaluate persons with the required skills, knowledge, standing, fitness, and propriety to join the Board of the Company, evaluate the appointment of Directors to Board Committees and to assess the suitability of Directors who are seeking re-election. There is a documented policy and process when nominating Directors.

The Committee is also responsible for overseeing the process for appointing the Chairman and Key Management Personnel.

Existing Directors are provided with updates on revisions to rules on Corporate Governance and other relevant regulations.

Meetings

Four meetings were held during the year. The Committee periodically reviews the composition of the Board including the balance between Independent and Non-Independent Directors and considers succession planning for both Directors and the Company's Senior Management.

A declaration was obtained from Non-Executive Directors, confirming their status of independence. Further, a declaration was obtained from the Directors in terms of Section 9.7.3 of the CSE Listing Rules confirming their fit and propriety to hold office as a Director.

The attendance by Directors at Board meetings and AGMs are given on page 23 of the Annual Report. In terms of the Articles, one-third of the Directors for the time being shall retire from office or, if their number is not a multiple of three, the number nearest to (but not greater than) one-third shall retire from office: Provided that i) a Director who is or is over 70 years of age (and whose re-appointment shall accordingly be determined in terms of section 210 and 211 of the Act) and ii) a Director appointed and holding the office of Managing or joint Managing Director shall not be subject to retirement by rotation or be taken into account in determining the Directors to retire in each year. The Committee considered skills, experience, contribution, attendance, independence, fit and propriety, other commitments and conflict matters and has recommended the re-election of the Directors offering themselves for re-election at the forthcoming Annual General Meeting. Particulars of Directors seeking re-election and those who will be elected according to Article 110 are below.

Directors Proposed for Re-election	Mr. L.R. Page	Mr. J.C. Page	Dr. T. Senthilverl	Mr. R. Selvaskandan	Mr. S.C. Niles	Mr. Z.H. Mohamedally	Mr. W.P.C. Wickramaratne
Board Committees served on (as a member or Chairperson)	2	0	0	0	0	0	0
Date of first appointment as a Director	09.03. 1983	27.07. 1989	17.07. 2002	08.02.2005	25.08. 2006	27.01. 2026	03.02. 2026
Date of last re-appointment as a Director	22.07.2025	N/A as Managing Director	22.07.2025	28.07.2023	28.07.2023	N/A	N/A
Directorships or Chairpersonships and other principal commitments both present and those held over the preceding three years in other Listed Entities;	CT Holdings PLC (CTH), Cargills (Ceylon) PLC	CTH, Cargills (Ceylon) PLC Kotmale Holdings PLC	C W Mackie PLC Lotus Hydro Power PLC	Abans PLC, Abans Electricals PLC, Laugfs Gas PLC	CTH	CTH, Cargills (Ceylon) PLC	CTH, Cargills (Ceylon) PLC
Any relationships including close family relationships between the candidate and the directors, the Listed Entity or its shareholders holding more than ten per-centum (10%) of the shares of the Listed Entity.	Brother of 2 directors, Chairman of CTH (holding company)	Brother of 2 directors, Director of CTH (holding company)	N/A	N/A	Director of CTH (holding company)	Director of CTH (holding company)	Director of CTH (holding company)

The Corporate Governance requirements stipulated under the CSE Listing Rules have been met. Further, the Independent Directors have met the criteria for determining independence in terms of Section 9.8.3 of the CSE Listing Rules.

The Nomination and Governance Committee Report

Conflict of Interest

Where the personal or business relationships or interests of Directors and Executive Officers may conflict with the interests of the Company, they are required to disclose in writing the nature and extent of any interest they have in a material contract or material transaction with the Group.

Other Board Memberships

The Group, in assessing the performance of the individual Director, considers whether sufficient time and attention have been given by the Director to the affairs of the Group while holding Board membership in other companies. The Group expects Directors to devote sufficient time to the affairs of the Company, though it does not impose a limit on the number of Board representations which a Director may hold in other companies. Directors have demonstrated their commitment and effectiveness in discharging their duties and responsibilities and avoiding actual or potential conflicts of interest caused by serving on other Boards.

Periodic evaluations have been conducted on the performance of the CEO, Board of Directors and the Chairman of the Entity as specified in Rule 9.11.5.

The Committee reaffirms its commitment to maintaining the highest standards of governance and ensuring the Board continues to be equipped with the right balance of skills, independence, and leadership to guide the Company forward.

P. P. Edirisinghe
Chairman - Nomination and Governance Committee

28th July 2026

Financial Statements

Annual Report of the Board of Directors on the Affairs of the Company

In compliance with the provisions of the Companies Act No. 07 of 2007, the Directors present their Report on the state of affairs of the Company together with the Audited Financial Statements for the year ended 31st March 2026 . The report also provides information as required by the Listing Rules of the Colombo Stock Exchange, best Accounting Practices and other disclosures deemed relevant to the stakeholders of the Company.

Principal Activity

The principal activity of the Company is property development as approved by the Urban Development Authority.

Review of Operations

The Chairman's Statement appearing on page 4 of the Annual Report gives a review of the operations carried out and the performance of the Company during the current financial year, and forms an integral part of this report.

Financial Statements

The Audited Financial Statements of the Company for the financial year ended 31st March 2026 are given on pages 32 to 69 and form an integral part of the Annual Report.

Accounting Policies

The Accounting Policies adopted in preparation of the Financial Statements are given on pages 36 to 48.

Property, Plant & Equipment & Investment Property

The movement of property, plant and equipment during the year is shown in Note 14 to the financial statements. Investment property as shown in Note 17 is stated at market value as at 31st March 2026. The current effective capital value of the investment property increased to Rs. 9 Bn which sum the Board has adopted as the fair value of the investment property in accordance with LKAS 40 and, arising therefrom, the fair value gain on investment property of Rs. 1,442 Mn is recorded in the Statement of Comprehensive Income for the year ended 31st March 2026.

Stated Capital

The Stated Capital of the Company as at 31st March 2026 was Rs. 1.98Bn (2025 - Rs. 1.98Bn) comprising 81.25Mn ordinary (voting) shares (2025 - 81.25Mn).

Directors

All the Directors of the Company have been Directors throughout the year under review other than as follows:

1. Mr. Joel Selvanayagam who passed away on 6th December 2025
2. Mr. Z. H. Mohamedally and Mr. W. P. C. Wickramaratne were appointed Directors of the company on 27.01.2026 and 03.02.2026 respectively.

Mr. R. Selvaskandan and Mr. S. C. Niles retire under Articles 103 and 104 of the Articles of Association of the Company and being eligible, offer themselves for re-election.

Pursuant to sections 210 and 211 of the Companies Act No. 7 of 2007 Mr. L.R. Page, Dr. T. Senthilverl and Mr. J.C. Page who are over 70 years of age offer themselves for re-election.

Mr. Z. H. Mohamedally and Mr. W. P. C. Wickramaratne who were appointed as Directors to fill casual vacancies until the Annual General Meeting, are eligible for election as Directors as per Article 110.

The re-election of the retiring Directors has the unanimous support of the other Directors.

Details of attendance

Details of attendance at meetings during the financial year:-

Name	Board Meetings		General Meetings	
	Held	Attended	Held	Attended
Mr. L. R. Page	4	4	1	1
Mr. J. C. Page	4	4	1	1
Mr. A. J. D. Selvanayagam	3	3	1	1
Mr. P. P. Edirisinghe	4	4	1	1
Mr. R. Selvaskandan	4	3	1	1
Mr. S. C. Niles	4	4	1	1
Mr. V. R. Page	4	2	1	0
Dr. T. Senthilverl	4	4	1	1
Mr. H. A. S. Madanayake	4	4	1	0
Mr. Z. H. Mohamedally (appointed with effect from 27.01.2026)	N/A	N/A	N/A	N/A
Mr. W. P. C. Wickramaratne (appointed with effect from 03.02.2026)	N/A	N/A	N/A	N/A

The Directors hereby confirm that the Directors and CEO of the company satisfy the Fit and Proper Assessment Criteria stipulated in section 9.7 of the Listing Rules of the Colombo Stock Exchange for the year.

Directors' Interests in Contracts / Related Party Transactions

The Directors' interests in Contracts of the Company are included in Note 33 to the Financial Statements under related party transactions.

The Related Party Transactions Review Committee appointed by the Board was tasked with reviewing Related Party Transactions, calling for supporting documents and/or justification of the terms and conditions of such transactions and identifying and reporting on recurrent and non-recurrent transactions with related parties in line with the applicable CSE Rules. The Directors have declared their interests to the Related Party Transactions Review Committee appointed by the Board. The Directors have no direct or indirect interest in any other contract or proposed contract of the Company.

The said Committee has informed the Board that there were no non-recurrent transactions with related parties during the year. It also noted that in respect of recurrent transactions, the transactions were in the ordinary course of business. There were no changes to practices followed over the years and general terms and conditions applicable to rental agreements entered into with Related Parties are similar to those entered into with non-related parties taking into account, if any, due consideration of factors such as the long term nature of the occupancy, anchor tenancies, the extent and location of the area occupied and the ability of the entity concerned to attract customers into the complex.

The Directors hereby confirm that the Company is in compliance with Section 9 of the Listing Rules of the Colombo Stock Exchange in respect of related party transactions entered into by the company during the year.

Interests Register

The company maintains an Interests Register conforming to the provisions of the Companies Act No. 7 of 2007.

Dividends

No Dividend was paid to shareholders for the year ended 31st March 2026.

Annual Report of the Board of Directors on the Affairs of the Company

Directors' Shareholdings

The interests of the Directors in the shares of the Company at the Balance Sheet date were as follows.

	As at 31.03.2026	As at 31.03.2025
L. R. Page	447,478	447,478
J. C. Page	1,702,232	1,048,007
R. Selvaskandan	149,633	-
S. C. Niles	3,333	3,333
V. R. Page	-	-
Dr. T. Senthilverl	-	-
P. P. Edirisinghe	-	-
H. A. S. Madanayake	-	-
A. J. D. Selvanayagam	N/A	-
Z. H. Mohamedally	-	N/A
W. P. C. Wickramaratne	-	N/A
	2,302,676	**1,498,818**

Donations

During the year the Company made charitable donations amounting to Rs. 470,910/- (2025-Rs. 1,012,500/-).

Auditors

M/s. KPMG, Chartered Accountants are deemed re-appointed in terms of Section 158 of the Companies Act No.7 of 2007, as Auditors of the Company. A resolution authorising the Directors to determine their remuneration will be submitted at the Annual General Meeting.

The fees paid to the Auditors are disclosed in Note 9 to the Financial Statements.

As far as the Directors are aware, the Auditors do not have any relationship (other than that of an auditor) with the Company.

Events after the reporting date

Events occurring after the reporting date of the company are given in Note 36 to the financial statements.

For and behalf of the Board of Directors

S. C. Niles
Director

P. P. Edirisinghe
Director

Charuni Gunawardana
Secretary

Colombo
28th July 2026

Statement of Directors' Responsibility

Maintenance of Accounting Records

Under the provisions of the Companies Act No. 07 of 2007 ("the Act"), every company is required to maintain accounting records which correctly record and explain the Company's transactions, and will at any time enable the financial position of the Company to be determined with reasonable accuracy, enable the Directors to prepare financial statements in accordance with the Act and also enable the financial statements of the Company to be readily and properly audited.

Preparation of Financial Statements of the Company and Group

The Act places the responsibility on the Board of Directors to ensure that financial statements are prepared within the prescribed time period in conformity with the Act. Such financial statements of a Company shall give a true and fair view of the state of affairs of the Company as at the reporting date and the profit or loss or income and expenditure, as the case may be, of the Company for the accounting period ending on that reporting date.

Dividends

In the event of any distribution of dividends, the Board of Directors is required to satisfy themselves that the Company will, immediately after the relevant distribution is made, satisfy the solvency test, provided that such a certificate is obtained from the auditors. No dividends were declared by the company during the year.

Annual Report

The Board of Directors is required to prepare an Annual Report on the affairs of the Company during the accounting period ending on the reporting date in the prescribed format and circulate the same accessible to every shareholder of the Company within the time frame prescribed in the Act.

Independent Audit

The Act requires the Company to appoint an Auditor to audit the financial statements of the Company for the reporting period. Accordingly, M/s. KPMG presently function as the Auditors of the Company. Their responsibility with regard to the financial statements as auditors of the Company are set out in the Independent Auditors' Report set out on Pages 28 to 31.

Management

The Directors are responsible for the proper management of the resources of the Company. The internal control system has been designed and implemented to obtain reasonable but not absolute assurance that the Company is protected from undue risks, frauds and other irregularities. The Directors have conducted a review of the internal controls covering financial, operational and compliance control and risk management and have obtained reasonable assurance of the effectiveness and adherence.

Compliance

Considering the present financial position of the Company and the forecasts of the foreseeable future, the Directors have adopted the going concern basis for the preparation of these financial statements.

The Directors confirm that:

(a) The Company is in compliance with the requirements of the Act as aforementioned.

(b) These financial statements have been prepared in accordance with the requirements of the Companies Act No. 07 of 2007, Listing Rules of the Colombo Stock Exchange and applicable Sri Lanka Accounting Standards, which have been consistently applied and supported by reasonable and prudent judgments and estimates.

(c) The Company is in compliance with Section 9 of the Listing Rules of the Colombo Stock Exchange in respect of the related party transactions entered into by the Company during the year.

(d) All statutory payments have been made up to date.

(e) Other than as disclosed in the Financial Statements, no material issues have arisen pertaining to employees and industrial relations of the Company that require disclosure or any adjustment to the Financial Statements.

Statement of Directors' Responsibility

(f) The Directors have declared all material interests in contracts involving the Entity and that they have refrained from voting on matters in which they were materially interested.

(g) The Directors made arrangements to make themselves aware of the applicable regulatory framework.

(h) The Directors confirm the Company has developed the required policies in accordance with Listing Rule 9.2.1 and are available on the corporate website.

(i) The Directors are satisfied that the control procedures within the Company operated effectively during the year.

By Order of the Board of Directors

Charuni Gunawardana
Company Secretary

28th July 2026

Audit Committee Report

The Audit Committee of C T Land Development PLC is appointed by the Board of Directors of the Company and reports directly to the Board. It consists of three Independent Non-Executive Directors. Mr. A.J.D. Selvanayagam passed away on 06.12.2025 and Mr. W.P.C. Wickramaratne was appointed to the Audit Committee on 03.02.2026. The Chairman of the Audit Committee is a Fellow Member of the Institute of Chartered Accountants of Sri Lanka. The composition of the members of the Audit Committee satisfies the criteria as specified in Section 9 of the Listing Rules on Corporate Governance for listed companies. The members and the details of their participation at meetings of the Committee during the reporting period are as follows. The Committee met four times during the year.

Name	Non-Executive Directors	Meetings Eligible to Attend	Attendance at Meetings
Mr. P. P. Edirisinghe (Chairman)	Independent Non-Executive Director	4	4
Mr. A. J. D. Selvanayagam (up to his demise on 06.12.2025)	Independent Non-Executive Director	3	3
Mr. H. A. S. Madanayake	Independent Non-Executive Director	4	3
Mr. W. P. C. Wickramaratne (w.e.f. 03.02.2026)	Independent Non-Executive Director	0	0

The Audit Committee is empowered to examine all matters pertaining to the financial affairs of the Company and assist the Board of Directors in effectively discharging their duties. The Committee also reviews the process of external reporting of financial information to ensure compliance with presentation and disclosure requirements in accordance with the prevailing legal and accounting framework and best practice.

The Audit Committee also reviews the adequacy and proper continuous functioning of the Internal Control Procedures of the Company to obtain reasonable assurances that the financial statements accurately reflect the state of affairs of the Company and the results for the period to which it relates.

The Committee is also empowered to liaise directly with the External Auditors of the Company and study all matters brought to the attention of the Management by the External Auditors. The Committee met with the External Auditors twice, to review matters pertaining to the Financial Statements of the previous year. In addition, where required, the quarterly financial statements were circulated, discussed and recommended to the Board prior to Board approval. In all instances, the Audit Committee obtained relevant declarations from relevant key officials stating that the respective financial statements are in conformity with the applicable Accounting Standards, Company Law and other Statutes including Corporate Governance Rules and that the presentation of such Financial Statements are consistent with those of the previous quarter or year as the case may be and listing any departures from financial reporting, statutory requirements and Group policies, if any.

The Deputy Chairman, Chief Executive Officer and/or the Finance Manager attended all Audit Committee meetings by invitation and other Senior Managers attended such meetings as and when requested to do so by the Audit Committee.

The Company Secretary acts as the Secretary to the Committee.

Based on reviews and representations made available, the Audit Committee is of the opinion that the control procedures and environment within the Company provide reasonable assurance regarding the monitoring of the operations, accuracy of the financial statements and safeguarding of assets of the Company.

The Audit Committee operates under a formal Audit Committee Charter approved by the Board in line with CSE Listing Rule 9.13.2.

The Audit Committee has obtained a statement from Messrs. KPMG, confirming their independence and objectivity in accordance with Section 163 (3) of the Companies Act No. 07 of 2007. This confirmation pertains to the audit of the Statement of Financial Position, and the related Statements of Income, Changes in Equity, and Cash Flows of the Company and the Group. The aggregate audit fees and non-audit fees paid and payable to KPMG is Rs. 963,000.

The Audit Committee has assessed the independence and performance of the External Auditors, M/s. KPMG, Chartered Accountants, and recommends to the Board of Directors that they be reappointed as Auditors of the Company for the year ending 31st March 2027, subject to the approval by the shareholders at the Annual General Meeting.

P. P. Edirisinghe
Chairman - Audit Committee

28th July 2026

Independent Auditor's Report

KPMG
(Chartered Accountants)
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TO THE SHAREHOLDERS OF C T LAND DEVELOPMENT PLC

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of C T Land Development PLC ("the Company"), which comprise the statement of financial position as at 31st March 2026 , and the statement of profit or loss and other 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 policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31st March 2026 , and of its financial performance and its 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 Company 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.

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.

Valuation of Investment Property	
Refer to Note 17 of the Financial Statements	
Risk Description	**Our Response**
As described in Note 17 to the financial statements, the Company Investment Properties are stated at their fair value in the amount of Rs. 9,008 Mn, as at the reporting date. Management's assessment of fair value of investment properties is based on valuations performed by a qualified independent property valuer in accordance with recognized industry standards. Valuation of investment properties is considered a Key Audit Matter due to the subjective nature of property valuations using level three (3) assumptions which depend on the nature of the property, its location and expected future net rental values, market yields, value per square foot, market price per perch, capitalisation rates and comparable market transactions. A change in the key assumptions will have a significant impact to the valuation.	Our audit procedures included: • Assessing the objectivity, independence, competence and qualifications of the external valuer. • Assessing the key assumptions applied and conclusions made in deriving the fair value of the properties and comparing the fair value of properties with evidence of current market comparable values and our knowledge of property market, in consultation with internal valuation specialist. In addition, assessing the valuation methodologies with reference to recognized industry standards. • Assessing the adequacy of disclosures made in the financial statements in relation to fair value of investment properties.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditor's report thereon.

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 Management and Those Charged with Governance for the Financial Statements

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 Company'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 Company or to cease operations, or has no realistic alternative but to do so.

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

Independent Auditor’s Report

KPMG

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 Company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- 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 Company’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 Company 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.

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 safeguards applied.

KPMG

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 2618.

CHARTERED ACCOUNTANTS

Colombo, Sri Lanka .
28th July 2026

Statement of Profit or Loss & Other Comprehensive Income

For the Year ended 31st March	Note	2026 Rs. '000	2025 Rs. '000
Revenue	6	283,243	524,035
Other Income	7	2,780	3,786
Change in Fair Value of Investment Property	17.1	1,442,503	89,924
Personnel Cost	8	(174,071)	(151,436)
Depreciation & Amortization		(14,152)	(16,913)
Direct Operating Cost		(262,625)	(233,916)
Other Operating Cost		(35,456)	(33,351)
Results from Operating Activities	9	1,242,222	182,129
Finance Income	10	-	31
Finance Costs	10	(23,124)	(19,089)
Profit before Taxation		1,219,098	163,071
Income Tax (Expense)/ Reversal	11	(534,722)	31,798
Profit for the Year		684,376	194,869
Other Comprehensive Income			
Items that will not be Reclassified to Profit or Loss			
Actuarial Gain on Employee's Benefit Liability	25	6,870	5,068
Tax on Other Comprehensive Income	26	(2,061)	(1,520)
Other Comprehensive Income for the Year		4,809	3,548
Total Comprehensive Income for the year		**689,185**	**198,417**
Earnings Per Share (basic/diluted) Rs.	12	8.42	2.40

The notes on pages 36 to 69 form an integral part of these financial statements.
Figures in brackets indicate deductions.

Statement of Financial Position

As at 31st March	Note	2026 Rs. '000	2025 Rs. '000
ASSETS			
Non Current Assets			
Property, Plant & Equipment	14	143,097	150,204
Right of Use Assets	15.1	31,757	34,539
Intangible Assets	16	-	-
Investment Property	17	9,008,750	5,886,937
Capital Work-in-progress	18	103,990	431,143
Investment in Equity Accounted Investee	19	-	-
		9,287,594	6,502,823
Current Assets			
Inventories	20	4,584	4,376
Trade and Other Receivables	21	513,557	138,872
Income Tax Receivables	31	57,091	39,524
Short Term Investments at FVTPL	22	30,327	42,547
Cash and Cash Equivalents	23	110	46
		605,669	225,365
Total Assets		**9,893,263**	**6,728,188**
EQUITY AND LIABILITIES			
Equity			
Stated Capital	24	1,982,500	1,982,500
Retained Earnings		3,555,712	2,866,527
		5,538,212	4,849,027
Non Current Liabilities			
Defined Benefit Plans - Gratuity	25	96,856	91,307
Lease Liabilities	15.2	47,672	51,389
Deferred Tax Liabilities	26	1,499,987	963,204
Security Deposits	27	249,478	186,435
Deferred Interest	28	17,045	5,137
Interest bearing borrowings	29	1,700,860	341,486
		3,611,898	1,638,958
Current Liabilities			
Trade and Other Payables	30	206,695	82,790
Lease Liabilities	15.2	6,841	3,688
Interest bearing borrowings	29	268,604	127,758
Bank Overdraft	23	261,013	25,967
		743,153	240,203
Total Liabilities		4,355,051	1,879,161
Total Equity and Liabilities		**9,893,263**	**6,728,188**

The notes on pages 36 to 69 form an integral part of these financial statements.
The financial statements are in compliance with the requirements of the Companies Act No. 07 of 2007.

Ms. W. A. Y. P. Wijesinghe
Finance Manager

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.
The Financial Statements have been approved by the Board on 28th July 2026
Signed for and on behalf of the Board.

S. C. Niles (Mr.)
Director

P. P. Edirisinghe (Mr.)
Director

Statement of Changes in Equity

	Note	Stated Capital Rs.'000	Retained Earnings Rs.'000	Total Rs.'000
Balance as at 01st April 2024		1,982,500	2,668,110	4,650,610
Profit for the Year		-	194,869	194,869
Other Comprehensive Income				
- Defined Benefit Plan Actuarial Gains		-	5,068	5,068
- Tax on Other Comprehensive Income		-	(1,520)	(1,520)
Total Comprehensive Income		-	198,417	198,417
Balance as at 31st March 2025		**1,982,500**	**2,866,527**	**4,849,027**
Balance as at 01st April 2025		1,982,500	2,866,527	4,849,027
Profit for the Year		-	684,376	684,376
Other Comprehensive Income				
- Defined Benefit Plan Actuarial Gain		-	6,870	6,870
- Tax on Other Comprehensive Income		-	(2,061)	(2,061)
Total Comprehensive Income		-	689,185	689,185
Balance as at 31st March 2026		**1,982,500**	**3,555,712**	**5,538,212**

The notes on pages 36 to 69 form an integral part of these financial statements.
Figures in brackets indicate deductions.

Statement of Cash Flows

For the year ended 31st March	Note	2026 Rs'000	2025 Rs'000
Cash flows from Operating Activities			
Profit before Taxation		1,219,098	163,071
Adjustments for:			
Depreciation & Amortization	14 & 16	11,370	14,131
Amortization of right of use Assets	15.1	2,782	2,782
Change in Fair Value of Investment Properties	17	(1,442,503)	(89,924)
Change in Fair Value of Short-term Investments	22	(2,780)	(3,786)
Provision for Defined Benefit Obligation	25.1(a)	12,419	12,400
Provision for Bad Debts	21	4,520	-
Interest Expenses on Leases	15.2	6,584	6,630
Interest Income	10	-	(31)
Interest Expenses	10	16,540	12,459
		(171,970)	117,732
Changes In;			
Inventories		(208)	449
Trade & Other Receivables		(379,205)	(42,214)
Trade & Other Payables		123,905	37,337
Security Deposits & Deferred Interest on Security Deposits		74,951	(11,043)
Cash (Used in) / Generated from Operating Activities		(352,527)	102,261
Interest Paid		(156,566)	(12,459)
Retirement Benefits Paid	25	-	(687)
Tax Paid	31	(17,567)	(28,021)
Net Cash (Used in) / Generated from Operating Activities		(526,660)	61,094
Cash Flow from Investing Activities			
Acquisition of Property, Plant & Equipment	14	(4,264)	(1,472)
Expenses incurred on Capital Work-in-Progress		(1,212,131)	(409,871)
Interest Income Received		-	31
Disposal of Financial Instruments	22	15,000	-
Net Cash Used in Investing Activities		(1,201,395)	(411,312)
Cash Flow from Financing Activities			
Payment of Lease Liabilities	15.2	(7,148)	(6,946)
Term Loan Received	29	1,544,645	406,218
Repayment of Interest Bearing Borrowings	29	(44,424)	(44,424)
Net Cash generated from Financing Activities		1,493,073	354,848
Net (Decrease) / Increase In Cash & Cash Equivalents		(234,982)	4,630
Cash & Cash Equivalents at the Beginning of the Year		(25,921)	(30,551)
Cash & Cash Equivalents at the End of the Year	23	(260,903)	(25,921)

The notes on pages 36 To 69 form an integral part of these financial statements.
Figures in brackets indicate deductions

Notes to the Financial Statements

1. REPORTING ENTITY

CT Land Development PLC (“the Company”) is a “Public Quoted Company” with limited liability incorporated and domiciled in Sri Lanka and listed on the Colombo Stock Exchange. The Company’s registered office is situated at No 10, Station Road, Colombo 04. The staff strength of the Company as at 31 March 2026 is 27 (2025 - 29).

The Company is in the business of development of property, administration & maintenance. The Company’s immediate & ultimate parent is CT Holdings PLC, which is a quoted public limited liability Company domiciled in Sri Lanka and listed in the Colombo Stock Exchange

The Ultimate Beneficial Owner of CT Land Development PLC is Mr. Louis Page.

2. BASIS OF PREPARATION

2.1 Statement of Compliance

Financial Statements of the Company has been prepared in accordance with the Sri Lanka Accounting Standards (the “Accounting Standards”), as issued by The Institute of Chartered Accountants of Sri Lanka (CA Sri Lanka). The Accounting Standards comprise:

- Sri Lanka Financial Reporting Standards (SLFRS);
- Sri Lanka Accounting Standards (LKAS);
- Statements of Recommended Practices (SoRPs);
- Statement of Alternate Treatment (SoATs); and
- Financial Reporting Guidelines issued by the CA Sri Lanka.

The Accounting Standards along with FAQs issued are available at the website of CA Sri Lanka www.casrilanka.com.

These financial statements, except for information on cash flows and items measured at fair value as described in note 2.3 have been prepared following the accrual basis of accounting.

2.2 Approval of Financial Statements by Directors

The Financial Statements were authorised for issue by the Board of Directors in accordance with the resolution of the Directors on 28th July 2026.

2.3 Basis of Measurement

The financial statements of the Company have been prepared on the historical cost basis, except for the following material items in the statement of financial position:

Items	Measurement bases
Investment property	Fair value
Financial instruments at fair value through profit or loss	Fair value
Defined benefit obligations	Present value

2.4 Functional and Presentation Currency

The financial statements are presented in Sri Lankan Rupees, which is the Company’s functional currency. All financial information presented in Sri Lankan Rupees has been rounded up to the nearest thousands, unless stated otherwise.

2.5 Key accounting judgements and estimates

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of the Company’s 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 on-going basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

2.5.1 Going Concern

The Company’s management has made an assessment of its ability to continue as a going concern and is satisfied that it has the resources to continue in business for a foreseeable future. Furthermore, management is not aware of any material uncertainties that may cast significant doubt upon the Company’s ability to continue as a going concern. Therefore, the Financial Statements continue to be prepared on the going concern basis.

2.5.2 Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties at 31 March 2026 that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year is included in the following notes:

- Note 25 - Measurement of defined benefit obligations: key actuarial assumptions;

- Note 17 - Determination of fair value of investment property: key valuation assumptions;
- Note 38 - Recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources.

2.6 Materiality and Aggregation

Each material class of similar items is presented separately in the financial statements. Items of a dissimilar nature or function are presented separately unless they are immaterial.

2.7 Going Concern

The Management of CT Land Development PLC has made an assessment of the Company's ability to continue as a going concern and is satisfied that the Company 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 Company's ability to continue as a going concern. Therefore, the financial statements continue to be prepared on the going concern basis.

3. SUMMARY OF MATERIAL ACCOUNTING POLICIES

The Company has consistently applied the accounting policies to all periods presented in these Financial Statements.

3.1 Financial Instruments

3.1.1 Financial Assets

Initial Recognition and Measurement

Trade receivables are initially recognized when they are originated. All other financial assets are initially recognized when the Company becomes a party to the contractual provisions of the instrument. A financial asset (unless it is a trade receivable without a significant financing component) is initially measured at fair value plus, for an item not at FVTPL, 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.

Classification and Subsequent Measurement of Financial Assets

On initial recognition, a financial asset is classified as measured at: amortized cost; (FVTPL) equity investment. Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount of outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

Business model assessment:

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered include;

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual income, maintain a particular interest rate profile, matching the duration of the financial asset to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the asset;
- how the performance of the portfolio is evaluated and reported to the Company's management;
- the risk that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of business are compensated - eg: whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reason for such sales are expectations about future sales activity

Notes to the Financial Statements

Transfers of financial assets to third parties in transaction that do not qualify for de- recognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets.

Assessment whether contractual cash flows are solely payments of principal and interest:
For the purpose of this assessment, "principal" is defined as the fair value of the financial asset on initial recognition, "interest" is defined as the consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and cost (example liquidity risk and administrative costs), as well as a profit margin

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial assets contain a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

In making the assessment, the Company considers:

- Contingent events that would change the amount or timing of cash flows;
- Terms that may adjust the contractual coupon rate, including variable-rate features;
- Prepayment and extension features; and
- Terms that limit the Company's claim to cash flows from specified assets (e.g., non-recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract.

Additionally, for a financial asset acquired at a discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets - Subsequent measurement and gains and losses

Category	Description
Financial assets at amortized cost	These assets are subsequently measured at amortized cost using the effective interest method. The amortized cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.
Financial assets at fair value through profit or loss (FVTPL) - Short term investments	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss. Changes in fair value are recognised in profit or loss in the period in which they arise.

Impairment of Financials Instruments
The Company recognizes loss allowances for Expected Credit Losses (ECLs) on:

- financial assets measured at amortised cost;

And the Company measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

Loss allowances for trade receivables is always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward looking information.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 90 days past due.

The Company considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realizing security (if any is held); or
- the financial asset is more than 90 days past due.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). The maximum period considered when estimating ECLs is the maximum contractual period over which the Company is exposed to credit risk.

Measurement of ECLs
ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Presentation of Allowance for ECL in the Statement of Financial Position
Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

3.1.2 Financial Liabilities

Financial Liabilities are initially recognised only when the Company becomes a party to the contractual provisions of the financial instrument. All financial liabilities are recognized initially at fair value. The Company's financial liabilities include trade and other payables. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost. A financial liability is derecognized only when it is extinguished - i.e. when the obligation specified in the contract is discharged or cancelled or expires.

3.1.3 De-recognition

Financial assets
The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or when it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred.

The Company also derecognizes a financial asset when it neither transfers nor retains substantially all of the risks and rewards of ownership of the financial asset and does not retain control of the financial asset.

The Company enters into transactions whereby it transfers assets recognized in its statement of financial position but retains either all or substantially all of the risks and rewards of ownership of the transferred assets. In such cases, the transferred assets are not derecognized.

Financial liabilities
The Company derecognizes a financial liability when its contractual obligations are discharged, cancelled, or expire. The Company also derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different; in such cases, a new financial liability based on the modified terms is recognized at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non cash assets transferred or liabilities assumed) is recognized in profit or loss.

3.2 Property, Plant and Equipment

3.2.1 Recognition and Measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes,

- the cost of materials and direct labour.
- any other costs directly attributable to bringing the asset to a working condition for their intended use.
- and the costs of dismantling and removing the items and restoring the site on which they are located.

Purchased software that is integral to the functionality of the related equipment is capitalised as a part of that equipment.

Notes to the Financial Statements

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognized net within other income in profit or loss.

3.2.2 Subsequent Costs

Subsequent expenditure is capitalised only when it is probable that the future economic benefits associated with the expenditure will flow to the Company. Ongoing repairs and maintenance is expensed as incurred.

3.2.3 De-recognition

The carrying amount of an item of property, plant and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain and loss arising from de-recognition of an item of property, plant & equipment is included in profit and loss when the item is derecognized.

When replacement costs are recognized in the carrying amount of an item of property, plant and equipment, the remaining carrying amount of the replaced part is derecognized. Major inspection costs are capitalised. At each such capitalisation, the remaining carrying amount of the previous cost of inspection is derecognized.

3.2.4 Depreciation

Depreciation is calculated over the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value. Depreciation is recognized in profit and loss on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

	Depreciation	Useful Life
Buildings	2%	50
Plant & Machinery-Light, A/C Equipment	10%	10
Plant & Machinery-Other	5%	20
Furniture and Equipment	10%	10
IT Equipment	25%	04
Motor Vehicles	25%	04

Depreciation of an asset begins when it is available for use and ceases at the earlier of the date that the asset is classified as held for sale and the date that the asset is derecognized.

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

3.3 Intangible Assets

3.3.1 Basis of Recognition

An intangible asset is recognized if it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the cost of the asset can be measured reliably.

3.3.2 Measurement

The cost of an intangible asset comprises of its purchase price, including any import duties and non-refundable purchase taxes, and any directly attributable expenditure on preparing the asset for its intended use.

Intangible assets that are acquired by the Company, which have finite useful lives, are measured at cost less accumulated amortisation and accumulated impairment losses.

3.3.3 Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is recognised in statement of profit or loss as incurred.

3.3.4 Amortization

Amortisation is recognized in the statement of profit or loss on a straight line basis over the estimated useful lives of intangible assets, from the date that they are available for use. The estimated useful life for intangible assets held by the Company is as follows:

	Amortisation	Useful Life
Website	50%	2 years
Improvement of Leasehold property	10%	10 years

3.4 Identification and Measurement of Impairment

Impairment of Non-Financial Assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU.

The Company's corporate assets do not generate separate cash inflows and are utilised by more than one CGU. Corporate assets are allocated to CGUs on a reasonable and consistent basis and tested for impairment as part of the testing of the CGU to which the corporate asset is allocated.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognized.

3.5 Equity Accounted Investee

Equity accounted investees are those entities in which the Company has significant influence, but not control, over the financial and operating policies. Significant influence is presumed to exist when the Company holds between 20 and 50 percent of the voting power of another entity. Equity accounted investee is accounted for using the equity method. The Financial Statements include the Company's share of income and expenses and equity movements of equity accounted investee from the date that significant influence commences until the date significant influence ceases. When the Company's share of losses exceeds its investment in an equity accounted investee, the carrying amount of that interest is reduced to nil and the recognition of further losses is discontinued except to the extent that the Company has incurred obligations or has made payments on behalf of the investee.

A listing of the Company's equity accounted investees is set out in Note 19 to the Financial Statements.

3.6 Investment Property

Investment properties are those which are held either to earn rental income or for capital appreciation or for both. Investment properties are stated at fair value. An external, independent valuation Company, having an appropriate recognized professional qualification and recent experience in the location and category of property being valued, values the portfolio every year. The fair values are based on open market value, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Valuations reflect, where appropriate; the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting of vacant accommodation and the market's general perception of their credit-worthiness; the allocation of maintenance and insurance responsibilities between lessor and lessee; and the remaining economic life of the property.

Notes to the Financial Statements

It has been assumed that whenever rent reviews or lease renewals are pending with anticipated reversionary increases, all notices and where appropriate counter notices have been served validly and within the appropriate time.

Any gain or loss arising from a change in fair value is recognized in profit or loss. Rental income from investment property is accounted for as described in the accounting policy.

When an item or property, plant and equipment is transferred to investment property following a change in its use, any differences arising at the date of transfer between the carrying amount of the item immediately prior to transfer and its fair value is recognized directly in equity if it is a gain. Upon disposal of the item, the gain is transferred to retained earnings. Any loss arising in this manner is recognized in profit or loss immediately.

If an investment property becomes owner occupied, it is reclassified as property, plant and equipment and its fair value at the date of reclassification becomes its deemed cost for subsequent accounting.

When the Company begins to redevelop an existing investment property for continued future use as investment property, the property remains an investment property, which is measured based on fair value model, and is not reclassified as property, plant and equipment during the redevelopment.

3.6.1 Investment Property under development

Property that is being constructed or developed for future use as investment property is classified as investment property under development (development projects) and stated at cost until construction or development is complete, at which time it is reclassified and subsequently accounted for as investment property. At the date of transfer, the difference between fair value and cost is recorded as income in profit or loss.

All costs directly associated with the purchase and construction of a property and all subsequent capital expenditure for the development qualifying as acquisition costs are capitalised. Related borrowing costs are recognized in profit or loss as they are incurred.

3.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, cash at bank and call deposits with maturities of three months or less from the acquisition date that are subject to an insignificant risk of changes in their fair value.

3.8 Liabilities and Provisions

3.8.1 Dividend payable

Provision for final dividends is recognized at the time the dividend recommended and declared by the Board of Directors, is approved by the shareholders. Interim dividends payable is recognized when the Board approves such dividend in accordance with the Companies Act No. 7 of 2007.

3.8.2 Provisions

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

3.9 Leases

In accordance with SLFRS 16, when the Company determines that a contract contains a lease component and one or more additional lease or non lease components, the consideration in the contract is allocated to each lease component based on the relative stand alone price of the lease component and the aggregate stand alone price of the non lease components.

At the commencement date, the Company recognises a right of use asset and a lease liability. The lease liability is measured at the present value of the lease payments that are payable at that date, discounted using the Company's incremental borrowing rate.

After initial recognition, the Company applies the cost model to the right of use asset and depreciates it from the commencement date to the end of the useful life of the underlying asset. Where the lease does not transfer ownership of the asset, the right of use asset is depreciated over the shorter of the useful life of the asset and the lease term.

In addition, interest expense on the lease liability is recognised in profit or loss.

3.9.1 As a Lessee

At commencement or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Company has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Company by the end of the lease term or the cost of the right-of-use asset reflects that the Company will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally Company uses its incremental borrowing rate as the discount rate.

The Company determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, if the Company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Short term leases and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for leases of low-value assets and short-term leases. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

3.9.2 As a Lessor

At inception or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

When the Company acts as a lessor, it determines at lease inception Whether each lease is a finance lease or an operating lease.

To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all of the risk and

Notes to the Financial Statements

rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not then it is an operating lease. As part of this assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic useful life of the asset.

When the Company is an intermediate lessor, it accounts for its interest in the head lease and the sub-lease separately. It assesses the lease classification of sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which the Company applies the exemption described above, then it classifies sub-lease as an operating lease.

The Company recognises lease payments received under operating leases as rental income on a straight-line basis over the lease term as part of 'revenue'.

3.10 Stated Capital - Ordinary Shares

The company's stated capital comprises of ordinary shares, which are classified as equity.

3.11 Employee Benefits

3.11.1 Defined Benefit Plan

Defined Benefit Plan is a post-employment benefit plan other than defined contribution plan. The liability recognized in the statement of financial position in respect of defined benefit plan is the present value of the defined benefit obligation at the statement of financial position date. The defined benefit obligation is calculated annually by independent actuaries, using projected unit credit method, as recommended by LKAS 19 Employee Benefit. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates that apply to the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related liability. The assumptions based on which the results of the actuarial valuation were determined are included in the note 25 to the Financial Statements.

This liability is not externally funded and the item is grouped under non-current liabilities in the statement of financial position. However, under the payment of gratuity Act No. 12 of 1983 the liability to an employee arises only on completion of five years of continued service.

The Company recognizes all actuarial gains and losses arising from defined benefit plans in other comprehensive income and expenses related to defined benefit plans in staff expenses in profit or loss.

3.11.2 Defined Contribution Plan

Defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay any further amounts. Obligations for contributions to Employees Provident Fund and Employees Trust Fund covering all employees are recognized as an expense in the statement of comprehensive income, as incurred.

(a) Employees' Provident Fund

The Company and employees contribute 12% and 8% respectively on the salary of each employee to the Employees' Provident Fund.

(b) Employees' Trust Fund

The Company contributes 3% of the salary of each employee to the Employees' Trust Fund. The total amount recognized as an expense to the Company for contribution to ETF is disclosed in the Note 8 to the financial statements.

(c) Short-Term Benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognized for the amount expected to be paid under short-term cash bonus if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

3.12 Commitments and Contingencies

Contingent liabilities are possible obligations whose existence will be confirmed only by uncertain future events or present obligations where the transfer of economic benefit is not probable or cannot be reliably measured. Contingent liabilities are not recognized in the Statement of Financial Position but are disclosed unless they are remote.

3.13 Fair Value Measurement

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. The Company regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, the Company assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of SLFRS/ LKAS, including the level in the fair value hierarchy in which such valuations should be classified. When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows;

Level 1

Inputs that are unadjusted quoted market prices in an active market for identical instruments When available, the Company 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 ask price), without any deduction for transaction costs. A market is regarded as active. if transactions for asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

Level 2

Inputs other than quoted prices included within Level that are observable either directly (i.e. as prices) or indirectly (i .e. derived from prices) This category includes instruments valued using; (a) quoted market prices in active markets for similar instruments, (b) quoted prices for identical or similar instruments in markets that are considered to be less active, or (c) other valuation techniques in which almost all significant inputs are directly or indirectly observable from market data.

Level 3

Inputs that are unobservable this category includes all instruments for which the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's value. Valuation techniques include net present value and discounted cash flow models comparisons with similar instruments for which observable market prices exist, option pricing models and other valuation models.

The Company recognize transfers between level of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Assumptions and inputs used in valuation techniques include risk-free and benchmark interest rates, risk premiums in estimating discount rates, bond and equity prices, foreign exchange rates, expected price volatilities and corrections.

Observable prices or model inputs such as market interest rates are usually available in the market for listed equity securities and government securities such as treasury bills and bonds. Availability of observable prices and model inputs reduces the need for management judgment and estimation while reducing uncertainty associated in determining the fair values.

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 is deferred and recognized only when the inputs become observable or on recognition of the instrument.

3.14 Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those services. Revenue is recognised upon satisfaction of performance obligation. The Company determines at contract inception whether it satisfies the performance obligation over time or at a point in time. For each performance obligation satisfied overtime, the Company recognises the revenue over time by measuring the progress towards complete satisfaction of that performance obligation.

Notes to the Financial Statements

3.14.1 Performance obligations and revenue recognition policies

Type of product/ service	Nature and timing of satisfaction of performance obligations, including significant payment terms	Revenue recognition under SLFRS 15
Rental income from operating leases	The Company develops and operates commercial shopping malls to be rented out to third parties as well as to be used by own.	Rental income from operating leases is recognised on a straight-line basis over the lease term. When the Company provides incentives to its tenants, the cost of such incentives is recognised over the lease term on a straight-line basis as a reduction of rental income.
Revenue from service and property management charges	The Company provides services to the tenants of the commercial shopping malls operated, as agreed in the tenant agreements or otherwise.	Revenue from service and property management charges is recognised in the accounting period. In the case of fixed price contracts, the customer pays the fixed amount based on a payment schedule. If the services rendered exceed the payments, a contract asset is recognised. If the payments exceed the services rendered, a contract liability is recognised.

3.15 Other Income

3.15.1 Others

Other income is recognized on an accrual basis. Net gains and losses of a revenue nature on the disposal of plant and equipment and other non-current assets including investments have been accounted for in profit or loss, having deducted from proceeds on disposal, the carrying amount of the assets and related selling expenses.

3.16 Expenses

Expenditure is recognised in profit or loss on an accrual basis as and when the services are received or the obligation is incurred.

3.17 Finance Costs

Finance costs comprise of interest expense on borrowings, interest on overdrafts and other charges.

3.18 Income Tax Expense

Income tax expense comprises current and deferred tax. Current tax and deferred tax is recognised in profit or loss, except to the extent that it relates to a business combination, or items recognised directly in equity or in other comprehensive income.

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

3.18.1 Current taxes

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

Current tax payable also includes any tax arising from dividends. Current tax assets and liabilities are offset only if certain criteria are met.

3.18.2 Deferred Taxation

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be utilised.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised. Such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For this purpose, the carrying amount of investment property that is measured at fair value is presumed to be recovered through sale.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but there is an intention to settle current tax liabilities and assets on a net basis, or their tax assets and liabilities will be realised simultaneously.

3.18.3 IFRIC - 23 interpretation addresses the accounting for income taxes when tax treatments

IFRIC - 23 interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of LKAS 12 Income Taxes. It clarifies that an entity must consider the probability that the tax authorities will accept a treatment retained in its income tax filings, assuming that they have full knowledge of all relevant information when making their examination.

The Company applies significant judgement in identifying uncertainties over income tax treatments. The Company assessed whether the Interpretation had an impact on its financial statements. The Company is of the view that it is probable that its tax treatments will be accepted by the taxation authorities hence the Interpretation did not have an impact on the financial statements of the Company.

3.19 Earnings per Share

The Company presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

3.20 Statement of Cash Flows

The Statement of Cash Flows has been prepared using the “Indirect Method” of preparing Cash Flows in accordance with the Sri Lanka Accounting Standard 07 - Statement of Cash Flows. Cash and cash equivalents include notes and coins on hand, balances with banks, money at call and short notice with less than three months maturity from the date of acquisition.

3.21 Events occurring after the Reporting Period

All material events after the reporting date have been considered and where appropriate, adjustments or disclosures have been made in respective Notes to the financial statements.

4. DIRECTORS’ RESPONSIBILITY STATEMENT

Board of Directors 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.

5. New and Amended Standards Issued But Not Effective as at The Reporting Date

A number of new standards are effective for annual periods beginning on or after current financial year and earlier application is permitted. However, the Company has not early adopted the new or amended standards in preparing these financial statements.

Notes to the Financial Statements

- **SLFRS 18 Presentation and Disclosure in Financial Statement**

SLFRS 18 will replace LKAS 1 Presentation of Financial Statements and applies for annual reporting periods beginning on or after 1st January 2027. The new standard introduces the following key new requirements.

- Entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to present a newly defined operating profit subtotal. Entities' net profit will not change.
- Management-defined performance measures (MPMs) are disclosed in a single note in the financial statements.
- Enhanced guidance is provided on how to group information in the financial statements.

In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method.

- **Other Accounting Standards**

The following new and amended accounting standards are not expected to have a significant impact on the Company's consolidated financial statements:

- Classification and Measurement of Financial Instruments (Amendments to SLFRS 9 and SLFRS 7)

- **General requirements for disclosure of sustainability related financial information (SLFRS S1) and climate related disclosures (SLFRS S2)**

In June 2023 the International Sustainability Standards Board (ISSB) released its first two sustainability disclosure standards, IFRS S1 and IFRS S2. During the year, CA Sri Lanka issued the localised standards based on these IFRSs designated as SLFRS S1 SLFRS S2. These standards will become effective for the Company from 1st April 2026. No financial impact is expected on the Company except for additional disclosures.

For the Year ended 31st March	2026 Rs. '000	2025 Rs. '000
6. Revenue		
Rental Income	157,849	346,514
Service Charges	97,685	129,725
Car Park Income	5,912	7,685
Promotional Income	-	158
Play Zone Income	16,890	33,833
Sundry Income	4,907	6,120
	283,243	524,035
7. Other Income		
Change in Fair Value of Short Term Investments (Note 22)	2,780	3,786
	2,780	3,786
8. Personnel Cost		
Salaries and Wages	118,309	99,162
Contribution to Employees Provident Fund	12,277	10,271
Contribution to Employees Trust Fund	3,069	3,162
Provision for Staff Retirement Benefits	12,419	12,400
Other	27,997	26,441
	174,071	151,436
9. Results from Operating Activities		
Results from operating activities are stated after deducting all Operating Expenses including the following:		
Building Repairs & Maintenance	59,976	56,192
Directors Fees	8,738	8,472
Auditors' remuneration	963	860
Legal & Secretarial Fees	3,132	2,973
Professional Fees	886	1,147
10. Net Finance Costs		
Finance Income		
Interest Income-Money Market	-	31
	-	31
Finance expenses		
Interest on Bank Overdraft	13,146	3,651
Interest on Loans	3,394	8,808
Interest on Lease Liabilities (Note 15.3)	6,584	6,630
	23,124	19,089
Net Finance Costs	23,124	19,058

Notes to the Financial Statements

For the Year ended 31st March	2026 Rs. '000	2025 Rs. '000
11. Income Tax Expense		
11.1 Amount recognised in the Statement of profit or loss		
a) Current tax expense		
Tax on current year profits (Note 11.2)	-	-
	-	-
b) Deferred tax expense / (reversal)		
Origination / (Reversal) of Temporary Differences (Note 26.1)	534,722	(31,798)
	534,722	(31,798)
Total Tax Expense / (Reversal)	**534,722**	**(31,798)**
11.2 Reconciliation of Accounting Profit and Taxable Income		
Profit Before Income Tax	1,219,098	163,071
Aggregate Disallowable Expenses	47,991	44,996
Aggregate Allowable Expenses	(72,835)	(72,266)
Income from Other Sources	-	(31)
Change in Fair Value of Investment Property	(1,442,503)	(89,924)
Assessable (Loss) / Income from Business	(248,249)	45,846
Income from Other Sources	-	31
Statutory (Loss) / Income for the year	(248,249)	45,877
Tax loss incurred / (claimed) during the year	248,249	(45,877)
Total Taxable Income	-	-
Income Tax @ 30%	30%	30%
Total Income Tax on Taxable Profit	-	-
Total Tax Expense	-	-

The Company is liable for income tax at the rate of 30% on taxable profits in accordance with the provisions of Inland Revenue Act No. 24 of 2017 and its amendments.

	2026 Rs. '000	2025 Rs. '000
11.3 Tax Losses		
Tax losses at the beginning of the year	133,008	163,260
Adjustment to the tax loss brought forward	(7,133)	15,625
Tax loss for the year	248,249	-
Tax loss set off during the year	-	(45,877)
Tax Loss Carried Forward	374,124	133,008
11.4 Accumulated Tax Losses		
Tax loss incurred in 2025/26	248,249	-
Tax loss incurred in 2023/24	26,562	26,562
Tax loss incurred in 2022/23	1,389	1,389
Tax loss incurred in 2021/22	97,924	105,057
	374,124	133,008

For the Year ended 31st March	2026 Rs. '000	2025 Rs. '000
11.5 Withholding Tax		
Balance at the beginning of the year	24,463	16,343
Payments made during the year	17,567	21,883
Adjustments during the period	(8,120)	(13,763)
Balance at the end of the year	33,910	24,463

12. Earnings per Share

The calculation of the Earnings per share is based on the profit attributable to ordinary shareholders of the company divided by the weighted average number of ordinary shares in issue during the year.

	2026 Rs. '000	2025 Rs. '000
Profit attributable to ordinary shareholders of the company(Rs. '000)	684,376	194,869
Weighted Average no. of Ordinary Shares (Nos. '000)	81,250	81,250
Earnings per share (Rs.)	8.42	2.40
Diluted Earnings per Share is same as computed above.		
Weighted Average no. of Ordinary Shares:		
Issued ordinary shares	81,250	81,250
Weighted average no. of ordinary shares at year end	81,250	81,250

13. Dividends per Share

Dividends per share is based on the dividends paid during the year covered by the financial statements. No dividends have been declared or paid during the year or previous year.

14. Property Plant & Equipment

	Buildings Rs. '000	Furniture & Equipment Rs. '000	IT Equipment Rs. '000	Motor Vehicles Rs. '000	Plant & Machinery Rs. '000	Total 2026 Rs. '000	Total 2025 Rs. '000
Cost/ Valuation							
As at 01st April	11,222	39,130	10,283	29,929	168,877	259,441	257,969
Additions	-	-	374	-	3,890	4,264	1,472
As at 31st March	11,222	39,130	10,657	29,929	172,767	263,705	259,441
Accumulated Depreciation							
As at 01st April	6,754	15,837	8,724	29,929	47,994	109,238	95,448
Charge for the year	225	817	79	-	10,249	11,370	13,789
As at 31st March	6,979	16,654	8,803	29,929	58,243	120,608	109,238
Carrying Value							
NBV as at 31/03/2026	4,243	22,476	1,854	-	114,524	143,097	
NBV as at 31/03/2025	4,468	23,294	1,559	-	120,883		150,204

Notes to the Financial Statements

Property, Plant and Equipment includes fully depreciated assets having a gross carrying value of Rs. 47.2 Mn (2025 - Rs. 47.2 Mn) which has been fully depreciated and continue to be in use by the Company.

There is no property, plant and equipment pledged by the Company as security for facilities obtained from Banks. The Company owns and manage only one property situated at No.10, Station Road, Colombo 04.

15. Leases

The Company holds leasehold rights over the land situated at No. 12, Station Road, Colombo 04, which is used as a car park under a 20-year lease agreement expiring on 31 August 2037. With effect from 1 April 2019, the leasehold land was recognised as a Right-of-Use Asset and is depreciated on a straight-line basis over the remaining lease term.

	2026 Rs. '000	2025 Rs. '000
15.1 Right of Use Assets		
Cost		
Balance as at 01st April	51,229	51,229
Balance as at 31st March	51,229	51,229
Accumulated Depreciation		
Balance as at 01st April	16,690	13,908
Amortization	2,782	2,782
Balance as at 31st March	19,472	16,690
Carrying amounts		
As at 31 March	**31,757**	**34,539**
15.2 Lease Liabilities		
As at 1st April	55,077	55,393
Expense for the year	6,584	6,630
Payments made during the year	(7,148)	(6,946)
As at 31st March	54,513	55,077
Included in the Statement of Financial Position as below;		
Current	6,841	3,688
Non - Current	47,672	51,389
	54,513	55,077
Maturity Analysis - contractual undiscounted cash flows		
Less than one year	6,841	3,688
Up to two years	15,388	18,261
Up to five years	56,290	43,551
More than five years	15,805	36,426
Total undiscounted liabilities as at 31 March	94,324	101,926
15.3 Amounts recognized in Profit or Loss		
Amortization of Expense Right-of-Use Assets	2,782	2,782
Interest Expense on Lease Liabilities	6,584	6,630
	9,366	9,412
15.4 Amounts recognized in Statement of Cash Flows		
The total Cash outflow for Leases	(7,148)	(6,946)
	(7,148)	(6,946)

	2026 Rs. '000	2025 Rs. '000
16. Intangible Assets		
Cost		
Balance as at 01st April	7,205	14,769
Additions / (Transferred to CWIP)	-	(7,564)
Balance as at 31st March	7,205	7,205
Accumulated Amortization		
Balance as at 01st April	7,205	6,862
Amortization	-	343
Balance as at 31st March	7,205	7,205
Carrying amounts		
As at 31 March	-	-

17. Investment Property

17.1 Reconciliation of Carrying Amount

	Land		Building		Total	
	2026 Rs. '000	2025 Rs. '000	2026 Rs. '000	2025 Rs. '000	2026 Rs. '000	2025 Rs. '000
As at 01 April	3,602,975	3,577,974	2,283,962	2,219,039	5,886,937	5,797,013
Capitalised during the year	-	-	1,679,310	-	1,679,310	-
Fair value gain	1,434,762	25,001	7,741	64,923	1,442,503	89,924
As at 31 March	**5,037,737**	**3,602,975**	**3,971,013**	**2,283,962**	**9,008,750**	**5,886,937**

Investment Property comprises a number of commercial units that are leased to third parties and related companies. Each of the leases contains a maximum period of 6 years. Subsequent renewals are negotiated with the lessee. No contingent rents are charged.

In accordance with LKAS 40, a property interest under an operating lease is classified and accounted for as an investment property on a property-by-property basis when the company holds it to earn rentals or for capital appreciation or for both. Any such property interest under an operating lease classified as an investment property is carried at fair value.

Changes in fair values are recognized as gains in Statement of Profit and Loss. All gains are unrealized.

Rent income and expenses included in the statement of Profit or Loss as follows

For the Year ended 31st March	2026 Rs. '000	2025 Rs. '000
Rent Income	157,849	346,514
Direct Operating Expenses arising from investment property that generated rental income during the year	(262,625)	(233,916)

Notes to the Financial Statements

17.2 Measurement of Fair Values

17.2.1 Fair Value Hierarchy

The carrying amount of investment property is the fair value of property as determined by an external, independent property valuer, having an appropriate recognized professional qualification and recent experience in the location and the category of the property being valued. Fair values were determined having regard to recent market transactions for similar properties in the same location as the company's investment property.

The fair value measurement for the investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

The negative pledge has been granted over the property at Majestic City, No.10, Station Road, Colombo 04 as security for an overdraft facility and short term borrowings. Agreement to mortgage for Rs. 2 Bn over the Majestic City Shopping Mall situated at No.10, station Road, Colombo 04 to be executed for the Project Loan (refer Note 23 and Note 29).

17.2.2 Valuation Technique

Location	Extent	Name of the Valuer	Date of Valuation	Market Value Rs. '000
No 10, Station Road, Colombo 04	1A-2R-17.25P (70,036 Sqft)	Mr. S Sivaskantha (Chartered Valuer)	31st March 2026	9,008,750

Description Investment Property	Fair Value at 31st March 2026 Rs. '000s	Valuation Technique(s) Rs. '000s	Square Feet / Perch		Unobservable Inputs	Inter-relationship between key Unobservable Inputs
Land	5,037,737	Income Approach - This approach is fair and reasonable to estimate the 'FAIR VALUE' of the freehold property	Front Land	0A-2R-35P	Voids - 20%; Annual Out-goings, rates & insurance - 35%; Capitalisation - 6%; Income per Square Foot According to estimated fair rents for each floor let-able area.	the estimated fair value would increase / decrease if Voids rate was lower / higher, Capitalisation rate was higher / lower, Annual outgoings, rates and insurance was lower / higher
			Rear Land	0A-3R-22.25P		
Building	3,971,013		Floor Area	280,769.8 Sq.ft		
	9,008,750					

	2026 Rs. '000	2025 Rs. '000
18. Capital Work-in-Progress		
Balance as at 01st April	431,143	13,708
Transferred from Intangible Assets	-	7,564
Transferred to Investment Properties	(1,679,310)	-
Addition	1,352,157	409,871
Balance as at 31st March	103,990	431,143

Capital work in progress includes advance payments made towards the refurbishment of the Majestic City Shopping Mall. It also includes costs related to major overhauling of the Wilson Generator, pending time assessment of capitalisation eligibility in accordance with applicable accounting standards.

The Company has started refurbishment of the Majestic City Shopping Mall and costs incurred during the year totalled Rs. 1,352 Mn. Included in this amount are capitalised borrowing costs related to the refurbishment of the Majestic City Shopping Mall of Rs. 140 Mn, calculated using a capitalisation rate of 12.75 percent.

19. Investment in Equity Accounted Investee

The Company's investment in its associate is Rs. 225 Mn (2025-Rs. 225 Mn). The following table analyses, in aggregate, the carrying amount and share of profit and OCI of the associate.Company Share of Loss had been accounted up to the value of the Investment which had been fully set off in 2022/23.

During the year, the Company did not receive any dividend from its equity accounted investee (2025-Nil).

Summary of financial information for the equity accounted investee, is as follows;

	2026 Rs. '000 Total	2025 Rs. '000 Total
CEYLON THEATRES (PVT) LTD		
Ownership	26%	26%
Current Assets	55,008	61,101
Non current Assets	507,823	427,950
Total Assets	562,831	489,051
Current Liabilities	321,237	293,967
Non current Liabilities	240,330	226,369
Total Liabilities	561,567	520,336
Net Assets	1,264	(31,285)
Income	745,911	609,398
Expenses	(708,298)	(637,516)
Total Comprehensive Income/ (Expense)	37,613	(28,118)
Company Share of Profit/ (Loss)	11,284	(7,311)
Company share of Profit set off with previously unrecognised share of losses.	(11,284)	-

Notes to the Financial Statements

	2026 Rs. '000 Total	2025 Rs. '000 Total
20. Inventories		
Stocks of Diesel for Generator	4,584	4,376
	4,584	**4,376**

As at 31st March	2026 Rs. '000	2025 Rs. '000
21. Trade and Other Receivables		
Trade Receivables	66,720	42,063
Due from Related Parties	192,665	24,925
Deposits & Advances	18,512	17,269
Other Receivables	240,266	54,701
	518,163	138,958
Provision for impairment	(4,606)	(86)
	513,557	138,872

Amount due from Related Parties as at 31st March 2026 includes Project contract cost to be reimbursed from Ceylon Theatres of Rs.184,841,025/- (2025 - Nil) on account of Cinema Refurbishment at Majestic city. This amount will be subsequently settled in full.

Other Receivables as at 31st March 2026 includes Value Added Tax (VAT) Receivable of Rs. 235,476,420/- (2025- Rs. 37,393,027/-)

	2026 Rs. '000	2025 Rs. '000
Movement of the provision for impairment		
As at 01 April	86	86
Provision made during the year	4,520	-
As at 31 March	**4,606**	**86**

	2026		2025	
	No. of units	Rs. '000	No. of units	Rs. '000
22. Short-term Investments at FVTPL				
Balance as at 01st April	2,252	42,547	2,252	38,761
Disposal	(768)	(15,000)	-	-
FV Gain	-	2,780	-	3,786
	1,484	30,327	2,252	42,547

Investment is held at CT Smith Asset Management Ltd and Interest is earned and cumulated at the prevailing Market rates. The Unit price as at 31st March 2026 is Rs. 20.44 (2025- Rs.18.90)

	2026 Rs. '000	2025 Rs. '000
23. Cash and Cash Equivalents		
Cash and Bank Balances	110	46
Bank Overdrafts	(261,013)	(25,967)
Cash and Cash Equivalents in the Statement of Cash Flows	(260,903)	(25,921)

The Company has obtained Overdraft Facility from Commercial Bank of Ceylon PLC for Rs. 275Mn (2025- Rs. 100Mn) secured through a the negative pledge over the property at Majestic City , No.10, Station Road, Colombo 4. Repayable on demand, based on monthly AWPLR+0.75%.

	No. of Shares '000		2026	2025
	2026	2025	Rs. '000	Rs. '000
24. Stated Capital				
On Issue as at 01st April	81,250	81,250	1,982,500	1,982,500
Closing balance as at 31st March	81,250	81,250	1,982,500	1,982,500

The holders of ordinary shares are entitled to one vote per individual present at meetings of the shareholders and one vote per share in case of a poll and are also entitled to receive dividends as declared from time to time.

	2026 Rs. '000	2025 Rs. '000
25. Defined Benefit Plans - Gratuity		
Liability for Defined Benefit Obligations as at 1st April	91,307	84,662
Included in Profit or Loss:		
Current Service Cost	3,288	9,313
Interest Cost	9,131	3,087
Included in OCI:		
Actuarial Gain	(6,870)	(5,068)
Payments during the year	-	(687)
Liability for Defined Benefit Obligations as at 31st March	96,856	91,307
25.1 (a) Amount Recognized in the Statement of Profit /(Loss)		
Current Service Cost	3,288	9,313
Interest Cost	9,131	3,087
Provision for Staff Retirement Benefit (Note 8)	12,419	12,400
25.1 (b) Amount Recognized in Other Comprehensive Income		
Actuarial Gain arising from;		
- Experience Adjustment	(6,870)	(6,860)
- Financial Assumptions	-	1,613
- Demographic Assumptions	-	179
	(6,870)	**(5,068)**

Notes to the Financial Statements

25.1 (c) Principal Actuarial Assumptions used

The following are the principal actuarial assumptions at the reporting date.

The defined benefit obligation liability of the Company is based on an actuarial valuation carried out by Mr. K. Arumugam (IAI) Fellow Member , Institute of Actuaries of India of Actuarial & Management Consultants (Pvt) Ltd. an Independent Actuary. The actuarial valuation involves making assumptions about discount rates and future salary increases. Due to the complexity of the valuation and the underlying assumptions and its long term nature, the defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date

A long term treasury bond rate of 10% p.a. (2024/2025 - 10%) has been used to discount future liabilities taking into consideration remaining working life of eligible employees.

	2026 Rs. '000	2025 Rs. '000
Financial Assumptions		
Discount Rate	10%	10.0%
Salary Increment Rate	10%	10.0%
Demographic Assumptions		
Staff Turnover rate	14%	14%
Retirement Age (Years)	60 / 70	60 / 70

Assumptions regarding future mortality are based on the A1967/70 issued by the Institute of Actuaries, London. Weighted average duration for retirement obligation is 1.9 years (2025-3Years).

25.1 (d) Sensitivity of Assumptions Employed in Actuarial Valuation

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would affect the defined benefit obligation by the amounts shown below.

Change in Assumption	31st March 2026		31st March 2025	
	Increase Rs. '000	Decrease Rs. '000	Increase Rs. '000	Decrease Rs. '000
Discount Rate (Change by 1%)	(1,670)	1,777	(1,590)	1,690
Salary Increment Rate (Change by 1%)	1,920	(1,835)	1,813	(1,733)

The sensitivity analysis above has been determined based on a method that extrapolates the impact on the defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period. The sensitivity analysis is based on a change in a significant assumption, keeping all other assumptions constant. The sensitivity analysis may not be representative of an actual change in the defined benefit obligation as it is unlikely that changes in assumptions would occur in isolation of one another and such methodology has not been changed compared to the previous year

Maturity Analysis of the payments

The following payments are expected on employee benefit liabilities in future years

	2026 Rs. '000	2025 Rs. '000
Within the next 12 months	71,960	69,895
Between 1-2 Years	9,314	1,890
Between 2-5 Years	6,055	11,702
Between 5-10 Years	6,257	4,839
Beyond 10 Years	3,270	2,981
	96,856	**91,307**

26. Deferred Tax Liabilities

	2026	2025
As at 1 April	963,204	993,482
Recognised / (Reversed) in statement of profit or loss	534,722	(31,798)
Recognised in other comprehensive income	2,061	1,520
As at 31 March	**1,499,987**	**963,204**

As at 31st March	Temporary Difference		Assets		Liabilities		Net Liability	
	2026 Rs. 000	2025 Rs.000	2026 Rs.'000	2025 Rs.'000	2026 Rs.'000	2025 Rs.'000	2026 Rs.'000	2025 Rs.'000
Investment Property-Land	2,973,487	1,538,752	-	-	892,046	461,625	892,046	461,625
Investment Property-Building	2,146,469	1,783,208	-	-	643,941	534,962	643,941	534,962
Property, Plant & Equipment	130,096	133,659	-	-	39,029	40,098	39,029	40,098
Defined Benefit Obligations	(96,856)	(91,307)	(29,057)	(27,392)	-	-	(29,057)	(27,392)
Bad Debt Provision	(4,606)	(86)	(1,382)	(26)	-	-	(1,382)	(26)
Lease Liability	(54,512)	(55,077)	(16,354)	(16,523)	-	-	(16,354)	(16,523)
ROU Assets	31,757	34,539	-	-	9,527	10,362	9,527	10,362
Tax Losses	(125,876)	(133,008)	(37,763)	(39,902)	-	-	(37,763)	(39,902)
Net Deferred Tax (Assets) / Liabilities	**4,999,959**	**3,210,680**	**(84,556)**	**(83,843)**	**1,584,543**	**1,047,047**	**1,499,987**	**963,204**

26.1 Movement in Deferred Tax balances during year

	2026				2025			
	Balance as at 01st April	Recognized in Profit or Loss	Recognized in OCI	Balance as at 31st March	Balance as at 01st April	Recognized in Profit or Loss	Recognized in OCI	Balance as at 31st March
Investment Property-Land	461,625	430,421	-	892,046	454,126	7,500	-	461,625
Investment Property-Building	534,962	108,979	-	643,941	586,889	(51,926)	-	534,962
Property, Plant & Equipment	40,098	(1,069)	-	39,029	32,840	7,257	-	40,098
Intangible Assets	-	-	-	-	(402)	402	-	-
Defined Benefit Obligations	(27,392)	(3,726)	2,061	(29,057)	(25,398)	(3,514)	1,520	(27,392)
Bad Debt Provision	(26)	(1,356)	-	(1,382)	(1)	(25)	-	(26)
Lease Liability	(16,523)	169	-	(16,354)	(16,618)	95	-	(16,523)
ROU Assets	10,362	(835)	-	9,527	11,196	(834)	-	10,362
Tax Losses	(39,902)	2,139	-	(37,763)	(49,149)	9,247	-	(39,902)
	963,204	**534,722**	**2,061**	**1,499,987**	**993,482**	**(31,798)**	**1,520**	**963,204**

Notes to the Financial Statements

The net deferred tax liability is calculated at the rate of 30% (2024/2025-30%) for the company as at 31 March 2026.

Deferred tax assets including those related to tax effects of income tax losses and credits available to be carried forward, are recognised only to the extent that it is probable that future taxable profit will be available against which the asset can be utilised. Deferred tax assets not accounted in respect of Carried forward tax losses amounted to Rs. 248 million (2024/2025-nil) since utilisation against future taxable Profits are not probable.

For the Year ended 31st March	2026 Rs. '000	2025 Rs. '000
27. Security Deposits		
Related Companies	7,917	7,717
Others	241,561	178,718
	249,478	186,435
28. Deferred Interest		
On Security Deposits Received	17,045	5,137
	17,045	5,137
29. Interest bearing borrowings		
As at 01 April	469,244	107,450
Obtained During the year	1,544,645	406,218
Repayment During the year	(44,424)	(44,424)
As at 31 March	1,969,465	469,244
Term Loan liabilities		
Payable after one year	1,700,860	341,486
Payable within one year	268,605	127,758
	1,969,465	469,244

Facility	Principal Amount (Rs. '000)	Amount Outstanding (Rs. '000)	Repayment terms & Interest	Security offered
Term Loan Facility	160,000	3,740	54 Monthly instalments. Repayable in full within 05 years with a grace period of 06 Months. Interest to be serviced at 8.25%per annum	General Terms and conditions of Term Loans
Term Loan Facility under green financing	40,000	14,862	54 Monthly instalments. Repayable in full within 05 years with a grace period of 06 Months. Interest to be serviced at 8%per annum	General Terms and conditions of Term Loans
Term Loan - Project	2,000,000	1,950,863	71 Monthly instalments. Repayable in full within 07 years including a grace period of 01 year and 06 Months. Interest to be serviced at 12.75%per annum	Agreement to Mortgage for Rs. 2.0Bn over the "Majestic City" Shopping Mall situated at No.10, Station Road, Colombo 04
Irrevocable Letter of Credit (LC)	1,855	-	One off credit line . Payable on submission of Goods Received Note	-
Total	**2,201,855**	**1,969,465**		

As at 31 March	2026 Rs. '000	2025 Rs. '000
30. Trade & Other Payable		
Trade Creditors	156,253	63,803
Amount Due to Related Parties	9,719	-
Other Payables	18,813	1,803
Dividends Payable	11,195	10,580
Accrued Expenses	10,715	6,604
	206,695	82,790
31. Income Tax (Receivable)/ Payable		
As at 1st April	(39,524)	(11,503)
Withholding Tax payments made during the year	(17,567)	(28,021)
As at 31st March	(57,091)	(39,524)

32. Financial Risk Management

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

- Credit risk
- Liquidity risk
- Market risk

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

Risk Management Framework

The Board of Directors has overall responsibility for the establishment and oversight of the Company’s risk management framework. The Board consists of eight non-executive directors including three independent directors with wide financial and commercial knowledge and experience.

The Board discharges its governance responsibility through the Board of Directors and the Audit Committee. The company’s risk management policies are established to identify and analyse the risks faced by the company, 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, products and services offered. 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.

The Audit Committee is responsible for monitoring compliance with the Company’s risk management policies and procedures.

Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counter party to a financial instrument fails to meet its contractual obligation, and arise principally from the Company’s receivables from customers.

The maximum exposure to credit risk at the reporting date was as follows;

Notes to the Financial Statements

32. Financial Risk Management (Contd.)

Carrying value

	2026 Rs. '000	2025 Rs. '000
Trade Receivables (Gross)	66,720	42,063
Related Party Receivables	192,665	24,925
Refundable Deposits	16,581	16,581
Cash at Bank	33	5
Short Term Investment	30,327	42,547

Management of Credit Risk

Trade & Other Receivables

The Company has a well-established credit control policy & process to minimize credit risk. Customers are categorized according to segments and credit limits have been fixed as per the security deposits given by the respective customer. Transactions will be started only when the Company receives the security deposit from the customers and further invoicing will be accommodated only for the customers whose outstanding balance do not exceed the security deposit.

The Company's exposure to credit risk is influenced mainly by the individual credibility of each tenant.

The Board of Directors has established a credit policy under which each new tenant is analysed individually for creditworthiness. The Company's review of each tenant includes review of their business activities and legal ownership for the business

The Company establishes an allowance for impairment that represents its estimate of expected losses in respect of trade and other receivables. The main component of this allowance is a specific loss component that relates to individually significant exposures.

The aging of gross trade receivables at the reporting date are as follows

	2026 Rs. '000	2025 Rs. '000
Below 31 days	23,571	13,658
31 - 62 days	5,139	14,892
63 - 93 days	5,036	13,176
94 - 124 days	1,162	337
Over 125	31,812	-
	66,720	**42,063**

The movement in the provision for impairment in respect of trade and other receivables during the year was as follows.

	2026 Rs. '000	2025 Rs. '000
As at 1st April	86	86
Bad Debts Provision	4,520	-
As at 31st March	**4,606**	**86**

The Company believes that the unimpaired amounts that are past due by more than 45 days are still collectible in full, based on historic payment behaviour and extensive analysis of customer credit risk. Based on the Company's monitoring of customer credit risk, the Company believes that, except as indicated above, no impairment allowance is necessary in respect of trade receivables not past due.

Cash & Cash equivalents

The Company held cash in hand of Rs.76,999 /- as at 31st March 2026 (2025 - Rs.40,651/-).
Cash at Bank as at 31st March 2026 is Rs. 32,712/- (2025 - Rs.5,450/-).
The Company holds its cash of Rs.5,450 with Cargills Bank PLC, which is rated A(lka) by Fitch Ratings Lanka Ltd.
The Company holds its cash of Rs.27,262 with Commercial Bank of Ceylon PLC, which is rated AA-(lka) by Fitch Ratings Lanka Ltd.

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 Company'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 Company's reputation.

The following are the contractual maturities of financial liabilities, including estimated Lease interest.

The maturity analysis of Financial Liabilities of the Company:

As at 31 March 2026	Contractual Cash Flows					
	Carrying Value	Total	Current	Non Current		
			Up to 1 year	Up to 2 years	Up to 5 years	Above 5 years
	Rs.'000s	Rs.'000s	Rs.'000s	Rs.'000s	Rs.'000s	Rs.'000s
Bank Overdrafts	261,013	261,013	261,013	-	-	-
Trade and Other Payables	184,785	184,785	184,785	-	-	-
Security Deposit and Deferred Interest	266,523	266,523	266,523	-	-	-
Lease Liabilities	54,513	94,777	7,294	15,388	56,290	15,805
Interest Bearing Borrowings	1,969,465	2,220,570	302,851	375,836	1,127,509	414,374

As at 31 March 2025	Contractual Cash Flows					
	Carrying Value	Total	Current	Non Current		
			Up to 1 year	Up to 2 years	Up to 5 years	Above 5 years
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Bank Overdrafts	25,967	25,967	25,967	-	-	-
Trade and Other Payables	65,606	65,606	65,606	-	-	-
Security Deposit and Deferred Interest	191,572	191,572	191,572	-	-	-
Lease Liabilities	55,077	101,926	7,149	14,800	43,551	36,426
Interest Bearing Borrowings	469,244	469,244	341,486	127,758	-	-

Notes to the Financial Statements

32. Financial Risk Management (Contd.)

Market Risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates will affect the Company's income. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

Currency Risk

Currency risk is the risk that the value of a foreign currency financial instrument will fluctuate due to a change in foreign exchange rates. The Company is not exposed to currency risk on sales and purchases that are dominated in foreign currency other than the Sri Lankan Rupees (LKR).

Interest rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations. The Company manages its interest rate risk by monitoring and managing of cash flow, by keeping borrowings to a minimum and negotiating favorable rates on borrowings and deposits and by borrowing at fixed rates.

Sensitivity analysis

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, of the Company's profit before tax (through the impact on floating rate borrowings).

As at 31 March	2026 Rs. '000	2025 Rs. '000
Finance cost	23,124	19,089
+100 basis points	6,970	5,754
-100 basis points	(6,607)	(5,454)

Equity Risk

Equity risk is the financial risk involved in holding equity in a particular investment. The Company wishes to raise additional capital to invest in more diversified investments to mitigate the Equity risk.

Operational Risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Company's operations.

The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to management within the Company. This responsibility is supported by the development of overall Company standards for the management of operational risk in the following areas:

- Requirements for appropriate segregation of duties, including the independent authorization of transactions
- Requirements for the reconciliation and monitoring of transactions
- Compliance with regulatory and other legal requirements
- Documentation of controls and procedures
- Development of contingency plans
- Training and professional development
- Ethical and business standards
- Risk mitigation, including insurance when this is effective

Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Company monitors the return on capital, which the Company defines as Results from Operating Activities divided by Total Shareholders' Equity. The Company also monitors the level of dividends to ordinary shareholders.

The Company's debt to adjusted capital ratio at the end of the reporting period was as follows.

As at 31 March	2026 Rs. '000	2025 Rs. '000
Total liabilities	4,355,051	1,879,161
Less: cash and cash equivalents	(110)	(46)
Net debt	4,354,941	1,879,115
Total equity	5,538,212	4,849,027
Net debt to equity ratio at 31 March	79%	39%

There were no changes in the Company's approach to capital management during the year. The Company wishes to raise additional capital to invest in more diversified investments to mitigate the future operational risk.

Accounting Classification and Fair Values

The following table shows the carrying amounts and fair values of the financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

The different levels have been defined as follows:

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

Level 2 : Input other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)

Level 3 : Inputs for the assets or liability that are not based on observable market data (unobservable inputs)

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Notes to the Financial Statements

31st March 2026	Note	Carrying Amounts (Rs.'000) FVTPL Rs.'000	FAMAAC Rs.'000	FVTOCI Rs.'000	OFL Rs.'000	Total Rs.'000	Fair Values (Rs.'000) Level 1 Rs.'000	Level 2 Rs.'000	Level 3 Rs.'000	Total Rs.'000
Financial Assets Measured at Fair Value										
Short Term Investments	22	30,327	-	-	-	30,327	30,327	-	-	30,327
		30,327	-	-	-	30,327	30,327	-	-	30,327
Financial Assets Not Measured at Fair Value										
Trade and Other Receivables	21	-	513,557	-	-	513,557	-	-	-	-
Cash and Cash equivalents	23	-	110	-	-	110	-	-	-	-
		-	513,667	-	-	513,667	-	-	-	-
Financial Liabilities Not Measured at Fair Value										
Security Deposits	27				249,478	249,478		-	-	-
Deferred Interest	28				17,045	17,045		-	-	-
Trade and Other Payables*	30	-	-	-	184,785	184,785	-	-	-	-
Bank Overdraft/(Secured)	23	-	-	-	261,013	261,013	-	-	-	-
		-	-	-	712,321	712,321	-	-	-	-

31st March 2025	Note	Carrying Amounts (Rs.'000) FVTPL Rs.'000	FAMAAC Rs.'000	FVTOCI Rs.'000	OFL Rs.'000	Total Rs.'000	Fair Values (Rs.'000) Level 1 Rs.'000	Level 2 Rs.'000	Level 3 Rs.'000	Total Rs.'000
Financial Assets Measured at Fair Value										
Short Term Investments	22	42,547	-	-	-	42,547	42,547	-	-	42,547
		42,547	-	-	-	42,547	42,547	-	-	42,547
Financial Assets Not Measured at Fair Value										
Trade and Other Receivables	21	-	138,872	-	-	138,872	-	-	-	-
Cash and Cash equivalents	23	-	46	-	-	46	-	-	-	-
		-	138,918	-	-	138,918	-	-	-	-
Financial Liabilities Not Measured at Fair Value										
Security Deposits	27				186,435	186,435			-	-
Deferred Interest	28				5,137	5,137			-	-
Trade and Other Payables*	30	-	-	-	65,606	65,606	-	-	-	-
Bank Overdraft/(Secured)	23	-	-	-	25,967	25,967	-	-	-	-
		-	-	-	283,145	283,145	-	-	-	-

During the year there were no transfers between the levels.
* Accrued Expenses that are not Financial Liabilities are not included

FVTPL - Fair Value through Profit or Loss
FAMAAC - Financial Assets measured at Amortized Cost

33. Related Party Transactions

Parent and the Ultimate Controlling Party

The Company is a subsidiary of C T Holdings PLC, which owns 69.28% controlling interest in the Company. The Ultimate Beneficial Owner of CT Land Development PLC is Mr. Louis Page.

33.1 Transactions, Arrangements and Agreements involving Key Management Personnel (KMP) and their close family members (CFM)

According to Sri Lanka Accounting Standard 24 - Related Party Disclosures, Key Management Personnel are those having authority for planning, directing and controlling the activities of the entity. Accordingly, the Board of Directors has been classified as Key Management Personnel of the Company.

Close Family Members (CFM) of a KMP are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the entity. They may include;

(a) the individual's domestic partner and children;

(b) children of the individual's domestic partner; and

(c) dependents of the individual or the individual's domestic partner

CFM are related parties to the entity. There were no transactions other than those disclosed below with CFM during the year

The following Directors are Directors of CT Holdings PLC as well.
Mr. L. R. Page
Mr. J. C. Page
Mr. P. P. Edirisinghe
Mr. V. R. Page
Mr. S. C. Niles
Mr. Z. H. Mohamedally
Mr. W. P. C. Wickramaratne

The following Directors appointed during the year
Mr. Z. H. Mohamedally
Mr. W. P. C. Wickramaratne

The following Director deceased during the year
Mr. A. J. D. Selvanayagam

a. Loans given to Key Management Personnel

There are no loans given to Directors or Key Management Personnel during the year.

b. Key Management Personnel compensation for the period comprised of the following.

	2026 Rs. '000	2025 Rs. '000
Short term employee benefits	87,968	79,080
	87,968	**79,080**

c. Key Management Personnel and Directors transactions

Directors of the Company control 3% (2025-2%) of the voting shares of the Company.

A number of key management personnel and their related parties hold positions in other entities that result in them having control or significant influence over the financial or operating policies of these entities.

Notes to the Financial Statements

A number of these entities transacted with the Company during the year. The terms and conditions of the transactions with key management personnel and their related parties were no more favourable than those available, or which might reasonably be expected to be available, on similar transactions to non-key management personnel of related entities on an arm's length basis.

There are no other transactions and outstanding balances with key management personnel except for the items mentioned in Note No. 33.1(b).

33.2 The aggregate value of transactions and outstanding balances related to Related Parties are as follows.

Parties Accommodated	Relationship	Transaction	Transaction Value for the year ended 31st March				Balance outstanding as at 31st March Due From / (Due To)	
			2026		2025		2026	2025
			Rs.'000	% of Total Revenue	Rs.'000	% of Total Revenue	Rs.'000	Rs.'000
Ceylon Theatres (Pvt) Ltd	Group Company	Rental & Service Charges	12,875	5.0%	28,782	6.0%	2,248	14,412
		Reimbursement of Project Expenses	184,914	-	-	-	184,841	-
		Security Deposit	-	-	-	0.0%	(2,011)	(2,011)
CT Smith Securities (Pvt) Ltd	Group Company	Rental & Service Charges	17,894	7.0%	16,757	3.5%	-	-
		Security Deposit	-	-	-	-	(1,351)	(1,351)
CT Smith Capital (Pvt) Ltd	Group Company	Rental & Service Charges	2,914	1.1%	2,672	0.6%	11	-
		Security Deposit	-	-	-	-	(190)	(190)
CT Smith Asset Management (Pvt) Ltd	Group Company	Rental & Service Charges	4,328	1.7%	3,688	0.8%	32	-
		Security Deposit	-	-	-	-	(264)	(264)
		Income from Investment	2,780	-	3,786	-	-	-
		Short Term Investment	-	-	-	-	30,327	42,547
CT Smith Holdings Ltd	Group Company	Rental & Service Charges	3,580	1.4%	3,248	0.7%	304	282
		Security Deposit	-	-	-	-	(232)	(232)
Cargills Retail (Pvt) Ltd	Group Company	Rental & Service Charges	44,898	17.6%	44,985	9.4%	(9,719)	3,775
		Security Deposit	-	-	-	-	(2,407)	(2,407)
Cargills Restaurants (Pvt) Ltd	Group Company	Rental & Service Charges	25,675	10.0%	33,636	7.1%	5,228	6,455
		Security Deposit	-	-	-	-	(1,461)	(1,261)
Millers Ltd	Group Company	Services Provided	-	-	92	-	-	23
ACL Cables PLC	Affiliate	Material Provided	30,444	-	1,214	-	(235)	1,870
Cables Solutions PLC	Affiliate	Material Provided	3,834	-	-	-	(1,097)	-

The rental and service charges are from the related parties who have occupied the investment property. The terms and conditions of the Related Party transactions are general terms applicable to all tenants taking into consideration factors such as the long term nature of the occupancy, the extent and location of the area occupied and the ability of the entity concerned to attract customers into the complex.

34. Litigation and Claims

There is no litigation and no claims against the Company as at the reporting date.

35. Employee and Industrial Relations Issues

There are no Employee and Industrial Relations Issues as at the reporting date.

36. Events after the reporting date

No circumstances have arisen since the reporting date which would require adjustments to or disclosure in the Financial Statements other than those disclosed in the financial statement.

37. Commitments

Contingencies are possible assets or obligations that arise from a past event and would be confirmed only on the occurrence or non-occurrence of uncertain future events, which are beyond the Company's control. There were no material contingencies outstanding as at the reporting date that require adjustment to or disclosure in the Financial Statements other than the following Guarantee given to the company.

A Corporate Guarantee of Rs.25,000,000 has been given by the Company to Commercial Bank of Ceylon PLC, for granting the banking facilities to Ceylon Theatres (Pvt) Ltd

38. Contingent Liabilities

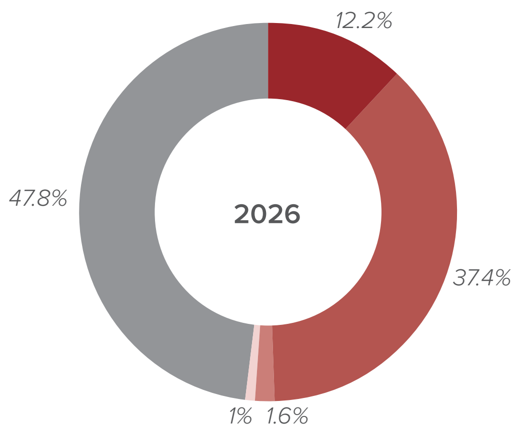
Contingent Liabilities are possible obligations whose existence will be confirmed only by uncertain future events or present obligations where the transfer of economic benefit is not probable or cannot be readily measured as defined in the Sri Lanka Accounting Standard - LKAS 37 on ‘Provisions, Contingent Liabilities and Contingent Assets’. Contingent liabilities are not recognised in the Statement of Financial Position but are disclosed unless its occurrence is remote.

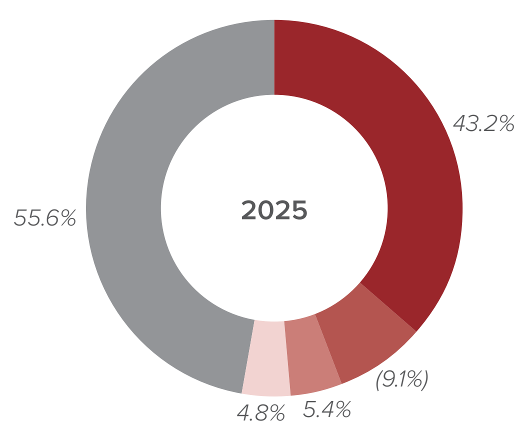
The Deputy Commissioner of Inland Revenue has made an additional assessment of Income Tax for the year ended 31st March 2018 of Rs. 60.5 Mn on the company and also imposed a penalty of Rs. 29.6 Mn by considering the difference between the total value of credits in the Company's Bank current account and the declared revenue as undeclared revenue. The Company's Financial Statements have been prepared on an accruals basis as per generally accepted accounting principles and have been duly audited and reported on by the Auditors. The declared revenue of the Company according to its Financial Statements is accurate and the assumption made by the Deputy Commissioner that all deposits other than fund transfers need to be considered as revenue cannot be accepted. A full reconciliation between the Company's declared revenue and the total value of deposits credited to our Bank Account has been carried out and included in an appeal made to the CGIR through its Tax Consultants.

No adjustments have been made in the Financial Statements in this regard as the management of the Company believes that there is no likelihood of an unfavourable outcome.

Statement of Value Added

Year ended 31st March	Company			
	2026		2025	
	% of Total	Rs. '000	% of Total	Rs. '000
Creation of Value Added				
Revenue		283,243		524,035
Operating Expenses		(298,084)		(267,268)
Value Added from Operations		(14,841)		256,767
Other Income		2,780		3,817
Change in Fair Value of Investment Property		1,442,503		89,924
Total Value Added		**1,430,442**		**350,508**
Distribution of Value Added				
To Associates				
Salaries, Wages and related costs	12.17	174,071	43.20	151,436
To Government				
as Income Taxes	-	-	-	-
as Deferred Taxes	37.38	534,722	(9.07)	(31,798)
		534,722		(31,798)
To Lenders of Capital				
as Interest	1.62	23,124	5.45	19,089
To Shareholders				
as Dividends	-	-	-	-
Retained for Growth				
Depreciation	0.99	14,152	4.83	16,913
Retained Earnings	47.84	684,376	55.60	194,869
		698,525		211,782
	100.00	**1,430,442**	**100.00**	**350,508**





- Salaries, Wages and related costs
- Taxes
- Interest
- Dividends
- Depreciation
- Retained Earnings

Shareholder and Investor Information

1. STOCK EXCHANGE LISTING

The issued ordinary shares of CT Land Development PLC are listed with the Colombo Stock Exchange.

2. DISTRIBUTION OF SHAREHOLDINGS

	31st March 2026				31st March 2025			
	Shareholders		Holdings		Shareholders		Holdings	
Size of shareholding	Number	%	Number	%	Number	%	No.	%
1-1,000	1,945	65.1%	506,852	0.6%	1,760	62.1%	488,926	0.6%
1,001-10,000	871	29.1%	2,859,567	3.5%	860	30.4%	2,828,762	3.5%
10,001-100,000	149	5.0%	3,948,568	4.9%	182	6.4%	4,721,129	5.8%
100,001-1,000,000	21	0.7%	5,773,394	7.1%	26	0.9%	7,661,735	9.4%
1,000,001-Over	4	0.1%	68,161,619	83.9%	4	0.2%	65,549,448	80.7%
	2,990	**100%**	**81,250,000**	**100%**	**2,832**	**100%**	**81,250,000**	**100%**

3. ANALYSIS OF SHAREHOLDERS

	31st March 2026				31st March 2025			
	Shareholders		Holdings		Shareholders		Holdings	
	Number	%	Number	%	Number	%	No.	%
Individuals	2,850	95.3%	13,234,239	16.3%	2,695	95.2%	14,357,545	17.7%
Institutional	140	4.7%	68,015,761	83.7%	137	4.8%	66,892,455	82.3%
	2,990	**100%**	**81,250,000**	**100%**	**2,832**	**100%**	**81,250,000**	**100%**

	31st March 2026				31st March 2025			
	Shareholders		Holdings		Shareholders		Holdings	
	Number	%	Number	%	Number	%	No.	%
Non Residents	41	1.4%	961,395	1.2%	42	1.5%	992,451	1.2%
Residents	2,949	98.6%	80,288,605	98.8%	2,790	98.5%	80,257,549	98.8%
	2,990	**100%**	**81,250,000**	**100%**	**2,832**	**100%**	**81,250,000**	**100%**

Shareholder and Investor Information

4. TOP 20 SHAREHOLDERS

The holding of top 20 shareholders as at 31st March 2026 is given below

As at	31st March 2026		31st March 2025	
	Number of shares	%	Number of shares	%
C T Holdings PLC	56,285,972	69.3%	55,139,348	67.9%
Sampath Bank PLC/Senthilverl Holdings (Pvt) Ltd	9,082,975	11.2%	8,271,653	10.2%
Mr. J. C. Page	1,702,232	2.1%	1,048,007	1.3%
Mrs. Cecilia Page	1,118,331	1.4%	1,100,000	1.4%
Mr. A. A. Page	1,090,440	1.3%	1,090,440	1.3%
Mrs. T. Selvaratnam	626,355	0.8%	626,355	0.8%
Mr. S. N. D. Abeyagunawardene	500,000	0.6%	500,000	0.6%
Mrs. J. N. Mather	451,030	0.6%	451,030	0.6%
Mr. L. R. Page	447,478	0.6%	447,478	0.6%
Merchant Bank of Sri Lanka - C. Sathkumara	319,255	0.4%	315,313	0.4%
Senkadagala Finance PLC/Prempra Capital (Pvt) Ltd	293,000	0.4%	N/A	0.0%
Late Mr. P. G. K. Fernando	274,415	0.3%	274,415	0.3%
Mrs. M. M. Page	200,000	0.2%	200,000	0.2%
Bank of Ceylon A/c Ceybank Century Growth Fund	188,354	0.2%	188,354	0.2%
People's Leasing & Finance PLC / Mr. K. K. Sujeewan	169,922	0.2%	N/A	0.0%
Orit Apparels Lanka (Pvt) Ltd.	166,667	0.2%	166,667	0.2%
Mr. G. C. Goonetilleke	153,357	0.2%	153,357	0.2%
Mr. R. Selvaskandan	149,633	0.2%	N/A	0.0%
B. P. De Silva Ceylon Ltd.	126,900	0.2%	N/A	0.0%
Odeon Holdings (Ceylon) Pvt Ltd	121,667	0.1%	N/A	0.0%
Tudawe Brothers Limited	-	-	835,175	1.0%
Merrill J Fernando & Sons (Pvt) Limited	-	-	654,225	0.8%
Mr. R. Senthilnathan	-	-	300,000	0.4%
Mackson Holdings (Pvt) Ltd	-	-	150,000	0.2%
Mr. V. P. K. A. Palpita	-	-	145,626	0.2%
	73,467,983	90.4%	72,057,443	88.7%
Other Shareholders	7,782,017	9.6%	9,192,557	11.3%
	81,250,000	**100.0%**	**81,250,000**	**100.0%**

5. SHARE VALUATION

The market value of each Ordinary share on 31st March 2026 was Rs. 35.10 (2025 - Rs. 25.30) the highest and lowest values recorded during the year ended 31st March 2026 were Rs. 47.90 and Rs. 22.50 respectively. The highest value was recorded on 30th October 2025 and the lowest value was recorded on 07th April 2025.

6. Share Trading

For the year ended 31st March	2026	2025
No. of Transactions	10,317	3,723
No. of Shares Traded	12,676,246	9,870,409
Value of Shares Traded (Rs.)	340,973,696	260,146,580

7. Dividends

The Directors have not recommended a Dividend for the year ended 31st March 2026

8. Public Holding

The percentage of shares held by the public and number of public shareholders as at 31st March 2026 are 14.94% (2025- 18.39%) and 2,976 (2025 - 2,819) respectively.

The Float adjusted Market Capitalisation of the Company as at 31st March 2026 was Rs. 426.09 Mn (2025 - Rs. 377.96 Mn).

According to the Minimum Listing Requirements of the Diri Savi Board of the CSE on which the company is listed, the public holding % should be 10% and the number of shareholders should be 200. The company is in compliance with these requirements as per Option 2 of clause 7.13.1 (b).

Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the Forty Third Annual General Meeting of the Company will be held at the Institute of Chartered Accountants of Sri Lanka, Malalasekara Mawatha, Colombo 07 on Friday, 21st August 2026 at 11.30 a.m.:

1. To receive and consider the Report of the Directors and the Statement of Accounts for the year ended 31st March 2026 with the Report of the Auditors thereon.
2. To re-elect Mr. R. Selvaskandan who is due to retire by rotation and is eligible for re-election.
3. To re-elect Mr. S.C Niles who is due to retire by rotation and is eligible for re-election.
4. To re-elect Mr. L.R. Page who is 76 years of age as a Director.

   "Resolved that Mr. Louis Page, a retiring Director, who has attained the age of seventy six years be and is hereby reappointed a Director of the Company and it is hereby declared that the age limit of seventy years referred to in Section 210 of the Companies Act No. 07 of 2007 shall not apply to the appointment of the said Director"
5. To re-elect Dr. T. Senthilverl who is 80 years of age as a Director.

   "Resolved that Dr. T. Senthilverl, a retiring Director, who has attained the age of eighty years be and is hereby reappointed a Director of the Company and it is hereby declared that the age limit of seventy years referred to in Section 210 of the Companies Act No. 07 of 2007 shall not apply to the appointment of the said Director"
6. To re-elect Mr. J.C. Page who is 70 years of age as a Director.

   "Resolved that Mr. J.C. Page, a retiring Director, who has attained the age of seventy years be and is hereby reappointed a Director of the Company and it is hereby declared that the age limit of seventy years referred to in Section 210 of the Companies Act No. 07 of 2007 shall not apply to the appointment of the said Director"
7. To elect Mr. Z.H. Mohamedally, who was appointed as a Director until the Annual General Meeting as per Article 110.
8. To elect Mr. W.P.C. Wickramaratne, who was appointed as a Director until the Annual General Meeting as per Article 110.
9. To appoint Mrs. C.I. Malwatte, as a Director of the Company, in terms of Section 211 (1) and (2) of the Companies Act No. 07 of 2007.

   "Resolved that Mrs. C.I Malwatte, who has surpassed the age of seventy years be and is hereby appointed a Director with effect from the date of the Annual General Meeting of the Company and it is hereby declared that the age limit of seventy years referred to in Section 210 of the Companies Act No. 07 of 2007 shall not apply to the appointment of the said Director".
10. On 20th July 2026, the Board of Directors of CT Land Development PLC, having considered the recommendation of the Nominations & Governance Committee after careful evaluation of her independence, competence, and strategic fit, with the required justification and rationale as outlined in the Listing Rule 9.8.3 (ix) of the Colombo Stock Exchange, resolved to confirm the appointment of Mrs. C.I. Malwatte as an Independent, Non-Executive Director of the Company, despite her age exceeding seventy (70) years.

    Accordingly, Mrs. C.I. Malwatte is to be designated as an Independent Director in terms of Rule No. 9.8.3 (ix) of the Listing Rules of the Colombo Stock Exchange.

    "Resolved that Mrs. C.I. Malwatte be designated as an Independent Non-Executive Director of the Company in terms of Section 9.8.3 (ix) of the Listing Rules of the Colombo Stock Exchange".
11. To authorise the Directors to determine the remuneration of the Auditors, Messrs. KPMG, who are deemed reappointed as auditors at the General Meeting of the Company in terms of Section 158 of the Companies Act No. 7 of 2007.

The Annual Report and Financial Statements of the Company for the year ended 31st March 2026 are available on the:
• Corporate Website: https://www.majesticcity.lk/doc/ CTLand_AR_2025-2026.pdf
• The Colombo Stock Exchange : https://www.cse.lk/home/company-info/CTLD.N0000/financials

The said Annual Report and Financial Statements of CT Land Development PLC for 2025/26 can also be accessed by scanning the following QR code.

Should Members wish to obtain a hard copy of the Annual Report 2025/2026, they may send a request to the Company by filling the Form of Request attached to the Form of Proxy. A printed copy of the Annual Report will be forwarded by the Company within eight (8) market days, subject to the prevailing circumstances at the time, from the date of receipt of the request.

For clarification on how to download and/or access the Annual Report and Financial Statements, please contact:
Ms. Saku Perera on 0740602220 during normal office hours (8.30 a.m. to 5.00 p.m.)
By order of the Board,

Charuni Gunawardana
Secretary

Colombo
28th July 2026

Notes:

a. Members are encouraged to vote by Proxy through the appointment of the Chairman of the Board of Directors of the company to represent them and vote on their behalf. Shareholders are advised to complete the Form of Proxy and indicate their voting preferences on the specified resolutions to be taken up at the Meeting and submit the same to the company in accordance with the instructions given on the reverse of the Form of Proxy.
b. A member is entitled to appoint a proxy to attend and vote at the meeting in his or her stead and the proxy need not be a member of the Company.
c. A Form of Proxy is enclosed for this purpose.
d. In the event the Company is required to take any further action in relation to the Meeting in the best interests of the attendees in the context of any communication, guidelines, directives or orders issued by the Government of Sri Lanka, Notice of such action shall be given by way of additional announcements made to the Colombo Stock Exchange.

Notes

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Form of Proxy

For use at the Forty Third Annual General Meeting

I/We...

....

of .... being a Member/Members of CT Land Development PLC

hereby appoint... of

.... whom failing ....

of .... or failing him/her the Chairman of the Meeting as my/our proxy to represent me/us and to vote on my/our behalf at the Forty Third Annual General Meeting of the Company to be held on 21st August 2026 and at any adjournment thereof and at every Poll which may be taken in consequence thereof in the manner indicated below.

Ordinary Resolutions (The resolutions are as indicated in the Notice of Meeting in the Annual Report)

Resolution No.	1	2	3	4	5	6	7	8	9	10	11
For											
Against											

....

Signature of Shareholder (s)   Date

Notes:

a. Strike out whichever is not desired

b. Instructions as to completion are set out on the reverse hereof.

c. A Proxy holder need not be a member of the company

d. Please indicate how you wish your vote to be cast by placing an "X" in the space provided. If no indication is given, or if there is, in the view of the proxy holder, any doubt (by reason of the manner in which the instructions contained in the Proxy have been completed) as to the way in which the Proxy Holder should vote, the Proxy Holder in his/her discretion may vote as he/she thinks fit.

Form of Proxy

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 No. 10, Station Road, Colombo 04 not less than 48 hours before the time appointed for holding the meeting.
2. In perfecting the form, please ensure that all details are legible. If you wish to appoint a person other than the Chairman as your Proxy, please fill in your full name and address and the name and address of the Proxy holder and sign in the space provided and fill in the date of the signature.
3. The instrument appointing a Proxy shall, in the case of an individual, be signed by the appointer or by his Attorney and in the case of a limited liability company must be executed under its Common Seal or in such other manner prescribed by its Articles of Association or other constitutional documents.
4. If the Proxy Form is signed by an Attorney, the relevant Power of Attorney or a notarially certified copy thereof, should also accompany the completed Form of Proxy, if it has not already been registered with the Company.
5. In the case of joint holders, only one needs to sign. The votes of the senior holder who tenders a vote will alone be counted.
6. In the case of non-resident Shareholders, the stamping will be attended to upon return of the completed form of proxy to Sri Lanka.

Corporate Information

Legal Form
A Quoted Public Company with Limited liability incorporated under the Companies Act No. 17 of 1982 on 09th March 1983 and re-registered under the Companies Act No. 07 of 2007.

Registration No.
PQ 159

Registered Office
No. 10, Station Road, Colombo 4
Phone: +94112508673/4
Fax: +94112592427
Email: info@majesticcity.lk
Web: www.majesticcity.lk

Board of Directors
Mr. Louis Page *(Chairman)*
Mr. Joseph Page *(Deputy Chairman)*
Mr. Priyan Edirisinghe *(Senior Independent Director)*
Mr. A. J. D. Selvanayagam *(Senior Independent Director deceased on 06th December 2025)*
Mr. Raj Selvaskandan
Mr. Ranjit Page
Mr. Sanjay Niles
Dr. T. Senthilverl
Mr. Suren Madanayake
Mr. Zakir Mohamedally *(wef 27th January 2026)*
Mr. Chulantha Wickramaratne *(wef 03rd February 2026)*

Company Secretary / Legal Consultant
Ms. Charuni Gunawardana

Management
Mr. Shalindra Fernando *(Chief Executive Officer wef 15th January 2026)*
Mr. Udaya Jayasooriya *(General Manager/ Engineer)*
Ms. Yamuna Wijesinghe *(Finance Manager)*
Mr. Ajith Hewage *(Account Manager- Tenant Relationship)*

Holding Company
C T Holdings PLC

Audit Committee
Mr. Priyan Edirisinghe
Mr. A. J. D. Selvanayagam *(deceased on 06th December 2025)*
Mr. Suren Madanayake
Mr. Chulantha Wickramaratne *(wef 03rd February 2026)*

Remuneration Committee
Mr. Priyan Edirisinghe
Mr. Louis Page
Mr. Chulantha Wickramaratne *(wef 03rd February 2026)*

Related Party Transactions Review Committee
Mr. Priyan Edirisinghe
Mr. A. J. D. Selvanayagam *(deceased on 06th December 2025)*
Mr. Suren Madanayake
Mr. Chulantha Wickramaratne *(wef 03rd February 2026)*

Nominations and Governance Committee
Mr. Priyan Edirisinghe
Mr. A. J. D. Selvanayagam *(deceased on 06th December 2025)*
Mr. Louis Page
Mr. Chulantha Wickramaratne *(wef 03rd February 2026)*

External Auditors
KPMG
Chartered Accountants

Internal Auditors
Ernst & Young
Chartered Accountants

Tax Consultants
KPMG
Chartered Accountants

Bankers
Cargills Bank PLC
Commercial Bank of Ceylon PLC

Stock Exchange Listing
Colombo Stock Exchange

Concept & Designed by

CT LAND DEVELOPMENT PLC

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Email: info@majesticcity.lk **Web:** www.majesticcity.lk