

ABRIDGED INTERIM UNAUDITED FINANCIAL STATEMENTS FOR THE THREE MONTHS AND SIX MONTHS ENDED 30 JUNE 2026
DIRECTORS' COMMENTARY

Profit for the 6 months ended 30 Jun 2026 increased to Rs17.8m as compared to Rs4.6m for the corresponding period last year, representing an improvement of Rs13.2m. This strong performance was primarily driven by higher tenancy rate. Occupancy rate stood 96%.

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

	Unaudited as at 30-Jun 2026 Rs	Audited as at 31-Dec 2025 Rs
ASSETS		
Non-current asset		
Investment property	2,131,196,200	2,128,144,000
Plant and Equipment	80,635	56,325
	2,131,276,835	2,128,200,325
Current assets		
Trade and other receivables	34,644,851	30,395,580
Cash at bank	20,077,599	8,220,576
Other financial assets at amortised cost	28,055,444	28,119,912
	82,777,894	66,736,068
Total assets	2,214,054,729	2,194,936,393
EQUITY AND LIABILITIES		
Capital and reserves		
Stated capital	755,294,000	755,294,000
Amalgamation reserves	5,314,693	5,314,693
Retained earnings	276,599,558	258,771,153
Total equity	1,037,208,251	1,019,379,846
Non-current liabilities		
Lease Liabilities	25,171,668	25,171,668
Bond	1,123,000,000	1,123,000,000
	1,148,171,668	1,148,171,668
Current liabilities		
Trade and other payables	27,321,626	25,869,523
Lease liabilities	1,353,184	1,515,356
	28,674,810	27,384,879
Total liabilities	1,176,846,478	1,175,556,547
Total equity and liabilities	2,214,054,729	2,194,936,393
Number of Shares in Issue	75,529,400	75,529,400
Net Asset Value per share	13.73	13.50

**STATEMENT OF PROFIT OR LOSS
FOR THE PERIOD ENDED 30 JUNE 2026**

	Unaudited 3 months 30-Jun-26 Rs	Unaudited 3 months 30-Jun-25 Rs	Unaudited 6 months 30-Jun-26 Rs	Unaudited 6 months 30-Jun-25 Rs
Income	32,510,991	25,348,507	65,590,687	46,958,585
Administrative expenses	(11,349,746)	(7,546,295)	(19,080,061)	(13,656,579)
Operating profit	21,161,245	17,802,212	46,510,626	33,302,006
Finance costs	(14,418,028)	(14,424,774)	(28,682,221)	(28,695,713)
Profit before taxation	6,743,217	3,377,438	17,828,405	4,606,293
Taxation	-	-	-	-
Profit for the period	6,743,217	3,377,438	17,828,405	4,606,293

**STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 JUNE 2026**

	Stated capital Rs	Retained earnings Rs	Amalgamation reserves Rs	Total equity Rs
At 01 January 2026	755,294,000	258,771,153	5,314,693	1,019,379,846
Profit for the period	-	17,828,405	-	17,828,405
At 30 June 2026	755,294,000	276,599,558	5,314,693	1,037,208,251
At 01 January 2025	755,294,000	197,783,863	5,314,693	958,392,556
Profit for the period	-	4,606,293	-	4,606,293
At 30 June 2025	755,294,000	202,390,156	5,314,693	962,998,849

NOTES TO THE ACCOUNTS

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

The abridged unaudited financial statements for the three months and six months ended 30 June 2026 ("abridged unaudited financial statements") have been prepared in accordance with the measurement and recognition requirements of IFRS and the SEM Listing Rules, using the same accounting policies as those of the audited financial statements for the year ended 31 December 2025.

The abridged unaudited financial statements have not been reviewed or reported by the Company's external auditors. The abridged unaudited financial statements were approved by the Board of Directors on 13th August 2026.

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

By order of the Board
13th August 2026

**STATEMENT OF CASH FLOWS FOR THE
PERIOD ENDED 30 JUNE 2026**

	Unaudited as at 30-Jun 2026 Rs	Unaudited as at 30-Jun 2025 Rs
Net cash from operating activities	43,730,413	34,386,878
Net cash used in investing activities	(3,028,997)	(12,051,365)
Net cash used in financing activities	(28,844,393)	(28,334,967)
Net increase/(decrease) in cash and cash equivalents	11,857,023	(5,999,454)
Cash and cash equivalents at beginning of period	8,220,576	55,329,139
Cash and cash equivalents at end of period	20,077,599	49,329,685