

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

The Company's operating revenue for the half-year ended 30 June 2025 was Rs33.34m, compared to Rs37.89m in the same period the previous year due to normal attrition. Occupancy remained stable at 85%. The Company continues to meet its financial obligations and uphold high quality standards across its property portfolio. The Board and Management remain focused on optimizing rental income.

STATEMENT OF FINANCIAL POSITION

	Unaudited as at 30-Jun 2025 Rs	Audited as at 31-Dec 2024 Rs
ASSETS		
Non-current asset		
Investment property	2,065,478,545	2,053,427,180
Plant and Equipment	69,838	85,182
	2,065,548,383	2,053,512,362
Current assets		
Trade and other receivables	21,641,752	21,734,017
Amount due from related parties	-	210,308
Cash at bank	49,329,685	55,329,139
	70,971,437	77,273,464
Total assets	2,136,519,820	2,130,785,826
EQUITY AND LIABILITIES		
Capital and reserves		
Stated capital	755,294,000	755,294,000
Amalgamation reserves	5,314,693	5,314,693
Retained earnings	202,390,156	197,783,863
Total equity	962,998,849	958,392,556
Non-current liability		
Lease Liabilities	25,567,668	25,567,668
Bond	1,123,000,000	1,123,000,000
	1,148,567,668	1,148,567,668
Current liabilities		
Trade and other payables	23,250,563	22,273,300
Lease liabilities	1,702,740	1,552,302
	24,953,303	23,825,602
Total liabilities	1,173,520,971	1,172,393,270
Total equity and liabilities	2,136,519,820	2,130,785,826
Number of Shares in Issue	75,529,400	75,529,400
Net Asset Value per share	12.75	12.69

STATEMENT OF PROFIT OR LOSS

	Unaudited 3 months 30-Jun-25 Rs	Unaudited 3 months 30-Jun-24 Rs	Unaudited 6 months 30-Jun-25 Rs	Unaudited 6 months 30-Jun-24 Rs
Income	25,348,507	27,179,471	46,958,585	51,285,885
Administrative expenses	(7,546,295)	(7,262,373)	(13,656,579)	(13,462,962)
Operating profit	17,802,212	19,917,098	33,302,006	37,822,923
Finance costs	(14,424,774)	(14,429,673)	(28,695,713)	(28,859,346)
Profit before taxation	3,377,438	5,487,425	4,606,293	8,963,577
Taxation	-	-	-	-
Profit for the period	3,377,438	5,487,425	4,606,293	8,963,577

STATEMENT OF CASH FLOWS

	Unaudited 30-Jun 2025 Rs	Unaudited 30-Jun 2024 Rs
Net cash from operating activities	34,386,878	39,392,333
Net cash used in investing activities	(12,051,365)	(3,501,094)
Net cash used in financing activities	(28,334,967)	(25,774,635)
Net increase in cash and cash equivalents	(5,999,454)	10,116,604
Cash and cash equivalents at beginning of year	55,329,139	40,267,018
Cash and cash equivalents at end of period	49,329,685	50,383,622

STATEMENT OF CHANGES IN EQUITY

	Share capital Rs	Retained earnings Rs	Amalgamation reserves Rs	Total equity Rs
At 01 January 2025	755,294,000	197,783,863	5,314,693	958,392,556
Profit for the period	-	4,606,293	-	4,606,293
At 30 June 2025	755,294,000	202,390,156	5,314,693	962,998,849
At 01 January 2024	755,294,000	140,906,537	5,314,693	901,515,230
Profit for the period	-	8,963,577	-	8,963,577
At 30 June 2024	755,294,000	149,870,114	5,314,693	910,478,807

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

The abridged unaudited financial statements have not been reviewed or reported by the Company's external auditors. The abridged unaudited financial statements were approved by the Board of Directors on 14 August 2025.

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

By order of the Board
14th August 2025