



LANKA REALTY
INVESTMENTS PLC

Condensed Interim Financial Statement

30th September 2025



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STATEMENT OF FINANCIAL POSITION ANALYSIS

Total Assets

Total Assets decreased by **4.61%** to **LKR 18,291 million** as of **September 30, 2025**, compared to **19,176 million** in **March 31, 2025**.

Total Non-Current Assets **16,254 million** as of **September 2025**, and there has been a slight decrease of **9.97%** increase with the balance as of **March 31, 2025**.

Total Current Assets showcased an Increase of **82%** to **LKR 2,037 million** compared to **LKR 1,121 million** as of **March 31, 2025**.

Total Shareholders' Funds (Net Assets)

Total Shareholders' Funds decreased by **2.2%** to **LKR 7,966 million** at the end of **September 30, 2025**, compared to **LKR 8,142 million** recorded at the end of **March 31, 2025**.

Net Asset Value per Share (NAVPS)

The NAVPS was **37.69** as of the end of **September 2025**, compared to **38.52** per share recorded for the financial year ended **March 2025**.

Loan to Value (LTV)

The LTV recorded for the quarter ended **September 2025** was **23.90%**, decreased from the **25.47%** recorded for the financial year ending **March 2025**.

STATEMENT OF PROFIT/LOSS & OTHER COMPREHENSIVE INCOME ANALYSIS

Revenue | Expenses | Operational Profit

Overall consolidated **Revenue decreased by 42%** to **LKR 163 million** during the quarter ended **September 2025** compared to **LKR 281 million** during the corresponding quarter of the previous financial year.

Direct expenses demonstrated a **decrease of 69%** to **LKR 57.8 million** for the quarter ended **September 2025** compared to **LKR 184.2 million** during the comparable period in the previous year.

The operational profit recorded for the quarter was **LKR 24.4 million** compared to the operating loss of **LKR 22 million** recorded during the quarter comparable period in the previous year.

Profit/Loss after Tax

The Group recorded a loss of **LKR 52 million** for the quarter ended **September 2025**, compared to the loss of **LKR 80 million** recorded in the corresponding quarter of the previous year.

Earnings per Share (EPS)

The EPS was **LKR -0.41** per share for the quarter ended **September 2025**, compared to **LKR -0.49** per share in the corresponding period of the previous year.



Condensed Statement of Profit or Loss & Other Comprehensive Income

Six Months Ended 30th September 2025

DESCRIPTION	GROUP			COMPANY		
	30-09-2025	30-09-2024	Change %	30-09-2025	30-09-2024	Change
	LKR 000	LKR 000		LKR 000	LKR 000	
	Unaudited	Unaudited		Unaudited	Unaudited	
Revenue	455,803	594,630	-23%	121,436	213,222	-43%
Direct expenses	(249,344)	(380,021)	-34%	-		
Gross profit	206,459	214,609	-4%	121,436	213,222	-43%
Other operating income	10,232	10,916	-6%	-	-	-
Administration expenses	(176,081)	(158,810)	11%	(6,404)	(8,303)	-23%
Selling and distribution expenses	(3,313)	(6,151)	-45%	-		-
Other operating expense	(987)	(1,988)	50%	(19)		
Operating profit/loss	36,310	58,576	-38%	115,013	204,920	-44%
Finance expense	(128,632)	(216,540)	41%	(26,958)	(36,368)	-26%
Finance income	12,105	11,809	3%	953	480	99%
Change in fair value of investment properties	-	-	0%	-	-	
Profit/(loss) before tax	(80,217)	(146,155)	-45%	89,008	169,032	47%
Tax (expense)/reversal	(45,350)	(2,063)	2098%	(9,166)		
Profit/(loss) for the period	(125,567)	(148,218)	-15%	79,842	169,032	53%
Other comprehensive income						
Gain/(loss) on post employment benefit obligations	-	(2,615)	-100%	-	-	
Gain/(loss) on property revaluation	-		0%	-		
Tax Effect on other comprehensive Income	-	785	-100%	-		
Other comprehensive income for the year, net of tax	-	(1,830)	-100%	-		-
Total comprehensive income for the year, net of tax	(125,567)	(150,048)	-16%	79,842	169,032	53%
Profit/(loss) attributable to :						
Equity holders of the parent company	(176,907)	(196,004)	-10%	-		
Non-controlling Interest	51,342	47,785	7%	-		
Sub Total	(125,565)	(148,219)	-15%	-	-	-
Total comprehensive income attributable to:						
Equity holders of the parent company	(176,907)	(196,935)	-10%	-		
Non-controlling interest	51,342	46,886	10%	-		
Sub Total	(125,567)	(150,048)	-16%	-		-

Earnings / (loss) per share - LKR

(0.84)

(0.93)

0.38

0.80

Figures in brackets indicate deductions.

Colombo. December 24, 2025



Condensed Statement of Profit or Loss & Other Comprehensive Income

Quarter Ended 30th September 2025 (July 2025 - September 2025)

DESCRIPTION	GROUP			COMPANY		
	30-09-2025	30-09-2024	Change%	30-09-2025	30-09-2024	Change%
	LKR 000	LKR 000		LKR 000	LKR 000	
	Unaudited	Unaudited		Unaudited	Unaudited	
Revenue	163,225	281,469	-42%	58,456	61,048	-4%
Direct expenses	(57,850)	(184,200)	-69%	-	-	-
Gross profit	105,375	97,269	8%	58,456	61,048	-4%
Other operating income	6,377	7,138	-11%	-	-	-
Administration expenses	(89,137)	(78,673)	13%	(2,803)	(8,113)	-65%
Selling and distribution expenses	2,805	(2,748)	-202%	-	-	-
Other operating expense	(987)	(960)	3%	-	-	-
Operating profit/loss	24,433	22,026	11%	55,653	52,935	5%
Finance expense	(56,052)	(106,533)	-47%	(11,840)	(19,015)	-38%
Finance income	5,120	4,948	3%	387	251	54%
Net Finance Expenses						
Profit/(loss) before tax	(26,499)	(79,559)	-67%	44,200	34,171	-29%
Tax (expense)/reversal	(26,088)	442	-6002%	-	-	-
Profit/(loss) for the period	(52,587)	(79,117)	-34%	44,200	34,171	-29%
Other comprehensive income						
Gain/(loss) on post employment benefit obligations	-	(1,308)	100%	-	-	-
Gain/(loss) on property revaluation	-	-	0%	-	-	-
Tax Effect on other comprehensive Income	-	392	100%	-	-	-
Other comprehensive income for the year, net of tax	-	(915)	-100%	-	-	-
Total comprehensive income for the year, net of tax	(52,587)	(80,032)	-34%	44,200	34,171	-29%
Profit/(loss) attributable to :						
Equity holders of the parent company	(86,654)	(104,451)	-17%	-	-	-
Non-controlling Interest	34,067	25,334	34%	-	-	-
Sub Total	(52,587)	(79,118)	-34%	-	-	-
Total comprehensive income attributable to:						
Equity holders of the parent company	(86,654)	(104,917)	-17%	-	-	-
Non-controlling interest	34,067	24,884	37%	-	-	-
Sub Total	(52,587)	(80,032)	-34%	-	-	-
Earnings / (loss) per share – LKR	(0.41)	(0.49)		0.21	0.16	

Figures in brackets indicate deductions.



As At 30th September 2025

Description	Group			Company		
	30-09-2025 LKR 000	31-03-2025 LKR 000	Change %	30-09-2025 LKR 000	31-03-2025 LKR 000	Change %
	Unaudited	Audited		Unaudited	Audited	
ASSETS						
Non-current assets						
Property, plant and equipment	2,450,337	2,452,602	0%	-		-
Intangible assets	339,009	340,378	-0.40%	1,075	1,200	-10%
Investment property	13,456,611	15,253,265	-12%	-	-	
Investment in subsidiaries	-	-		7,609,328	7,609,327	0%
Other non-current assets	8,037	8,037	0%	-	-	-
Deferred tax assets	136	136	0%	136	136	0%
Total non-current assets	16,254,130	18,054,418	-6%	7,610,539	7,610,663	0%
Current assets						
Inventories	574,944	419,558	37%	-	-	-
Trade and other receivable	292,955	339,282	-14%	784	783	0%
Amount due from related parties	58,030	6,226	832%	2,429,244	2,111,164	15%
Financial assets-fair value through profit or loss	243	243	0%	243	243	0%
Other current assets	846,743	94,771	793%	10,904	10,810	1%
Short-term investments	20,471	20,476	0%	-	-	-
Cash and Cash equivalents	243,659	240,846	1%	33,885	58,863	-42%
Total current assets	2,037,045	1,121,402	82%	2,475,060	2,181,863	13%
Total assets	18,291,175	19,175,820	-5%	10,085,599	9,792,526	3%
EQUITY AND LIABILITIES						
Equity						
Stated capital	7,048,663	7,048,663	-	7,048,663	7,048,663	-
Other components of equity	23,100	23,100	-	23,100	23,100	-
Revaluation reserve	358,249	358,249	-	-	-	-
Retained earnings	535,996	712,903	-25%	558,805	478,966	17%
	7,966,008	8,142,915	-2%	7,630,567	7,550,729	1%
Non-controlling Interest	1,828,290	1,776,948	3%	-	-	
Total equity	9,794,298	9,919,863	-1%	7,630,567	7,550,729	1%
Non-current liabilities						
Interest bearing borrowings	1,641,473	1,627,864	1%	400,000	400,000	0%
Employee benefit liabilities	32,901	23,603	39%	-	-	-
Deferred tax liabilities	2,320,622	2,798,344	-17%	-	-	-
Other non-current liabilities	162,146	166,298	-2%			
Total non-current liabilities	4,157,142	4,616,109	-10%	400,000	400,000	-
Current liabilities						
Trade and other payables	316,996	344,688	-8%	1,138	1,360	16%
Current portion of Interest-bearing borrowings	2,502,962	2,915,434	-14%	33,094	106,734	-69%
Income tax payable	113,991	127,073	-10%	77,709	68,543	13%
Amount due to related parties	477,315	462,257	3%	1,927,627	1,624,614	19%
Bank overdraft	235,879	340,660	-31%	455	15,336	-97%
Other current liabilities	367,282	449,737	-	15,008	25,210	-40%
Total current liabilities	4,014,425	4,639,849	-13%	2,055,032	1,841,797	12%
Total liabilities	8,171,567	9,255,957	-	2,455,032	2,241,797	10%
Total equity and liabilities	18,291,175	19,175,820	-5%	10,085,599	9,792,526	3%

Net book value per share (LKR)

37.69

38.57

36.10

35.77

I certify that the above financial statements comply with the requirements of the Companies Act No. 07 of 2007.

Sgd. Pramesh Hanwella
Group Accountant Compliance

Signed for and on behalf of the Board by

Sgd. S. Neelakandan
Chairman

Sgd. M.F. Farook
Non-executive Director

Colombo, December 24, 2025



Condensed Statement of Changes in Equity

As at 30th September 2025

GROUP	Attributable to equity holders of the Parent					Minority Interest
	Stated Capital	Capital Redemption Reserve	Revaluation Reserve	Retained Earnings	Total	
	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000
Balance as at 01st April 2024	7,048,663	23,100	238,789	803,011	8,113,563	1,697,115
Profit/(loss) for the period	-	-	-	(196,004)	(196,004)	47,785
Other Comprehensive Income for the period	-	-	-	-	-	-
Revaluation of land and building	-	-	-	-	-	-
Re-measurement gain/(loss) on employee benefit liabilities	-	-	-	(1,331)	(1,331)	(1,284)
Income tax on other comprehensive income	-	-	-	399	399	386
Dividend payment	-	-	-	-	-	(91,355)
Balance as at 30th September 2024	7,048,663	23,100	238,789	606,076	7,916,628	1,652,646
Balance as at 01st April 2025	7,048,663	23,100	358,249	712,903	8,142,915	1,776,948
Share issue during the period	-	-	-	-	-	-
Bargaining Profit of Purchase	-	-	-	-	-	-
Acquisition during the period	-	-	-	-	-	-
Revaluation during the period	-	-	-	-	-	-
Profit/(loss) for the period	-	-	-	(176,907)	(176,907)	51,342
Balance as at 30th September 2025	7,048,663	23,100	358,249	535,996	7,966,008	1,828,290

COMPANY	Stated Capital	Other Components of Equity	Revaluation Reserve	Retained Earnings	Total Equity
Balance as at 01st April 2024	7,048,663	23,100	-	255,484	7,327,247
Share issue during the period		-	-	-	-
Profit/(loss) for the period				169,031	169,031
Balance as at 30th September 2024	7,048,663	23,100	-	424,514	7,496,277
Balance as at 01st April 2025	7,048,663	23,100	-	478,963	7,550,729
Share issue during the period		-	-	-	-
Profit/(loss) for the period				79,842	79,842
Balance as at 30th September 2025	7,048,663	23,100	-	558,805	7,630,571



Condensed Cash flow Statement

As at 30th September 2025

DESCRIPTION	GROUP		COMPANY	
	30-09-2025	30-09-2024	30-09-2025	30-09-2024
	LKR 000	LKR 000	LKR 000	LKR 000
OPERATING ACTIVITIES				
Cash used in operations	(985,749)	242,666	15,909	(11,165)
Interest received	12,106	11,809	953	480
Interest paid	(128,632)	(216,540)	(26,959)	(36,368)
Net cash generated from / (used in) operating activities	(1,102,275)	37,935	(10,097)	(47,053)
INVESTING ACTIVITIES				
Dividend income				94,651
Acquisition of property, plant & equipment		(9,083)		-
Acquisition of intangible assets		-		-
Disposal of Property, Plant & Equipment	1,100,000	-	-	-
Investment in investment properties		(99,170)	-	
Net cash generated from I (used in) investing activities	1,100,000	(108,253)		94,651
FINANCING ACTIVITIES				
Dividends paid to NCI		(91,355)		
Proceeds from Loans Notes				-
Proceeds from issue of shares				
Proceeds from long term Loan		99,632		-
Repayment of long-term lease		(1,641)		
Repayments of borrowings from financial institution	(398,863)	(97,946)		(30,709)
Net cash generated from / (used in) financing activities	(398,863)	(91,310)		(30,709)
Increase / (decrease) in cash & cash equivalents	(51,087)	(91,310)	(10,097)	16,889
Movement in cash & cash equivalents				
At the beginning of the period	79,338	64,854	43,527	(1,280)
Increase / (decrease)	(51,087)	(161,628)	(10,097)	16,889
At the end of the period	28,251	(96,774)	33,430	15,609
ANALYSIS OF CASH AND CASH EQUIVALENTS				
Favorable balances				
Cash in hand and at bank	243,659	243,638	33,885	18,366
Short term investments	20,471	20,459		-
Unfavorable balances				
Bank overdrafts	(235,879)	(360,871)	(455)	(2,757)
Total cash and cash equivalents	28,251	(96,774)	33,430	(15,609)



Notes to Condensed Interim Financial Statements.

For the Quarter Ended 30th September 2025

1. CORPORATE INFORMATION

Lanka Realty Investments PLC is a public limited liability company listed on the Colombo Stock Exchange incorporated and domiciled in Sri Lanka. The registered office is situated at 1st Floor, HO Colombo, 464/A T.B. Javah Mawatha, Colombo 10, Sri Lanka.

2. BASIS OF PREPARATION AND CHANGES TO THE GROUP'S ACCOUNTING POLICIES

The interim condensed consolidated financial statements for the quarter ended 30th September 2025 which have not been audited are prepared in accordance with LKAS 34 Interim Financial Reporting. The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements.

These Interim Financial Statements have been prepared in accordance with the accounting policies set out in the Audited Financial Statements for the year ended 30th September 2025. The provisions of the new Companies Act No. 7 of 2007 and the revised listing rules of the CSE have been considered in preparing the interim financial statements of the Company and the Group.

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS THEREOF, ADOPTED BY THE GROUP

There are no new standards or interpretations that were adopted after 30 September 2025.

4. SEGMENT RESULTS FOR QUARTER ENDED 30TH SEPTEMBER 2025

Description	Investment and Service	Manufacturing	Commercial Properties	Residential Properties	Land and Property Development	Leisure	Adjustments	Total
	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000	LKR 000
Revenue	62,980	20,952	305,056	58,788	319	70,689	(62,980)	455,804
Direct expenses		(17,632)	(42,394)	(136,674)		(52,644)		(249,344)
Gross profit	62,980	3,320	262,662	(77,886)	319	18,045	(62,980)	206,460
Other operating income	-	5	7,464	697	1,483	583		10,232
Administration expenses		(252)		(1,388)	(2)	(1,672)		(3,314)
Selling and distribution expenses	(6,404)	(5,869)	(121,765)	(7,453)	(5,723)	(28,697)		(175,911)
Other operating expense					(987)			(987)
Operating profit/loss	56,576	(2,796)	148,361	(86,030)	(4,910)	(11,741)	(62,980)	36,480
Finance expense	(26,959)	(7,074)	(14,043)		(125,226)	(18,377)	63,047	(128,632)
Finance income	953		11,147			6		12,106
Profit/(loss) before tax	30,570	(9,870)	145,465	(86,030)	(130,136)	(30,112)	67	(80,046)
Tax (expense)/reversal	(9,166)		(36,184)					(45,350)
Profit/(loss) for the period	21,404	(9,870)	109,281	(86,030)	(130,136)	(30,112)	67	(125,567)

5. INVESTMENT PROPERTY

The investment property value as at 30th September 2025.

Description	Amount (LKR)
Lanka Realty Developments (Pvt) Ltd	3,503,344,112
Baseline Holdings (Pvt) Ltd	1,986,396,712
Oak Street (Pvt) Ltd	4,311,788,293
Crown Resort (Pvt) Ltd	688,659,546
On'ally Holdings PLC	4,770,200,000

6. INVESTOR INFORMATION

Market value of shares

Description	Quarter ended	
	30-09-2025	30-09-2024
	LKR	LKR
Closing price	28.00	10.70
Highest price	30.50	12.00
Lowest price	13.20	9.70

Share trading information

Description	Quarter ended	
	30-09-2025	30-09-2024
No. of transactions	24,451	684
No. of shares traded	82,394,683	1,360,469
Value of shares traded (LKR)	2,055,214,038	14,164,046



Notes to Condensed Interim Financial Statements

For the Quarter Ended 30th September 2025

7 STATED CAPITAL

Stated capital is represented by the number of shares in issue as given below.

As at	30-09-2025	30-09-2024
Ordinary shares	211,370,428	211,370,428

8 DISCLOSURES

8.1 There are no significant changes in the nature of the contingent liabilities disclosed in the Audited Financial Statements for the year ended 30th September 2025

8.2 Events after the Reporting Date

There were no material events occurring after the reporting date that require adjustments to or disclosure in the financial statements.

8.4 Related Party Transactions

Description	2025/2026		2024/202	
	Company	Group	Company	Group
	LKR 000	LKR 000	LKR 000	LKR 000
Sale of goods and services/interest & dividend income	62,980	62,980	213,222	213,222
Net short term loans given to/ (settle form) subsidiaries	(41,413)	(41,413)	54,210	54,210
Settlement of Short term loans given to Subsidiaries	0	0		
Accrued interest to related parties	57,169	57,169	57,169	57,169
Director and key management personal remuneration	1,350	1,350	1,350	1,350

9 TOP TWENTY MAJOR SHAREHOLDERS

No.	Name	No of Shares	Percentage %
1	EIGHTH WONDER	61,662,684	29.173
2	SEYLAN BANK PLC/MOHAMED HISHAM JAMALDEEN (COLLATERAL)	31,717,133	15.005
3	MR. P. MORGAN	31,143,205	14.734
4	MR. A.J.B. WARMAN	12,878,709	6.093
5	MR. S.G. RODEN	8,622,680	4.079
6	MR. J.D. MARKLAND	8,148,828	3.855
7	PRIMA LAND (PRIVATE) LIMITED	5,013,333	2.372
8	MR. M.H. JAMALDEEN	3,485,412	1.649
9	MR. J.H. LEANAGE	3,339,935	1.580
10	ANIMAL MAGIC PRODUCTION LTD	2,520,000	1.192
11	MRS. ES. KALBIAN	1,597,860	0.756
12	MR. O. SENANAYAKE & MR. D.R.PIERIS,MR. S.P.PERERA	1,504,122	0.712
13	MR. M.F. FAROOK	1,325,000	0.627
14	MR. T.C. SMITH	1,218,147	0.576
15	SEYLAN BANK PLC/PHANTOM INVESTMENTS (PVT) LTD	1,217,171	0.576
16	STERADIAN CAPITAL INVESTMENTS PRIVATE LIMITED	1,102,563	0.522
17	MRS. M.J. NIHARA	1,080,601	0.511
18	PEOPLE S LEASING AND FINANCE PLC/S.P.PERERA	1,000,000	0.473
19	MR. R.J. MCMULLEN	871,500	0.412
20	ASSETUNE FINANCE LIMITED/H.M.A.K.B. HERATH	838,303	0.397
		180,287,186	85.29
	OTHERS	31,083,242	14.71
	TOTAL	211,370,428	100.00

9.1 The percentage of shares held by the public as at 30th September 2025 was **60.178%**

The number of shareholders representing the public holding was 3,405

9.2 The float adjusted market capitalization as at 30th September 2025 was **LKR 3,561,555,368.00**

9.3 The Float adjusted market capitalization of the Company falls under **Option 5** of Rule 7.13.1 (i) (a) of the Listing Rules of the Colombo Stock Exchange and the Company has complied with the minimum public holding $\frac{1}{10}$ of the issued share capital, as at the said date.

10 DIRECTORS SHAREHOLDING

Director Name	No of Shares
MR. PIERS MORGAN	31,143,205
MR. HISHAM JAMALDEEN	35,002,545
MR. ARCHIE WARMAN	12,878,709
MR. FIRDOUSE FAROOK	1,325,000



Corporate Information

NAME OF COMPANY

Lanka Realty Investments PLC

LEGAL FORM

A Public Limited Liability Company incorporated in Sri Lanka under the Companies Ordinance No. 51 of 1938 (Cap 145), (Registered under the Companies Act No. 07 of 2007) and listed on the Colombo Stock Exchange.

DATE OF INCORPORATION

11th December 1967

COMPANY REGISTRATION NUMBER

PQ 139

NATURE OF THE BUSINESS

A Holding company in the areas of Real Estate, Building Construction Material and Leisure.

BOARD OF DIRECTORS

Mr. Saravanan Neelakandan
Mr. Piers Morgan
Mr. Mohamed Hisham Jamaldeen
Mr. Archie James Buckland Warman
Mr. Mohamed Firdouse Farook
Mr. Brian Vinod Selvanayagam

HEAD OFFICE & REGISTERED OFFICE

1st Floor, HQ Colombo, 464/A, T.B. Jayah Mawatha, Colombo 10.

SUBSIDIARY COMPANIES

Amtrad Limited
Lanka Realty Developments (Pvt) Ltd
L & A Quarries (Pvt) Ltd
Lanka Realty Ambalangoda (Pvt) Ltd
Lanka Realty Leisure (Pvt) Ltd
Alexandra Holdings (Pvt) Ltd
Mulberry Holdings (Pvt) Ltd
Baseline Holdings (Pvt) Ltd
285 Darley Road (Pvt) Ltd
Almond Trees (Pvt) Ltd
Thudella Holdings (Pvt) Ltd
On'ally Holdings PLC

SUB-SUBSIDIARY COMPANIES

Oak Street (Pvt) Ltd
Ilook Villa (Pvt) Ltd
Crown Resorts (Pvt) Ltd

COMPANY SECRETARIES

PW Corporate Secretarial (Pvt) Ltd.
No. 3/17, Kynsey Road,
Tel: 011 4640360
Fax: 011 4740588
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BANKERS

Pan Asia Banking Corporation PLC
Nations Trust Bank PLC
Bank of Ceylon
Seylan Bank PLC
Commercial Bank of Ceylon PLC
Sampath Bank PLC
National Development Bank PLC
People's Bank
Hatton National Bank PLC



LANKA REALTY
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