INTERIM FINANCIAL STATEMENTS

For the three months ended March 31, 2026

COMMERCIAL DEVELOPMENT COMPANY PLC

STATEMENT OF COMPREHENSIVE INCOME 02

For the three months ended March 31,	2026	2025	Change
	Rs. 000	Rs. 000	%
Revenue	**213,201**	178,937	19.1
Cost of Sales	**(148,395)**	(104,365)	42.2
Gross Profit	**64,806**	74,572	(13.1)
Other Income	**205**	508	-
	65,011	75,080	(13.4)
Administrative Expenses	**(19,073)**	(15,002)	27.1
Operating Profit	**45,938**	60,078	(23.5)
Net Finance Income	**23,645**	24,171	(2.2)
Profit before Tax	**69,583**	84,249	(17.4)
Income Tax Expense	**(20,850)**	(25,203)	(17.3)
Profit for the period attributable to Owners of the Company	**48,733**	59,046	(17.5)
Other Comprehensive Income, Net of Tax	**-**	**-**	-
Total Comprehensive Income for the period, Net of Tax	**48,733**	59,046	(17.5)
Earnings per Share (Rs.)	**4.06**	4.92	(17.5)

The above figures are provisional and subject to audit unless indicated as audited.

Explanatory Notes

1 Financial Statements of the Company have been prepared in accordance with the Sri Lanka Accounting Standards (SLFRSs/LKASs) issued by The Institute of Chartered Accountants of Sri Lanka. There were no changes to the Accounting Policies and methods of computation since the publication of the Annual Report for the year ended December 31, 2025.

2 These Interim Financial Statements have been prepared in compliance with the requirements of the Sri Lanka Accounting Standard - LKAS 34 on "Interim Financial Reporting" and provide the information as required in terms of Rule 7.4 of the Colombo Stock Exchange.

3 During the quarter, there were no material changes in the composition of assets and liabilities.

4 Increase in cost of sales during the quarter ended March 31, 2026, was mainly due to progress payments made amounting to Rs. 18.2 Mn o/a of the Indoor Air Quality Improvement Project, cost incurred amounting to Rs. 7.9 Mn o/a of CCTV operations which commenced in August 2025 and an increase in cost of outsourced staff amounting to Rs. 5.2 Mn due to salary revisions. The balance increase in cost of sales was due to higher municipal rates and other cost escalations during the period.

5 Related Party Transactions

(a) Mr.S.C.U.Manatunge, a non executive Director of the Company is also the Managing Director/Chief Executive Officer of Commercial Bank of Ceylon PLC (CBC), the sole tenant and the parent of the Company. Mr.M.D.C.P.Dharmasena, non executive Director of the Company functions as the Assistant General Manager- Services, of the CBC. During the quarter ended March 31, 2026, the Company received Rs. 211.3 Mn. as rental income, charges on account of outsourcing services, vehicle hiring charges and fees for other utility services from the CBC (Rs.177.1 Mn. during the quarter ended March 31, 2025).

(b) As at the reporting date, the Company has invested Rs.784.0 Mn. in Fixed Deposits (inclusive of interest) at market interest rates at CBC Finance Limited, which is a fully owned subsidiary of the CBC (Rs 1,050.7 Mn.as at March 31, 2025). The interest income recognised on fixed deposits for the quarter ended March 31, 2026 amounted to Rs. 19.1 Mn (Rs.24.1 Mn. for the quarter ended March 31, 2025).

Further, the Company has also invested Rs.241.8 Mn (inclusive of interest) in Listed Debentures issued by CBC Finance Limited at 11.5% per annum as at March 31, 2026. These Debentures were allotted to the Company on December 13, 2025. The interest income recognised during the quarter amounted Rs.6.6 Mn.

(d) The Company paid Rs.0.7 Mn. to ORYSYS Limited, which is a fully owned subsidiary of the parent Company for annual maintenance charges related to the Human Resources Integrated System and server maintenance. (Rs.0.5 Mn. was paid during the quarter ended March 31, 2025).

6 All known expenses have been provided for in these Interim Financial Statements.

7 There were no material events that took place since March 31, 2026, that require disclosure in these Interim Financial Statements.

8 Final dividend for the year ended December 31, 2025, as approved by the shareholders at the Annual General Meeting of the Company held on March 30, 2026, has been recognised as a liability as at March 31, 2026, in accordance with the Sri Lanka Accounting Standards.

9 There were no contingent assets, contingent liabilities or capital commitments outstanding as at the Reporting date.

STATEMENT OF FINANCIAL POSITION

	As at March 31, 2026	As at December 31, 2025 (Audited)	Change
ASSETS	**Rs.'000**	Rs.'000	%
Non-Current Assets			
Property, Plant & Equipment	**137,231**	61,692	122.45
Right of Use Assets	**46,235**	68,366	(32.37)
Intangible Assets	**275**	394	(30.20)
Investment Property	**3,754,673**	3,754,673	-
Financial Investments	**241,757**	235,149	2.81
Deposits Receivable	**12,880**	12,859	0.16
	4,193,051	4,133,133	1.45
Current Assets			
Trade and Other Receivables	**209,702**	122,555	71.11
Financial Investments	**783,947**	930,149	(15.72)
Cash and Cash Equivalents	**173,210**	129,589	33.66
	1,166,859	1,182,293	(1.31)
Total Assets	**5,359,910**	5,315,426	0.84
EQUITY AND LIABILITIES			
Equity			
Stated Capital	**120,000**	120,000	-
Other Reserves	**2,923,982**	2,923,982	0.00
Retained Earnings	**1,412,017**	1,411,284	0.05
Total Equity	**4,455,999**	4,455,266	0.02
Non-Current Liabilities			
Deposits Payables	**51,003**	49,876	2.26
Employee Benefits	**116,764**	115,576	1.03
Lease Creditors	**48,956**	53,600	(8.66)
Deferred Tax	**535,603**	535,632	(0.01)
	752,326	754,684	(0.31)
Current Liabilities			
Trade and Other Payables	**88,505**	45,109	96.20
Lease Creditors	**14,301**	12,747	12.19
Deferred Revenue	**15,018**	17,289	(13.14)
Current Tax	**33,761**	30,331	11.31
	151,585	105,476	43.72
Total Equity and Liabilities	**5,359,910**	5,315,426	0.84
Net Assets Value Per Ordinary Share (Rs.)	**371.33**	371.27	0.02

The above figures are provisional and subject to audit unless indicated as audited.

I certify that these Financial Statements have been prepared in accordance with the requirements of the Companies Act No.07 of 2007 and amendments thereto.

(Sgd.)

W.H. Wijesekara

Finance Manager

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

(Sgd.)

A.L.GOONERATNE
CHAIRMAN

(Sgd.)

S.C.U.Manatunge
DIRECTOR

April 27, 2026

STATEMENT OF CHANGES IN EQUITY

	Stated Capital	Fair Value Reserve Investment Property	Retained Earnings	Total Equity
	Rs.'000	Rs.'000	Rs.'000	Rs.'000
Balance as at January 1, 2025	120,000	2,787,045	1,215,973	4,123,018
Total Comprehensive Income for the three months ended March 31, 2025				
Profit for the three months ened March 31, 2025	-	-	59,046	59,046
Other Comprehensive Income for the three months ended March 31, 2025	-	-	-	-
	-	-	59,046	59,046
Transaction with equity holders, recognized directly in equity				
Final Dividend for 2024	-	-	(48,000)	(48,000)
Balance as at March 31, 2025	**120,000**	**2,787,045**	**1,227,019**	**4,134,064**
Total Comprehensive Income for the nine months ended December 31, 2025				
Profit for the nine months ened December 31, 2025	-	-	362,489	362,489
Other Comprehensive Income for the nine months ended December 31, 2025	-	-	(5,762)	(5,762)
	-	-	356,727	356,727
Transaction with equity holders, recognized directly in equity				
Interim Dividend for 2025	-	-	(36,000)	(36,000)
Write back of Unclaimed Dividends	-	-	475	475
Transfer of Fair Value Gains on Investment Property	-	136,937	(136,937)	-
Balance as at December 31, 2025 -Audited	**120,000**	**2,923,982**	**1,411,284**	**4,455,266**
Total Comprehensive Income for the three months ended March 31, 2026				
Profit for the three months ened March 31, 2026	-	-	48,733	48,733
Other Comprehensive Income for the three months ended March 31, 2026	-	-	-	-
	-	-	48,733	48,733
Transaction with equity holders, recognized directly in equity				
Final Dividend for 2025	-	-	(48,000)	(48,000)
Balance as at March 31, 2026	**120,000**	**2,923,982**	**1,412,017**	**4,455,999**

The above figures are provisional and subject to audit unless indicated as audited.

STATEMENT OF CASH FLOWS

For the three months ended March 31,	2026	2025
	Rs.'000	Rs.'000
Cash Flows from Operating Activities		
Profit before Tax	69,583	84,249
Non-cash adjustments to reconcile Profit before Tax to Net Cash Flows		
Depreciation/Amortization	9,762	5,310
Interest Income	(26,903)	(25,983)
Provision for Employee Benefits	3,127	3,127
Operating profit before changes in working capital	55,569	66,703
Changes in;		
Trade & Other Receivables	(87,168)	(44,837)
Deposits Payables	1,127	64
Deferred Revenue	(2,271)	(1,104)
Trade and Other Payables	872	3,363
Cash Flow generated from operations	(31,871)	24,189
Gratuity Paid	(1,941)	-
Current Tax paid	(17,446)	(9,111)
Net Cash Flow Generated from Operating Activities	(51,258)	15,078
Cash Flows from Investing Activities		
Purchase of Property, Plant and Equipment	(63,052)	(10)
Interest Received	26,903	25,983
Net Change in Financial Investments	139,595	(23,219)
Net Cash Flow (Used in)/Generated from Investing Activities	103,446	2,754
Cash Flows from Financing Activities		
Settlement of Lease Liabilities	(3,091)	(3,746)
Dividend Paid	(5,476)	(5,452)
Net Cash Flow Used in Financing Activities	(8,567)	(9,198)
Net Increase in Cash and Cash Equivalents	43,621	8,634
Cash and Cash Equivalent at the beginning of the Period	129,589	162,252
Cash and Cash Equivalent at the end of the Period	173,210	170,886
Analysis of Cash and Cash Equivalents		
Cash at Bank	173,128	170,872
Cash in Hand	82	14
	173,210	170,886

The above figures are provisional and subject to audit unless indicated as audited.

TWENTY LARGEST SHAREHOLDERS AS AT MARCH 31, 2026

	Name of the Shareholder	No. of Shares	%
01	Commercial Bank of Ceylon PLC	10,800,000	90.00
02	Talpawila Kankanmge Don Aruna Prasad Samarasinghe	110,000	0.92
03	People's Leasing & Finance PLC/Mr. K.K.Shujeevan	72,187	0.60
04	Assetline Finance Limited/British American Technologies Pvt Ltd	56,100	0.47
05	Citizens Development Business Finance PLC/K.Laveendrakumar	48,371	0.40
06	Binanthi Shamani Rasanayagam	44,570	0.37
07	Amirally Lukmanjee	44,168	0.37
08	Dinesh Anthony Perera	30,446	0.25
09	People's Leasing & Finance PLC/Mr.K.Laveendrakumar	30,228	0.25
10	Gajath Chrysantha Goonetilleke	30,077	0.25
11	Surendra Wickremasinghe	27,200	0.23
12	Sithamparapillai Gowrisangar	27,000	0.23
13	Henry Anthony Rohan Pieris	26,000	0.22
14	Sampath Bank PLC/Mr. Abishek Sithampalam	26,000	0.22
15	Zoebaly Gulamabass Carimjee	25,000	0.21
16	Manel Senanayake	24,000	0.20
17	Wijewickrama Pathinayakage Asanka Dinunuwan Gunathilake	22,000	0.18
18	Sithampalam Durga	21,500	0.18
19	Arunasalam Sithampalam	19,055	0.16
20	Gunendra Rasitha Sellahewa	18,399	0.15
		11,502,301	95.86
	Other shareholders	497,699	4.14
	Total	12,000,000	100.00

Percentage of public holding in the Stated Capital of the Company as at March 31, 2026 was 10%. There were 1182 shareholders representing the public holding percentage stated above.

The Float Adjusted Market Capitalisation of the Company as at March 31, 2026 was Rs.341,400,000/-.

The Company complies with the minimum public holding as a continuous listing requirement as per the Option 2 of the Listing Rule No. 7.13.1 (b) of of the Colombo Stock Exchange.

None of the Directors held shares of the Company as at March 31, 2026.

Name of the Company
Commercial Development Company PLC

Legal Form
A public limited liability company incorporated in Sri Lanka on March 14, 1980 under the Companies Ordinance No. 51 of 1938 and quoted in the Colombo Stock Exchange in March 1983. The Company was re - registered , under the Companies Act No. 07 of 2007 on January 17, 2008.

Registered Office
06th Floor, Paul VI Centre, No 24, Malwatta Road
(Front Street), Petteh, Colombo 11, Sri Lanka.
Telephone/Facsimile : 011 - 2447300
Email : info@cdcplc.net
Website : www.cdcplc.net

Company Registration No.
PQ 114

Tax Payer Identification No. (TIN)
124010578

Accounting Year - end
December 31

Board of Directors
Mr.A.L.Gooneratne - Chairman (Non-Executive Non-Independent Director)
Mr.S.C.U.Manatunge (Non-Executive Non-Independent Director)
Dr.R.A. Attalage (Non-Executive Independent Director)
Mr.P.L.P.Withana (Non-Executive Independent Director)
Mr.N.Abeysuriya (Non-Executive Independent Director)
Mr. M D C P Dharmasena (Non-Executive Independent Director)
(Appointed w.e.f. 01.01.2026)

Company Secretary
Mr.L.W.P. Indrajith

Auditors
KPMG
Chartered Accountants
32A, Sir Mohamed Macan Markar Mawatha
Colombo 03, Sri Lanka.

Registrars
SSP Corporate Services (Private) Limited
101,Inner Flower Road,
Colombo 03,
Sri Lanka.

Lawyers
Julius & Creasy
No 371, R.A.De Mel Mawatha,
Colombo 03,
Sri Lanka.

Stock Exchange Listing
The Ordinary Shares of the Company are listed on the Diri Savi Board of the Colombo Stock Exchange.

Audit Committee
Mr.P.L.P.Withana - Chairman
Dr.R.A.Attalage
Mr.N.Abeysuriya

Related Party Transactions Review Committee
Mr.P.L.P.Withana - Chairman
Dr.R.A.Attalage
Mr.N.Abeysuriya

Nominations and Governance Committee
Dr.R.A.Attalage - Chairman
Mr.P.L.P.Withana
Mr.N.Abeysuriya

Remuneration Committee
Dr.R.A.Attalage - Chairman
Mr.A.L.Gooneratne
Mr.P.L.P.Withana
Mr.N.Abeysuriya

Principal Banker
Commercial Bank of Ceylon PLC

Information on Shares

	2026 **Rs.**	2025 Rs.
Market Value of a Share As at March 31,	**284.50**	135.25
Highest price during the quarter ended March 31,	**349.00**	160.00
Lowest price during the quarter ended March 31,	**267.00**	127.00
Number of Ordinary Shares in issue as at March 31,	**12,000,000**	12,000,000

Financial Ratios

As at March 31,	**2026**	2025
Interest Cover (times)	**14.10**	33.17
Quick Assets Ratio (times)	**7.70**	9.38
Net Assets Value Per Share (Rs.)	**371.33**	344.51