CIRCULAR TO SHAREHOLDERS

ANNUAL REPORT 2025/2026

Dear Shareholder,

This year the Annual Report of Renuka Properties Limited for the financial year 2025/26 is presented to you via the link https://cbd.lk/rpl/ . A Shareholder who wishes to obtain a printed copy of the Annual Report, may send the completed 'Form of Request' attached,

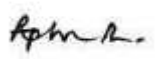
To:
Head of Finance
Renuka Properties Limited
328, Galle Road
Colombo 3.

Alternatively, you could email the completed 'Form of Request' to am@renukahotel.com
The printed Report will be forwarded by the Company upon receipt of your written request.

Please be advised that the Notice convening the Annual General Meeting (AGM) of the Company, and the related Form of Proxy are also enclosed.

In the event you require any assistance in accessing the above link, or if you have any queries pertaining to the AGM, you may contact the Company Secretary (Contact No. 0112573598) during normal office hours (10.00 a.m. to 4.00 p.m.)

By order of the Board
Renuka Properties Limited



Ms. A. Withana
Company Secretary
28 August 2026

NOTICE OF MEETING

Notice is hereby given that the 36th Annual General Meeting of Renuka Properties Limited, will be held at the Conference Room, Renuka City Hotel, 328, Galle Road, Colombo 3 on 29 September 2026 at 11.30 a.m. For the following purposes:

1) To read and confirm the minutes of the Thirty Fifth Annual General Meeting held on 29 September 2025.

2) To read and confirm the minutes of the Extraordinary General Meeting held on 29 September 2025.

3) To Receive and adopt the Audited Accounts for the year ended 31st March 2026 and the Reports of the Directors and Auditors.

4) To declare a dividend.

5) To authorise the Directors to determine and make donations.

6) To re-appoint Mr. R. B. Thambiayah as a Director of the Company, who is over 70 years of age and who vacates his office in terms of Section 210 of the Companies Act No. 7 of 2007 (the Companies Act). Notice is hereby given to propose the undernoted Ordinary Resolution in compliance with Section 211 of the Companies Act, in relation to his re- appointment.
"Resolved that Mr. R. B. Thambiayah who is over 70 years of age be and is hereby re-appointed as a Director of the Company, and it is hereby declared that the age limit of 70 years referred to in Section 210 of the Companies Act No. 7 of 2007 shall not apply to the said Mr. R. B. Thambiayah".

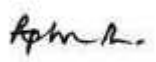
7) To re-appoint Ms. N. A. Thambiayah as a Director of the Company, who is over 70 years of age and who vacates her office in terms of Section 210 of the Companies Act No. 7 of 2007. Notice is hereby given to propose the undernoted Ordinary Resolution in compliance with Section 211 of the Companies Act, in relation to her re- appointment.
"Resolved that Ms. N. A. Thambiayah who is over 70 years of age be and is hereby re-appointed as a Director of the Company, and it is hereby declared that the age limit of 70 years referred to in Section 210 of the Companies Act No. 7 of 2007 shall not apply to the said Ms. N. A. Thambiayah".

8) To re-elect Ms. A. L. Thambiayah who retires by rotation at the Annual General Meeting in terms of the Articles of Association of the Company, as a Director.

9) To re-appoint the retiring Auditors Messrs. Lal Nanayakkara & Co**.** for the year 2026/2027 and to authorise the Directors to determine their remuneration.

A member entitled to attend and vote at the above mentioned meeting is entitled to appoint a Proxy to attend and vote instead of him/her. Such proxy need not be a member of the Company. A Form of Proxy is annexed to this Notice.

By Order of the Board
Renuka Properties Limited



Ms. A. Withana
Company Secretary
Colombo
28 August 2026

Notes: A member entitled to attend and vote at the meeting is entitled to appoint a Proxy to attend and vote instead of him/her. Such proxy need not be a member of the Company.
A Form of Proxy accompanies this Notice
The completed Form of Proxy should be deposited at the Registered Office of the Company 328, Galle Road, Colombo 3, not later than forty-eight (48) hours before the time appointed for the meeting.

Renuka Properties Limited (PB 696)

FORM OF PROXY

ANNUAL GENERAL MEETING

I/We……..…….

of ……..….

being a member/members of Renuka Properties Limited, hereby appoint ……..….

.....….……..…..

of ……..…….

or failing him ……..……

of ……..……..…..……...

as my/our proxy to vote* for me/us on/our behalf at the Annual General Meeting of the Company to be held on 29 September 2026 and at any adjournment thereof and at every poll which may be taken in consequence of the aforesaid meeting.

Signed this ……. day of ……. 2026 Signature …….……

NOTE: If you wish your proxy to speak at the meeting you should interpolate the words "and to speak" immediately after the words "to vote"

INSTRUCTIONS AS TO COMPLETION

1. Kindly complete the Form of Proxy by filling in legibly your full name and address and by signing in the space provided. Please fill in the date of signature.

2. In case of a Company/Corporation, the proxy must be under its common seal or under the hand of an officer or Attorney duly authorized in writing.

3. If the Form of proxy is signed by an Attorney, the relevant power of Attorney if not already sent to the Company for registration should be deposited with the completed Form of Proxy.

4. The completed Form of Proxy should be deposited at the Registered Office of the Company at 328, Galle Road, Colombo 3, not later than 48 hours before the appointed time for the holding of the meeting.

FORM OF REQUEST

To: Head of Finance
Renuka Properties Limited
328, Galle Road
Colombo 3.

RENUKA PROPERTIES LIMITED (PB 696)
REQUEST FOR PRINTED COPY OF THE
ANNUAL REPORT -2025/2026

I wish to request for a copy of the printed version of the 2025/2026 Annual Report of Renuka Properties Limited. Please send the same by post to the address given below

Full Name of Shareholder
NIC/ Passport No./Company Registration No.
Address
Contact No.

…….. ……
Signature Date

RENUKA PROPERTIES LIMITED

Annual Report & Accounts

31st March 2026

Renuka Properties Limited

Corporate Information

328, GALLE ROAD, COLOMBO 3
TELEPHONE: 011 2573598–602
FAX: 011 2574137

DIRECTORS:
R. B. Thambiayah (Chairman & Managing Director)
Ms. N. A. Thambiayah
Ms. S. R. Thambiayah
Ms. N. R. Thambiayah
Ms. A. L. Thambiayah

SECRETARY:
Ms. A. Withana

BANKERS:
NDB Bank PLC
Commercial Bank of Ceylon PLC
DFCC Bank PLC

AUDITORS:
M/s Lal Nanayakkara & Co**.,**
Chartered Accountants,
"Havelock Central Building"
No. 104-4/1, Havelock Road,
Colombo 5.

REGISTERED OFFICE:
328, Galle Road,
Colombo 3.

COMPANY REGISTRATION NO.: PB 696

Renuka Properties Limited

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1) To read and confirm the minutes of the Thirty Fifth Annual General Meeting held on 29 September 2025.

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3) To Receive and adopt the Audited Accounts for the year ended 31st March 2026 and the Reports of the Directors and Auditors.

4) To declare a dividend.

5) To authorise the Directors to determine and make donations.

6) To re-appoint Mr. R. B. Thambiayah as a Director of the Company, who is over 70 years of age and who vacates his office in terms of Section 210 of the Companies Act No. 7 of 2007 (the Companies Act). Notice is hereby given to propose the undernoted Ordinary Resolution in compliance with Section 211 of the Companies Act, in relation to his re- appointment.
   "Resolved that Mr. R. B. Thambiayah who is over 70 years of age be and is hereby re-appointed as a Director of the Company, and it is hereby declared that the age limit of 70 years referred to in Section 210 of the Companies Act No. 7 of 2007 shall not apply to the said Mr. R. B. Thambiayah".

7) To re-appoint Ms. N. A. Thambiayah as a Director of the Company, who is over 70 years of age and who vacates her office in terms of Section 210 of the Companies Act No. 7 of 2007. Notice is hereby given to propose the undernoted Ordinary Resolution in compliance with Section 211 of the Companies Act, in relation to her re- appointment.
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8) To re-elect Ms. A. L. Thambiayah who retires by rotation at the Annual General Meeting in terms of the Articles of Association of the Company, as a Director.

9) To re-appoint the retiring Auditors Messrs. Lal Nanayakkara & Co. for the year 2026/2027 and to authorise the Directors to determine their remuneration.

A member entitled to attend and vote at the above mentioned meeting is entitled to appoint a Proxy to attend and vote instead of him/her. Such proxy need not be a member of the Company. A Form of Proxy is annexed to this Notice.

By Order of the Board,

Ms. A. Withana
Company Secretary
Colombo
28 August 2026

Note:
The completed form of Proxy should be deposited at the Registered Office of the Company 328, Galle Road, Colombo 3, not later than forty-eight (48) hours before the time appointed for the meeting.

Renuka Properties Limited

Report of the Directors for the year ended 31 March 2026

1. The Directors present herewith the Audited Financial Statements for the year ended 31 March 2026.

2. **Profit & Appropriations**

	2025/2026 Rs.	2024/2025 Rs.
Profit for the year	135,869,267	84,327,823
Other Comprehensive Income	531,573,233	558,018,929
Total Comprehensive Income for the year	667,442,500	642,346,752
Less: Dividend Proposed	180,000	180,000
Unappropriated Profit for the year	667,262,500	642,166,752

3. State of affairs

The state of affairs of the Company as at 31 March 2026 is set out in the Statement of Financial Position on page 08.

4. Principal activities & Operations of the Company

During the year the principal activities of the Company were buying and selling of Quoted company shares and placing deposits in Commercial Banks.

5. **Directors**

The Directors of the Company as at 31 March 2026, were:

R. B. Thambiayah – Chairman & Managing Director
Ms. N. A. Thambiayah
Ms. S. R. Thambiayah
Ms. N. R. Thambiayah
Ms. A. L. Thambiayah

Appointment, Retirement/Resignation Re-appointment and Re-election of Directors

Appointments and Resignations during the year:

There were no new appointment or resignations during the year under review.

Retirement by Rotation Re-appointment and Re-election of Directors:

a) To re-appoint Mr. R. B. Thambiayah as a director of the Company, who is over 70 years of age and who vacates his office in terms of Section 210 of the Companies Act, No. 7 of 2007 (the Companies Act). Notice is hereby given to propose the undernoted Ordinary Resolution in compliance with Section 211 of the Companies Act, in relation to his re- appointment.

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b) To re-appoint Ms. N. A. Thambiayah as a director of the Company, who is over 70 years of age and who vacates her office in terms of Section 210 of the Companies Act, No. 7 of 2007. Notice is hereby given to propose the undernoted Ordinary Resolution in compliance with Section 211 of the Companies Act, in relation to her re- appointment.

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c) To re-elect Ms. A. L. Thambiayah who retires by rotation in accordance with the Articles of Association, and being eligible offers herself for re-election.

Renuka Properties Limited

Report of the Directors for the year ended 31 March 2026 (Contd.)

6. **Directors interests in contracts and proposed contracts with the Company**
The Directors of the Company were not directly or indirectly interested in contracts with the Company during the year ended 31 March 2026 except as disclosed in Note 21 to the Financial Statements.

7. **Donations**
During the year the company did not contribute for charitable purposes.

8. Dividend
The Directors recommend a payment of a final dividend of Rs. 3/= per share for the year ended 31st March 2026, payable after approval by the shareholders.

9. Events after the Financial Position Date
No material events have occurred subsequent to the date of the Statement of Financial Position, which require adjustments or disclosure in the Financial Statements.

10. **Auditors**
A resolution to re-appoint our present auditors, Messrs. Lal Nanayakkara & Co., who have indicated their willingness to continue, will be proposed at the Annual General Meeting.

By Order of the Board



Ms. A. Withana
Company Secretary
Colombo
28 August 2026

Renuka Properties Limited

Statement of the Directors' responsibility for the preparation of Financial Statements

The Board of Directors is responsible for preparing and presenting the financial statements, which are set out on pages 07 to 19.

As per the provisions of the Companies Act No. 7 of 2007 the Directors are required to prepare financial statements for each financial year giving a true and fair view of the state of affairs of the Company as at the end of the financial year.

In preparing the financial statements, the Directors have selected appropriate accounting policies and applied them in a consistent manner. Such policies are supported by reasonable and prudent judgment and all applicable Accounting Standards have been followed.

The Directors are also confident that the company has adequate resources to continue in operation and have applied the going concern basis in preparing these Financial Statements. Further, the Directors have a responsibility to ensure that the Company maintains sufficient accounting records to disclose, with reasonable accuracy the financial position of the company and to ensure that the financial statements presented comply with the requirements of the Companies Act No. 7 of 2007. The Directors have taken reasonable steps to safeguard the assets of the company and established appropriate internal control systems with a view to preventing and for the detection of fraud and other irregularities.

The Directors are confident that they have discharged their responsibility as set out in this statement. They also confirm that to the best of their knowledge all statutory payments payable by the Company as at the date of the Statement of Financial Position have been paid or where relevant, provided for.

By Order of the Board



Ms. A. Withana
Company Secretary
Colombo
28 August 2026

RENUKA PROPERTIES LIMITED

INDEPENDENT AUDITOR'S REPORT
TO THE SHAREHOLDERS OF RENUKA PROPERTIES LIMITED
Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **Renuka Properties Limited** (the Company), which comprise the statement of financial position as at March 31, 2026, and the statement of 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 policy information.

In our opinion, the accompanying financial statements give true and fair view of the financial position of the Company as at March 31, 2026, and of its financial performance and its cash flows for the year then ended in accordance with Sri Lanka Accounting Standards for Small and Medium Sized Entities (SLFRS for SMEs).

Basis for Opinion

We conducted our audits in accordance with Sri Lanka Standards on Auditing (SLAuSs). Our responsibilities under those standards are further discribed 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), that are relevant to our audit of the financial statements, and we have fulfilled our other responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

Management is responsible for the other information.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 for Small and Medium Sized Entities (SLFRS for SMEs), 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.

Auditor's Responsibilies for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken based on these financial statements.

A further description of the auditor's responsibilities for the audit of the financial statements is located at Sri Lanka Accounting and Auditing website at: http://slaasc.com/auditing/auditorsresponsibility.php. This description forms part of our auditor's report.

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.

(sgd) Lal Nanayakkara & Company,
CHARTERED ACCOUNTANTS
Colombo, 28 August 2026

RENUKA PROPERTIES LTD
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST MARCH 2026

	Note	2025/2026 Rs.	2024/2025 Rs.
Revenue	**4**	81,526,984	38,946,412
Operating Expenses	**5**	(20,597,966)	(15,913,666)
Results from operating activities		**60,929,017**	**23,032,746**
Finance Income	**6**	22,977,889	20,564,106
Share of Results of Equity Accounted Investees		61,929,260	52,621,944
Profit Before Taxation		**145,836,167**	**96,218,796**
Income Tax Expenses	**7**	(9,966,900)	(11,890,973)
Net Profit For The Year		**135,869,267**	**84,327,823**
Other Comprehensive Income			
OCI to be reclassified to income statement in subsequent periods			
Net Gain / (Loss) on available-for-sale Financial Assets		270,261,674	321,082,134
Fair Value Gain/(Loss) on Disposal on Available for sale Fianacial Assets		(19,420,461)	(772,768)
Fair Value (Loss) / Gain on Share of Associate Company's Available for sale Investments		280,224,817	237,814,994
OCI not to be reclassified to income statement in subsequent periods			
Net share of Retirement benefit surplus of Equity accounted investee		507,202	(105,431)
Total Comprehensive (Expense) / Income for the year		**667,442,500**	**642,346,752**
Earnings per share -Basic	**8**	2,264	1,405
Dividend Per Share	**9**	3.00	3.00

Figures in brackets indicate deductions

The accounting policies and notes on pages 11 to 19 form an integral part of these financial statements.

Colombo,
28 August 2026

RENUKA PROPERTIES LTD
STATEMENT OF FINANCIAL POSITION
AS AT 31ST MARCH 2026

	Note	As at 31.03.2026 Rs.	As at 31.03.2025 Rs.
ASSETS			
Non-Current Assets			
Financial Assets -Fair Value Through Other Comprehensive Income	10.2 & 10.3	1,224,890,404	969,360,265
Investment in unit trust -Fair Value Through Profir or loss	10.5	6,155	5,718
Investment in Equity accounted investee	10.1	1,310,190,664	969,886,483
Financial Assets-Amortised Cost	10.4	54,180,822	54,180,822
Total Non Current Assets		**2,589,268,044**	**1,993,433,288**
Current Assets			
Deposits & Prepayments		659,648	52,092
Financial Assets-Amortised Cost		-	30,000,000
Cash at Bank	11	115,029,679	13,461,474
Total Current Assets		**115,689,327**	**43,513,566**
TOTAL ASSETS		**2,704,957,372**	**2,036,946,854**
EQUITY AND LIABILITIES			
Capital & Reserves			
Stated Capital	12	600,000	600,000
General Reserves	13	2,087,574,345	1,556,508,315
Retained Earnings		611,984,161	475,787,692
Total Equity		**2,700,158,506**	**2,032,896,007**
Current Liabilities			
Dividend Payable		1,144,915	1,079,089
Income Tax Payable	14	2,085,717	1,576,271
Accrued Expenses	15	1,545,277	1,395,487
Bank Overdraft	16	22,956	-
Total Current Liabilities		**4,798,865**	**4,050,847**
TOTAL EQUITY & LIABILITIES		**2,704,957,372**	**2,036,946,854**

Figures in brackets indicate deductions.
The significant accounting policies and notes on pages 11 to 19 form an integral part of these financial statements.

Certification
These financial statements have been prepared in compliance with the requirements of the Companies Act No. 07 of 2007.

(Sgd) Mr. G. I. Koggalage
Head of Finance
The Board of Directors is responsible for the preparation and presentation of these Financial Statements.
Approved and Signed for and on behalf of the Board.

(Sgd) Mr.R.B.Thambiayah
Director
28 August 2026

(Sgd) Ms.S.R.Thambiayah
Director

RENUKA PROPERTIES LTD
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31ST MARCH 2026

	Stated Capital	Capital Reserve	General Reserve	Available for sale Reserve	Retained Earnings	Total
	Rs	Rs	Rs	Rs	Rs	Rs
Balance as at 31.03.2024	**600,000**	**7,500,000**	**836,000,000**	**154,883,955**	**391,745,300**	**1,390,729,255**
Profit for the Year	-	-	-	-	84,327,823	84,327,823
Other Comprehensive Income						
Fair Value Gain/ Loss on Disposal of Available for Sale Investments	-	-	-	321,082,134	-	321,082,134
Fair Value Gain on Available for Sale Investments	-	-	-	(772,768)	-	(772,768)
	-	-	-			-
Share of equity accounted investee's Available for Sale	-	-	-	237,814,994	-	237,814,994
Share of Equity Accounted Investee's Retirement Benefit	-	-	-	-	(105,431)	(105,431)
Dividend paid (2023/2024)	-	-	-	-	(180,000)	(180,000)
Balance as at 31.03.2025	**600,000**	**7,500,000**	**836,000,000**	**713,008,315**	**475,787,692**	**2,032,896,007**
Balance as at 01.04.2025	**600,000**	**7,500,000**	**836,000,000**	**713,008,315**	**475,787,692**	**2,032,896,007**
Profit for the year	-	-	-	-	135,869,267	135,869,267
Other Comprehensive Income						
Fair Value Gain/ Loss on Disposal of Available for Sale Investments	-	-	-	270,261,674	-	270,261,674
Fair Value Gain/(Loss) on Disposal of Available for Sale Investments	-	-	-	(19,420,461)	-	(19,420,461)
Share of equity accounted investee's Available For Sale	-	-	-	280,224,817	-	280,224,817
Share of equity accounted investee's Retirement benefit	-	-	-	-	507,202	507,202
Dividend paid (2024/2025)	-	-	-	-	(180,000)	(180,000)
Balance as at 31.03.2026	**600,000**	**7,500,000**	**836,000,000**	**1,244,074,345**	**611,984,161**	**2,680,738,046**

Figures in brackets indicate deductions.
The accounting policies and notes on pages 11 to 19 form an integral part of these financial statements.

Colombo,
28 August 2026

RENUKA PROPERTIES LIMITED
STATEMENT OF CASH FLOW

FOR THE YEAR ENDED 31ST MARCH 2026	**2025/2026 Rs.**	**2024/2025 Rs.**
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit Before Taxation	145,836,167	96,218,796
Adjustments For:-		
Interest Income	(22,977,889)	(20,564,106)
Profit on Sale of Shares	(28,260,325)	(847,491)
Fair Value Gain/Loss On Unit Trust	(437)	(996,721)
Script dividend	(10,733,414)	(7,041,161)
Share of Associate Company's Profits	(61,929,260)	(52,621,944)
Operating Profit Before Working Capital Changes	**21,934,842**	**14,147,373**
Working Capital Changes		
(Increase)/Decrease in Receivables	(607,556)	(8,160)
Increase / (Decrease) in Payables	215,616	918,502
Net Cash Flows From Operating Activities before Income Tax	**21,542,902**	**15,057,715**
Taxes paid	(7,100,355)	(8,127,993)
Net Cash Flows From Operating Activities	**14,442,547**	**6,929,722**
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceed from Sale of Shares	56,298,403	38,115,105
Purchase of Investments	(21,993,590)	(89,931,030)
Proceeds from Fixed Deposits Withdrawn	30,000,000	(1,500,000)
Interest Received	22,977,890	20,564,106
Net Cash Flows From Investing Activities	**87,282,703**	**(32,751,819)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends Paid	(180,000)	(180,000)
Net Cash Used in Financing Activities	(180,000)	(180,000)
Net Increase/(Decrease) in Cash & Cash Equivalents	101,545,249	(26,002,098)
Cash & Cash Equivalents at the Beginning of the Year	13,461,474	39,463,572
Cash & Cash Equivalents at the End of the Year -Note A	115,006,723	13,461,474
Note-A		
Cash at Bank	115,029,679	13,461,474
Bank Overdraft	(22,956)	-
Total	115,006,723	13,461,474

Figures in brackets indicate deductions.
The accounting policies and notes on pages 11 to 19 form an integral part of these financial statements.

Colombo,
28 August 2026

RENUKA PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2026

1 CORPORATE INFORMATION

1.1 Reporting Entity

The Company is a limited liability Company (Unquoted) incorporated and domiciled in Sri Lanka. The Registered office of the Company is located at No.328, Galle Road, Colombo 03, Sri Lanka. The principal place of business is at the same place.

1.2 Principal Activities and Nature of Operations

During the year the principal activities was managing and holding of an investment portfolio.

1.3 Approval of financial statements

The Financial Statements for the Year ended 31st March 2026 were authorized for issue in accordance with a resolution of the Board of Directors on 28th August 2026.

1.4 Statement of Compliance

The financial statements which comprise the statement of financial position, statement of comprehensive income, statement of changes in equity and the cash flow statement, together with the accounting policies and notes (the "financial statements") have been prepared in accordance with Sri Lanka Financial Reporting Standards for Small and medium-sized entities (SLFRS for SMEs) as issued by the Institute of Chartered Accountants of Sri Lanka (CA Sri Lanka) and the requirement of the Companies Act No. 7 of 2007.

2. BASIS OF PREPARATION

2.1 Going Concern

These Financial Statements are prepared on the assumption that the Company is a going operation for a foreseeable future. It is therefore assumed that the Company has neither the intention nor the necessity of liquidation or of curtailing materially the scale of its operations.

2.2 Presentation and functional currency

The financial statements are presented in Sri Lankan Rupees, the Company's functional and presentation currency, which is the primary economic environment in which the Company operates.

2.3 Use of Estimates and Judgments

The preparation of Financial Statements in conformity with Financial Reporting Standards for Small and medium-sized entities (SLFRS for SMEs) requires the management to make judgments, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The estimates and associated assumption are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from the other sources.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised if the revision affects only that financial year or in the period of the revision and future periods if the revision affects both current and future financial years.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied in preparing the financial statements for the year ended 31 March 2026.

3.1. Non-financial Assets and Bases of their Valuation

3.1.1 Non-current Assets held for sale

Non-current assets are classified as held for sale when their carrying amount will be recovered principally through a sale transaction rather than continuing use and a sale is highly probable.

Assets designated as held for sale are held at the lower of carrying amount at designation and fair value less costs to sell.

Depreciation is not charged against property, plant and equipment classified as held for sale

3.1.2 Equity accounted investee (investments in associate)

Investments in Companies where the group's share of holding is more than 20% and where the investor has a significant influence on the financial and operating decisions / policies have been treated as Associate Companies.

The result of the Associate Companies have been accounted for on the equity method of accounting, by incorporating the investor's share of profits or losses to the group's Profit and Loss Account, and the related investment is presented in the Balance Sheet at values adjusted to reflect the investor's share of the extent of the dividends received from the Associate Companies.

3.2 Financial Assets

3.2.1 Available-for-sale financial assets

Available for sale financial assets comprise investments in equity securities. They are recognised initially at transaction price. After initial recognition, investments in equities that are publicly traded or for which the fair value can be measured reliably, are measured at fair value with changes in fair value recognised in other comprehensive income and presented in the fair value reserve in equity. When an investment is derecognised the gain or loss accumulated in equity is reclassified to profit or loss.

Other equity investments are measured at cost less any impairment.

3.2.2 Trade and other receivables and cash and cash equivalents

These financial assets are recognized initially at the transaction price and subsequently they are measured at amortized cost using the effective interest method, less provision for impairment. Where there is objective evidence that the carrying amounts of receivables are not recoverable, an impairment loss is recognized in profit or loss.

Trade and other receivables and cash and cash equivalents (Contd)

However short term receivables with no stated interest rate and the effect of discounting being immaterial, that are measured at their original invoice amount less impairment losses for bad and doubtful debt, if any.

3.3. Financial liabilities

The Company's financial liabilities include trade and other payables. Financial liabilities are recognized initially at transaction price and after initial recognition they are measured at amortized cost using the effective interest method.

However short term payables with no stated interest rate and the effect of discounting being immaterial, that are measured at their original transaction price.

3.4. Taxation

Current Taxes

Current income tax assets and liabilities for the current and prior periods are measured at the amounts expected to be recovered from or paid to the Commissioner General of Inland Revenue.

The provision for income tax is based on the elements of income and expenditure as reported in the financial statements and computed in accordance with the provisions of the Inland Revenue Act No. 24 of 2017.

3.5. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the entity and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised.

Dividend Income

Dividend income is recognised when the company's right to receive the payment is established.

Interest Income

Interest income is recognised on an accrual basis using the effective interest method.

Rental Income

Rental income from operating leases is recognised on a straight line basis over the term of the lease.

Other Income and Gains

Other income is recognised on an accrual basis.

3.6. Expenditure Recognition

(a) Expenses are recognized in the comprehensive income statement on the basis of direct association between the cost incurred and the earning of specific items of income. All the expenditure incurred in the running of the business and in maintaining the property, plant and equipment in a state of efficiency has been charged to income in arriving at the profit for the year.

(b) For the purpose of presentation of the comprehensive income statement the directors are of the opinion that function of expenses method presents fairly the elements of the Company's performance and hence such presentation method is adopted.

RENUKA PROPERTIES LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2026

			2025/2026	2024/2025
			Rs.	Rs.
4.	**REVENUE**			
	Dividend Received		53,266,222	37,102,200
	Profit /(Loss) on Sale of Shares	4.1	28,260,325	847,491
	Fair Value Gain/Loss On Unit Trust		437	996,721
	Total		**81,526,984**	**38,946,412**

4.1 Profit/(Loss) on Sale of Shares

Company	Sale Proceeds	Carring Vallue of Investment	Profit / (Loss)
	Rs.	Rs.	Rs.
Commercial Bank PLC (V)	52,888,338	25,437,622	27,450,716
Royal Ceramics PLC	2,500,000	1,469,000	1,031,000
C.W. Mackie PLC	240,064	131,455	108,609
LVL Energy Fund PLC	670,000	1,000,000	(330,000)
Total	**56,298,402**	**28,038,077**	**28,260,325**

			2025/2026	2024/2025
			Rs.	Rs.
5.	**OPERATING EXPENSES**			
	Audit Fees		58,570	58,570
	Director's Fees		5,032,000	4,112,500
	Tax fee		29,000	29,000
	Professional Fees		638,295	591,000
	Brokerage Commission		630,542	13,291
	Bank Charges		23,825	48,280
	Insurance		162,772	125,879
	Maintenance		33,851	51,043
	Printing & Stationery		32,771	20,400
	ROC Charges		15,185	11,044
	Bonus & Exgratia		13,941,155	10,852,660
	Total		**20,597,966**	15,913,666
6.	**FINANCE INCOME**			
	Interest Income	**6.1**	**22,977,889**	**20,564,106**

6.1 Interest Income

Interest from Call Deposits	8,896,643	6,153,598
Interest from Saving Account	81,247	14,544
Interest from Debenture	14,000,000	14,395,965
Total	**22,977,889**	**20,564,106**

7.	**INCOME TAX EXPENSES**		
	Provision for the year -Income Tax	7,609,801	6,468,248
	Tax on Associate Company's Share of Profit	2,357,099	5,422,725
	Total	**9,966,900**	11,890,973

		2025/2026 Rs.	2024/2025 Rs.
8.	**EARNING PER SHARE**		
	Profit/(Loss) attributable to ordinary Shareholders	135,869,267	84,327,823
	Number of Ordinary Shares issue	60,000	60,000
	Earnings per Share -Basic	2,264	1,405

The calculation of Earnings Per Share is based on the Net Profit for the year, over the number of Ordinary shares issued as at the Balance Sheet date.

9.	**DIVIDENDS**		
	Final Dividend	180,000	180,000
	Dividend Per Share	3.00	3.00

10.	**INVESTMENTS**		**As at 31.03.2026 Rs.**	**As at 31.03.2025 Rs.**
	Investment in Associate Company	**10.1**	1,310,190,664	969,886,483
	Other Investments-Quoted	**10.2**	1,224,887,904	969,357,765
	Other Investments-Unquoted	**10.3**	2,500	2,500
	Financial Assets - Amortised Cost	**10.4**	54,180,822	54,180,822
	Unit Trust Investments	**10.5**	6,155	5,718
	Investment in Fixed Deposits		-	-
	Total		**2,589,268,045**	1,993,433,288

10.1 Investment in Associate Company

	Holdings %	No. of Shares	As at 31.03.2026	As at 31.03.2025
Cargo Boat Development Co PLC				
At the beginning of the year				
At Cost	22.81	4,113,356	154,975,603	154,975,603
Group share of post acqusition reserve			530,789,504	483,590,286
Share of Associate Company's Available for sale reserve			324,490,501	86,780,938
Dividend Receipt from Associate Company			(40,369,126)	(40,369,126)
			969,886,483	**684,977,701**
During the year				
Share of Associate Company's Profit for the year			61,929,260	52,621,944
Share of Associate Company's Tax for the year			(2,357,099)	(5,422,725)
Net share of equity accounted investee's Other Comprehensive Income				
Net share of gain/(loss) on available for sale financial assets			280,224,817	237,814,994
Net share of Retirement benefit surplus			507,202	(105,431)
At the end of the Year	22.81	4,113,356	**1,310,190,664**	**969,886,483**
Quoted Market Value			**904,938,320**	**324,543,788**

10.2 Quoted Companies

As at 31st March	No. of Shares	As at 31.03.2026 Rs.	As at 31.03.2025 Rs.
Banks Finance and Insurance			
Commercial Bank of Ceylon PLC	3,566,063	728,368,367	564,320,544
DFCC Bank PLC	981,571	135,211,406	101,204,667
National Development Bank PLC	24,079	3,130,270	2,576,453
HDFC Bank PLC	100	4,720	4,440
Softlogic Capital PLC	25,000	250,000	137,500
Sampath Bank PLC	142,475	20,694,494	12,553,188
Beverage Food &Tobacco			
Coco Lanka PLC	2,692	77,799	14,806
Construction			
Access Engineering PLC	150,000	10,050,000	5,775,000
Diversified Holdings			
Aitken Spence & Co,PLC	7,500	1,042,500	958,125
ACL Cables PLC	120,000	10,200,000	4,880,000
C.W. Mackie PLC	495,000	16,780,500	-
Dipped Products PLC	1,743,699	88,608,731	95,903,445
Kelani Tyres PLC	1,600	128,960	129,440
Lanka Walltiles PLC	115,969	5,334,574	5,856,435
Tokyo Cement Co PLC	796,787	70,834,364	62,946,173
Tokyo Cement Co PLC (NV)	20,000	1,458,000	1,294,000
Sierra Cables PLC	90,000	2,547,000	1,413,000
Royal Ceramics PLC	1,350,000	58,050,000	51,800,000
Lanka Tiles PLC	10,000	457,000	507,000
Melstacorp PLC	250,000	42,000,000	31,750,000
Haycarb PLC	10,000	1,095,000	821,000
Apparals			
Hayles Fabric PLC	100,000	3,050,000	4,500,000
C/F	**10,002,604**	**1,199,373,684**	**949,345,215**

10.2 Quoted Companies (Contd)

As at 31st March	No. of Shares	As at 31.03.2026 Rs.	As at 31.03.2025 Rs.
B/F	**10,002,604**	**1,199,373,684**	**949,345,215**
Telecommunication			
Dialog Telekom PLC	125,500	3,802,650	1,794,650
Energy			
LVL Energy Fund PLC	-	-	580,000
Chevron Lubricants Lanka PLC	17,048	3,047,330	2,344,100
Greentech Energy PLC	10,000	62,000	21,000
Hotels			
Asian Hotels And Properites PLC	57,800	3,109,640	3,063,400
Hotel Services(Ceylon) PLC	1,026,000	15,492,600	12,209,400
Sub Total		**1,224,887,904**	**969,357,765**

10.3 Unquoted Companies

Crescent Launderers & Dry Cleaners (Pvt) Ltd	250	2,500	2,500
		2,500	2,500

10.4 Financial Assets - Amortised Cost

Debenture issue - Commercial Bank	54,180,822	54,180,822
	54,180,822	**54,180,822**

10.5 Unit Trust Investments	**No. of Units**		
NDB Wealth Money Fund	160	6,155	5,718
		6,155	**5,718**

11. CASH AT BANK

CASH AT BANK

Commercial Bank Current A/C	25,000.00	(57,831)
Commercial Bank Money Market	2,375,681	1,568,323
DFCC Bank - Vardhana Xtreme Saver	112,276,024	11,134,443
National Development Bank - Current A/c	-	25,000
National Development Bank-Call Deposits A/C	352,974	791,539
	115,029,679	**13,461,474**

12. STATED CAPITAL

Issued and Fully Paid		
60,000 Ordinary Shares	600,000	600,000

		As at 31.03.2026 Rs.	As at 31.03.2025 Rs.
13.	**RESERVE**		
	Capital Reserves	7,500,000	7,500,000
	General Reserves	836,000,000	836,000,000
	Available for sale reserve	1,244,074,345	713,008,315
	Total	**2,087,574,345**	1,556,508,315
14.	**INCOME TAX PAYABLE / (REFUND DUE)**		
	Balance at the beginning of the year	1,576,271	3,236,016
	Under Provision for -2024/2025	716,434	-
	Provision for the Year - 2025/2026	6,893,367	6,468,248
		9,186,072	9,704,264
	Taxes Paid		
	Income Tax Paid	(4,829,505)	(7,097,870)
	WHT Deducted	(2,270,850)	(1,030,123)
		(7,100,355)	**(8,127,993)**
	Total	**2,085,717**	1,576,271
15.	**ACCURED EXPENSES**		
	Directors Fees	-	273,750
	Audit Fees	178,022	173,612
	Tax Fee	29,000	-
	APIT Payable	603,655	127,150
	Bonuses & Exgratia Payable	728,325	815,625
	Stamp Duty Payable	6,275	5,350
	Total	**1,545,277**	1,395,487
16.	**BANK OVERDRAFT**		
	National Development Bank -Current A/C	22,956	-
		22,956	-

17. COMPARATIVE INFORMATION

Comparative figures have been re-classified where necessary in line with the presentation requirements for the current year.

18. CAPITAL COMMITMENTS & CONTINGENT LIABILITIES

There were no significant capital commitments and contingent liabilities as at 31st March 2026.

19. EVENTS OCCURRING AFTER THE REPORTING DATE

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

20. RELATED PARTY TRANSACTIONS

There were no material related party transactions other than that the Company has obtained staff service from Renuka Hotels PLC free of charge .

21. DIRECTORS' INTEREST IN CONTRACTS

- Mr. R.B.Thambiayah, the Chairman and Managing Director of the Company is also the Chairman and Managing Director of Crescent Launderers and Dry Cleaners (Private) Limited, Renuka Consultants and Services Limited, Lancaster Holdings Limited, Portfolio Management Services (Private) Limited and Amalgamated Theatres (Private) Ltd.
  Mr. R.B.Thambiayah is the Chairman of Renuka City Hotels PLC and Cargo Boat Development Company PLC and is a Director of Renuka Hotels PLC.
- Mrs. N.A. Thambiayah, a Director of the Company is also the Deputy Chairman of Renuka Hotels PLC , Renuka City Hotels PLC and Cargo Boat Development Company PLC.
- Mrs. N.A. Thambiayah, a Director of the Company is also a Director of Crescent Launderers and Dry Cleaners (Private) Limited, Renuka Consultants and Services Limited, Lancaster Holdings Limited, Amalgamated Theatres (Pvt) Ltd and Portfolio Management Services (Private) Limited.
- Ms. S.R. Thambiayah, a Director of the Company is also the Chairperson /Jt.Managing Director of Renuka Hotels PLC and the Jt.Managing Director of Renuka City Hotels PLC.
- Ms. S.R. Thambiayah, a Director of the Company is also a Director of Cargo Boat Development Company PLC, Crescent Launderers and Dry Cleaners (Private) Limited, Renuka Consultants and Services Limited, Lancaster Holdings Limited and Portfolio Management Services (Private) Limited.
- Ms. N.R.Thambiayah , a Director of the Company is also the Managing Director of Cargo Boat Development Company PLC
- Ms.N.R.Thambiayah a Director of the Company is also a Director of Renuka Hotels PLC,Renuka City Hotels PLC, Renuka Consultants and Services Limited, Lancaster Holdings Limited, Portfolio Management Services (Private) Limited , Amalgamated Theatres (Private) Ltd and Royal Ceramics Lanka Plc.
- Ms.A.L. Thambiayah a Director of the Company is also the Jt. Managing Director of Renuka Hotels PLC,Renuka City
- Ms.A.L. Thambiayah a Director of the Company is also a Director of Cargo Boat Development Company PLC Renuka Consultants and Services Limited, Lancaster Holdings Limited, Portfolio Management Services (Private) Limited, Amalgamated Theatres (Private) Ltd and DFCC Bank Plc.