EDEN HOTEL LANKA PLC

CONDENSED INTERIM FINANCIAL STATEMENTS

NINE MONTHS ENDED 31ST DECEMBER 2025

EDEN HOTEL LANKA PLC

NINE MONTHS ENDED 31ST DECEMBER 2025

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EDEN HOTELS LANKA PLC
STATEMENT OF FINANCIAL POSITION

As at	GROUP			COMPANY		
	31.12.2025 Rs.'000 (Unaudited)	31.03.2025 Rs.'000 (Audited)	31.12.2024 Rs.'000 (Unaudited)	31.12.2025 Rs.'000 (Unaudited)	31.03.2025 Rs.'000 (Audited)	31.12.2024 Rs.'000 (Unaudited)
ASSETS						
Non-current assets						
Property, plant and equipment	40,758,264	60,826,235	50,857,668	6,969,020	7,080,516	5,868,748
Investment property	85,000	85,000	80,000	85,000	85,000	80,000
Right-of- use asset	6,274,705	8,546,014	6,660,611	-	-	-
Intangible assets	79,658	86,224	78,038	22,923	25,965	27,831
Investments in subsidiaries	-	-	-	6,989,216	6,989,216	6,989,216
Trading assets - fair value through profit or loss	10,071	5,113	4,943	10,071	5,113	4,943
Investment securities	161,004	161,004	177,984	32,783	32,783	47,714
Total non-current assets	**47,368,702**	**69,709,591**	**57,859,243**	**14,109,013**	**14,218,593**	**13,018,452**
Current assets						
Inventories	300,940	276,643	327,468	28,613	31,196	38,431
Loan due from related parties	-	-	-	320,971	307,543	302,640
Trade and other receivables	7,343,575	4,790,895	4,625,093	854,994	508,922	754,513
Current tax receivables	995,184	706,244	574,844	8,495	8,492	4,664
Cash and cash equivalents	13,345,137	2,091,336	1,406,149	181,212	150,327	57,131
Total current assets	**21,984,836**	**7,865,118**	**6,933,555**	**1,394,285**	**1,006,480**	**1,157,380**
Total assets	**69,353,538**	**77,574,709**	**64,792,799**	**15,503,298**	**15,225,073**	**14,175,831**
EQUITY AND LIABILITIES						
Equity						
Stated capital	16,368,000	16,368,000	16,368,000	16,368,000	16,368,000	16,368,000
Other reserves	18,187,058	21,442,749	15,868,597	3,934,835	3,934,835	3,063,783
Retained losses	(17,214,378)	(16,941,340)	(17,941,159)	(9,051,906)	(8,800,641)	(9,373,949)
Equity attributable to equity holders of the company	**17,340,680**	**20,869,408**	**14,295,438**	**11,250,929**	**11,502,195**	**10,057,834**
Non controlling interest	8,657,045	12,026,438	8,279,179	-	-	-
Total equity	**25,997,725**	**32,895,847**	**22,574,617**	**11,250,929**	**11,502,195**	**10,057,834**
Liabilities						
Non-current liabilities						
Loans and borrowings	8,847,160	12,866,085	12,016,854	-	-	-
Employee benefits	113,600	104,116	103,860	22,703	21,279	16,894
Deferred tax liabilities	6,843,384	6,709,581	5,227,929	-	-	171,370
Total non-current liabilities	**15,804,144**	**19,679,782**	**17,348,643**	**22,703**	**21,279**	**188,264**
Current liabilities						
Trade and other payables	19,990,028	18,179,233	17,335,628	2,865,504	3,354,821	3,618,061
Loans and borrowings	6,248,689	5,607,220	6,760,754	1,301,667	245,581	236,247
Current tax payables	1,205,849	1,121,544	758,558	62,495	101,198	75,425
Bank overdrafts	107,104	91,082	14,599	-	-	-
Total current liabilities	**27,551,669**	**24,999,080**	**24,869,540**	**4,229,666**	**3,701,600**	**3,929,733**
Total liabilities & equity	**69,353,538**	**77,574,709**	**64,792,799**	**15,503,298**	**15,225,073**	**14,175,831**
Net assets per share (Rs)	**10.95**	**13.18**	**9.02**	**7.10**	**7.26**	**6.35**

These Financial Statements have been prepared and presented in compliance with the requirements of the Companies Act No 07 of 2007.

Sgd

Jeewantha Perera
Head of Finance

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.
Approved and signed on behalf of the Board.

Sgd
W.D.K. Jayawardena
Director

Sgd
T Dharmarajah
Director

12th February 2026
Colombo

EDEN HOTELS LANKA PLC
STATEMENT OF PROFIT OR LOSS

For the quarter/nine months ended 31st December	GROUP						COMPANY					
	Three months ended			Nine months ended			Three months ended			Nine months ended		
	2025 Rs.'000 (Un-audited)	2024 Rs.'000 (Un-audited)	Variance %	2025 Rs.'000 (Un-audited)	2024 Rs.'000 (Un-audited)	Variance %	2025 Rs.'000 (Un-audited)	2024 Rs.'000 (Un-audited)	Variance %	2025 Rs.'000 (Un-audited)	2024 Rs.'000 (Un-audited)	Variance %
Continuing operations												
Revenue	1,870,176	1,591,672	17%	4,548,222	3,916,864	16%	450,922	368,942	22%	942,327	794,909	19%
Cost of sales	(473,480)	(364,782)	-30%	(1,321,651)	(1,118,759)	-18%	(103,567)	(85,867)	-21%	(256,518)	(209,507)	-22%
Gross profit	**1,396,696**	**1,226,890**		**3,226,571**	**2,798,105**		**347,355**	**283,076**		**685,809**	**585,402**	
Other income/(expenses)	29,191	(23,948)	>100%	129,997	46,335	>100%	1,350	(1,740)	>100%	24,396	2,914	>100%
Profit before operating expenses	**1,425,887**	**1,202,942**		**3,356,568**	**2,844,440**		**348,705**	**281,335**		**710,205**	**588,315**	
Operating expenses												
Personnel costs	(248,576)	(226,284)	-10%	(716,139)	(623,352)	-15%	(47,776)	(51,574)	7%	(146,595)	(141,173)	-4%
Depreciation and amortization	(310,910)	(245,315)	-27%	(919,351)	(759,212)	-21%	(48,507)	(46,985)	-3%	(148,744)	(140,326)	-6%
Other operating expenses	(678,717)	(528,893)	-28%	(1,454,110)	(1,256,843)	-16%	(135,619)	(120,175)	-13%	(286,009)	(282,551)	-1%
Results from operating activities	**187,684**	**202,451**		**266,968**	**205,033**		**116,804**	**62,602**		**128,856**	**24,266**	
Net finance cost	(864,834)	(426,995)	->100%	(1,645,204)	(1,665,410)	1%	(130,131)	(31,281)	>100%	(380,122)	(361,426)	-5%
Profit/(loss) before income tax expense from continuing operations	**(677,150)**	**(224,544)**		**(1,378,235)**	**(1,460,378)**		**(13,327)**	**31,321**	>100%	**(251,265)**	**(337,160)**	
Tax expense	(4,353)	-	>100%	(97,658)	-	>100%	-	-	-	-	-	-
Profit/(loss) after tax from continuing operations	**(681,502)**	**(224,544)**	->100%	**(1,475,894)**	**(1,460,378)**	-1%	**(13,327)**	**31,321**	>100%	**(251,265)**	**(337,160)**	>100%
Discontinued operations												
Loss after tax for the period from discontinued operations and assets held for sale	**(486,001)**	**(508,908)**	>100%	**(1,425,582)**	**(1,980,624)**	28%	**-**	**-**		**-**	**-**	
Profit/(loss) after tax	**(1,167,503)**	**(733,452)**	>100%	**(2,901,476)**	**(3,441,002)**	16%	**(13,327)**	**31,321**	>100%	**(251,265)**	**(337,160)**	
Profit/(loss) attributable to: (Continuing operations)												
Equity holders of the parent	(462,329)	74,082	>100%	(1,213,212)	(239,025)	->100%	**(13,327)**	**31,321**	>100%	**(251,265)**	**(337,160)**	>100%
Non controlling Interest	(219,173)	(298,627)	27%	(262,682)	(1,221,352)	78%	-	-		-	-	
	(681,502)	(224,545)		(1,475,894)	(1,460,378)		**(13,327)**	**31,321**	>100%	**(251,265)**	**(337,160)**	>100%
Profit/(loss) attributable to: (Discontinued operations)												
Equity holders of the parent	(218,846)	(508,908)	57%	(641,940)	(1,980,624)	68%	-	-		-	-	
Non controlling Interest	(267,155)	-	100%	(783,643)	-	100%	-	-		-	-	
	(486,001)	(508,908)		(1,425,582)	(1,980,624)		-	-		-	-	
Profit/(loss) attributable to:												
Equity holders of the parent	**(681,175)**	**(434,826)**	-57%	**(1,855,151)**	**(2,219,650)**	16%	**(13,327)**	**31,321**	>100%	**(251,265)**	**(337,160)**	>100%
Non controlling Interest	(486,327)	(298,627)	-63%	(1,046,324)	(1,221,352)	14%	-	-		-	-	
	(1,167,503)	**(733,453)**		**(2,901,476)**	**(3,441,002)**		**(13,327)**	**31,321**	>100%	**(251,265)**	**(337,160)**	>100%
Earnings / (Loss) per share (Rs)	(0.43)	(0.27)		(1.17)	(1.40)		(0.01)	0.02		(0.16)	(0.21)	
Earnings / (Loss) per share from continuing operations (Rs)	(0.29)	0.05		(0.77)	(0.15)		(0.01)	0.02		(0.16)	(0.21)	

EDEN HOTELS LANKA PLC
STATEMENT OF OTHER COMPREHENSIVE INCOME

	GROUP						COMPANY					
	Three months ended			Nine months ended			Three months ended			Nine months ended		
	2025 Rs.'000 (Un-audited)	2024 Rs.'000 (Un-audited)	Variance %	2025 Rs.'000 (Un-audited)	2024 Rs.'000 (Un-audited)	Variance %	2025 Rs.'000 (Un-audited)	2024 Rs.'000 (Un-audited)	Variance %	2025 Rs.'000 (Un-audited)	2024 Rs.'000 (Un-audited)	Variance %
Profit/(loss) after tax from continuing operations	(681,502)	(224,544)	->100%	(1,475,894)	(1,460,378)	-1%	(13,327)	31,321	>100%	(251,265)	(337,160)	25%
Exchange gain/(loss) on translation of foreign operations	353,206	(278,153)	>100%	668,050	(352,856)	>100%	-	-		-	-	
Total comprehensive income/(expenses) from continuing operations	**(328,296)**	**(502,697)**		**(807,844)**	**(1,813,233)**		**(13,327)**	**31,321**		**(251,265)**	**(337,160)**	
Profit/(loss) after tax from discontinued operations	(486,001)	(508,908)	5%	(1,425,582)	(1,980,624)	28%	-	-		-	-	
Exchange gain/(loss) on translation of discontinued foreign operations	93,268	(77,423)	>100%	190,320	(96,023)	>100%	-	-		-	-	
Total comprehensive income/(expenses) from discontinued operations	**(392,732)**	**(586,331)**		**(1,235,262)**	**(2,076,647)**		-	-		-	-	
Loss after tax	**(1,167,503)**	**(733,452)**	-59%	**(2,901,476)**	**(3,441,002)**	>100%	**(13,327)**	**31,321**	>100%	**(251,265)**	**(337,160)**	25%
Exchange gain/(loss) on translation of foreign operations	446,475	(355,576)	<100%	858,370	(448,878)	>100%	-	-	-		-	
Total comprehensive income/(expenses)	**(721,028)**	**(1,089,028)**		**(2,043,106)**	**(3,889,880)**		**(13,327)**	**31,321**		**(251,265)**	**(337,160)**	25%
(Profit) / Loss attributable to:												
Equity holders of the parent	(681,175)	(434,826)	-57%	(1,855,151)	(2,219,650)	16%	(13,327)	31,321	>100%	(251,265)	(337,160)	25%
Non controlling Interest	(486,327)	(298,627)	-63%	(1,046,324)	(1,221,352)	14%	-	-	-		-	
	(1,167,503)	**(733,453)**		**(2,901,476)**	**(3,441,002)**		**(13,327)**	**31,321**		**(251,265)**	**(337,160)**	
Total comprehensive income/(expenses) attributable to:								-				
Equity holders of the parent	(413,444)	(651,434)	37%	(1,342,515)	(2,493,335)	46%	(13,327)	31,321	>100%	(251,265)	(337,160)	25%
Non controlling Interest	(307,584)	(437,595)	30%	(700,591)	(1,396,545)	50%	-	-			-	
	(721,028)	**(1,089,030)**		**(2,043,106)**	**(3,889,880)**		**(13,327)**	**31,321**		**(251,265)**	**(337,160)**	25%

EDEN HOTELS LANKA PLC
STATEMENT OF CHANGES IN EQUITY

GROUP	Stated capital	Other reserves			Retained Earning /(losses)	Non Controlling interest	Total equity
		Revaluation reserve	Fair Value reserve	Foreign currency translation reserve			
	Rs.'000	Rs.'000	Rs.'000	Rs.'000	Rs.'000	Rs.'000	Rs.'000
Balance as at 01.04.2024	16,368,000	10,212,628	1,030	5,928,623	(15,721,509)	9,675,724	26,464,497
Comprehensive income for the period							
Loss for the period	-	-	-	-	(2,219,650)	(1,221,352)	(3,441,002)
Other comprehensive income							
Exchange gain/(loss) on translation of foreign operations	-	-	-	(273,685)	-	(175,193)	(448,878)
Total Comprehensive Income	**-**	**-**	**-**	**(273,685)**	**(2,219,650)**	**(1,396,545)**	**(3,889,880)**
Balance as at 31.12.2024	**16,368,000**	**10,212,628**	**1,030**	**5,654,939**	**(17,941,159)**	**8,279,179**	**22,574,617**
Balance as at 01.04.2025	16,368,000	15,809,172	38	5,633,539	(16,941,340)	12,026,438	32,895,847
Comprehensive income for the period							-
Loss for the period	-	-	-	-	(1,855,151)	(1,046,324)	(2,901,476)
Net impact on realization of revalued assets	-	(3,768,327)	-	-	1,582,114	(2,668,802)	(4,855,016)
Other comprehensive income							-
Exchange gain/(loss) on translation of foreign operations	-	-	-	512,636	-	345,734	858,370
Total comprehensive income	**-**	**(3,768,327)**	**-**	**512,636**	**(273,038)**	**(3,369,393)**	**(6,898,122)**
Balance as at 31.12. 2025	**16,368,000**	**12,040,845**	**38**	**6,146,175**	**(17,214,378)**	**8,657,045**	**25,997,725**

COMPANY	Stated capital	Other reserves		Retained losses	Total equity
		Revaluation Reserve	Fair Value reserve		
	Rs.'000	Rs.'000	Rs.'000	Rs.'000	Rs.'000
Balance as at 01.04.2024	16,368,000	3,063,904	(122)	(9,036,789)	10,394,994
Comprehensive income for the period					
Loss for the period	-	-	-	(337,160)	(337,160)
Total comprehensive income for the year	**-**	**-**	**-**	**(337,160)**	**(337,160)**
Balance as at 31.12.2024	**16,368,000**	**3,063,904**	**(122)**	**(9,373,949)**	**10,057,834**
Balance as at 01.04.2025	16,368,000	3,935,020	(185)	(8,800,641)	11,502,195
Comprehensive income for the period					
Loss for the period	-	-	-	(251,265)	(251,265)
Total comprehensive income for the year	**-**	**-**	**-**	**(251,265)**	**(251,265)**
Balance as at 31.12.2025	**16,368,000**	**3,935,020**	**(185)**	**(9,051,906)**	**11,250,929**

EDEN HOTEL LANKA PLC
STATEMENT OF CASH FLOWS

For the nine months ended 31st December	GROUP 2025 Rs.'000	GROUP 2024 Rs.'000	COMPANY 2025 Rs.'000	COMPANY 2024 Rs.'000
CASH FLOW FROM OPERATING ACTIVITIES				
Loss before income tax expense	(2,803,817)	(3,441,002)	(251,265)	(337,160)
Adjustment for:				
Depreciation and amortization	1,505,016	1,299,026	145,783	140,323
Provision for gratuity	16,077	11,505	3,166	3,149
Interest cost	2,928,297	3,210,026	396,187	375,024
Interest income	(161,919)	(138,778)	16,066	(13,597)
Dividend income	(217)	-	(217)	-
Gain on fair valuation of other FVTPL instruments	(4,957)	(1,239)	(4,957)	(1,239)
Operating profit before working capital changes	**1,478,478**	**939,538**	**304,763**	**166,499**
Working capital changes				
Increase in accounts receivables & others	584,020	(303,247)	(375,480)	260,465
(Increase)/decrease in inventories	(24,298)	(58,325)	2,583	(12,768)
Increase/(decrease) in accounts payables	145,294	(2,143,631)	261,317	(514,319)
Cash generated from/(used in) operations	**2,183,495**	**(1,565,666)**	**193,184**	**(100,123)**
Tax paid	(90,625)	-	-	-
Gratuity paid	(6,592)	(8,508)	(1,741)	(6,404)
Net cash from/(used in) operating activities	**2,086,277**	**(1,574,174)**	**191,443**	**(106,527)**
CASH FLOW FROM INVESTING ACTIVITIES				
Acquisition of property, plant and equipment	(413,304)	(210,127)	(31,245)	(78,001)
Dividend received	217	-	217	-
Net cash used in investing activities	**(413,087)**	**(210,127)**	**(31,028)**	**(78,001)**
CASH FLOW FROM FINANCING ACTIVITIES				
Repayments of long term loans	(5,089,726)	(1,240,463)	-	(1,240,463)
Proceeds from the disposal of property, plant and equipment	14,783,754	-	-	-
Proceeds of loans & borrowings	1,056,085	474,889	1,056,085	-
Funds received from/payment made to ultimate parent company	(1,185,525)	1,265,000	(1,185,525)	1,265,000
Net cash generated from/(used in) financing activities	**9,564,588**	**499,426**	**(129,439)**	**24,537**
Net increase/(decrease) in cash & cash equivalents during the period	11,237,779	(1,284,875)	30,975	(159,992)
Cash & cash equivalents at the beginning of the period	2,000,254	2,676,424	150,237	217,123
Cash & cash equivalents at the end of the period	**13,238,033**	**1,391,550**	**181,212**	**57,131**
Analysis of cash & cash equivalents at the end of the period				
Cash at bank and in hand	13,345,137	1,406,149	181,212	57,131
Unfavorable bank balances used for cash management purposes	(107,104)	(14,599)	-	-
	13,238,033	**1,391,550**	**181,212**	**57,131**

EDEN HOTELS LANKA PLC
NOTES TO THE FINANCIAL STATEMENTS

1 General

The Statement of Financial Position, the Statement of Profit or Loss and Other Comprehensive Income , Cash Flow Statement and Statement of Changes in Equity for the Group and the Company as at and for the nine months ended 31st December 2025 are drawn up from unaudited accounts of the company and its' subsidiary companies and provide information as required by Colombo Stock Exchange and LKAS 34, "Interim Financial Reporting". Further , provisions of the Companies Act No 7 of 2007 has been considered in preparing these interim financial statements.

The interim financial statements are presented in Sri Lanka Rupees (LKR) and all values are rounded to the nearest thousand except when otherwise indicated.

The presentation and classification of the financial statements of the previous period have been amended, where relevant, for better presentation and to be comparable with those of the current period.

2 Basis of preparation

Accounting policies and methods of computation as stated in the Financial Statements for 2024/25 are followed in the preparation of these interim financial statements.

There were no changes to the accounting policies and methods of computation since the publication of the annual report for the year ended 31 March 2025.

3 Revenue and other income

Revenue includes accommodation sales for rooms occupied on daily basis, together with outlet sales and other income from hotel operations. Other income represents other sources of income not shown under revenue.

4 Management fee

All expenses related to management expenditure are fully provided for in these financial statements.

5 Valuation of financial assets and liabilities

	Group			Company		
	Level 1	**Level 2**	**Level 3**	**Level 1**	**Level 2**	**Level 3**
	Rs.'000'	Rs.'000'	Rs.'000'	Rs.'000'	Rs.'000'	Rs.'000'
Fair Value hierarchy						
As at 31st December 2025						
Trading assets - fair value through profit or loss	10,071	-	-	10,071	-	-
Investment securities	-	-	161,004	-	-	32,783
	10,071	-	161,004	10,071	-	32,783

	Group			Company		
	Level 1	**Level 2**	**Level 3**	**Level 1**	**Level 2**	**Level 3**
	Rs.'000'	Rs.'000'	Rs.'000'	Rs.'000'	Rs.'000'	Rs.'000'
Fair Value hierarchy						
As at 31st March 2025						
Trading assets - Fair value through profit or loss	5,113	-	-	5,113	-	-
Investment securities	-	-	161,004	-	-	32,783
	5,113	-	161,004	5,113	-	32,783
Fair Value hierarchy						
As at 31st December 2024						
Trading assets - Fair value through profit or loss	4,943	-	-	4,943	-	-
Investment securities	-	-	177,984	-	-	47,714
	4,943	-	177,984	4,943	-	47,714

6 Going concern

In determining the basis of preparing the financial statements for the nine months ended 31st December 2025, based on available information, the management has formed reasonable judgement that the Group companies have adequate resources to continue its business operations for the foreseeable future monitoring its business performance and continuity by adopting risk mitigation initiatives at each company level.

7 Earnings/(loss) per share

Basic earnings / (loss) per share amounts are calculated by dividing the earnings / (loss) for the period attributable to ordinary equity holders of the Parent / Company by the number of ordinary shares outstanding during the period.

The following reflects the income and share data used in the basic earnings /(loss) per share computation.

7 Earnings/(loss) per share (Cont'd)

Basic earnings / (loss) per share - Continuing Operations	Nine month ended 31st December 2025			
	Group		Company	
	31.12.2025 In Rs "000"	31.12.2024 In Rs "000"	31.12.2025 In Rs "000"	31.12.2024 In Rs "000"
Amounts used as the numerator:				
Loss attributable to ordinary shareholders	(1,213,212)	(239,025)	(251,265)	(337,160)
Number of ordinary shares used as the denominator	**No of Shares**	**No of Shares**	**No of Shares**	**No of Shares**
Number of ordinary shares in issue - Applicable to basic earnings / (loss) per share	1,584,000,000	1,584,000,000	1,584,000,000	1,584,000,000
Loss per share	**(0.77)**	**(0.15)**	**(0.16)**	**(0.21)**

	Three month ended 31st December 2025			
	Group		Company	
	31.12.2025 In Rs "000"	31.12.2024 In Rs "000"	31.12.2025 In Rs "000"	31.12.2024 In Rs "000"
Amounts used as the numerator:				
(Loss) / earnings attributable to ordinary shareholders	(462,329)	74,082	(13,327)	31,321
Number of ordinary shares used as the denominator	**No of Shares**	**No of Shares**	**No of Shares**	**No of Shares**
Number of ordinary shares in issue - applicable to basic earnings / (loss) per share	1,584,000,000	1,584,000,000	1,584,000,000	1,584,000,000
Earnings / (loss) per share	**(0.29)**	**0.05**	**(0.01)**	**0.02**

Basic earnings / (loss) per share - Discontinued operations	Nine month ended 31st December 2025			
	Group		Company	
	31.12.2025 In Rs "000"	31.12.2024 In Rs "000"	31.12.2025 In Rs "000"	31.12.2024 In Rs "000"
Amounts used as the numerator:				
Loss attributable to ordinary shareholders	(641,940)	(1,980,624)	-	-
Number of ordinary shares used as the denominator	**No of Shares**	**No of Shares**	**No of Shares**	**No of Shares**
Number of ordinary shares in issue - applicable to basic loss per share	1,584,000,000	1,584,000,000	1,584,000,000	1,584,000,000
Loss per share	**(0.41)**	**(1.25)**	**-**	**-**

	Three month ended 31st December 2025			
	Group		Company	
	31.12.2025 In Rs "000"	31.12.2024 In Rs "000"	31.12.2025 In Rs "000"	31.12.2024 In Rs "000"
Amounts used as the numerator:				
(Loss) / earnings attributable to ordinary shareholders	(218,846)	(508,908)	-	-
Number of ordinary shares used as the denominator	**No of Shares**	**No of Shares**	**No of Shares**	**No of Shares**
Number of ordinary shares in issue - Applicable to basic earnings / (loss) per share	1,584,000,000	1,584,000,000	1,584,000,000	1,584,000,000
Loss Per Share	**(0.14)**	**(0.32)**	**-**	**-**

8 Sale and purchase agreement - Browns Ari Resort (Pvt) Limited

Browns Ari Resorts (Pvt) Limited, a subsidiary of Eden Hotel Lanka PLC, completed the sale of the assets and business of Barcelo Whale Lagoon Maldives Resort to ASB Hotel Properties Maldives in terms of a Sale and Purchase Agreement entered into during the prior period. The transaction was completed on 19th December 2025, following the satisfaction of all conditions precedent set out in the Sale and Purchase Agreement, including the receipt of required regulatory and third-party approvals in the Maldives. The total consideration for the transaction amounted to USD 57,500,000. As a result of the completion of the disposal, results of Barcelo Whale Lagoon Maldives Resort have been classified and presented as a discontinued operation in accordance with SLFRS 5 – Non-current Assets Held for Sale and Discontinued Operations.

9 Commitments and contingencies

There are no commitments and contingent liabilities as at the reporting date that require disclosures in these interim financial statements.

10 Events occurring after the reporting date

No circumstances have arisen since the reporting date which would require adjustments or disclosures in the interim financial statements.

EDEN HOTELS LANKA PLC
INVESTOR INFORMATION

A. Names and the number of shares held by the 25 Largest Shareholders and the Percentage (%) as at 31.12.2025

25 Major shareholders of the Company as at 31.12.2025

No	Name	No of Shares	(%)
1	Palm Garden Hotels Plc	833,308,792	52.61
2	Browns Hotels And Resorts Limited	674,943,435	42.61
3	DFCC Bank Plc/W.Jinadasa	2,400,718	0.15
4	Senkadagala Finance Plc/S.Gobinath	2,000,000	0.13
5	People'S Leasing & Finance Plc/Mr.D.M.P.Disanayake	1,782,660	0.11
6	Employees Trust Fund Board	1,581,943	0.10
7	Mr. L.T.R.S.L. Jayawardhana	1,574,170	0.10
8	Hatton National Bank Plc/Weththinge Jinadasa	1,169,119	0.07
9	Sampath Bank Plc/Andaradeniya Estate Private Limited	1,090,538	0.07
10	Mr. B. Srikumar	900,000	0.06
11	Thread Capital (Private) Limited	810,000	0.05
12	Merchant Bank Of Sri Lanka & Finance Plc 01	775,040	0.05
13	DFCC Bank Plc/Weththinge Jinadasa	754,104	0.05
14	Sampath Bank Plc/Mr. R.M.V.W. Weerabahu	658,721	0.04
15	Hatton National Bank Plc/Anuja Chamila Jayasinghe	654,875	0.04
16	Sampath Bank Plc/Mr. Abishek Sithampalam	629,076	0.04
17	Sampath Bank Plc/Rajeepan Raguneethan	600,000	0.04
18	PMF Finance Plc/R.A. Niranjana	587,491	0.04
19	Mr. S.S. De Silva	500,456	0.03
20	Commercial Bank Of Ceylon Plc/H.S. Dissanayake	500,000	0.03
21	Assetline Finance Limited/C.Dissanayake	487,500	0.03
22	Hatton National Bank Plc/Ruwan Prassana Sugathadasa	483,500	0.03
23	Mr. R.R.H. Perera	472,000	0.03
24	DFCC Bank Plc/G.A.U. Pushpakumar	469,800	0.03
25	Mr. W.B.B. Gayan	462,100	0.03
		1,529,596,038	**96.57**
	Others	54,403,962	3.43
	Total	**1,584,000,000**	**100.00**

B. Minimum public holding requirment as per section 7.13.1 of CSE listing rules as at 31.12.2025.

Category	Float Adjusted Market Capitalization (Rs.)	Public Holding Percentage	No. of Shareholders	Option
Ordinary (Voting) Shares	1,030,169,699	4.782%	7,705	2

C. Directors' Shareholding as at 31st December 2025

	No of shares	**(%)**
Mr. W D K Jayawardena	Nil	Nil
Ms. K U Amarasinghe	Nil	Nil
Mr. D S K Amarasekera	Nil	Nil
Mr. Stefan Furkhan	1	-
Mr. J M Swaminathan	Nil	Nil
Mr. T. Dharmarajah	Nil	Nil
Mr. J. Selvaratnam	Nil	Nil

D. Number of Shares representing the Company's Stated Capital 1,584,000,000 Ordinary Shares.

E. Market price of shares recorded during the quarter ended

	31.12.2025 Rs	31.12.2024 Rs
Highest Market Price	15.20	17.40
Lowest Market Price	12.90	12.90
Last Traded Price	13.60	16.80
Closing Market Price	13.60	16.60
Loss per share		
- Group	(1.17)	(1.40)
- Company	(0.16)	(0.21)
Net Assets per Share		
- Group	10.95	9.02
- Company	7.10	6.35

Eden Hotel Lanka PLC

Corporate Information

LEGAL FORM

A quoted public company with Limited Liability
Incorporated in Sri Lanka in 1992
Company Registration No. PQ 199

SUBSIDIARIES

Serendib Hotels PLC
Dolphin Hotels PLC
Hotel Sigiriya PLC
Dickwella Resorts (Private) Limited
Green Paradise (Private) Limited
Sun & Fun Resorts Limited
Frontier Capital (Private) Limited
Serendib Leisure Management Limited
Sanctuary Resorts (Private) Limited
Bodufaru Beach Resort (Private) Limited
Browns Ari Resort (Private) Limited
Browns Raa Resort (Private) Limited
Browns Kaafu N Resorts (Private) Limited

BOARD OF DIRECTORS

Mr. W D K Jayawardena
Ms. K U Amarasinghe
Mr. D S K Amarasekera
Mr. J M Swaminathan
Mr. S Furkhan
Mr. T Dharmarajah
Mr. J Selvaratnam

REGISTERED OFFICE

100/1, Sri Jayawardenapura Mawatha,
Rajagiriya, Sri Lanka.

Tel : +94 11 7248248
Fax : +94 11 2865606

COMPANY SECRETARIES

LOLC Corporate Services (Pvt) Ltd
100/1, Sri Jayawardenapura Mawatha,
Rajagiriya, Sri Lanka.

Tel: + 94 (11) 588 0880 (Ext - 2355)
Fax: + 94 (11) 286 5612