THE KINGSBURY
COLOMBO-SRI LANKA

Company Registration PQ 203
No:48, Janadhipathi Mawatha
Colombo-01

Interim Financial Statements

For the Twelve months ended 31st March 2026

THE KINGSBURY PLC
Statement of Financial Position

(All amounts in Sri Lanka Rupees thousands)

	Unaudited	Audited
	As at 31.03.2026	As at 31.03.2025
ASSETS		
Non-current assets		
Property Plant and Equipment	5,110,458	4,431,681
Intangible assets	10,841	15,742
Right-of-use asset	10,683	10,931
Total non-current assets	**5,131,982**	**4,458,354**
Current assets		
Inventories	222,508	145,076
Trade receivables	180,360	202,747
Other receivables	180,009	983,685
Other current assets	105,331	85,626
Tax Receivable	9,310	9,310
Short term deposits	394,250	-
Cash and cash equivalents	17,490	95,743
Total current assets	**1,109,258**	**1,522,187**
Total Assets	**6,241,240**	**5,980,541**
EQUITY AND LIABILITIES		
Capital and reserves		
Stated capital	836,000	836,000
Reserves	1,698,226	1,327,106
Retained earnings	157,166	(247,942)
Total Equity	**2,691,392**	**1,915,164**
Non- current liabilities		
Interest-bearing borrowings	595,100	910,873
Post employment benefit obligation	154,123	128,935
Deferred tax liability	949,334	594,885
Lease liability	19,004	19,016
Other liabilities	4,200	3,600
Other payables	-	447,252
Total non-current liabilities	**1,721,761**	**2,104,561**
Current Liabilities		
Trade payables	353,254	271,699
Other payables	622,647	796,466
Interest-bearing borrowings	315,773	349,493
Other current liabilities	167,687	154,912
Bank Overdraft	368,714	388,236
Lease liability	12	10
Total current liabilities	**1,828,087**	**1,960,816**
Total liabilities	**3,549,848**	**4,065,377**
Total equity and liabilities	**6,241,240**	**5,980,541**

I certify that these Financial Statements have been prepared in compliance with the requirements of the Companies Act No 7 of 2007.

Signed.
Piyal Senadeera
Chief Financial Officer

The Board of Directors is responsible for the preparation & presentation of these Financial statements.

Signed for and on behalf of the Board of Directors;

Signed.
A M Pandithage
Executive Chairman

Signed.
R.J.Karunarajah
Managing Director

29th May 2026
Colombo

THE KINGSBURY PLC
Statement of Profit or Loss

(All amounts in Sri Lanka Rupees thousands)

	Unaudited Year ended 31.03.2026	Audited Year ended 31.03.2025	Change %	Unaudited Quarter ended 31.03.2026	Unaudited Quarter ended 31.03.2025	Change %
Turnover	5,562,090	5,327,046	4	1,483,996	1,387,105	7
Cost of sales	(2,792,459)	(2,771,802)	(1)	(708,356)	(676,879)	(5)
Gross profit	**2,769,631**	**2,555,244**	**8**	**775,640**	**710,226**	**9**
Other income **(Note 04)**	6,937	20,352	(66)	15,011	(11,300)	>100
Administrative expenses	(1,896,813)	(1,780,243)	(7)	(482,834)	(367,650)	(31)
Net Impairment on trade and other receivables **(Note 07)**	(113,021)	2,309	>(100)	(113,690)	718	>(100)
Marketing expenses	(119,482)	(92,160)	(30)	(40,867)	(25,052)	(63)
Results from operating activities	**647,252**	**705,502**	**(8)**	**153,260**	**306,942**	**(50)**
Finance income	36,054	13,994	>100	17,279	10,484	65
Finance expenses	(140,395)	(179,909)	22	(36,500)	(44,245)	18
Profit / (Loss) before tax	**542,911**	**539,587**	**1**	**134,039**	**273,181**	**(51)**
Income Tax (Charge) / Reversal	(178,119)	11,566	>(100)	(53,571)	103,936	>(100)
Profit / (Loss) for the period	**364,792**	**551,153**	**(34)**	**80,468**	**377,117**	**(79)**
Basic Earnings per share (Rs.)	**0.75**	**1.14**		**0.17**	**0.78**	

The notes on page 6 forms an integral part of these Financial Statements.

Figures in brackets indicate deductions or losses.

THE KINGSBURY PLC
Statement of Comprehensive Income

(All amounts in Sri Lanka Rupees thousands)

	Unaudited Year ended 31.03.2026	Audited Year ended 31.03.2025	Change %	Unaudited Quarter ended 31.03.2026	Unaudited Quarter ended 31.03.2025	Change %
Profit / (Loss) for the period	**364,792**	**551,153**	**(34)**	**80,468**	**377,117**	**(79)**
Other Comprehensive Income not to be reclassified to profit or loss in subsequent periods						
Revaluation of building and building integrals	591,973	-	100	591,973	-	100
Deferred tax effect on building and building integrals	(177,592)	-	100	(177,592)	-	100
Deferred tax on transfers	-	12,978	100	-	12,978	100
Re-measurement loss on defined benefit plans	(4,207)	(2,817)	(49)	(4,207)	(2,817)	(49)
Deferred tax effect on defined benefit plans	1,262	845	(49)	1,262	845	(49)
Other Comprehensive Income for the period, net of tax	**411,436**	**11,006**	**>100**	**411,436**	**11,006**	**>100**
Total Comprehensive Income/(loss) for the year, net of tax	**776,228**	**562,159**	**38**	**491,904**	**388,123**	**27**

The notes on page 6 forms an integral part of these Financial Statements.

Figures in brackets indicate deductions or losses.

THE KINGSBURY PLC
Statement of Changes in Equity

(All amounts in Sri Lanka Rupees thousands)

	Stated Capital	Revaluation Reserve	Retained Earnings	Total
Balance as at 01.04.2024	**836,000**	**1,357,389**	**(842,609)**	**1,350,780**
Profit / (Loss) for the twelve months	**-**	-	551,153	551,153
Other Comprehensive income	-	-	(1,972)	(1,972)
Total comprehensive income	**-**	**-**	**549,181**	**549,181**
Transfer to retained earnings from Revaluation Reserves	-	(43,261)	43,261	-
Deferred tax on transfer	-	12,978	-	12,978
Unclaimed Dividend write-back	-	-	2,225	2,225
Balance as at 31.03.2025	**836,000**	**1,327,106**	**(247,942)**	**1,915,164**
Balance as at 01.04.2025	**836,000**	**1,327,106**	**(247,942)**	**1,915,164**
Profit / (Loss) for the twelve months	**-**	-	364,792	364,792
Revaluation of building and building integrals	-	591,973	-	591,973
Deferred tax effect on building and building integrals	-	(177,592)	-	(177,592)
Other Comprehensive income			(2,945)	(2,945)
Total comprehensive income	**-**	**414,381**	**361,847**	**776,228**
Transfer to retained earnings from Revaluation reserve	-	(43,261)	43,261	-
Balance as at 31.03.2026	**836,000**	**1,698,226**	**157,166**	**2,691,392**

The notes on page 6 forms an integral part of these Financial Statements.

Figures in brackets indicate deductions or losses.

THE KINGSBURY PLC
Statement of Cash Flows

(All amounts in Sri Lanka Rupees thousands)

	Unaudited Year ended 31.03.2026	Audited Year ended 31.03.2025
Operating activities		
Cash generated from operations **(Note A)**	1,118,376	593,805
Interest paid	(124,479)	(163,532)
Retirement benefits paid	(12,048)	(12,138)
Net cash generated from /(used in) operating activities	**981,849**	**418,135**
Investing activities		
Purchase of property plant & equipment	(325,066)	(151,587)
Purchase of intangible assets	(56)	(762)
Proceeds from disposal of property plant & equipment	4,716	2,065
Interest received	8,266	4,731
Net cash generated from/(used in) investing activities	**(312,140)**	**(145,553)**
Financing activities		
Payments on interest-bearing borrowings	(349,493)	(402,804)
Payments on lease rent - capital portion	(10)	(10)
Net cash used in financing activities	**(349,503)**	**(402,814)**
Effect of exchange rate changes on cash & cash equivalents	**15,313**	**(8,379)**
Net increase/(decrease) in cash and cash equivalents	**335,519**	**(138,611)**
Movement in cash and cash equivalents (Note B)		
At the begining	(292,493)	(153,882)
Net increase/(decrease) in cash and cash equivalents	335,519	(138,611)
At end of the Period	**43,026**	**(292,493)**

Note A	Unaudited Year ended 31.03.2026	Audited Year ended 31.03.2025
Cash flows from operating activities		
Profit / (Loss) before tax	542,911	539,587
Adjustments for:		
Finance Expenses	125,260	162,267
Finance Income	(12,643)	(4,731)
Net Foreign exchange (gain) / loss	(15,313)	8,379
Depreciation on property, plant & equipment	221,839	214,111
Amortization of Rights of use Asset	247	247
Amortization of intangible assets	4,957	5,660
Post employment benefit plans	33,029	29,419
Net Impairment on trade and other receivables	113,021	(2,309)
Write-down of Inventories	434	-
Loss on disposal of property, plant & equipment	10,483	1,524
Operating profit before working capital changes	**1,024,225**	**954,154**
(Increase)/Decrease in trade and other receivables	699,278	(300,297)
(Increase)/Decrease in inventories	(77,432)	25,334
Increase/(Decrease) in trade and other payables	(527,695)	(85,386)
Net Cash generated from/(used in) operations	**1,118,376**	**593,805**

Note B		
Analysis of cash and cash equivalents		
Cash at Bank & In Hand	17,490	95,743
Short term deposits	394,250	-
Bank Overdraft	(368,714)	(388,236)
	43,026	**(292,493)**

The notes on page 6 forms an integral part of these Financial Statements.

Figures in brackets indicate deductions.

THE KINGSBURY PLC
Notes to the Financial Statements

1 The Interim Financial Statements are unaudited and have been prepared in compliance with Sri Lanka Accounting Standard **LKAS 34**-Interim Financial Reporting. These Interim Financial Statements should be read in conjunction with the Annual Financial Statements for the year ended 31st March 2025.

2 The accounting policies have been consistently applied by the Company and are consistent with those used in the financial year ended 31st March 2025. The presentation and classification of the financial statements of the previous periods have been amended where relevant to be comparable with those of the current year.

3 The Statement of Financial Position of the Company as at 31st March 2026 and The Statement of Profit or Loss for the twelve months ended are drawn up from the unaudited accounts of the Company and provides information required as per rule 8 of the Colombo Stock Exchange.

4 Other income

	31.03.2026	31.03.2025
	(Rs.000)	(Rs.000)
Loss on disposal of property, plant and equipment	(10,483)	(1,524)
Sundry Income	17,420	21,876
	6,937	**20,352**

5 No circumstances have arisen since the Statement of Financial Position date, which would require adjustments to the Interim Financial statements.

6 We confirm that there are no material contingent liabilities or contingent assets which require disclosure in the Interim Financial Statements for the period of ended 31st March 2026.

7 **Net impairment of trade and other receivables**

Hayleys PLC, the Parent company of Hayleys Leisure PLC, has entered into a Binding contract with a potential buyer by way of a Letter of Intent on 3rd February 2026 and subsequnetly an Asset Purchase Agreement was signed on 17th of May 2026 to transfer the Head Lease and the operating assets of Luxury Resort (Pvt) Ltd, a wholly owned subsidiary of Hayleys PLC.

Based on the consideration by the potential buyer to transfer the Head Lease and the operating assets, the management has assessed that there is an uncertainty over the recoverability of its related receivables with Luxury Resort (Pvt) Ltd as at 31 March 2026. Accordingly, The Kingsbury PLC has recognised an impairment loss of Rs. 107,079,920/- in the statement of profit or loss.

8 Stated Capital

	No. of Shares ('000)	Stated Capital Rs '000
As At 31st March 2026	484,000	836,000
As At 31st March 2025	484,000	836,000

THE KINGSBURY PLC
Investor Information as at 31st March 2026

The market value of an Ordinary share recorded during the quarter	31.03.2026	31.03.2025
Highest price (Rs.)	**22.00**	14.50
Lowest price (Rs.)	**13.50**	11.10
Last Traded Price (Rs.)	**15.20**	11.90

Ratios	31.03.2026	31.03.2025
Basic Earnings per share (Rs.)	**0.75**	1.14
Net assets per share (Rs.)	**5.56**	3.96
Price earning ratio (Times)	**20.17**	10.45

Share trading information for the quarter	31.03.2026
No: of transactions	9,798
No: of shares traded	31,139,233
Value of shares traded (Rs.)	593,749,776

Top 20 Shareholders

	Name of Shareholder	No. of Shares	%
1	Hayleys PLC No 3 Share Investment Account	174,614,114	36.08
2	Carbotels (Pvt) Limited	113,250,000	23.40
3	Employee'S Provident Fund	21,547,794	4.45
4	Mr. Kulappuarachchige Don Harindra Perera	15,096,347	3.12
5	Mr. Kulappu Arachchige Don Anurada Perera	13,346,626	2.76
6	Bank Of Ceylon-No2 A/C (BOC PTF)	7,000,000	1.45
7	Mr. Kulappu Arachchige Don Dhammika Perera	6,432,292	1.33
8	Renuka Hotels PLC	4,742,600	0.98
9	Renuka City Hotels PLC	4,520,600	0.93
10	Renuka Consultants & Services Limited.	3,670,200	0.76
11	Seylan Bank PLC/W.G.U.I. Ranaweera	3,437,334	0.71
12	Mr. Narawala Gamage Mahinda	3,403,529	0.70
13	Mr. Amarakoon Mudiyanselage Weerasinghe	2,507,771	0.52
14	People's Leasing And Finance Plc/L.P.Hapangama	2,455,400	0.51
15	Mr. Shiran Harsha Amarasekera	2,044,143	0.42
16	Cargo Boat Development Company PLC	2,020,200	0.42
17	Mrs. Fathima Rizwana Buhardeen	2,000,000	0.41
18	Hatton National Bank PLC/Almas Holdings (Private) Limited	1,747,588	0.36
19	Seylan Bank PLC/Andaradeniya Estate (Pvt) Ltd	1,700,000	0.35
20	People's Leasing And Finance PLC/Verite Research (Pvt) Ltd	1,559,346	0.32
		387,095,884	**79.98**

Percentage of Public Shareholding	**39.17%**
Total No. of shareholders represent in the public holding	**7,766**
Float adjusted Market Capitalization (Rs)	**2,862,636,769**

The Company complies with option 4 of the listing Rules 7.13.1 (i) (a) which requires a minimum public holding of 10% for a Company having a float adjusted market capitalization of more than Rs. 2.5 Bn.

Directors' shareholding as at 31st March 2026

	Name of Director	No. of Shares
1	Mr. A.M. Pandithage	Nil
2	Mr. S.C. Ganegoda	125,000
3	Mrs. R.N. Ponnambalam	Nil
4	Mr. R.J. Karunarajah	Nil
5	Mr. T.A.B. Speldewinde	Nil
6	Ms. K.A. D. B. Perera	Nil
7	Mr. D.T.R. De Silva	Nil
8	Mr.A.J.Alles	Nil
9	Mr. T.M.Hewagama	Nil
10	Ms. K.A.D.S. Perera	Nil

THE KINGSBURY PLC

Corporate Information

Name Of Company	The Kingsbury PLC
Company Registration No	PQ 203
Legal Form	A Public Limited Company Incorporated in Sri Lanka on 04th May 1969
Registered Office	No. 48, Janadhipathi Mawatha
	Colombo 01
	Sri Lanka
Board Of Directors	Mr. A. M. Pandithage (Chairman)
	Mr. R. J. Karunarajah (Managing Director)
	Mr. S. C. Ganegoda
	Ms. R. N. Ponnambalam
	Mr. T.A.B. Speldewinde
	Ms. K.A. D. B. Perera
	Mr. D.T.R. De Silva
	Mr. A.J.Alles
	Mr. T.M.Hewagama
	Ms. K.A.D.S. Perera
Audit Committee	Mr. T. A. B. Speldewinde (Chairman)
	Mr. D. T. R De Silva
	Mr. A. J. Alles
Remuneration Committee	Mr. T. A. B. Speldewinde (Chairman)
	Mr. D. T. R De Silva
	Mr. A. J. Alles
	Mr. S. C. Ganegoda
Nominations And Governance Committee	Mr. T. A. B. Speldewinde (Chairman)
	Mr. D. T. R De Silva
	Mr. A. J. Alles
	Mr. S. C. Ganegoda
Related Party Transactions Review Committee	Mr. T. A. B. Speldewinde (Chairman)
	Mr. D. T. R De Silva
	Mr. A. J. Alles
	Mr. S. C. Ganegoda
Secretaries	Hayleys Group Services (Private) Limited
	No. 400, Deans Road
	Colombo 10
	+94 112 627 650-3 (4 lines)
Auditors	Ernst & Young
	Chartered Accountants
	Rotunda Towers,No 109,Galle Road, Colombo 03
	Sri Lanka
Bankers	Hatton National Bank PLC
	Bank of Ceylon
	Nations Trust Bank PLC
	Pan Asia Banking Corporation PLC
Investor Relations	Please contact Sector Chief Financial Officer : Mr. Piyal Senadeera
	+94 77 108 7703
	Piyal.s@hayleysleisure.com