THE KINGSBURY
COLOMBO-SRI LANKA

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

Interim Financial Statements

For the Three months ended 30th June 2026

THE KINGSBURY PLC
Statement of Financial Position

(All amounts in Sri Lanka Rupees thousands)

	Unaudited	Unaudited	Audited
	As at 30.06.2026	As at 30.06.2025	As at 31.03.2026
ASSETS			
Non-current assets			
Property Plant and Equipment	5,127,628	4,411,721	5,110,458
Intangible assets	9,647	14,377	10,841
Right-of-use asset	10,622	10,869	10,683
Total non-current assets	**5,147,897**	**4,436,967**	**5,131,982**
Current assets			
Inventories	159,442	150,074	222,508
Trade receivables	155,875	184,939	180,360
Other receivables	156,634	1,047,629	180,009
Other current assets	111,819	174,946	105,331
Tax Receivable	9,310	9,310	9,310
Short term deposits	336,375	-	394,250
Cash and cash equivalents	39,433	132,629	17,490
Total current assets	**968,888**	**1,699,527**	**1,109,258**
Total Assets	**6,116,785**	**6,136,494**	**6,241,240**
EQUITY AND LIABILITIES			
Capital and reserves			
Stated capital	836,000	836,000	836,000
Reserves	1,679,966	1,316,306	1,698,226
Retained earnings	214,735	(186,821)	157,166
Total Equity	**2,730,701**	**1,965,485**	**2,691,392**
Non- current liabilities			
Interest-bearing borrowings	535,590	831,930	595,100
Post employment benefit obligation	158,081	136,512	154,123
Deferred tax liability	966,330	620,101	949,334
Lease liability	19,001	19,012	19,004
Other liabilities	4,200	3,600	4,200
Other payables	-	485,230	-
Total non-current liabilities	**1,683,202**	**2,096,385**	**1,721,761**
Current Liabilities			
Trade payables	297,286	329,549	353,254
Other payables	577,660	796,159	622,647
Interest-bearing borrowings	296,340	329,243	315,773
Other current liabilities	171,241	175,262	167,687
Bank Overdraft	360,343	444,400	368,714
Lease liability	12	11	12
Total current liabilities	**1,702,882**	**2,074,624**	**1,828,087**
Total liabilities	**3,386,084**	**4,171,009**	**3,549,848**
Total equity and liabilities	**6,116,785**	**6,136,494**	**6,241,240**

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

27th July 2026
Colombo

THE KINGSBURY PLC
Statement of Profit or Loss

(All amounts in Sri Lanka Rupees thousands)

		Unaudited 03 Months ended 30.06.2026	Unaudited 03 Months ended 30.06.2025	Change %	Audited Year ended 31.03.2026
Revenue		1,217,605	1,198,439	2	5,562,090
Cost of sales		(651,602)	(634,908)	(3)	(2,792,459)
Gross profit		**566,003**	**563,531**	**0**	**2,769,631**
Other income	**(Note 04)**	12,320	715	>100	6,937
Administrative expenses		(487,362)	(435,356)	(12)	(2,009,834)
Marketing expenses		(25,146)	(20,166)	(25)	(119,482)
Results from operating activities		**65,815**	**108,724**	**(39)**	**647,252**
Finance income		34,298	4,127	>100	36,054
Finance expenses		(39,785)	(37,314)	(7)	(140,395)
Profit before tax		**60,328**	**75,537**	**(20)**	**542,911**
Tax expense		(16,995)	(25,216)	33	(178,119)
Profit for the period		**43,333**	**50,321**	**(14)**	**364,792**
Basic Earnings per share (Rs.)		**0.09**	**0.10**		**0.75**

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 03 Months ended 30.06.2026	Unaudited 03 Months ended 30.06.2025	Change %	Audited Year ended 31.03.2026
Profit for the period	**43,333**	**50,321**	**(14)**	**364,792**
Other Comprehensive Income not to be reclassified to profit or loss in subsequent periods				
Revaluation of building and building integrals	-	-	100	591,973
Deferred tax effect on building and building integrals	-	-	100	(177,592)
Re-measurement loss on defined benefit plans	-	-	100	(4,207)
Deferred tax effect on defined benefit plans	-	-	100	1,262
Other Comprehensive Income for the period, net of tax	**-**	**-**	100	**411,436**
Total Comprehensive Income for the year, net of tax	**43,333**	**50,321**	**(14)**	**776,228**

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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 01.04.2025	**836,000**	**1,327,106**	**(247,942)**	**1,915,164**
Profit for the three months	-	-	50,321	50,321
Total comprehensive income	**-**	**-**	**50,321**	**50,321**
Transfer to retained earnings from revaluation reserves	-	(10,800)	10,800	-
Balance as at 30.06.2025	**836,000**	**1,316,306**	**(186,821)**	**1,965,485**
Balance as at 01.04.2026	**836,000**	**1,698,226**	**157,166**	**2,691,392**
Profit for the three months	-	-	43,333	43,333
Total comprehensive income	**-**	**-**	**43,333**	**43,333**
Transfer to retained earnings from revaluation reserve	-	(14,236)	14,236	-
Derecognition of revaluation surplus on disposal of assets	-	(4,024)	-	(4,024)
Balance as at 30.06.2026	**836,000**	**1,679,966**	**214,735**	**2,730,701**

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 03 Months ended 30.06.2026	Unaudited 03 Months ended 30.06.2025	Audited Year ended 31.03.2026
Operating activities			
Cash generated from operations **(Note A)**	153,893	153,563	1,118,376
Interest paid	(31,128)	(34,249)	(124,479)
Retirement benefits paid	(3,397)	(4,964)	(12,048)
Net cash generated from /(used in) operating activities	**119,368**	**114,350**	**981,849**
Investing activities			
Purchase of property plant & equipment	(95,646)	(35,019)	(325,066)
Purchase of intangible assets	-	-	(56)
Proceeds from disposal of property plant & equipment	348	290	4,716
Interest received	2,883	1,463	8,266
Net cash generated from/(used in) investing activities	**(92,415)**	**(33,266)**	**(312,140)**
Financing activities			
Payments on interest-bearing borrowings	(78,943)	(99,193)	(349,493)
Payments on lease rent - capital portion	(3)	(3)	(10)
Net cash used in financing activities	**(78,946)**	**(99,196)**	**(349,503)**
Effect of exchange rate changes on cash & cash equivalents	**24,432**	**(1,166)**	**15,313**
Net increase/(decrease) in cash and cash equivalents	**(27,561)**	**(19,278)**	**335,519**
Movement in cash and cash equivalents (Note B)			
At the begining	43,026	(292,493)	(292,493)
Net increase/(decrease) in cash and cash equivalents	(27,561)	(19,278)	335,519
At end of the Period	**15,465**	**(311,771)**	**43,026**

Note A

	Unaudited 03 Months ended 30.06.2026	Unaudited 03 Months ended 30.06.2025	Audited Year ended 31.03.2026
Cash flows from operating activities			
Profit before tax	60,328	75,537	542,911
Adjustments for:			
Finance Expenses	31,129	33,484	125,260
Finance Income	(6,271)	(1,463)	(12,643)
Net Foreign exchange (gain) / loss	(24,432)	1,166	(15,313)
Depreciation on property, plant & equipment	64,046	54,693	221,839
Amortization of Rights of use Asset	62	62	247
Amortization of intangible assets	1,194	1,365	4,957
Post employment benefit plans	7,355	12,541	33,029
Net Impairment on trade and other receivables	(1,299)	(741)	113,021
Write-down of Inventories	-	-	434
Loss on disposal of property, plant & equipment	10,059	183	10,483
Operating profit before working capital changes	**142,171**	**176,827**	**1,024,225**
(Increase)/Decrease in trade and other receivables	48,612	(133,888)	699,278
(Increase)/Decrease in inventories	63,066	(4,998)	(77,432)
Increase/(Decrease) in trade and other payables	(99,956)	115,622	(527,695)
Net Cash generated from/(used in) operations	**153,893**	**153,563**	**1,118,376**

Note B

Analysis of cash and cash equivalents			
Cash at Bank & In Hand	39,433	132,629	17,490
Short term deposits	336,375	-	394,250
Bank Overdraft	(360,343)	(444,400)	(368,714)
	15,465	**(311,771)**	**43,026**

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 2026.

2 The accounting policies have been consistently applied by the Company and are consistent with those used in the financial year ended 31st March 2026. 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 30th June 2026 and The Statement of Profit or Loss for the three months ended are drawn up from the unaudited accounts of the Company and provides information required as per the listing rule 8 of the Colombo Stock Exchange.

4 Other income

	30.06.2026	**31.03.2026**
	(Rs.000)	**(Rs.000)**
Loss on disposal of property, plant and equipment	(10,059)	(10,483)
Sundry Income	22,379	17,420
	12,320	**6,937**

5 No circumstances have arisen since the date of Statement of Financial Position, 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 30th June 2026

7 Stated Capital

	No. of Shares ('000)	**Stated Capital Rs '000**
As At 31st March 2026	484,000	836,000
As At 30th June 2026	484,000	836,000

THE KINGSBURY PLC
Investor Information as at 30th June 2026

The market value of an Ordinary share recorded during the quarter	30.06.2026	30.06.2025
Highest price (Rs.)	**17.00**	13.30
Lowest price (Rs.)	**14.00**	10.90
Last Traded Price (Rs.)	**15.00**	12.90

Ratios	30.06.2026	30.06.2025
Basic Earnings per share (Rs.)	**0.09**	0.10
Net assets per share (Rs.)	**5.64**	4.06
Price earning ratio (Times)	**167.54**	124.08

Share trading information for the quarter	30.06.2026
No: of transactions	4,500
No: of shares traded	9,513,400
Value of shares traded (Rs.)	146,898,310

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	Cargo Boat Development Company PLC	2,020,200	0.42
16	Mrs. Fathima Rizwana Buhardeen	2,000,000	0.41
17	Mr. Shiran Harsha Amarasekera	1,963,070	0.41
18	Merchant Bank of Sri Lanka & Finance PLC/C. Sathkumara	1,927,863	0.40
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
		387,195,086	**80.00**

Percentage of Public Shareholding	**39.17%**
Total No. of shareholders represent in the public holding	**8,137**
Float adjusted Market Capitalization (Rs)	**2,843,678,910**

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 30th June 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