HOTEL SIGIRIYA PLC

CONDENSED INTERIM FINANCIAL STATEMENTS
YEAR ENDED 31ST MARCH 2026

HOTEL SIGIRIYA PLC
YEAR ENDED 31ST MARCH 2026

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HOTEL SIGIRIYA PLC
STATEMENT OF FINANCIAL POSITION

As at	31.03.2026 (Unaudited) Rs.'000	31.03.2025 (Audited) Rs.'000
ASSETS		
Non-current assets		
Property, plant and equipment	**732,552**	730,445
Right-of-use assets	**139,239**	140,000
Intangible assets	**203**	696
Other financial assets	**634**	2,000
Total non-current assets	**872,628**	873,141
Current assets		
Inventories	**19,488**	15,364
Trade and other receivables	**946,763**	499,863
Taxation recoverable	**4,349**	3,909
Cash and cash equivalents	**53,799**	236,523
Total current assets	**1,024,399**	755,659
Total assets	**1,897,027**	1,628,800
EQUITY AND LIABILITIES		
Equity		
Stated capital	**449,190**	449,190
Capital reserve	**483,317**	484,683
Retained earnings	**314,550**	208,934
Total equity	**1,247,057**	1,142,807
Non-current liabilities		
Lease liabilities	**16,121**	16,626
Deferred tax liabilities	**202,408**	196,797
Retirement benefit obligations	**12,790**	12,157
Total non-current liabilities	**231,319**	225,580
Current liabilities		
Trade and other payables	**327,247**	212,560
Income tax liability	**54,335**	23,224
Lease liabilities	**935**	935
Bank overdraft	**36,134**	23,693
Total current liabilities	**418,651**	260,413
Total equity and liabilities	**1,897,027**	1,628,800
Net assets per share (Rs.)	**70.95**	**65.02**

These financial statements are 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 these financial statements.
Signed for and on behalf of the board by,

Sgd.
W.D.K. Jayawardena
Director

Sgd.
T.Dharmarajah
Director

Colombo
29th May 2026

HOTEL SIGIRIYA PLC
STATEMENT OF PROFIT OR LOSS

	03 Months ended			Year ended		
	31.03.2026 Unaudited Rs. '000	**31.03.2025 Unaudited Rs. '000**	**Variance %**	**31.03.2026 Unaudited Rs. '000**	**31.03.2025 Audited Rs. '000**	**Variance %**
Revenue	**213,472**	176,216	21%	**732,104**	624,872	17%
Cost of sales	**(49,200)**	(51,045)	4%	**(189,403)**	(179,413)	-6%
Gross profit	**164,272**	125,171	31%	**542,701**	445,459	22%
Other operating income	**367**	(515)	>100%	**1,447**	915	58%
Personnel costs	**(34,453)**	(34,166)	-1%	**(129,061)**	(110,165)	-17%
Depreciation and amortization	**(14,889)**	(9,036)	-65%	**(49,428)**	(50,779)	3%
Other operating expenses	**(80,211)**	(136,897)	41%	**(275,145)**	(252,030)	-9%
Operating profit	**35,087**	(55,443)	>100%	**90,514**	33,399	>100%
Net finance income	**19,305**	21,620	-11%	**67,140**	67,981	-1%
Profit before tax	**54,392**	(33,823)	>100%	**157,654**	101,381	56%
Income tax (expense) / reversal	**(24,718)**	(52,888)	53%	**(55,696)**	(52,888)	-5%
Profit after tax	**29,674**	(86,711)	>100%	**101,958**	48,493	>100%
Earnings per share (Rs.)	1.69	(4.93)		5.80	2.76	

HOTEL SIGIRIYA PLC
STATEMENT OF OTHER COMPREHENSIVE INCOME

	03 Months ended			Year ended		
	31.03.2026 Unaudited Rs.'000	31.03.2025 Unaudited Rs.'000	Variance %	31.03.2026 Unaudited Rs.'000	31.03.2025 Audited Rs.'000	Variance %
Profit for the Period	**29,674**	(86,711)	>100%	**101,958**	48,493	>100%
Other Comprehensive Income						
Actuarial gain on defined benefit plan	**1,821**	47	>100%	**1,821**	47	>100%
Deferred tax attributable to actuarial gain	**(546)**	(14)	->100%	**(546)**	(14)	->100%
Fair value loss on fair value through OCI investments	**(1,366)**	(683)	-100%	**(1,366)**	(683)	-100%
Revaluation of right of use assets	**-**	100,307	-100%	**-**	100,307	-100%
Revaluation gain of land and buildings	**-**	138,329	-100%	**-**	138,329	-100%
Deferred tax attributable to revaluation gain of right of use asset	**-**	(30,092)	100%	**-**	(30,092)	100%
Deferred tax attributable to revaluation gain of land and building	**-**	(41,499)	100%	**-**	(41,499)	100%
Other Comprehensive Income for the Period, Net of Tax	**(91)**	166,395	-100%	**(91)**	166,395	-100%
Total Comprehensive Income for the Period, Net of Tax	**29,582**	79,684	-63%	**101,867**	214,888	53%

HOTEL SIGIRIYA PLC
STATEMENT OF CHANGES IN EQUITY

	Stated Capital	Revaluation Reserve	Fair Value Reserve	Retained Earnings	Total
	Rs. '000	Rs. '000	Rs. '000	Rs. '000	Rs. '000
Balance as at 01.04.2024	449,190	319,638	(1,317)	160,408	927,919
Net profit for the period	-	-	-	48,493	48,493
Other comprehensive income					
Revaluation gain of land and building	-	138,329	-	-	138,329
Revaluation of right of use assets	-	100,307	-	-	100,307
Defferred tax attributable to revaluation (gain)/loss of right of use asset	-	(30,092)	-	-	(30,092)
Defferred tax attributable to revaluation (gain)/loss of land and building		(41,499)	-		(41,499)
Actuarial gain/(loss) on defined benefit plan	-	-	-	47	47
Deferred tax attributable to actuarial (gain)/loss	-	-	-	(14)	(14)
Fair value loss on fair value through OCI investments	-	-	(683)	-	(683)
Total comprehensive income for the period	-	167,045	(683)	48,526	214,888
Issue of Shares	-	-		-	-
Balance as at 31.03.2025	**449,190**	**486,683**	**(2,000)**	**208,934**	**1,142,807**
Balance as at 01.04.2025	**449,190**	**486,683**	**(2,000)**	**208,934**	**1,142,807**
Net profit for the period	-	-	-	101,958	101,958
Other comprehensive income					
Actuarial gain/(loss) on defined benefit plan	-	-	-	1,821	1,821
Deferred tax attributable to actuarial (gain)/loss	-	-	-	(546)	(546)
Fair value loss on fair value through OCI investments	-	-	(1,366)	-	(1,366)
Total comprehensive income for the period	**-**	**-**	**(1,366)**	**103,233**	**101,867**
Other Movement in Equity					
Unclaimed dividends transfer to retained earnings	-	-	-	2,384	2,384
Total Other Movement in Equity	-	-	-	**2,384**	**2,384**
Balance as at 31.03.2026	**449,190**	**486,683**	**(3,366)**	**314,550**	**1,247,057**

HOTEL SIGIRIYA PLC

STATEMENT OF CASH FLOWS

For the Year ended	**31.03.2026 Unaudited Rs. '000**	**31.03.2025 Audited Rs. '000**
Cash flows generated from operating activities		
Profit before tax	**157,654**	101,381
Adjustments for		
Depreciation	**32,640**	41,665
Amortisation of intangible assets	**494**	825
Amortisation of right-of-use assets	**16,294**	4,290
Finance income	**(70,583)**	(68,651)
Finance expense	**9,178**	3,360
Provision for retirement benefit obligations	**2,453**	2,364
	148,130	85,234
Working capital adjustments		
Increase in inventories	**(4,124)**	(1,935)
Decrease in trade and other receivables	**(393,237)**	(188,313)
Increase/(decrease) in trade and other payables	**116,776**	65,809
Cash from operations	**(132,455)**	(39,205)
Interest paid	**-**	(3,360)
Gratuity paid	**-**	(565)
Income tax paid	**(19,520)**	(13,481)
Net cash from operating activities	**(151,976)**	(56,611)
Cash flows from / (used in) investing activities		
Purchase of property, plant & equipment	**(34,747)**	(19,803)
Interest received	**10,745**	(1,154)
Net cash flows used in investing activities	**(24,002)**	(20,957)
Net cash flows from / (used in) financing activity		
Repayment of lease liability	**(19,187)**	(3,818)
Net cash flows used in financing activity	**(19,187)**	(3,818)
Net decrease in cash and cash equivalents	**(195,165)**	(81,386)
Cash and cash equivalents at the beginning of the period	**212,830**	294,216
Cash and cash equivalents at the end of the period	**17,665**	212,830
Analysis of cash & cash equivalents		
Cash at bank and in hand	**53,799**	236,523
Bank overdraft	**(36,134)**	(23,693)
	17,665	212,830

HOTEL SIGIRIYA 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 company as at and for the year ended 31st March 2026 that are drawn up from unaudited accounts of the company and provide information as required by Colombo Stock Exchange and LKAS 34, "Interim Financial Reporting". Furthermore, 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 method of computations as stated in the audited financial statements for the financial year ended 31st March 2025 are followed in the preparation of these interim financial statements.

3 Revenue and other income

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

4 Management fees

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

5 Valuation of financial assets and liabilities

	Level 1	Level 2	Level 3
	Rs.'000	Rs.'000	Rs.'000
As at 31st March 2026			
Other Financial Assets	-	-	634
	-	-	634
As at 31st March 2025			
Other Financial Assets	-	-	2,000
	-	-	2,000

6 Earnings per share

Basic earnings per share amounts are calculated by dividing the profit for the period attributable to ordinary equity holders of the company by the weighted average number of ordinary shares outstanding during the period.

The following reflects the income and share data used in the basic earnings per share computation.

	3 Months Ended		*Year Ended*	
	31.03.2026	**31.03.2025**	**31.03.2026**	**31.03.2025**
	Rs.'000	**Rs.'000**	**Rs.'000**	**Rs.'000**
Amounts used as the numerator:				
Profit attributable to ordinary shareholders	29,674	(86,711)	101,958	48,493
Number of ordinary shares used as the denominator:	**Number of Shares**	**Number of Shares**	**Number of Shares**	**Number of Shares**
Weighted average number of ordinary shares in issue - applicable to basic earnings per share	17,577,000	17,577,000	17,577,000	17,577,000
Basic earnings per share	1.69	(4.93)	5.80	2.76

7 Going concern

In determining the basis of preparing the interim financial statements for the year ended 31st March 2026, based on available information the management has formed reasonable judgement that the company has 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.

8 Events occurring after reporting date

There have been no material events occurring after the reporting date that require adjustment to or disclosure in these interim financial statements.

9 Commitments and contingencies

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

A. Names and the number of shares held by the 25 largest shareholders and the percentage (%) as at 31.03.2026

		31.03.2026	
No	**Name**	**No. of Shares**	**%**
1	Serendib Hotels Limited PLC	11,300,770	64.29
2	Mr. R.C.J. Goonewardene	363,000	2.07
3	Hatton National Bank PLC/Dawi Investment Trust (Pvt) Ltd	177,441	1.01
4	Mr. S. Vasudevan	166,715	0.95
5	Mr. L.T.R.S.L. Jayawardhana	151,000	0.86
6	Mr. G.D.H. Philip	146,000	0.83
7	People'S Leasing & Finance PLC/Dr.H.S.D.Soysa & Mrs.G.Soysa	132,235	0.75
8	Mr. B.Y. Edirisuriya	126,822	0.72
9	Dialog Finance PLC/Fors Investment (Private) Limited	119,505	0.68
10	Mr. W.A. Kelum Kumara	102,037	0.58
11	Mrs. L.K. Goonewardene	100,000	0.57
12	Hatton National Bank PLC/Weththinge Jinadasa	100,000	0.57
13	Mrs. S. Vasudevan	100,000	0.57
14	Mr. M.C. Gamage	91,738	0.52
15	People'S Leasing & Finance PLC/Mr. K.K.Shujeevan	88,788	0.51
16	Guardian Insurance Brokers (Pvt) Ltd	75,000	0.43
17	Guardian Insurance Brokers (Pvt) Ltd	73,000	0.42
18	Guardian Insurance Brokers (Pvt) Ltd	70,680	0.40
19	Mr C.R. Hapuwala	70,200	0.40
20	Mr. E.J. De Soysa	70,000	0.40
21	Sampath Bank PLC/Mr. H.U.A.Senevirathna	69,000	0.39
22	Senkadagala Finance PLC/B.D.P.Dilrukshi	57,490	0.33
23	Mr. N. Balasingam	52,100	0.30
24	Assetline Finance Limited/S.S.Wasanthasiri	52,000	0.30
25	Freudenberg Shipping Agencies Limited	50,000	0.28
		13,905,521	79.13
	Shares held by the balance shareholders	3,671,479	20.87
		17,577,000	**100.00**

B. Minimum public holding requirement as per section 7.13.1 (A) of CSE listing rules as at 31.03.2026

Category	**Float Adjusted Market Capitalization(Rs.)**	**Public Holding Percentage**	**No. of Shareholders**	**Option**
Ordinary (Voting) shares	445,649,016	35.71%	2090	5

C. Directors' Shareholding as at 31st March 2026

	No. of Shares	**%**
Mr. W.D.K. Jayawardena	Nil	Nil
Mrs. K.U. Amarasinghe	Nil	Nil
Mr. D.S.K. Amarasekera	Nil	Nil
Dr. J.M. Swaminathan	Nil	Nil
Mr. S Furkan	Nil	Nil
Mr. T. Dharmarajah	Nil	Nil

D. Number of Shares representing the Company's Stated Capital 17,577,000 Ordinary Shares.

E. Market price of shares recorded during the quarter ended

	31.03.2026	**31.03.2025**
Earnings per share (Rs.)	5.80	2.76
Net assets per share (Rs.)	70.95	65.02
Highest market price (Rs.)	102.00	88.00
Lowest market price (Rs.)	66.00	42.00
Last traded price (Rs.)	71.00	76.80
Closing market price (Rs.)	71.00	76.80

HOTEL SIGIRIYA PLC
CORPORATE INFORMATION

Legal Form
A quoted public company with limited liability
Incorporated in Sri Lanka in 1971
Company registration No. PQ 81

Directors
Mr. W.D.K. Jayawardena
Mrs. K.U. Amarasinghe
Mr. D.S.K. Amarasekera
Dr. J.M. Swaminathan
Mr. S Furkan
Mr. T. Dharmarajah

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Managing Agent
Serendib Leisure Management Ltd.