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Cinnamon
HOTELS & RESORTS

John Keells Hotels PLC
Interim Condensed Financial Statements
Six Months Ended 30 September 2026

CONSOLIDATED INCOME STATEMENT

	Note	Quarter ended 30 September 2026	2025	%	Six months ended 30 September 2026	2025	%
Revenue from contracts with customers		**7,402,388**	6,822,947	8	**12,580,767**	13,096,814	(4)
Cost of sales		**(3,109,227)**	(2,809,337)	11	**(5,396,889)**	(5,368,886)	1
Gross profit		**4,293,161**	4,013,610	7	**7,183,878**	7,727,928	(7)
Other operating income		**181,084**	33,661	438	**230,014**	66,466	246
Selling and distribution expenses		**(457,087)**	(375,860)	22	**(814,774)**	(713,837)	14
Administrative expenses		**(3,117,083)**	(2,842,298)	10	**(5,996,163)**	(5,594,475)	7
Other operating expenses		**(1,061,748)**	(842,625)	26	**(2,093,746)**	(1,680,836)	25
Results from operating activities		**(161,673)**	(13,512)	1,097	**(1,490,791)**	(194,754)	665
Finance costs	6	**(587,358)**	(604,552)	(3)	**(1,159,116)**	(1,218,135)	(5)
Finance income	6	**38,789**	7,934	389	**80,416**	19,683	309
Share of results of equity-accounted investees (net of tax)		**(70,349)**	(65,351)	8	**(152,433)**	(143,731)	6
Loss before tax		**(780,591)**	(675,481)	16	**(2,721,924)**	(1,536,937)	77
Tax reversal/(expense)		**95,653**	(21,080)	(554)	**335,537**	83,936	300
Loss for the period		**(684,938)**	(696,561)	(2)	**(2,386,387)**	(1,453,001)	64
Attributable to :							
Equity holders of the parent		**(686,122)**	(698,370)	(2)	**(2,384,583)**	(1,452,361)	64
Non-controlling interests		**1,184**	1,809	(35)	**(1,804)**	(640)	182
		(684,938)	(696,561)	(2)	**(2,386,387)**	(1,453,001)	64

					Rs.	Rs.	
Earnings/(loss) per share - Basic/Diluted		**(0.47)**	(0.48)		**(1.64)**	(1.00)	
Dividend per share	7				**0.35**	0.10	

Note : All values are in Rs. '000s, unless otherwise stated.
Figures in brackets indicate deductions.
The above figures are not audited.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Quarter ended 30 September		Six months ended 30 September	
	2026	**2025**	**2026**	**2025**
Loss for the period	**(684,938)**	(696,561)	**(2,386,387)**	(1,453,001)
Other comprehensive income				
Other comprehensive income to be reclassified to income statement in subsequent periods				
Exchange differences on translation of foreign operations	**(278,231)**	146,155	**877,778**	351,037
Net other comprehensive income to be reclassified to income statement in subsequent periods	**(278,231)**	146,155	**877,778**	351,037
Other comprehensive income not to be reclassified to income statement in subsequent periods				
Net gain/(loss) on equity instruments at fair value through other comprehensive income	**(3)**	13	**(4)**	15
Net other comprehensive income not to be reclassified to income statement in subsequent periods	**(3)**	13	**(4)**	15
Other comprehensive income for the period, net of tax	**(278,234)**	146,168	**877,774**	351,052
Total comprehensive income for the period, net of tax	**(963,172)**	(550,393)	**(1,508,613)**	(1,101,949)
Attributable to:				
Equity holders of the parent	**(964,356)**	(552,202)	**(1,506,809)**	(1,101,309)
Non-controlling interests	**1,184**	1,809	**(1,804)**	(640)
	(963,172)	(550,393)	**(1,508,613)**	(1,101,949)

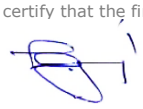
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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at	30.09.2026	30.09.2025	31.03.2026
ASSETS			
Non-current assets			
Property, plant and equipment	**30,884,384**	32,382,795	31,050,290
Right-of-use assets	**32,570,202**	31,827,936	32,166,529
Investment properties	**2,520,700**	2,145,675	2,520,700
Intangible assets and goodwill	**699,719**	821,354	707,519
Investment in equity-accounted investees	**1,566,620**	1,677,966	1,599,052
Non-current financial assets	**849,611**	516,459	548,449
Deferred tax assets	**1,332,712**	1,007,876	948,400
	70,423,948	70,380,061	69,540,939
Current assets			
Inventories	**684,397**	628,841	741,747
Trade and other receivables	**1,608,183**	1,424,724	4,513,193
Amounts due from related parties	**76,443**	77,188	177,129
Other current assets	**1,131,763**	1,006,308	693,064
Short-term investments	**1,298,922**	38,242	48,046
Cash in hand and at bank	**671,351**	799,161	1,926,371
	5,471,059	3,974,464	8,099,550
Total assets	**75,895,007**	74,354,525	77,640,489
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Stated capital	**9,500,247**	9,500,247	9,500,247
Revenue reserves	**1,315,827**	(260,298)	4,210,061
Other components of equity	**22,051,050**	20,992,352	21,170,955
	32,867,124	30,232,301	34,881,263
Non-controlling interests	**94,090**	107,999	95,880
Total equity	**32,961,214**	30,340,300	34,977,143
Non-current liabilities			
Interest-bearing loans and borrowings	**3,945,694**	4,075,106	5,142,944
Lease liabilities	**13,887,455**	14,451,653	14,835,945
Deferred tax liabilities	**1,811,234**	2,081,456	1,864,612
Employee benefit liabilities	**383,077**	326,354	375,416
Other non-current liabilities	**76,762**	70,607	84,429
	20,104,222	21,005,176	22,303,346
Current liabilities			
Trade and other payables	**2,609,818**	2,445,737	2,335,937
Amounts due to related parties	**626,856**	429,263	727,472
Other current liabilities	**2,029,002**	1,899,348	1,992,787
Income tax liabilities	**152,149**	104,777	718,919
Short-term borrowings	**500,000**	1,170,000	570,000
Interest-bearing loans and borrowings	**1,918,989**	3,810,299	1,536,168
Lease liabilities	**2,127,126**	1,776,211	1,891,363
Bank overdrafts	**12,865,631**	11,373,414	10,587,354
	22,829,571	23,009,049	20,360,000
Total equity and liabilities	**75,895,007**	74,354,525	77,640,489
	Rs.	**Rs.**	**Rs.**
Net assets per share	**22.57**	20.76	23.95

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I certify that the financial statements comply with the requirements of the Companies Act, No. 7 of 2007.

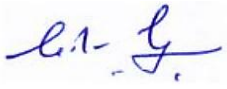


C L P Gunawardane
Chief Financial Officer

The Board of Directors is responsible for these financial statements.



N N Mawilmada
Director



J G A Cooray
Director

03 November 2026

CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	Six months ended 30 September 2026	2025
Operating profit before working capital changes			
Loss before tax		**(2,721,924)**	(1,536,937)
Adjustments for:			
Depreciation of property, plant and equipment		**1,300,691**	1,221,953
Provision for employee benefit costs		**38,641**	38,988
Share-based payment expense		**2,335**	4,762
Depreciation of right-of-use assets		**1,207,814**	1,089,624
Amortisation of intangible assets		**10,366**	9,716
Finance costs	6	**1,159,116**	1,218,135
Finance income	6	**(80,416)**	(19,683)
(Profit)/loss on sale of property, plant and equipment		**(16,684)**	1,953
Share of results of equity-accounted investees		**152,433**	143,731
Provision for slow-moving inventories		**(1,611)**	712
Provision for impairment losses		**(5,110)**	23,809
Unrealised (gain)/loss on foreign exchange (net)		**(1,443)**	2,936
Operating profit before working capital changes		**1,044,208**	2,199,699
(Increase)/decrease in inventories		**58,961**	(64,468)
(Increase)/decrease in trade and other receivables		**2,448,098**	1,855,729
(Increase)/decrease in other current assets		**(375,537)**	(441,015)
(Increase)/decrease in amounts due from related parties		**100,686**	185,565
Increase/(decrease) in amounts due to related parties		**(100,616)**	(250,768)
Increase/(decrease) in other current liabilities		**36,215**	(109,785)
Increase/(decrease) in trade and other payables		**267,760**	32,167
Cash generated from operations		**3,479,775**	3,407,124
Finance costs paid		**(1,079,460)**	(1,180,833)
Finance income received		**69,557**	12,054
Tax paid		**(706,509)**	(197,583)
Gratuity paid		**(30,980)**	(9,134)
Net cash flows from operating activities		**1,732,383**	2,031,628
INVESTING ACTIVITIES			
Purchase and construction of property, plant and equipment		**(525,203)**	(755,148)
Purchase of intangible assets		**-**	(29,445)
Proceeds from sale of property, plant and equipment		**38,904**	19,336
(Purchase)/disposal of non-current financial assets (net)		**(330,113)**	(151,300)
Investments in equity-accounted investees		**(120,000)**	-
Net cash flows used in investing activities		**(936,412)**	(916,557)
FINANCING ACTIVITIES			
Dividend paid to equity holders of parent		**(509,651)**	(145,615)
Dividend paid to shareholders with non-controlling interest		**-**	(104)
Repayment of long-term borrowings		**(946,227)**	(1,389,230)
Proceeds from long-term borrowings		**-**	1,205,000
Repayment of short-term borrowings		**(70,000)**	(780,000)
Proceeds from short-term borrowings		**-**	50,000
Payment of principal portion of lease liabilities		**(1,552,514)**	(1,278,235)
Net cash flows used in financing activities		**(3,078,392)**	(2,338,184)
Net increase/(decrease) in cash and cash equivalents		**(2,282,421)**	(1,223,113)
Cash and cash equivalents at the beginning of the year		**(8,612,937)**	(9,312,898)
Cash and cash equivalents at the end of the period		**(10,895,358)**	(10,536,011)
ANALYSIS OF CASH AND CASH EQUIVALENTS			
Short-term investments (less than 3 months)		**1,298,922**	38,242
Cash in hand and at bank		**671,351**	799,161
Bank overdrafts		**(12,865,631)**	(11,373,414)
Total cash and cash equivalents		**(10,895,358)**	(10,536,011)

Note : All values are in Rs. '000s, unless otherwise stated.
Figures in brackets indicate deductions.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Group In Rs. '000s	Attributable to equity holders of the parent							Non-controlling interests	Total equity
	Stated capital	Revaluation reserve	Foreign currency translation reserve	Fair value reserve of financial assets at FVOCI*	Employee share option plan reserve	Revenue reserve	Total		
As at 1 April 2025	9,500,247	8,820,190	11,762,629	(9,360)	63,096	1,337,678	31,474,480	108,726	31,583,206
Loss for the period	-	-	-	-	-	(1,452,361)	(1,452,361)	(640)	(1,453,001)
Other comprehensive income	-	-	351,037	15	-	-	351,052	-	351,052
Total comprehensive income	-	-	351,037	15	-	(1,452,361)	(1,101,309)	(640)	(1,101,949)
Subsidiary dividend to non-controlling interest	-	-	-	-	-	-	-	(104)	(104)
Final dividend paid - 2024/25	-	-	-	-	-	(145,615)	(145,615)	-	(145,615)
Share-based payments	-	-	-	-	4,745	-	4,745	17	4,762
As at 30 September 2025	9,500,247	8,820,190	12,113,666	(9,345)	67,841	(260,298)	30,232,301	107,999	30,340,300
As at 1 April 2026	9,500,247	8,256,650	12,853,252	(9,353)	70,406	4,210,061	34,881,263	95,880	34,977,143
Loss for the period	-	-	-	-	-	(2,384,583)	(2,384,583)	(1,804)	(2,386,387)
Other comprehensive income	-	-	877,778	(4)	-	-	877,774	-	877,774
Total comprehensive income	-	-	877,778	(4)	-	(2,384,583)	(1,506,809)	(1,804)	(1,508,613)
Final dividend paid - 2025/26	-	-	-	-	-	(509,651)	(509,651)	-	(509,651)
Share-based payments	-	-	-	-	2,321	-	2,321	14	2,335
As at 30 September 2026	**9,500,247**	**8,256,650**	**13,731,030**	**(9,357)**	**72,727**	**1,315,827**	**32,867,124**	**94,090**	**32,961,214**

* FVOCI - Fair value through other comprehensive income

Note : All values are in Rs. '000s, unless otherwise stated.
Figures in brackets indicate deductions.
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COMPANY INCOME STATEMENT

	Note	Quarter ended 30 September			Six months ended 30 September		
		2026	2025	%	2026	2025	%
Revenue from contracts with customers		-	-	-	-	-	-
Cost of sales		-	-	-	-	-	-
Gross profit		-	-	-	-	-	-
Dividend income		-	68,000	(100)	-	95,721	(100)
Administrative expenses		(12,892)	(10,556)	22	(24,431)	(19,202)	27
Other operating expenses		(429)	(564)	(24)	(658)	(929)	(29)
Results from operating activities		(13,321)	56,880	(123)	(25,089)	75,590	(133)
Finance costs	6	(10,915)	(24,996)	(56)	(22,569)	(53,169)	(58)
Finance income	6	51,046	21,090	142	104,105	45,080	131
Profit before tax		26,810	52,974	(49)	56,447	67,501	(16)
Tax expense		(6,504)	(4,484)	45	(13,830)	(6,506)	113
Profit for the period		20,306	48,490	(58)	42,617	60,995	(30)
Other comprehensive income							
Other comprehensive income not to be reclassified to income statement in subsequent periods							
Net gain/(loss) on equity instruments at fair value through other comprehensive income		(3)	13		(4)	15	
Other comprehensive income for the period, net of tax		(3)	13		(4)	15	
Total comprehensive income for the period, net of tax		20,303	48,503		42,613	61,010	

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COMPANY STATEMENT OF FINANCIAL POSITION

As at	30.09.2026	30.09.2025	31.03.2026
ASSETS			
Non-current assets			
Investment in subsidiaries	**11,961,027**	12,367,391	11,961,007
Investment in equity-accounted investees	**1,969,877**	1,848,393	1,849,878
Non-current financial assets	**15**	27	19
	13,930,919	14,215,811	13,810,904
Current assets			
Trade and other receivables	**2,740**	-	2,082,769
Amounts due from related parties	**22,027**	10,584	11,164
Other current assets	**21,435**	13,272	11,157
Short-term investments	**1,238,897**	-	-
Cash in hand and at bank	**32,845**	19,983	737,699
	1,317,944	43,839	2,842,789
Total assets	**15,248,863**	14,259,650	16,653,693
EQUITY AND LIABILITIES			
Stated capital	**9,500,247**	9,500,247	9,500,247
Revenue reserves	**5,309,380**	3,524,093	5,776,414
Other components of equity	**2**	14	6
Total equity	**14,809,629**	13,024,354	15,276,667
Non-current liabilities			
Interest-bearing loans and borrowings	**232,000**	736,716	540,832
	232,000	736,716	540,832
Current liabilities			
Trade and other payables	**9,409**	8,747	35,277
Amounts due to related parties	**3,239**	2,474	2,919
Income tax liabilities	**30,590**	16,811	386,132
Interest-bearing loans and borrowings	**163,996**	412,763	411,866
Bank overdrafts	**-**	57,785	-
	207,234	498,580	836,194
Total equity and liabilities	**15,248,863**	14,259,650	16,653,693
	Rs.	**Rs.**	**Rs.**
Net assets per share	**10.17**	8.94	10.49

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I certify that the financial statements comply with the requirements of the Companies Act, No. 7 of 2007.

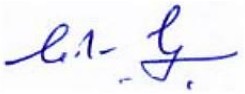


C L P Gunawardane
Chief Financial Officer

The Board of Directors is responsible for these financial statements.



N N Mawilmada
Director



J G A Cooray
Director

03 November 2026

COMPANY STATEMENT OF CASH FLOWS

	For the six months ended 30 September	
	2026	**2025**
Operating loss before working capital changes		
Profit before tax	**56,447**	67,501
Adjustments for:		
Finance costs	**22,569**	53,169
Dividend received	**-**	(95,721)
Finance income	**(104,105)**	(45,080)
Operating loss before working capital changes	**(25,089)**	(20,131)
(Increase)/decrease in trade and other receivables	**2,090,547**	-
(Increase)/decrease in other current assets	**(10,278)**	(3,994)
(Increase)/decrease in amounts due from related parties	**(8,154)**	(1,577)
Increase/(decrease) in amounts due to related parties	**320**	49
Increase/(decrease) in trade and other payables	**(25,868)**	(4,520)
Cash generated from/ (used in) operations	**2,021,478**	(30,173)
Finance costs paid	**(34,034)**	(58,176)
Finance income received	**101,377**	45,080
Tax paid	**(379,890)**	(3,091)
Dividend received	**-**	95,721
Net cash flows from operating activities	**1,708,931**	49,361
INVESTING ACTIVITIES		
Investments in equity-accounted investees	**(120,000)**	-
Net cash flows used in investing activities	**(120,000)**	-
FINANCING ACTIVITIES		
Dividend paid to equity holders of parent	**(509,651)**	(145,615)
Repayment of long-term borrowings	**(545,237)**	(196,000)
Net cash flows used in financing activities	**(1,054,888)**	(341,615)
Net increase/(decrease) in cash and cash equivalents	**534,043**	(292,254)
Cash and cash equivalents at the beginning of the year	**737,699**	254,452
Cash and cash equivalents at the end of the period	**1,271,742**	(37,802)
ANALYSIS OF CASH AND CASH EQUIVALENTS		
Short-term investments (less than 3 months)	**1,238,897**	-
Cash in hand and at bank	**32,845**	19,983
Bank overdrafts	**-**	(57,785)
Total cash and cash equivalents	**1,271,742**	(37,802)

Note : All values are in Rs. '000s, unless otherwise stated.
Figures in brackets indicate deductions.

COMPANY STATEMENT OF CHANGES IN EQUITY

	Stated capital	Fair value reserve of financial assets at FVOCI*	Revenue reserve	Total
As at 1 April 2025	9,500,247	(1)	3,608,713	13,108,959
Profit for the period	-	-	60,995	60,995
Other comprehensive income	-	15	-	15
Total comprehensive income	-	15	60,995	61,010
Final dividend paid - 2024/25	-	-	(145,615)	(145,615)
As at 30 September 2025	9,500,247	14	3,524,093	13,024,354
As at 1 April 2026	9,500,247	6	5,776,414	15,276,667
Profit for the period	-	-	42,617	42,617
Other comprehensive income	-	(4)	-	(4)
Total comprehensive income	-	(4)	42,617	42,613
Final dividend paid - 2025/26	-	-	(509,651)	(509,651)
As at 30 September 2026	**9,500,247**	**2**	**5,309,380**	**14,809,629**

* FVOCI - Fair value through other comprehensive income

Note : All values are in Rs. '000s, unless otherwise stated.
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NOTES TO THE FINANCIAL STATEMENTS

OPERATING SEGMENT INFORMATION

The following tables present revenue, profit/(loss), assets and liabilities based on the Group's operating segments

For the quarter ended 30 September	Sri Lanka		Maldives		Group	
	2026	**2025**	**2026**	**2025**	**2026**	**2025**
Disaggregation of revenue - Timing of revenue recognition						
Services transferred over time	**3,087,602**	2,929,615	**4,338,857**	4,026,057	**7,426,459**	6,955,672
Less: inter segment revenue	**(3,016)**	(5,431)	**(21,055)**	(127,294)	**(24,071)**	(132,725)
Net segment revenue from contracts with customers	**3,084,586**	2,924,184	**4,317,802**	3,898,763	**7,402,388**	6,822,947
Segment results	**274,013**	238,493	**(616,770)**	(285,666)	**(342,757)**	(47,173)
Other operating income	**(6,346)**	585	**187,430**	33,076	**181,084**	33,661
Finance costs	**(173,828)**	(186,518)	**(413,530)**	(418,034)	**(587,358)**	(604,552)
Finance income	**31,950**	4,073	**6,839**	3,861	**38,789**	7,934
Share of results of equity-accounted investees	**(70,349)**	(65,351)	**-**	-	**(70,349)**	(65,351)
Profit/(loss) before tax	**55,440**	(8,718)	**(836,031)**	(666,763)	**(780,591)**	(675,481)
Tax reversal/(expense)	**(53,526)**	(55,142)	**149,179**	34,062	**95,653**	(21,080)
Profit/(loss) for the period	**1,914**	(63,860)	**(686,852)**	(632,701)	**(684,938)**	(696,561)
Other Information						
Purchase and construction of property, plant and equipment	**169,221**	184,555	**79,926**	297,971	**249,147**	482,526
Purchase of intangible assets	**-**	15,856	**-**	-	**-**	15,856
Depreciation of property, plant and equipment	**236,590**	233,139	**419,386**	381,347	**655,976**	614,486
Depreciation of right-of-use assets	**11,609**	7,202	**598,102**	539,685	**609,711**	546,887
Amortisation of intangible assets	**2,341**	2,684	**2,867**	2,598	**5,208**	5,282
Provision for employee benefit costs	**19,374**	19,631	**-**	-	**19,374**	19,631

Note : All values are in Rs. '000s, unless otherwise stated.
Figures in brackets indicate deductions.

NOTES TO THE FINANCIAL STATEMENTS

OPERATING SEGMENT INFORMATION

The following tables present revenue, profit/(loss), assets and liabilities based on the Group's operating segments

For the six months ended 30 September	Sri Lanka		Maldives		Group	
	2026	**2025**	**2026**	**2025**	**2026**	**2025**
Disaggregation of revenue - Timing of revenue recognition						
Services transferred over time	**5,254,937**	5,231,631	**7,538,667**	8,106,023	**12,793,604**	13,337,654
Less: inter segment revenue	**(4,417)**	(9,727)	**(208,420)**	(231,113)	**(212,837)**	(240,840)
Net segment revenue from contracts with customers	**5,250,520**	5,221,904	**7,330,247**	7,874,910	**12,580,767**	13,096,814
Segment results	**76,793**	111,534	**(1,797,598)**	(372,754)	**(1,720,805)**	(261,220)
Other operating income	**4,256**	2,483	**225,758**	63,983	**230,014**	66,466
Finance costs	**(348,158)**	(376,956)	**(810,958)**	(841,179)	**(1,159,116)**	(1,218,135)
Finance income	**66,970**	12,055	**13,446**	7,628	**80,416**	19,683
Share of results of equity-accounted investees	**(152,433)**	(143,731)	**-**	-	**(152,433)**	(143,731)
Loss before tax	**(352,572)**	(394,615)	**(2,369,352)**	(1,142,322)	**(2,721,924)**	(1,536,937)
Tax reversal	**29,575**	15,410	**305,962**	68,526	**335,537**	83,936
Loss for the period	**(322,997)**	(379,205)	**(2,063,390)**	(1,073,796)	**(2,386,387)**	(1,453,001)
Segment assets	**25,778,465**	26,013,118	**49,544,860**	47,671,000	**75,323,325**	73,684,118
Goodwill					**571,682**	670,407
Total assets					**75,895,007**	74,354,525
Segment liabilities	**10,239,454**	12,500,435	**32,694,339**	31,513,790	**42,933,793**	44,014,225
Total liabilities					**42,933,793**	44,014,225
Other Information						
Purchase and construction of property, plant and equipment	**279,019**	342,393	**246,184**	412,755	**525,203**	755,148
Purchase of intangible assets	**-**	29,445	**-**	-	**-**	29,445
Depreciation of property, plant and equipment	**472,250**	461,780	**828,441**	760,173	**1,300,691**	1,221,953
Depreciation of right-of-use assets	**22,079**	14,404	**1,185,735**	1,075,220	**1,207,814**	1,089,624
Amortisation of intangible assets	**4,682**	4,540	**5,684**	5,176	**10,366**	9,716
Lease liabilities	**523,191**	432,739	**15,491,390**	15,795,125	**16,014,581**	16,227,864
Interest-bearing loans and borrowings	**3,351,599**	5,123,878	**2,513,084**	2,761,527	**5,864,683**	7,885,405
Short-term borrowings	**500,000**	1,170,000	**-**	-	**500,000**	1,170,000
Provision for employee benefit costs	**38,641**	38,988	**-**	-	**38,641**	38,988

Note : All values are in Rs. '000s, unless otherwise stated.
Figures in brackets indicate deductions.

NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

John Keells Hotels PLC, is a public limited company incorporated and domiciled in Sri Lanka and listed on the Colombo Stock Exchange. The registered office and the principal place of business of the Company is located at 117, Sir Chittampalam A. Gardiner Mawatha, Colombo 02.

2. INTERIM CONDENSED FINANCIAL STATEMENTS

The financial statements for the period ended 30 September 2026, includes "the Company" referring to John Keells Hotels PLC, as the holding company and "the Group" referring to the companies whose accounts have been consolidated therein.

3. APPROVAL OF FINANCIAL STATEMENTS

The interim condensed financial statements of the Group and the Company for the period ended 30 September 2026 were authorised for issue by the Board of Directors on 03 November 2026.

4. BASIS OF PREPARATION AND CHANGES TO THE GROUP'S ACCOUNTING POLICIES

The interim condensed consolidated financial statements for the six months ended 30 September 2026 have been prepared in accordance with LKAS 34 Interim Financial Reporting.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 March 2026.

There were no changes to the Accounting Policies and methods of computation since the publication of the annual consolidated financial statements for the year ended 31 March 2026.

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.

There was no liability to operating fees or any other similar expenditure which are not provided for in the interim condensed financial statements.

The interim condensed financial statements are presented in Sri Lankan Rupees and all values are rounded to the nearest thousand except when otherwise indicated.

5. OPERATING SEGMENTS

The Group's internal organisation and management is structured based on the Group's geographical spread of operations. Sri Lanka and Maldives are the two reportable operating segments for the Group.

6. NET FINANCE COST

For the six months ended 30 September	GROUP		COMPANY	
In Rs.'000s	**2026**	**2025**	**2026**	**2025**
Finance income				
Interest income	**80,416**	19,683	**104,105**	45,080
	80,416	19,683	**104,105**	45,080
Finance cost				
Interest expense on bank borrowings	**(754,115)**	(804,086)	**(22,569)**	(53,169)
Finance charge on lease liabilities	**(405,001)**	(414,049)	**-**	-
	(1,159,116)	(1,218,135)	**(22,569)**	(53,169)
Net finance income/(expense)	**(1,078,700)**	(1,198,452)	**81,536**	(8,089)

7. DIVIDENDS PAID

For the six months ended 30 September	COMPANY	
In Rs.'000s	**2026**	**2025**
Equity dividend on ordinary shares declared and paid during the period		
Final dividend 2025/26- Rs. 0.35 (2024/25- Rs. 0.10)	**509,651**	145,615
Total dividend	**509,651**	145,615

NOTES TO THE FINANCIAL STATEMENTS

8. RELATED PARTY TRANSACTIONS

For the six months ended 30 September In Rs.'000s	GROUP		COMPANY	
	2026	2025	2026	2025
Ultimate parent				
Receiving of services	**(193,697)**	(89,469)	**(4,829)**	(4,690)
Companies under common control				
Purchase of goods	**(52,313)**	(32,325)	**-**	-
Rendering of services	**-**	3,532	**-**	-
Receiving of services	**(949,055)**	(452,204)	**(6,889)**	(3,170)
Subsidiaries				
Receiving of services	**-**	-	**(348)**	-
Guarantee income received	**-**	-	**43,950**	41,743
Equity-accounted investees				
Receiving of services	**(333)**	(1,350)	**-**	-
Key management personnel (KMP)	**-**	-	**-**	-
Close family members of KMP	**-**	-	**-**	-
Companies controlled/ jointly controlled/ significantly influenced by KMP and their close family members	**-**	-	**-**	-
Post employment benefit plan				
Post employment benefit plan	**(1,185)**	(1,061)	**-**	-

9. SHARE INFORMATION

9.1 Stated capital

Stated capital is represented by the number of shares in issue as given below:

As at	30.09.2026	30.06.2026
Ordinary shares	**1,456,146,780**	1,456,146,780

9.2 Public shareholdings

Percentage of shares held by the public and the number of public shareholders is as given below:

As at	30.09.2026	30.06.2026
Public shareholding (%)	**19.68**	19.68
Number of public shareholders	**12,645**	12,278
Compliant under option 1 - Float adjusted market capitalisation (Rs. '000)	**4,670,737**	5,186,524

9.3 Net assets per share

Net assets per share have been calculated, for all periods, based on the number of shares in issue as of 30 September 2026.

9.4 Market price per share

The Company's highest, lowest and last traded market price is as given below:

For the quarter ended 30 September	2026	2025
Highest	**18.20**	27.40
Lowest	**15.80**	19.90
Last traded	**16.30**	26.90

NOTES TO THE FINANCIAL STATEMENTS

9.5 Directors' shareholdings

The number of shares held by the Board of Directors (including their spouses) are as given below:

As at	30.09.2026	30.06.2026
K N J Balendra - Chairperson	**Nil**	Nil
J G A Cooray	**Nil**	Nil
N N Mawilmada	**Nil**	Nil
M H Singhawansa	**Nil**	Nil
H Premaratne	**Nil**	Nil
K A Gunasekera (Dr)	**Nil**	Nil
A Goonetilleke	**Nil**	Nil

9.6 Twenty five largest shareholders

Twenty five largest shareholders of the Company are as given below:

As at		30.09.2026		30.06.2026	
		Number of shares	%	Number of shares	%
1	John Keells Holdings PLC	**1,169,598,478**	**80.32**	1,169,598,478	80.32
2	Employees Provident Fund	**78,474,454**	**5.39**	78,474,454	5.39
3	Sri Lanka Insurance Corporation Ltd - Life Fund	**34,214,354**	**2.35**	34,214,354	2.35
4	Mr. K.D.H. Perera	**10,881,723**	**0.75**	10,881,723	0.75
5	People's Leasing & Finance PLC/Mr L P Hapangama	**7,104,001**	**0.49**	7,104,001	0.49
6	J.B. Cocoshell (Pvt) Ltd	**7,006,274**	**0.48**	788,402	0.05
7	Seylan Bank PLC/ARRC Capital (Pvt) Ltd	**6,387,313**	**0.44**	2,845,608	0.20
8	People's Leasing & Finance PLC/Mr D M P Disanayake	**5,563,314**	**0.38**	5,563,314	0.38
9	DFCC Bank PLC A/C 1	**4,097,446**	**0.28**	5,258,686	0.36
10	Mr R. T. Jinasena	**2,516,765**	**0.17**	2,516,765	0.17
11	Mr K. D. A Perera	**2,195,027**	**0.15**	2,195,027	0.15
12	Mr. S.R. Perera	**2,087,676**	**0.14**	2,087,676	0.14
13	Mr D. N. P. Rathnayake	**2,000,000**	**0.14**	1,650,000	0.11
14	Mr. H.Beruwalage	**1,909,898**	**0.13**	1,909,898	0.13
15	Mrs. G.I.Vasunthara	**1,750,000**	**0.12**	1,730,000	0.12
16	Mr A. A. V. Amerasinghe	**1,287,800**	**0.09**	1,287,800	0.09
17	Mr C. N. H. Liyanage	**1,250,000**	**0.09**	1,250,000	0.09
18	Mrs R. P. Jinasena	**1,222,815**	**0.08**	1,222,815	0.08
19	People's Leasing & Finance PLC/C.M. Dissanayake	**1,218,874**	**0.08**	1,218,874	0.08
20	DFCC Bank PLC/S.S.Abeysinghe	**1,100,000**	**0.08**	1,015,000	0.07
21	Mr. L.C.D.Samarawickrama	**1,020,179**	**0.07**	1,020,179	0.07
22	Mr. T.P.Ambagahakumburage	**1,013,500**	**0.07**	1,013,500	0.07
23	Senkadagala Finance PLC/K.N.L.Pieris	**1,010,000**	**0.07**	Nil	-
24	Mr. H.R.S. Wijeratne	**1,000,000**	**0.07**	1,000,000	0.07
25	Bank of Ceylon-No2 A/C (BOC PTF)	**910,983**	**0.06**	910,983	0.06

10. CONTINGENCIES, CAPITAL AND OTHER COMMITMENTS

There has been no significant change in the nature of the contingencies and commitments, which were disclosed in the annual report for the year ended 31 March 2026.

As at	GROUP		COMPANY	
In Rs. '000s	30.09.2026	31.03.2026	30.09.2026	31.03.2026
Guarantees committed	**7,839,750**	7,574,290	**7,839,750**	7,574,290
	7,839,750	7,574,290	**7,839,750**	7,574,290

11. EVENTS AFTER THE REPORTING PERIOD

There have been no events subsequent to the reporting date, which require disclosure in the interim condensed financial statements.

CORPORATE INFORMATION

NAME OF THE COMPANY
John Keells Hotels PLC

LEGAL FORM
Public Limited Liability Company incorporated in Sri Lanka on 1 October 1979

STOCK EXCHANGE LISTING
The issued shares of John Keells Hotels PLC are listed on the Colombo Stock Exchange

COMPANY REGISTRATION NO.
PQ 8

DIRECTORS
K N J Balendra - Chairperson
J G A Cooray
N N Mawilmada
M H Singhawansa
H Premaratne
A Goonetilleke
K A Gunasekera (Dr.)

AUDIT COMMITTEE
H Premaratne - Chairperson
K A Gunasekera (Dr.)
A Goonetilleke

HUMAN RESOURCES AND COMPENSATION COMMITTEE
A Goonetilleke - Chairperson
K A Gunasekera (Dr.)
J G A Cooray

NOMINATIONS AND GOVERNANCE COMMITTEE
K A Gunasekera (Dr.) - Chairperson
A Goonetilleke
K N J Balendra

RELATED PARTY TRANSACTIONS REVIEW COMMITTEE
H Premaratne - Chairperson
K A Gunasekera (Dr.)
A Goonetilleke

SECRETARIES AND REGISTRARS
Keells Consultants (Private) Limited
117, Sir Chittampalam A. Gardiner Mawatha
Colombo 2

HEAD OFFICE & REGISTERED OFFICE OF THE COMPANY
117, Sir Chittampalam A. Gardiner Mawatha, Colombo 2
Telephone : (94-11) 2421101-15, (94-11) 2306000, (94-11) 2306666
Facsimile: (94-11) 2439046
E-mail : htlres@keells.com
Web : www.cinnamonhotels.com

AUDITORS
Messrs. Ernst & Young Chartered Accountants
P.O. Box 101
109, Rotunda Towers,
Galle Road, Colombo 03

BANKERS
Bank of Ceylon
Citi Bank N.A.
Commercial Bank PLC
Deutsche Bank A.G
DFCC Bank PLC
Hatton National Bank PLC
Hongkong and Shanghai Banking Corporation
National Development Bank PLC
Nations Trust Bank PLC
People’s Bank
Sampath Bank PLC
Seylan Bank PLC
Union Bank PLC

Cinnamon

HOTELS & RESORTS