


**Interim Financial Statements - 4th Quarter**
**(For the twelve months ended 31st March 2026)**

**ROYAL PALMS BEACH HOTELS PLC**
**STATEMENT OF FINANCIAL POSITION**
**As At 31st March 2026**

| | 31.03.2026 Rs.'000' | 31.03.2025 Rs.'000' |
|---|---|---|
| **ASSETS** | | |
| **Non-Current Assets** | | |
| Property, Plant & Equipment | 2,825,280 | 2,773,691 |
| Intangible Assets | 11 | 24 |
| Other Financial Assets | 21,074 | 21,074 |
| Right - of - Use Assets | 4,185 | 7,351 |
| | 2,850,550 | 2,802,140 |
| **Current Assets** | | |
| Inventories | 34,378 | 31,081 |
| Trade and Other Receivables | 245,532 | 294,493 |
| Other Non Financial Assets | 36,141 | 48,428 |
| Amounts Due from Related Parties- Other Financial Assets | 2,763 | 2,693 |
| Short Term Investments - Other Financial Assets | 469,000 | 240,968 |
| Cash and Bank Balances | 334,373 | 361,875 |
| | 1,122,187 | 979,538 |
| **Total Assets** | 3,972,737 | 3,781,678 |
| **EQUITY AND LIABILITIES** | | |
| **Capital & Reserve** | | |
| Stated Capital | 521,583 | 521,583 |
| Revaluation Reserve | 1,459,666 | 1,452,106 |
| Fair Value Reserve of Financial Assets at FVOCI | 2,177 | 2,177 |
| Retained Earnings | 957,586 | 800,543 |
| **Total Equity** | 2,941,012 | 2,776,409 |
| **Non-Current Liabilities** | | |
| Deferred Tax Liabilities | 740,501 | 754,072 |
| Lease Liability | 1,682 | 5,677 |
| Post Employment Benefit Liability | 66,935 | 54,801 |
| | 809,118 | 814,550 |
| **Current Liabilities** | | |
| Trade and Other Payables | 171,794 | 102,405 |
| Income Tax Payables | 27,112 | 15,419 |
| Amounts Due to Related Parties | 6,277 | 6,555 |
| Lease Liabilities | 3,994 | 3,446 |
| Interest Bearing Loans and Borrowings | 13,430 | 62,894 |
| | 222,607 | 190,719 |
| **Total Equity and Liabilities** | 3,972,737 | 3,781,678 |
| Net Assets per Share (Rs.) | 58.82 | 55.53 |

The above figures are provisional and subject to Audit.

It is certified that the financial statements have been prepared in compliance with the requirements of the Companies Act No. 7 of 2007.

M.I.Shahabdeen
Chief Financial Officer

A.M.Ondaatjie
Chairperson
May 22, 2026

T.J.Ondaatjie
Director

**ROYAL PALMS BEACH HOTELS PLC**
**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**
**For the Year Ended 31st March 2026**

| | Year ended 31st March | | | Three months ended 31st March | | |
|---|---|---|---|---|---|---|
| | **2026** | **2025** | Change | **2026** | **2025** | Change |
| | **Rs. '000'** | **Rs. '000'** | Rs. '000' | **Rs. '000'** | **Rs. '000'** | Rs. '000' |
| Revenue | 1,050,725 | 955,845 | 94,880 | 384,194 | 380,896 | 3,298 |
| Cost of Sales | (294,750) | (304,474) | 9,724 | (83,058) | (88,707) | 5,649 |
| Gross Profit | 755,975 | 651,371 | 104,604 | 301,136 | 292,189 | 8,947 |
| Other Income | 71,578 | (12,267) | 83,845 | 4,003 | 21,537 | (17,534) |
| Selling and Distribution Costs | (29,515) | (30,620) | 1,105 | (10,099) | (6,071) | (4,028) |
| Administrative Expenses | (609,537) | (581,252) | (28,285) | (164,040) | (146,048) | (17,992) |
| Other Expenses | (2,486) | (4,422) | 1,936 | (1,269) | (2,493) | 1,224 |
| Finance Income | 18,348 | 13,172 | 5,176 | 5,330 | 3,328 | 2,002 |
| Finance Cost | (1,512) | (2,067) | 555 | (333) | (475) | 142 |
| **Profit / (Loss) Before Taxation** | 202,851 | 33,915 | 168,936 | 134,728 | 161,967 | (27,239) |
| Income Tax (Expense) / Reversal | (42,020) | (17,859) | (24,161) | (26,939) | (23,211) | (3,728) |
| **Profit / ( Loss) for the Year** | 160,831 | 16,056 | 144,775 | 107,789 | 138,756 | (30,967) |
| **Other Comprehensive Income** | | | | | | |
| Other Comprehensive Income to be reclassified to Profit or Loss in subsequent periods(net of tax) | - | - | - | - | - | - |
| Other Comprehensive Income not to be reclassified to Profit or Loss in subsequent periods(net of tax) | | | | | | |
| Actuarial Gains / (Losses) on Post Employement Benfit Liability | (5,413) | (2,074) | (3,339) | (5,413) | (2,074) | (3,339) |
| Income Tax effect on Actuarial Gains/(Losses) on Post Employment Benefit Liability | 1,624 | 622 | 1,002 | 1,624 | 622 | 1,002 |
| Ravaluation of Land & Buildings | - | 336,583 | (336,583) | - | 336,583 | (336,583) |
| Income Tax Effect on Revaluation of Land & Buildings | 7,561 | (93,628) | 101,189 | 1,716 | (99,071) | 100,787 |
| Gain on Fair Value Through Other Comprehensive Income Finamncial Instuments | - | 2,721 | (2,721) | - | 2,721 | (2,721) |
| Incme Tax effect on Gain on Fair Value Through Other Comprehensive Income Finamncial Instuments | - | (816) | 816 | - | (816) | 816 |
| Other Comprehensive Income/(Loss) for the Year | 3,772 | 243,408 | (239,636) | (2,073) | 237,965 | (240,038) |
| **Total Comprehensive Income/(Loss) for the Year** | 164,603 | 259,464 | (94,861) | 105,716 | 376,721 | (271,005) |
| Earnings Per Share - Basic | 3.22 | 0.32 | 2.90 | 2.16 | 2.77 | (0.61) |

The above figures are provisional and subject to Audit.

**ROYAL PALMS BEACH HOTELS PLC**
**STATEMENT OF CHANGES IN EQUITY**
**Year Ended 31st March 2026**

| | Stated Capital | Revaluation Reserve | Retained Earnings | Fair Value Reserves of Financial Assets as FVOCI | Total Equity Rs.'000' |
|---|---|---|---|---|---|
| | Rs.'000' | Rs.'000' | Rs.'000' | Rs.'000' | Rs.'000' |
| **Balance as at 1st April 2024** | 521,583 | 1,209,151 | 785,939 | 272 | 2,516,945 |
| Net Profit /(Loss) for the Year | - | - | 16,056 | | 16,056 |
| **Other Comprehensive Income** | | 242,955 | (1,452) | 1,905 | 243,408 |
| **Total Comprehensive Income** | - | 242,955 | 14,604 | 1,905 | 259,464 |
| **Balance as at 31st March 2025** | 521,583 | 1,452,106 | 800,543 | 2,177 | 2,776,409 |
| Net Profit / (Loss) for the Year | - | - | 160,831 | - | 160,831 |
| **Other Comprehensive Income** | | 7,560 | (3,788) | - | 3,772 |
| **Total Comprehensive Income** | - | 7,560 | 157,043 | - | 164,603 |
| **Balance as at 31st March 2026** | 521,583 | 1,459,666 | 957,586 | 2,177 | 2,941,012 |

The above figures are provisional and subject to Audit.

**ROYAL PALMS BEACH HOTELS PLC**
**STATEMENT OF CASH FLOW**
**For the Year Ended 31st March 2026**

| | 2026<br>Rs.'000' | 2025<br>Rs.'000' |
|---|---|---|
| **Cash Flows From Operating Activities** | | |
| Profit / ( Loss) before Taxation | 202,851 | 33,915 |
| Adjustments for : | | |
| Depreciation | 80,752 | 76,422 |
| Amortisation of Intangible Assests | 13 | 13 |
| Finance Income | (18,348) | (13,172) |
| Finance Costs | 38 | 141 |
| Interest Expense on Lease | 1,474 | 1,926 |
| Loss from Derecognition of Property, Plant & Equipment | 397 | 586 |
| Gain / (Loss) on Disposal of Property, Plant & Equipment | 145 | 1,569 |
| Provision for Retirement Benefit Obligations | 9,761 | 8,792 |
| Operating Profit / (Loss) before Working Capital Changes | 277,083 | 110,192 |
| (Increase)/ Decrease in Inventories | (3,297) | 4,364 |
| (Increase)/ Decrease in Trade and Other Receivables | 47,159 | 125,977 |
| (Increase)/ Decrease in Other Non Financial Assets | 12,287 | (18,505) |
| (Increase)/ Decrease in Amounts Due from Related Parties | (70) | 774 |
| Increase /(Decrease) in Trade and Other Payables | 69,389 | (29,390) |
| Increase /(Decrease) in Amounts Due to Related Parties | (278) | (1,608) |
| Cash Generated from / (used in) Operations | 402,273 | 191,804 |
| Income Tax Paid | (34,713) | (530) |
| Finance Costs Paid | (38) | (141) |
| Retirement Benefit Costs Paid | (3,040) | (1,719) |
| Net Cash From / (Used in) Operating Activities | 364,482 | 189,414 |
| **Cash Flows from / (Used in ) Investing Activities** | | |
| Acquisition of Property, Plant & Equipment | (129,942) | (59,990) |
| Investments Made / (Withdrawal) in Fixed Deposits | (225,072) | (14,933) |
| Interest Received | 15,388 | 18,140 |
| Proceeds on Disposal of Property, Plant & Equipment | 225 | 375 |
| Net Cash Flows from / (Used in ) Investing Activities | (339,401) | (56,408) |
| **Cash Flows from / (Used in ) Financing Activities** | | |
| Lease Rent Payment | (4,920) | (4,920) |
| Net Cash Flows from / (Used in) Financing Activities | (4,920) | (4,920) |
| **Net increase/(Decrease) in Cash and Cash Equivalents** | 20,161 | 128,086 |
| **Effect of exchange rate changes on Cash & Cash Equivalents** | 1,801 | 5,007 |
| **Cash and Cash Equivalents at the beginning of the Year** | 298,981 | 165,888 |
| **Cash and Cash Equivalents at the end of the Year ( Note A )** | 320,943 | 298,981 |

**Note A**
**CASH AND CASH EQUIVALENTS**
**Components of Cash and Cash Equivalents**

| | | |
|---|---|---|
| Cash & Bank Balances | 334,373 | 361,875 |
| Bank Overdrafts | (13,430) | (62,894) |
| | 320,943 | 298,981 |

The above figures are provisional and subject to Audit.

**ROYAL PALMS BEACH HOTELS PLC**

## NOTES TO THE FINANCIAL STATEMENTS

### 1. Corporate Information

Royal Palms Beach Hotels PLC is a public limited liability company incorporated and domiciled in Sri Lanka listed on the Colombo Stock Exchange. The Interim Financial Statements of the Company for the quarter ended 31st March 2026 were authorised for issue by the Board of Directors on 22nd May 2026.

### 2. Basis of Preparation

The interim financial statements have been prepared on the same accounting policies and methods of computation applied for the year ended 31.03.2025 and in compliance with the Sri Lanka Accounting Standard LKAS 34 - Interim Financial Reporting.

| | | 31.03.2026 | 31.03.2025 |
|---|---|---|---|
| 3 | Market price during the quarter - Highest (Rs.) | 70.90 | 43.00 |
| | - Lowest (Rs.) | 45.00 | 28.30 |
| | - Closing (Rs.) | 50.60 | 33.00 |
| | - Last Traded (Rs.) | 50.60 | 33.00 |

**4** There are no material events subsequent to the quarter ended 31.03.2026 that need disclosure.

**5** There were no material changes in the composition in the assets and liabilities of the company during the quarter under review.

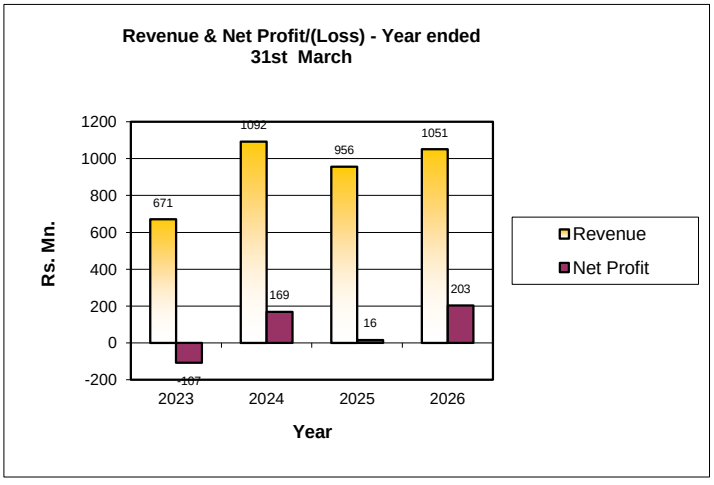
**6** Six months of the financial year relates to the off season of the tourism industry.

**7** There are no significant contingencies as at 31.03.2026

**8 Stated Capital**

| | 31.03.2026 | | 31.03.2025 | |
|---|---|---|---|---|
| | Number | Rs. | Number | Rs. |
| Ordinary Share Capital | 50,000,000 | 521,583,448 | 50,000,000 | 521,583,448 |
| | 50,000,000 | 521,583,448 | 50,000,000 | 521,583,448 |

**9**



ROYAL PALMS BEACH HOTELS PLC

DIRECTORS' SHAREHOLDINGS AS AT 31ST MARCH 2026

| | No. of Shares held | |
|---|---|---|
| Ms. A M Ondaatjie | 1,126,733 | 2.25% |
| Mr. G G Ondaatjie | 1,081,734 | 2.16% |
| Mr. T J Ondaatjie | 1,414,233 | 2.83% |
| Mr. N H V Perera | 295,798 | 0.59% |
| Mr. A de Zoysa | 625 | 0.00% |
| Mr. J D Vaz | 33 | 0.00% |
| Mr. P S R Casie Chitty | - | 0.00% |
| Ms. P T K Navaratne | - | 0.00% |
| Mr. G K Sudath Kumar | - | 0.00% |
| Ms. A Nanayakkara | - | 0.00% |

| | | |
|---|---|---|
| PUBLIC HOLDING PERCENTAGE AS AT 31/03/2026 | | 28.46% |
| NUMBER OF PUBLIC SHAREHOLDERS | | 1,681 |
| Float Adujusted Market Capitalisation as at 31/03/2026 | Rs. | 720,038,000.00 |
| The Company is compliant with the minimum public holding requirement under option 2 of 7.13.1 (i)(b) | | |
| Number of shares repesenting the Stated Capital | | 50,000,000 |

20 Largest Shareholders

| | | |
|---|---|---|
| Tangerine Beach Hotels PLC | 14,202,786 | 28.41% |
| Mercantile Investments and Finance PLC | 8,576,700 | 17.15% |
| Tangerine Tours (Pvt) Ltd | 3,966,289 | 7.93% |
| The Nuwara Eliya Hotels Co. PLC | 2,750,000 | 5.50% |
| Mr. U M Maniku | 2,552,823 | 5.11% |
| Mr.D C Fernando | 2,439,642 | 4.88% |
| Mr.M J Fernando | 1,467,261 | 2.93% |
| Mr. T J Ondaatjie | 1,414,233 | 2.83% |
| Ms. A M Ondaatjie | 1,126,733 | 2.25% |
| Mr. G G Ondaatjie | 1,081,734 | 2.16% |
| Mercantile Fortunes (Pvt) Ltd | 829,870 | 1.66% |
| Peoples Leasing & Finance PLC/ Suhada Gas Distributors (Pvt) Ltd | 761,162 | 1.52% |
| Nilaveli Beach Hotels (Pvt) Ltd | 707,375 | 1.41% |
| Assetline Finance Ltd/ Suhada Gas Distributors (Pvt) Ltd | 650,691 | 1.30% |
| Security Ceylon (Pvt) Ltd | 650,000 | 1.30% |
| Mrs. K M N Perera | 414,542 | 0.83% |
| N Vaitilingam & Co. (Pvt) Ltd | 332,166 | 0.66% |
| Mr. J A S S Adhihetty | 299,050 | 0.60% |
| Mr. N H V Perera | 295,798 | 0.59% |
| Ceylon Galvernizing Industries Ltd | 235,998 | 0.47% |