SERENDIB HOTELS PLC

CONDENSED INTERIM FINANCIAL STATEMENTS

NINE MONTHS ENDED 31ST DECEMBER 2025

SERENDIB HOTELS PLC
NINE MONTHS ENDED 31ST DECEMBER 2025

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SERENDIB HOTELS PLC

STATEMENT OF FINANCIAL POSITION

As at	Group			Company		
	31.12.2025 Unaudited Rs.'000	31.03.2025 Audited Rs.'000	31.12.2024 Unaudited Rs.'000	31.12.2025 Unaudited Rs.'000	31.03.2025 Audited Rs.'000	31.12.2024 Unaudited Rs.'000
ASSETS						
Non-current assets						
Property, plant & equipment	**7,389,280**	7,444,604	5,747,925	**1,231,169**	1,249,167	1,237,458
Intangible assets	**118,451**	120,581	118,657	**-**	543	1,266
Right-of-use assets	**629,618**	651,922	212,010	**470,733**	491,200	171,244
Investments in subsidiaries	**-**	-		**1,676,207**	1,676,207	1,676,207
Other financial assets	**128,221**	128,221	130,270	**124,222**	124,222	124,905
Deferred tax asset	**365,468**	365,468	-	**-**	-	-
Total non-current assets	**8,631,038**	8,710,796	6,208,862	**3,502,331**	3,541,339	3,211,080
Current assets						
Inventories	**82,643**	82,938	87,853	**19,668**	22,360	23,900
Trade and other receivables	**1,466,911**	978,781	1,065,840	**261,735**	204,717	245,084
Taxation receivables	**4,364**	3,917	17,265	**-**	-	-
Other financial assets	**1,237,230**	586,231	506,538	**153,114**	178,414	208,689
Cash and cash equivalents	**749,395**	1,181,591	998,751	**193,366**	235,432	136,278
Total current assets	**3,540,543**	2,833,458	2,676,247	**627,883**	640,923	613,951
Total assets	**12,171,581**	11,544,254	8,885,109	**4,130,214**	4,182,262	3,825,031
EQUITY AND LIABILITIES						
Capital and Reserves						
Stated capital	**2,931,064**	2,931,064	2,931,064	**2,931,064**	2,931,064	2,931,064
Other reserves	**2,556,008**	2,556,008	1,446,289	**570,591**	570,591	334,542
Retained earnings / (losses)	**999,860**	658,862	446,251	**(599,012)**	(664,995)	(828,865)
Equity attributable to owners of the parent	**6,486,931**	6,145,934	4,823,604	**2,902,643**	2,836,660	2,436,741
Non controlling interest	**1,813,261**	1,739,784	1,441,044	**-**	-	-
Total equity	**8,300,192**	7,885,718	6,264,648	**2,902,643**	2,836,660	2,436,741
Non-current liabilities						
Interest bearing loans & borrowings	**78,446**	-	52,383	**78,446**	-	37,841
Lease liabilities	**116,956**	128,691	-	**80,760**	98,179	-
Deferred tax liabilities	**1,968,961**	1,968,961	1,103,769	**108,897**	108,897	139,972
Retirement benefit obligations	**73,180**	66,895	71,185	**16,397**	15,514	16,570
Total non-current liabilities	**2,237,543**	2,164,547	1,227,337	**284,500**	222,590	194,383
Current liabilities						
Trade and other payables	**1,384,364**	1,295,054	1,275,782	**354,165**	439,416	507,604
Current tax liabilities	**96,623**	91,790	3,490	**1,809**	1,871	1,884
Interest bearing loans and borrowings	**-**	-	35,116	**551,299**	661,178	655,957
Lease liabilities	**41,496**	25,573	-	**30,661**	16,966	-
Bank overdraft	**111,363**	81,572	78,736	**5,137**	3,581	28,462
Total current liabilities	**1,633,846**	1,493,989	1,393,124	**943,071**	1,123,012	1,193,907
Total equity and liabilities	**12,171,581**	11,544,254	8,885,109	**4,130,214**	4,182,262	3,825,031
Net assets per share (Rs.)	**14.54**	13.78	10.81	**6.51**	6.36	5.46

These financial statements have been prepared and presented 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 the preparation and presentation of these financial statements.
Approved and signed on behalf of the board,

Sgd
W.D.K Jayawardena
Director

Sgd
T. Dharmarajah
Director

Colombo
12th February 2026

SERENDIB HOTELS PLC

STATEMENT OF PROFIT OR LOSS & OTHER COMPREHENSIVE INCOME

	Group						Company					
	3 Months Ended 31.12.2025 Unaudited Rs.'000	3 Months Ended 31.12.2024 Unaudited Rs.'000	% Variance	9 Months Ended 31.12.2025 Unaudited Rs.'000	9 Months Ended 31.12.2024 Unaudited Rs.'000	% Variance	3 Months Ended 31.12.2025 Unaudited Rs.'000	3 Months Ended 31.12.2024 Unaudited Rs.'000	% Variance	9 Months Ended 31.12.2025 Unaudited Rs.'000	9 Months Ended 31.12.2024 Unaudited Rs.'000	% Variance
Revenue	1,005,240	899,167	12%	2,475,158	2,191,076	13%	281,819	236,976	19%	600,534	520,633	15%
Cost of sales	(264,512)	(253,126)	-4%	(736,663)	(689,483)	-7%	(56,797)	(55,181)	-3%	(144,800)	(143,453)	-1%
Gross profit	**740,727**	**646,041**	**15%**	**1,738,495**	**1,501,593**	**16%**	**225,021**	**181,795**	**24%**	**455,734**	**377,180**	**21%**
Other operating income and gains	(9,498)	(1,147)	> 100%	5,973	14,128	-58%	(2,039)	854	> 100%	1,168	2,602	-55%
Personnel costs	(170,878)	(158,210)	-8%	(467,344)	(421,299)	-11%	(35,810)	(34,505)	-4%	(101,382)	(98,513)	-3%
Depreciation and amortization	(75,435)	(63,582)	-19%	(217,478)	(189,742)	-15%	(25,728)	(18,957)	-36%	(75,109)	(51,840)	-45%
Other operating expenses	(352,654)	(177,911)	-98%	(655,447)	(476,785)	-37%	(63,761)	(63,683)	0%	(150,823)	(156,532)	4%
Results from operating activities	**132,262**	**245,191**	**-46%**	**404,199**	**427,895**	**-6%**	**97,683**	**65,504**	**49%**	**129,589**	**72,897**	**78%**
Net finance income / (expense)	32,734	6,062	> 100%	107,859	(18,489)	> 100%	(19,825)	25,763	> 100%	(63,606)	(31,752)	> 100%
Profit before tax	**164,997**	**251,252**	**-34%**	**512,058**	**409,406**	**25%**	**77,859**	**91,267**	**-15%**	**65,983**	**41,144**	**60%**
Income tax expense	(4,353)	-	100%	(97,583)	-	-100%	-	-	-	-	-	-
Profit after tax	**160,644**	**251,252**	**-36%**	**414,474**	**409,406**	**1%**	**77,859**	**91,267**	**-15%**	**65,983**	**41,144**	**60%**
Other comprehensive income												
Other comprehensive income for the period, net of tax	-	-	-	-	-	-	-	-	-		-	-
Total comprehensive income for the period, net of tax	**160,644**	**251,252**	**-36%**	**414,474**	**409,406**	**1%**	**77,859**	**91,267**	**-15%**	**65,983**	**41,144**	**60%**
Attributable to :												
Equity holders of the parent	158,134	219,782	-28%	340,997	315,645	8%						
Non-controlling interest	2,510	31,471	-92%	73,477	93,761	-22%						
	160,644	251,252	**-36%**	414,474	409,406	**1%**						
Earnings per share (Rs.)	**0.35**	**0.49**		**0.76**	**0.71**		**0.17**	**0.20**		**0.15**	**0.09**	

SERENDIB HOTELS PLC
STATEMENT OF CHANGES IN EQUITY

Group	Stated Capital Rs.'000	Other Reserves: Revaluation Reserve Rs.'000	Other Reserves: Fair Value Reserve Rs.'000	Retained Earnings Rs.'000	Total Rs.'000	Non Controlling Interest Rs.'000	Total Equity Rs.'000
Balance as at 01.04.2024	**2,931,064**	**1,645,137**	**(198,848)**	**130,606**	**4,507,958**	**1,347,283**	**5,855,241**
Net profit for the period		-	-	315,645	315,645	93,761	409,406
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income	**-**	**-**	**-**	**315,645**	**315,645**	**93,761**	**409,406**
Balance as at 31.12.2024	**2,931,064**	**1,645,137**	**(198,848)**	**446,251**	**4,823,604**	**1,441,044**	**6,264,648**
Balance as at 01.04.2025	**2,931,064**	**2,756,451**	**(200,443)**	**658,862**	**6,145,934**	**1,739,784**	**7,885,718**
Net profit for the period	-	-	-	340,997	340,997	73,477	414,474
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income	**-**	**-**	**-**	**340,997**	**340,997**	**73,477**	**414,474**
Balance as at 31.12.2025	**2,931,064**	**2,756,451**	**(200,443)**	**999,860**	**6,486,931**	**1,813,261**	**8,300,192**

SERENDIB HOTELS PLC

STATEMENT OF CHANGES IN EQUITY

Company	Stated Capital Rs.'000	Other Reserves		Retained Earnings / (Losses) Rs.'000	Total Rs.'000
		Revaluation Reserve Rs.'000	Fair Value Reserve Rs.'000		
Balance as at 01.04.2024	**2,931,064**	**531,743**	**(197,202)**	**(870,009)**	**2,395,597**
Net profit for the period	-	-	-	41,144	41,144
Other comprehensive income	-	-	-	-	-
Total comprehensive income	**-**	**-**	**-**	**41,144**	**41,144**
Balance as at 31.12.2024	**2,931,064**	**531,743**	**(197,202)**	**(828,865)**	**2,436,741**
Balance as at 01.04.2025	**2,931,064**	**768,475**	**(197,884)**	**(664,995)**	**2,836,660**
Net profit for the period	-	-	-	65,983	65,983
Other comprehensive income	-	-	-	-	-
Total comprehensive income	**-**	**-**	**-**	**65,983**	**65,983**
Balance as at 31.12.2025	**2,931,064**	**768,475**	**(197,884)**	**(599,012)**	**2,902,643**

SERENDIB HOTELS PLC
STATEMENT OF CASH FLOWS

	Group		Company	
For the period ended	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Rs.'000	**Unaudited**	**Unaudited**	**Unaudited**	**Unaudited**
Cash flows from / (used in) operating activities				
Profit /(loss) before tax	512,058	409,406	65,983	41,144
Adjustments for				
Depreciation	178,310	177,298	54,099	47,980
Amortization	39,169	12,950	21,010	3,860
Exchange (gain)/loss	-	3,054	34,865	(15,337)
Finance income	(128,023)	(30,819)	(14,730)	(15,525)
Finance costs	63,840	123,321	44,371	62,615
Impairment charge of debtors	5,896	5,923	1,038	2,358
Provision for retirement benefit obligations	10,004	7,955	2,430	2,430
	681,254	709,088	209,066	129,525
Working capital adjustments				
Decrease/(Increase) in inventories	295	(2,992)	2,691	3,348
Decrease/(Increase) in trade and other receivables	222,603	77,194	(57,292)	(78,730)
Increase/ (Decrease) in trade and other payables	90,306	(209,199)	(90,925)	(97,548)
Cash generated from / (used in) operations	**994,458**	**574,091**	**63,540**	**(43,405)**
Finance cost paid	(47,315)	(112,125)	-	-
Gratuity paid	(3,718)	(2,104)	(1,548)	(909)
Income tax paid	(90,625)	(52,653)	-	-
Net cash from / (used in) operating activities	**852,800**	**407,209**	**61,992**	**(44,314)**
Cash flows from / (used in) investing activities				
Acquisition of property, plant & equipment	(122,987)	(49,415)	(36,101)	-
Net Investment in current financial assets	(1,237,231)	(506,538)	35,149	-
Interest received	-	-	4,057	1,010
Net cash flows from / (used in) investing activities	**(1,360,218)**	**(555,953)**	**3,105**	**1,010**
Net cash flows from / (used in) financing activities				
Proceeds from related party borrowings	78,446	-	75,962	-
Repayment of lease liability	(33,015)	-	(15,411)	-
Repayment of related party borrowings	-	(15,000)	(169,270)	-
Repayment of interest bearing loans & borrowings	-	(618,243)	-	(60,519)
Net cash flows from/(used in) financing activities	**45,431**	**(633,243)**	**(108,719)**	**(60,519)**
Net increase/(decrease) in cash and cash equivalents	(461,987)	(781,987)	(43,622)	(103,823)
Cash and cash equivalents at the beginning of the period	1,100,019	1,702,002	231,851	211,639
Cash and cash equivalents at the end of the period	**638,032**	**920,015**	**188,229**	**107,816**
Analysis of cash & cash equivalents				
Cash and bank balances	749,395	998,751	193,366	136,278
Bank overdraft	(111,363)	(78,736)	(5,137)	(28,462)
	638,032	**920,015**	**188,229**	**107,816**

SERENDIB HOTELS PLC
NOTES TO THE FINANCIAL STATEMENTS

1 General

The Statement of Financial Position, the Statement of Comprehensive Income , Cash Flow Statement and Statement of Changes in Equity for the group/company as at and for the period ended 31st December 2025 that are drawn up from unaudited accounts of the company and it's subsidiaries 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

	Group		
	Level 1	Level 2	Level 3
	Rs.'000	Rs.'000	Rs.'000
As at 31st December 2025			
Investment securities	-	-	1,365,451
	-	-	1,365,451
As at 31st March 2025			
Investment securities			714,452
	-	-	714,452
As at 31st December 2024			
Investment securities	-	-	636,808
	-	-	636,808

	Company		
	Level 1	Level 2	Level 3
	Rs.'000	Rs.'000	Rs.'000
As at 31st December 2025			
Investment securities	-	-	277,336
	-	-	277,336
As at 31st March 2025			
Investment securities			302,636
	-	-	302,636
As at 31st December 2024			
Investment securities	-	-	333,594
	-	-	333,594

6 Earnings per share

Basic earnings / (loss) per share amounts are calculated by dividing the profit / (loss) for the period attributable to ordinary equity holders of the parent / 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 /(loss) per share computation.

	Group		Company	
Nine months ended	**31.12.2025 Rs.'000**	**31.12.2024 Rs.'000**	**31.12.2025 Rs.'000**	**31.12.2024 Rs.'000**
Amounts used as the numerator:				
Profit attributable to ordinary shareholders	340,997	315,645	65,983	41,144
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 / (loss) per share	446,103,176	446,103,176	446,103,176	446,103,176
Basic earnings per share	**0.76**	**0.71**	**0.15**	**0.09**

	Group		Company	
Three months ended	**31.12.2025 Rs.'000**	**31.12.2024 Rs.'000**	**31.12.2025 Rs.'000**	**31.12.2024 Rs.'000**
Amounts used as the numerator:				
Profit attributable to ordinary shareholders	158,134	219,782	77,859	91,267
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 / (loss) per share	446,103,176	446,103,176	446,103,176	446,103,176
Basic earnings per share	**0.35**	**0.49**	**0.17**	**0.20**

7 Going concern

In determining the basis of preparing the Interim Financial Statements for the period ended 31st December 2025, based on available information the management has formed reasonable judgement that the group companies have 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 has 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 is no contingent liabilities as at the reporting date that require disclosures in these interim financial statements.

SERENDIB HOTELS PLC
DIRECTORS' SHAREHOLDING

	31.12.2025 No. of Shares	
	Voting	Non Voting
	Rs.'000	Rs.'000
Mr. W.D.K. Jaywardena	Nil	Nil
Dr. J.M. Swaminathan	Nil	Nil
Mrs. K.U. Amarasinghe	Nil	Nil
Mr. D.S.K. Amarasekera	Nil	Nil
Mr. T.M. Wijesinghe	Nil	Nil
Mr. S.A. Chojnacki	Nil	Nil
Mr. E.J.D. Rajakarier	Nil	Nil
Mr. T. Dharmarajah	Nil	Nil

LIST OF 25 MAJOR SHAREHOLDERS (VOTING)

	Name	31.12.2025 No. of Shares	%
1	Eden Hotel Lanka PLC	182,739,232	60.50
2	Lodging Investment (Labuan) Limited	60,574,306	20.05
3	Lodging Investment (Labuan) Limited	14,972,006	4.96
4	Seylan Bank Plc/Mohamed Mushtaq Fuad	2,322,300	0.77
5	Mrs. M.V. Fernando	1,600,000	0.53
6	Mr. K.S.N. Hirdaramani	1,556,773	0.52
7	Mr. E.J. De Soysa	1,543,751	0.51
8	Deutsche Bank Ag-National Equity Fund	1,542,149	0.51
9	Mr. B.S.M. De Silva	1,066,552	0.35
10	Mr. H. Yusoof	1,000,000	0.33
11	Mrs. H.G.S. Ansell	841,825	0.28
12	Mr. P.P.S. Fernando	700,000	0.23
13	Seylan Bank PLC/R.A.Rishard	650,000	0.22
14	Commercial Bank of Ceylon PLC/M.M. Fuad	600,000	0.20
15	People S Leasing And Finance PLC/L.P.Hapangama	579,765	0.19
16	Pmf Finance PLC/M.S.Hamzadeen	560,000	0.19
17	People'S Leasing & Finance PLC/Dr.H.S.D.Soysa & Mrs.G.Soysa	546,015	0.18
18	Sampath Bank PLC/ Mr. Raweendra Samaraweera	541,221	0.18
19	People S Leasing And Finance PLC/Nagoya Ceylon Trading (Pvt) Ltd	536,314	0.18
20	Citizens Development Business Finance PLC/S.Vasudevan	500,000	0.17
21	Commercial Bank of Ceylon PLC/R.A. Wahab	480,000	0.16
22	Citizens Development Business Finance PLC/F.H.T.C.Silva	470,550	0.16
23	Miss. O.U.K. Jayasundara	460,987	0.15
24	Seylan Bank PLC/Mohamed Subair Fouzal Haqque	450,000	0.15
25	Dr. A.L.M. Nazar	400,000	0.13
		277,233,746	91.78
	Others	24,825,206	8.22
		302,058,952	**100.00**

SERENDIB HOTELS PLC
LIST OF 25 MAJOR SHAREHOLDERS (NON -VOTING)

		31.12.2025	
	Name	**No. of Shares**	**%**
1	Eden Hotel Lanka PLC	77,033,908	53.48
2	Lodging Investment (Labuan) Limited	21,470,250	14.91
3	Lodging Investment (Labuan) Limited	7,156,750	4.97
4	Odyssey Capital Partners (Private) Limited	4,626,956	3.21
5	J.B. Cocoshell (Pvt) Ltd	3,160,613	2.19
6	Dr. H.S.D. Soysa	1,677,381	1.16
7	Trading Partners (Pvt) Ltd	1,655,944	1.15
8	People'S Leasing & Finance Plc/Dr.H.S.D.Soysa & Mrs.G.Soysa	1,183,011	0.82
9	Shalsri Investments (Private) Ltd.	1,128,998	0.78
10	Mr. K.V. Hewavitarne	900,000	0.62
11	People S Leasing And Finance Plc/E-Tech Corporation Pvt Ltd	771,059	0.54
12	People S Leasing And Finance Plc/P.Tillakaratne	734,567	0.51
13	People S Leasing And Finance Plc/Nagoya Ceylon Trading (Pvt) Ltd	729,716	0.51
14	Dfcc Bank Plc / Maskeliya Tea Exports (Pvt) Ltd	556,014	0.39
15	Mrs. H.G.S. Ansell	545,200	0.38
16	Cocoshell Activated Carbon Company (Private) Limited	540,000	0.37
17	Hatton National Bank Plc/Ravindra Erle Rambukwelle	380,000	0.26
18	People S Leasing And Finance Plc/Wintech Holdings Pvt Ltd	377,204	0.26
19	People S Leasing And Finance Plc/L.P.Hapangama	371,412	0.26
20	Miss H. Abasbhoy	360,000	0.25
21	Merchant Bank Of Sri Lanka & Finance Plc/G.K.G.L Wijayathilake	352,775	0.24
22	Mr. R.A.S. Nandasiri	329,000	0.23
23	Miss. S.N.C.W.M.T.R. Kandegedara	325,000	0.23
24	Mr. R.E. Rambukwelle	325,000	0.23
25	People S Leasing And Finance Plc/V.L.M.S.De Mel	321,000	0.22
		127,011,758	88.18
	Others	17,032,466	11.82
		144,044,224	**100.00**

MINIMUM PUBLIC HOLDING REQUIREMENT AS PER SECTION 7.13.1 (b) OF CSE LISTING RULES

Category	**Float Adjusted Market (Rs.)**	**Public Holding Percentage**	**No. of Shareholders**	**Option**
Ordinary (Voting) shares	984,787,698	14.49%	2,167	2
Category	**Float Adjusted Market (Rs.)**	**Public Holding Percentage**	**No. of Shareholders**	**Option**
Ordinary (Non - Voting) shares	564,300,450	26.65%	1,380	2

		31.12.2025	**31.12.2024**
Earnings per share (Rs.)			
	Group	0.76	0.71
	Company	0.15	0.09
Net assets per share (Rs.)			
	Group	14.54	10.81
	Company	6.51	5.46
No. of shares representing stated capital			
	- Voting	302,058,952	302,058,952
	- Non voting	144,044,224	144,044,224
Market price	- Voting - Highest (Rs.)	27.00	22.70
	- Voting -Lowest (Rs.)	19.50	14.50
	- Last traded price (Rs.)	22.50	21.80
Market price	- Non voting - Highest (Rs.)	16.40	14.70
	- Non voting -Lowest (Rs.)	13.60	9.60
	- Last traded price (Rs.)	14.70	13.90

SERENDIB HOTELS PLC
CORPORATE INFORMATION

Legal Form
A quoted public company with limited liability

Company registration No. PQ 223

Subsidiaries
Hotel Sigiriya PLC
Dolphin Hotels PLC
Serendib Leisure Management Limited
Sanctuary Resorts Lanka (Pvt) Limited
Frontier Capital Lanka (Pvt) Limited

Directors
Mr. W.D.K. Jaywardena
Dr. J.M. Swaminathan
Mrs. K.U. Amarasinghe
Mr. D.S.K. Amarasekera
Mr. T.M. Wijesinghe
Mr. S.A. Chojnacki
Mr. E.J.D. Rajakarier
Mr. T. Dharmarajah

Registered Office

LOLC Holdings PLC
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Secretaries
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No . 100/1
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Managing Agent
Serendib Leisure Management Ltd.