SERENDIB HOTELS PLC

CONDENSED INTERIM FINANCIAL STATEMENTS

PERIOD ENDED 30TH JUNE 2026

SERENDIB HOTELS PLC
PERIOD ENDED 30TH JUNE 2026

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SERENDIB HOTELS PLC

STATEMENT OF FINANCIAL POSITION

As at	Group			Company		
	30.06.2026 Unaudited Rs.'000	31.03.2026 Unaudited Rs.'000	30.06.2025 Unaudited Rs.'000	30.06.2026 Unaudited Rs.'000	31.03.2026 Unaudited Rs.'000	30.06.2025 Unaudited Rs.'000
ASSETS						
Non-current assets						
Property, plant & equipment	**7,405,823**	7,466,247	7,419,537	**1,216,250**	1,234,281	1,231,482
Intangible assets	**117,903**	118,020	120,646	**65**	-	362
Right-of-use assets	**624,702**	640,329	641,287	**467,349**	475,640	485,761
Investments in subsidiaries	**-**	-	-	**1,676,207**	1,676,207	1,676,207
Other financial assets	**124,123**	124,123	128,221	**122,856**	122,856	124,222
Deferred tax asset	**269,907**	247,541	-	**-**	-	-
Total non-current assets	**8,542,458**	8,596,260	8,309,691	**3,482,727**	3,508,984	3,518,034
Current assets						
Inventories	**99,128**	84,175	76,560	**24,653**	18,922	18,752
Trade and other receivables	**2,865,454**	2,613,368	1,751,349	**273,894**	217,306	139,504
Taxation receivables	**4,629**	4,372	3,931	**229**	223	-
Other financial assets	**108,185**	108,185	-	**171,663**	233,307	181,846
Cash and cash equivalents	**760,323**	946,882	1,027,001	**113,490**	168,912	255,399
Total current assets	**3,837,719**	3,756,982	2,858,841	**583,929**	638,670	595,501
Total assets	**12,380,177**	12,353,242	11,168,532	**4,066,656**	4,147,654	4,113,535
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	**2,552,815**	2,552,816	2,556,008	**569,224**	569,225	570,591
Retained earnings / (losses)	**1,080,745**	1,130,048	773,329	**(567,814)**	(534,424)	(686,343)
Equity attributable to owners of the parent	**6,564,623**	6,613,928	6,260,401	**2,932,474**	2,965,866	2,815,312
Non controlling interest	**1,853,264**	1,844,487	1,794,855	**-**	-	-
Total equity	**8,417,887**	8,458,414	8,055,256	**2,932,474**	2,965,866	2,815,312
Non-current liabilities						
Interest bearing loans & borrowings	**83,281**	195,449	108,248	**83,281**	162,884	83,964
Lease liabilities	**111,438**	-	-	**81,767**	-	-
Deferred tax liabilities	**1,933,752**	1,911,386	1,603,493	**197,250**	197,250	108,897
Retirement benefit obligations	**76,709**	75,904	68,287	**18,391**	18,710	15,325
Total non-current liabilities	**2,205,180**	2,182,739	1,780,028	**380,689**	378,844	208,186
Current liabilities						
Trade and other payables	**1,540,026**	1,487,112	1,087,327	**186,921**	215,310	341,459
Current tax liabilities	**116,246**	109,609	84,782	**-**	-	1,837
Interest bearing loans and borrowings	**-**	43,613	43,201	**531,160**	586,796	733,389
Lease liabilities	**43,913**	-	-	**30,661**	-	-
Bank overdraft	**56,925**	71,755	117,938	**4,752**	839	13,352
Total current liabilities	**1,757,110**	1,712,089	1,333,248	**753,494**	802,945	1,090,037
Total equity and liabilities	**12,380,177**	12,353,242	11,168,532	**4,066,656**	4,147,654	4,113,535
Net assets per share (Rs.)	**14.72**	14.83	14.03	**6.57**	6.65	6.31

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
13th August 2026

SERENDIB HOTELS PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Group			Company		
	03 Months ended			03 Months ended		
	30.06.2026 Unaudited Rs.'000	30.06.2025 Unaudited Rs.'000	Variance %	30.06.2026 Unaudited Rs.'000	30.06.2025 Unaudited Rs.'000	Variance %
Revenue	610,554	684,347	-11%	147,823	154,693	-4%
Cost of sales	(181,840)	(221,431)	18%	(34,558)	(41,343)	16%
Gross profit	**428,714**	**462,916**	**-7%**	**113,266**	**113,350**	**-0.07%**
Other operating income and gains	8,569	15,161	-43%	6,443	4,532	42%
Personnel costs	(188,305)	(144,311)	-30%	(36,103)	(32,029)	-13%
Depreciation and amortization	(78,401)	(69,678)	-13%	(26,321)	(23,652)	-11%
Other operating expenses	(184,694)	(151,301)	-22%	(49,360)	(43,857)	-13%
Results from operating activities	**(14,117)**	**112,787**	**> 100%**	**7,924**	**18,344**	**-57%**
Net finance income / (expense)	(14,417)	56,751	> 100%	(41,314)	(39,692)	-4%
Profit before tax	**(28,534)**	**169,538**	**> 100%**	**(33,390)**	**(21,348)**	**-56%**
Income tax expense	(11,991)	-	100%	-	-	0%
Profit after tax	**(40,526)**	**169,538**	**> 100%**	**(33,390)**	**(21,348)**	**-56%**
Other comprehensive income						
Other comprehensive income for the period, net of tax	-	-	-	-	-	-
Total comprehensive income for the period, net of tax	**(40,526)**	**169,538**	**> 100%**	**(33,390)**	**(21,348)**	**-56%**
Attributable to :						
Equity holders of the parent	(49,303)	114,467	> 100%			
Non-controlling interest	8,777	55,071	-84%			
	(40,526)	169,538	**> 100%**			
Earnings per share (Rs.)	**(0.11)**	**0.26**		**(0.07)**	**(0.05)**	

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 01.04.2025	**2,931,064**	**2,756,451**	**(200,443)**	**658,862**	**6,145,934**	**1,739,784**	**7,885,718**
Net profit for the period	-	-	-	114,467	114,467	55,071	169,538
Balance as at 30.06.2025	**2,931,064**	**2,756,451**	**(200,443)**	**773,329**	**6,260,401**	**1,794,855**	**8,055,256**
Balance as at 01.04.2026	**2,931,064**	**2,756,451**	**(203,636)**	**1,130,048**	**6,613,927**	**1,844,487**	**8,458,414**
Net profit for the period	-	-	-	(49,303)	(49,303)	8,777	(40,526)
Balance as at 30.06.2026	**2,931,064**	**2,756,451**	**(203,636)**	**1,080,745**	**6,564,624**	**1,853,264**	**8,417,888**

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 01.04.2025	**2,931,064**	**768,475**	**(197,884)**	**(664,995)**	**2,836,660**
Net profit for the period	-	-	-	(21,348)	(21,348)
Balance as at 30.06.2025	**2,931,064**	**768,475**	**(197,884)**	**(686,343)**	**2,815,312**
Balance as at 01.04.2026	**2,931,064**	**768,475**	**(199,251)**	**(534,424)**	**2,965,866**
Net profit for the period	-	-	-	(33,390)	(33,390)
Balance as at 30.06.2026	**2,931,064**	**768,475**	**(199,251)**	**(567,814)**	**2,932,476**

SERENDIB HOTELS PLC
STATEMENT OF CASH FLOWS

For the period ended	Group		Company	
	30.06.2026 Unaudited Rs.'000	30.06.2025 Unaudited Rs.'000	30.06.2026 Unaudited Rs.'000	30.06.2025 Unaudited Rs.'000
Cash flows from / (used in) operating activities				
Profit before tax	(28,534)	169,538	(33,390)	(21,348)
Adjustments for				
Depreciation	62,592	60,673	18,030	18,033
Amortization	15,809	10,816	8,291	38,085
Interest on Lease Liabilities	5,945	-	3,974	-
Exchange loss	-	-	19,845	-
Finance income	(48,267)	(33,740)	(9,079)	(4,192)
Finance costs	90,641	9,037	26,574	15,696
(Reversal of provision) / Provision for Impairment of Trade & Other Receivables	(5,461)	3,458	(5,461)	458
Provision for retirement benefit obligations	3,242	3,293	540	810
	95,967	223,075	29,324	47,542
Working capital adjustments				
(Increase)/Decrease in inventories	(14,953)	6,379	5,732	3,608
(Increase) / Decrease in trade and other receivables	(562,850)	(158,317)	(60,261)	64,724
Increase/ (Decrease) in trade and other payables	330,592	(206,733)	(23,469)	(100,848)
Cash generated from operations	**(151,244)**	**(135,596)**	**(48,674)**	**15,026**
Finance cost paid	(3,717)	(4,089)	(26,574)	-
Gratuity paid	(2,437)	(1,900)	(859)	(1,000)
Income tax paid	(5,000)	(6,000)	-	-
Net cash from operating activities	**(162,398)**	**(147,585)**	**(76,107)**	**14,026**
Cash flows from / (used in) investing activities				
	(2,169)	(35,607)	-	(348)
Acquisition of disposal of Intangible Assets	(65)	-	(65)	-
Interest received	1,710	-	9,079	760
Realisation of current financial assets	-	-	62,000	-
Net cash flows (used in)/from investing activities	**(524)**	**(35,607)**	**71,014**	**412**
Net cash flows from / (used in) financing activities				
Repayment of lease liability	(8,805)	(7,764)	(4,242)	(4,242)
Repayment of interest bearing loans & borrowings	-	-	(50,000)	-
Net cash flows from/(used in) financing activities	**(8,805)**	**(7,764)**	**(54,242)**	**(4,242)**
Net increase/(decrease) in cash and cash equivalents	(171,729)	(190,956)	(59,334)	10,196
Cash and cash equivalents at the beginning of the period	875,127	1,100,019	168,073	231,851
Cash and cash equivalents at the end of the period	**703,398**	**909,063**	**108,739**	**242,047**
Analysis of cash & cash equivalents				
Cash and bank balances	760,323	1,027,001	113,490	255,399
Bank overdraft	(56,925)	(117,938)	(4,752)	(13,352)
	703,398	**909,063**	**108,738**	**242,047**

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 30th June 2026 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 period 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 30th June 2026			
Investment securities	-	-	232,308
	-	-	232,308
As at 30th June 2025			
Investment securities			128,221
	-	-	128,221

	Company		
	Level 1	Level 2	Level 3
	Rs.'000	Rs.'000	Rs.'000
As at 30th June 2026			
Investment securities	-	-	294,519
	-	-	294,519
As at 30th June 2025			
Investment securities			306,068
	-	-	306,068

SERENDIB HOTELS PLC

NOTES TO THE FINANCIAL STATEMENTS

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	
	Group		Company	
Three months ended	30.06.2026 Rs.'000	31.03.2026 Rs.'000	30.06.2026 Rs.'000	31.03.2026 Rs.'000
Amounts used as the numerator:				
Profit attributable to ordinary shareholders	(49,303)	114,467	(33,390)	(21,348)
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	446,103,176	446,103,176	446,103,176	446,103,176
Basic earnings per share	**(0.11)**	**0.26**	**(0.07)**	**(0.05)**

7 Going concern

In determining the basis of preparing the Interim Financial Statements for the year ended 30th June 2026, 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 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 and contingent liabilities as at the reporting date that require disclosures in these interim financial statements.

SERENDIB HOTELS PLC
DIRECTORS' SHAREHOLDING

	30.06.2026 No. of Shares	
	Voting Rs.'000	**Non Voting** 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. E.J.D. Rajakarier	Nil	Nil
Mr. T. Dharmarajah	Nil	Nil
Mr. W.R Williams	Nil	Nil

LIST OF 25 MAJOR SHAREHOLDERS (VOTING)

		30.06.2026	
	Name	**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	2,356,615	0.78
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	1,542,149	0.51
8	Deutsche Bank Ag-National Equity Fund	1,471,751	0.49
9	Mr. B.S.M. De Silva	1,079,684	0.36
10	Mr. H. Yusoof	1,066,552	0.35
11	Mrs. H.G.S. Ansell	841,825	0.28
12	Mr. P.P.S. Fernando	700,000	0.23
13	Commercial Bank Of Ceylon PLC/M.M. Fuad	600,000	0.20
14	People S Leasing And Finance PLC/L.P.Hapangama	579,765	0.19
15	PMF Finance PLC/M.S.Hamzadeen	560,000	0.19
16	People'S Leasing & Finance PLC/Dr.H.S.D.Soysa & Mrs.G.Soysa	546,015	0.18
17	People S Leasing And Finance PLC/Nagoya Ceylon Trading (Pvt) Ltd	536,314	0.18
18	Miss. O.U.K. Jayasundara	535,759	0.18
P	Sampath Bank PLC/ Mr. Raweendra Samaraweera	520,142	0.17
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	469,941	0.16
23	Hatton National Bank PLC/ Koralagodage Don Sahan Rachitra Kulatunga	463,186	0.15
24	Seylan Bank PLC/Mohamed Subair Fouzal Haqque	450,000	0.15
25	Dr. A.L.M. Nazar	400,000	0.13
		277,142,015	91.77
	Others	24,916,937	8.23
		302,058,952	**100.00**

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

	Name	30.06.2026 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	Shalsri Investments (Private) Ltd.	1,128,998	0.78
9	People'S Leasing & Finance PLC/Dr.H.S.D.Soysa & Mrs.G.Soysa	1,083,011	0.75
10	People S Leasing And Finance PLC/U.L.B.Ariyaratna	1,000,000	0.69
11	People S Leasing And Finance PLC/P.Tillakaratne	720,956	0.50
12	Mr. G.D.M. Ranasinghe	600,000	0.42
13	DFCC Bank PLC / Maskeliya Tea Exports (Pvt) Ltd	556,014	0.39
14	Mrs. H.G.S. Ansell	545,200	0.38
15	Cocoshell Activated Carbon Company (Private) Limited	540,000	0.37
16	Mr. E.J. Gnanam	400,000	0.28
17	Mr. N.S. Wijesekera	400,000	0.28
18	People S Leasing And Finance PLC/L.P.Hapangama	378,726	0.26
19	Hatton National Bank PLC/Ravindra Erle Rambukwelle	370,000	0.26
20	Miss H. Abasbhoy	360,000	0.25
21	Merchant Bank Of Sri Lanka & Finance PLC/G.K.G.L Wijayathil	352,775	0.24
22	Mr. H.A. Cabraal	350,000	0.24
23	Mr. U.D. Wickremesooriya	350,000	0.24
24	Mr. R.A.S. Nandasiri	329,000	0.23
25	Miss. S.N.C.W.M.T.R. Kandegedara	325,000	0.23
		126,571,482	87.86
	Others	17,472,742	12.14
		144,044,224	**100.00**

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

Category	Float Adjusted Market Capitalization (Rs.)	Public Holding Percentage	No. of Shareholders	Option
Ordinary (Voting) shares	761,569,153	14.49%	2,221	2
Category	**Float Adjusted Market Capitalization (Rs.)**	**Public Holding Percentage**	**No. of Shareholders**	**Option**
Ordinary (Non - Voting) shares	506,718,771	26.65%	1,397	2

		30.06.2026	30.06.2025
Earnings per share (Rs.)			
Group		(0.11)	0.26
Company		(0.07)	(0.05)
Net assets per share (Rs.)			
Group		14.72	14.03
Company		6.57	6.31
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.)	19.50	24.20
	- Voting -Lowest (Rs.)	15.10	17.20
	- Last traded price (Rs.)	17.40	21.00
Market price	- Non voting - Highest (Rs.)	14.40	13.50
	- Non voting -Lowest (Rs.)	12.40	11.20
	- Last traded price (Rs.)	13.20	12.20

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. E.J.D. Rajakarier
Mr. T. Dharmarajah
Mr. W.R Williams

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