SERENDIB HOTELS PLC

CONDENSED INTERIM FINANCIAL STATEMENTS

PERIOD ENDED 30TH SEPTEMBER 2026

SERENDIB HOTELS PLC
PERIOD ENDED 30TH SEPTEMBER 2026

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SERENDIB HOTELS PLC

STATEMENT OF FINANCIAL POSITION

As at	Group			Company		
	30.09.2026 Unaudited Rs.'000	31.03.2026 Audited Rs.'000	30.09.2025 Unaudited Rs.'000	30.09.2026 Unaudited Rs.'000	31.03.2026 Audited Rs.'000	30.09.2025 Unaudited Rs.'000
ASSETS						
Non-current assets						
Property, plant & equipment	**7,352,998**	7,466,247	7,380,916	**1,198,402**	1,234,281	1,213,449
Intangible assets	**119,160**	118,020	118,860	**1,504**	-	181
Right-of-use assets	**609,075**	640,329	643,065	**459,058**	475,640	478,247
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**	269,907	365,468	**-**	-	-
Total non-current assets	**8,475,263**	8,618,626	8,636,530	**3,458,027**	3,508,984	3,492,306
Current assets						
Inventories	**98,328**	84,175	82,752	**24,212**	18,922	17,916
Trade and other receivables	**3,443,459**	2,241,994	2,224,220	**342,028**	217,306	157,297
Taxation receivables	**4,641**	4,597	3,546	**235**	223	-
Other financial assets	**108,185**	108,185	-	**171,663**	233,307	180,074
Cash and cash equivalents	**464,847**	946,882	672,997	**86,760**	168,912	215,012
Total current assets	**4,119,460**	3,385,833	2,983,515	**624,898**	638,670	570,299
Total assets	**12,594,723**	12,004,459	11,620,045	**4,082,925**	4,147,654	4,062,605
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)	**1,120,247**	1,130,050	841,726	**(580,879)**	(534,424)	(676,870)
Equity attributable to owners of the parent	**6,604,125**	6,613,930	6,328,798	**2,919,409**	2,965,865	2,824,785
Non controlling interest	**1,883,046**	1,844,487	1,810,751	**-**	-	-
Total equity	**8,487,171**	8,458,417	8,139,549	**2,919,409**	2,965,865	2,824,785
Non-current liabilities						
Interest bearing loans & borrowings	**85,738**	80,850	75,962	**85,738**	80,850	75,962
Lease liabilities	**110,934**	114,599	119,093	**81,090**	82,034	81,784
Deferred tax liabilities	**1,933,752**	1,933,752	1,968,961	**197,250**	197,250	108,897
Retirement benefit obligations	**76,179**	75,904	71,494	**16,829**	18,710	15,992
Total non-current liabilities	**2,206,603**	2,205,105	2,235,510	**380,907**	378,844	282,635
Current liabilities						
Trade and other payables	**1,690,864**	1,115,737	946,417	**213,346**	215,310	284,063
Current tax liabilities	**26,093**	109,832	97,804	**-**	-	1,821
Interest bearing loans and borrowings	**-**	-	-	**531,176**	556,135	633,785
Lease liabilities	**41,239**	43,613	42,327	**30,661**	30,661	30,661
Bank overdraft	**142,753**	71,755	158,438	**7,427**	839	4,855
Total current liabilities	**1,900,949**	1,340,937	1,244,986	**782,609**	802,945	955,185
Total equity and liabilities	**12,594,723**	12,004,459	11,620,045	**4,082,925**	4,147,654	4,062,605
Net assets per share (Rs.)	**14.80**	14.83	14.19	**6.54**	6.65	6.33

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
11th November 2026

SERENDIB HOTELS PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the quarter / period ended	Group						Company					
	03 Months ended			06 Months ended			03 Months ended			06 Months ended		
	30.09.2026 Unaudited Rs.'000	30.09.2025 Unaudited Rs.'000	Variance %	30.09.2026 Unaudited Rs.'000	30.09.2025 Unaudited Rs.'000	Variance %	30.09.2026 Unaudited Rs.'000	30.09.2025 Unaudited Rs.'000	Variance %	30.09.2026 Unaudited Rs.'000	30.09.2025 Unaudited Rs.'000	Variance %
Revenue	813,811	785,572	4%	1,424,366	1,469,918	-3%	166,817	164,023	2%	314,640	318,716	-1%
Cost of sales	(224,680)	(250,720)	10%	(406,521)	(472,151)	14%	(44,230)	(46,660)	5%	(78,788)	(88,003)	10%
Gross profit	**589,131**	**534,852**	**10%**	**1,017,845**	**997,767**	**2%**	**122,587**	**117,363**	**4.45%**	**235,853**	**230,713**	**2%**
Other operating income and gains	3,359	311	> 100%	11,928	15,472	-23%	1,350	(1,324)	> 100%	7,793	3,208	> 100%
Personnel costs	(180,887)	(152,155)	-19%	(369,192)	(296,466)	-25%	(33,900)	(33,543)	-1%	(70,002)	(65,572)	-7%
Depreciation and amortization	(77,365)	(72,366)	-7%	(155,766)	(142,044)	-10%	(26,366)	(25,728)	-2%	(52,687)	(49,381)	-7%
Other operating expenses	(334,663)	(151,492)	>(100%)	(519,356)	(302,793)	-72%	(89,538)	(43,205)	>(100%)	(138,898)	(87,062)	-60%
Results from operating activities	**(425)**	**159,150**	**> (100%)**	**(14,542)**	**271,936**	**> (100%)**	**(25,866)**	**13,563**	**> (100%)**	**(17,942)**	**31,906**	**> (100%)**
Net finance income / (expense)	108,268	18,374	> 100%	93,851	75,125	25%	12,802	(4,089)	> 100%	(28,512)	(43,781)	35%
Profit before tax	**107,843**	**177,524**	**-39%**	**79,309**	**347,061**	**-77%**	**(13,064)**	**9,474**	**> (100%)**	**(46,455)**	**(11,875)**	**> (100%)**
Income tax expense	(38,560)	(93,231)	59%	(50,551)	(93,231)	**46%**	-	-	0%	-	-	**0%**
Profit after tax	**69,284**	**84,293**	**-18%**	**28,758**	**253,830**	**-89%**	**(13,064)**	**9,474**	**> (100%)**	**(46,455)**	**(11,875)**	**> (100%)**
Other comprehensive income												
Other comprehensive income for the period, net of tax	-	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period, net of tax	**69,284**	**84,293**	**-18%**	**28,758**	**253,830**	**-89%**	**(13,064)**	**9,474**	**> 100%**	**(46,455)**	**(11,875)**	**> 100%**
Attributable to :												
Equity holders of the parent	39,502	68,396	-42%	(9,801)	182,863	> 100%						
Non-controlling interest	29,782	15,897	87%	38,559	70,967	-46%						
	69,284	84,293	**-18%**	28,758	253,830	**-89%**						
Earnings per share (Rs.)	**0.09**	**0.15**		**(0.02)**	**0.41**		**(0.03)**	**0.02**		**(0.10)**	**(0.03)**	

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	-	-	-	182,863	182,863	70,967	253,830
Balance as at 30.09.2025	**2,931,064**	**2,756,451**	**(200,443)**	**841,725**	**6,328,797**	**1,810,751**	**8,139,548**
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	-	-	-	(9,801)	(9,801)	38,559	28,758
Balance as at 30.09.2026	**2,931,064**	**2,756,451**	**(203,636)**	**1,120,247**	**6,604,126**	**1,883,046**	**8,487,172**

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	-	-	-	(11,875)	(11,875)
Balance as at 30.09.2025	**2,931,064**	**768,475**	**(197,884)**	**(676,870)**	**2,824,785**
Balance as at 01.04.2026	**2,931,064**	**768,475**	**(199,251)**	**(534,424)**	**2,965,864**
Net profit for the period	-	-	-	(46,455)	(46,455)
Balance as at 30.09.2026	**2,931,064**	**768,475**	**(199,251)**	**(580,879)**	**2,919,409**

SERENDIB HOTELS PLC
STATEMENT OF CASH FLOWS

For the period ended	Group		Company	
	30.09.2026 Unaudited Rs.'000	**30.09.2025 Unaudited Rs.'000**	**30.09.2026 Unaudited Rs.'000**	**30.09.2025 Unaudited Rs.'000**
Cash flows from / (used in) operating activities				
Profit/(Loss) before tax	79,309	347,061	(46,455)	(11,875)
Adjustments for				
Depreciation	124,148	116,731	52,687	36,066
Amortization	31,618	25,312	-	13,315
Interest on Lease Liabilities	12,024	-	-	-
Exchange loss	-	-	88	24,490
Finance income	(112,660)	(76,216)	(16,617)	(8,558)
Finance costs	35,401	28,187	40,212	30,797
Gains on disposal of Property, Plant and Equipment	-	-	(2)	-
(Reversal of provision) / Provision for Impairment of Trade & Other Receivables	(5,832)	697	(5,832)	339
Provision for retirement benefit obligations	6,812	6,651	1,350	1,620
	170,820	448,423	25,431	86,194
Working capital adjustments				
(Increase)/Decrease in inventories	(14,153)	185	(5,290)	4,442
(Increase) / Decrease in trade and other receivables	(1,080,237)	(585,905)	(102,893)	47,034
Increase/ (Decrease) in trade and other payables	553,267	(347,639)	(19,108)	(161,058)
Cash generated from/(used in) operations	**(370,303)**	**(484,936)**	**(101,860)**	**(23,388)**
Finance cost paid	(19,908)	(17,947)	(4,687)	-
Gratuity paid	(6,536)	(2,051)	(3,231)	(1,142)
Income tax paid	(129,235)	(85,625)	-	-
Net cash from/(used in) operating activities	**(525,982)**	**(590,559)**	**(109,778)**	**(24,530)**
Cash flows from / (used in) investing activities				
Acquisition of Property, Plant and Equipment	(10,899)	(53,044)	(226)	(348)
Net Investment in current financial assets	-	-	-	5,149
Interest received	2,458	-	417	1,749
Acquisition of Intangible Assets	(1,504)	-	(1,504)	-
Realisation of current financial assets	-	-	61,644	-
Net cash flows (used in)/from investing activities	**(9,945)**	**(53,044)**	**60,331**	**6,550**
Net cash flows from / (used in) financing activities				
Proceeds from related party borrowings	-	75,962	19,621	75,962
Repayment of lease liability	(17,104)	(17,819)	(8,912)	(10,406)
Repayment of related party borrowings	-	-	(50,000)	(69,270)
Net cash flows from/(used in) financing activities	**(17,104)**	**58,143**	**(39,291)**	**(3,714)**
Net increase/(decrease) in cash and cash equivalents	(553,033)	(585,460)	(88,740)	(21,694)
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	**322,094**	**514,559**	**79,333**	**210,157**
Analysis of cash & cash equivalents				
Cash and bank balances	464,847	672,997	86,760	215,012
Bank overdraft	(142,753)	(158,438)	(7,427)	(4,855)
	322,094	**514,559**	**79,333**	**210,157**

SERENDIB HOTELS PLC
NOTES TO THE FINANCIAL STATEMENTS

1 General

The Statement of Financial Position, the Statement of Profit or loss and other comprehensive Income , Statement of cash flow and Statement of Changes in Equity for the group/company as at and for the period ended 30th September 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 year ended 31st March 2026 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 September 2026			
Investment securities	-	-	232,308
	-	-	232,308
As at 30th September 2025			
Investment securities			128,221
	-	-	128,221

	Company		
	Level 1	Level 2	Level 3
	Rs.'000	Rs.'000	Rs.'000
As at 30th September 2026			
Investment securities	-	-	294,519
	-	-	294,519
As at 30th September 2025			
Investment securities			304,296
	-	-	304,296

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	
Six months ended	**30.09.2026 Rs.'000**	**31.03.2026 Rs.'000**	**30.09.2026 Rs.'000**	**31.03.2026 Rs.'000**
Amounts used as the numerator:				
Profit attributable to ordinary shareholders	(9,801)	182,863	(46,455)	(11,875)
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	**(0.02)**	**0.41**	**(0.10)**	**(0.03)**

	Group		Company	
Three months ended	**30.09.2026 Rs.'000**	**31.03.2026 Rs.'000**	**30.09.2026 Rs.'000**	**31.03.2026 Rs.'000**
Amounts used as the numerator:				
Profit attributable to ordinary shareholders	39,502	68,396	(13,064)	9,474
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	**0.09**	**0.15**	**(0.03)**	**0.02**

7 Going concern

In determining the basis of preparing the Interim Financial Statements for the period ended 30th September 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

	30.09.2026 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)

	Name	30.09.2026 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	2,358,415	0.78
5	Mrs. M.V. Fernando	1,600,000	0.53
6	Mr. K.S.N. Hirdaramani	1,556,773	0.52
7	Deutsche Bank Ag-National Equity Fund	1,542,149	0.51
8	Mr. E.J. De Soysa	1,390,000	0.46
9	Mr. H. Yusoof	1,079,684	0.36
10	Mr. B.S.M. De Silva	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	603,101	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
19	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.Silv	469,941	0.16
23	Hatton National Bank Plc/ Koralagodage Don Sahan Rachitra Kulatunga & M	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
		277,065,165	91.74
	Others	24,993,787	8.26
		302,058,952	**100.00**

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

	Name	30.09.2026 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	375,000	0.26
20	Miss H. Abasbhoy	370,000	0.26
21	Merchant Bank Of Sri Lanka & Finance PLC/G.K.G.L Wijayathil	360,000	0.25
22	Mr. H.A. Cabraal	352,775	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
		126,596,482	87.88
	Others	17,447,742	12.12
		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	682,833,259	14.49%	2,203	2

Category	Float Adjusted Market Capitalization (Rs.)	Public Holding Percentage	No. of Shareholders	Option
Ordinary (Non - Voting) shares	460,584,287	26.65%	1,393	2

		30.09.2026	30.09.2025
Earnings per share (Rs.)			
	Group	(0.02)	0.41
	Company	(0.10)	(0.03)
Net assets per share (Rs.)			
	Group	14.80	14.19
	Company	6.54	6.33
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.)	17.70	26.50
	- Voting -Lowest (Rs.)	14.60	19.80
	- Last traded price (Rs.)	15.60	25.80
Market price	- Non voting - Highest (Rs.)	14.00	16.00
	- Non voting -Lowest (Rs.)	11.50	11.20
	- Last traded price (Rs.)	12.00	15.70

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

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