ASIAN HOTELS AND PROPERTIES PLC

Interim Condensed Financial Statements for the Quarter Ended 31st December 2025



ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED INCOME STATEMENT

	For the quarter ended 31st December			For the period ended 31st December		
	2025 Rs'000	**2024 Rs'000**	**% Change**	**2025 Rs'000**	**2024 Rs'000**	**% Change**
Revenue from contracts with customers	3,152,801	2,773,928	14	8,301,371	7,624,894	9
Cost of Sales	(1,780,007)	(1,576,422)	13	(4,796,899)	(4,331,018)	11
Gross Profit	1,372,794	1,197,505	15	3,504,472	3,293,875	6
Other Operating Income	15,425	14,700	5	48,475	32,249	50
Administrative Expenses	(836,500)	(729,643)	15	(2,409,446)	(2,286,715)	5
Selling & Distribution Expenses	(138,945)	(147,922)	(6)	(410,322)	(414,574)	(1)
Other Operating Expenses	(192,676)	(182,066)	6	(521,122)	(604,523)	(14)
Results from Operating Activities	220,097	152,574	44	212,056	20,312	944
Finance Cost	(53,565)	(50,371)	6	(162,456)	(157,830)	3
Finance Income	2,524	4,176	(40)	7,958	16,419	(52)
Net Finance Cost	(51,041)	(46,195)	10	(154,498)	(141,411)	9
Change in Fair Value of Investment Property	238,472	33,070	621	238,472	33,070	(621)
Profit/(Loss) Before Tax	407,528	139,449	192	296,030	(88,029)	(436)
Tax Expense	(86,068)	(68,139)	26	(169,018)	(121,361)	39
Profit/(Loss) for the period	321,460	71,310	351	127,012	(209,390)	(161)
Attributable to:						
Equity Holders of the Parent	152,535	(209)	(73,236)	(61,775)	(256,891)	(76)
Non-controlling Interests	168,925	71,519	136	188,787	47,501	297
	321,460	71,311	351	127,012	(209,390)	(161)
Earning/(Loss) per share - Basic/Diluted (Rs.)	0.34	(0.00)		(0.14)	(0.58)	
Dividend per Share (Rs.)	**-**	**-**		0.50	**-**	

Figures in brackets indicate deductions
The above figures are not audited.

ASIAN HOTELS AND PROPERTIES PLC
COMPANY INCOME STATEMENT

	For the quarter ended 31st December			For the period ended 31st December		
	2025 Rs'000	**2024 Rs'000**	**% Change**	**2025 Rs'000**	**2024 Rs'000**	**% Change**
Revenue from contracts with customers	1,797,462	1,504,576	19	4,722,311	4,319,692	9
Cost of Sales	(1,055,615)	(871,248)	21	(2,832,440)	(2,492,662)	14
Gross Profit	741,847	633,327	17	1,889,871	1,827,029	3
Other Operating Income	15,013	14,149	6	43,220	30,347	42
Administrative Expenses	(533,534)	(473,784)	13	(1,545,935)	(1,472,859)	5
Selling & Distribution Expenses	(66,325)	(72,853)	(9)	(201,495)	(212,128)	(5)
Other Operating Expenses	(74,703)	(82,606)	(10)	(206,151)	(291,183)	(29)
Results from Operating Activities	82,297	18,233	351	(20,491)	(118,794)	(83)
Finance Cost	(37,842)	(25,208)	50	(108,245)	(71,326)	52
Finance Income	1,768	3,047	(42)	5,739	13,107	(56)
Net Finance Cost	(36,074)	(22,161)	63	(102,506)	(58,219)	76
Change in Fair Value of Investment Property	19,408	(27,163)	171	19,408	(27,163)	(171)
Profit/(Loss) Before Tax	65,631	(31,091)	(311)	(103,589)	(204,176)	(49)
Tax Expense	(42,678)	(23,979)	78	(103,004)	(89,153)	16
Profit/(Loss) for the period	22,953	(55,070)	(142)	(206,593)	(293,329)	(30)
Earning/(Loss) per share - Basic/Diluted (Rs.)	0.05	(0.12)		(0.47)	(0.66)	
Dividend per Share (Rs.)	-	**-**		0.50	**-**	

Figures in brackets indicate deductions
The above figures are not audited.

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ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	For the quarter ended 31st December		For the period ended 31st December	
	2025	2024	**2025**	2024
In Rs.'000s				
Profit/(Loss) for the period	321,460	71,311	127,012	(209,390)
Other comprehensive income				
Revaluation of land and buildings	1,602,415	1,055,357	1,602,415	1,055,357
Deferred tax effect on Revaluation of Land and Building	(480,725)	(316,608)	(480,725)	(316,608)
Net other comprehensive income not to be reclassified to Income Statement in subsequent periods , net of tax	1,121,690	738,749	1,121,690	738,749
Total comprehensive income for the period, net of tax	**1,443,150**	**810,060**	**1,248,702**	**529,359**
Attributable to :				
Equity holders of the parent	1,115,965	560,713	901,655	481,858
Non-controlling interests	327,184	249,347	347,047	47,501
	1,443,150	**810,060**	**1,248,702**	**529,359**

Interim Condensed Financial Statements

ASIAN HOTELS AND PROPERTIES PLC
COMPANY STATEMENT OF COMPREHENSIVE INCOME

	For the quarter ended 31st December		For the period ended 31st December	
	2025	2024	**2025**	2024
In Rs.'000s				
Profit/(Loss) for the period	22,953	(55,070)	(206,593)	(293,329)
Other comprehensive income				
Revaluation of land and buildings	1,202,900	606,442	1,202,900	606,442
Deferred tax effect on Revaluation of Land and Building	(360,870)	(181,933)	(360,870)	(181,933)
Net other comprehensive income not to be reclassified to Income Statement in subsequent periods	842,030	424,509	842,030	424,509
Total comprehensive income for the period, net of tax	**864,983**	**369,439**	**635,437**	**131,180**

Figures in brackets indicate deductions.
The above figures are not audited.

ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at In Rs '000	31st December 2025 Unaudited	31st March 2025 Audited
ASSETS		
Non Current Assets		
Property, Plant and Equipment	42,709,277	41,293,429
Right of use Asset	1,185,079	682,220
Investment Property	5,997,434	5,756,648
Intangible Assets	41,871	50,873
Non Current Financial Assets	14,419	12,877
Other Non Current Assets	3,504	4,486
Total Non Current Assets	**49,951,584**	**47,800,533**
Current Assets		
Inventories	304,094	256,418
Trade and Other Receivables	667,834	568,279
Amounts Due from Related Parties	113,170	65,069
Other Current Assets	317,009	220,193
Cash in Hand and at Bank	417,934	268,477
Total Current Assets	**1,820,041**	**1,378,436**
Total Assets	**51,771,625**	**49,178,969**
EQUITY & LIABILITIES		
Equity		
Stated Capital	3,345,118	3,345,117
Revenue Reserves	4,601,692	4,869,529
Other Components of Equity	23,244,793	22,294,421
Equity attributable to owners of the company	31,191,603	30,509,067
Non-controlling Interest	4,209,758	3,862,444
Total Equity	**35,401,361**	**34,371,511**
Non Current Liabilities		
Lease Liabilities	372,570	-
Deferred Tax Liabilities	10,540,019	9,987,459
Employee Benefit Liabilities	441,425	396,873
Total Non Current Liabilities	**11,354,014**	**10,384,332**
Current Liabilities		
Trade and Other Payables	1,625,552	1,442,826
Amounts Due to Related Parties	408,977	323,346
Income Tax Liabilities	48,059	39,570
Interest Bearing Loans and Borrowings	660,448	355,072
Lease Liabilities	108,058	-
Other Current Liabilities	605,015	412,664
Dividend Payable	-	63,100
Bank Overdrafts	1,560,141	1,786,548
Total Current Liabilities	**5,016,250**	**4,423,126**
Total Liabilities	**16,370,264**	**14,807,458**
Total Equity and Liabilities	**51,771,625**	**49,178,969**
Net Assets Per Share (Rs.)	**70.45**	**68.90**

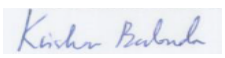
The above figures are not audited.

I certify that the Financial Statements have been prepared in compliance with the requirements of the Companies Act No. 7 of 2007.

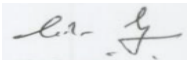


C.L.P. Gunawardane
Chief Financial Officer / Director

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.
Signed for and on behalf of the Board by ,



K.N.J. Balendra
Chairperson



J.G.A. Cooray
Director

28 January 2026

ASIAN HOTELS AND PROPERTIES PLC
COMPANY STATEMENT OF FINANCIAL POSITION

As at In Rs '000	31st December 2025 Unaudited	31st March 2025 Audited
ASSETS		
Non Current Assets		
Property, Plant and Equipment	37,328,694	36,287,136
Right of Use Assets	242,693	-
Investment Property	2,476,049	2,454,326
Intangible Assets	20,775	25,450
Investments in Subsidiary	660,045	660,045
Non Current Financial Assets	9,553	6,305
Other Non Current Assets	1,424	1,798
Total Non Current Assets	**40,739,233**	**39,435,060**
Current Assets		
Inventories	181,181	151,611
Trade and Other Receivables	462,420	320,775
Dividend Receivable	-	36,900
Amounts Due from Related Parties	78,890	58,910
Other Current Assets	203,163	139,891
Cash in Hand and at Bank	169,558	174,933
Total Current Assets	**1,095,212**	**883,020**
Total Assets	**41,834,445**	**40,318,080**
EQUITY & LIABILITIES		
Equity attributable to Equity Holders of the Parent		
Stated Capital	3,345,118	3,345,117
Revenue Reserves	2,851,970	3,279,951
Other Components of Equity	22,413,768	21,569,674
Total Equity	**28,610,856**	**28,194,742**
Non Current Liabilities		
Lease Liabilities	172,819	-
Deferred Tax Liabilities	9,336,261	8,969,569
Employee Benefit Liabilities	253,410	232,240
Total Non Current Liabilities	**9,762,490**	**9,201,809**
Current Liabilities		
Trade and Other Payables	974,130	887,295
Amounts Due to Related Parties	327,248	246,308
Income Tax Liabilities	42,600	34,111
Interest Bearing Loans and Borrowings	660,448	205,072
Lease Liabilities	52,136	-
Other Current Liabilities	401,927	289,570
Bank Overdrafts	1,002,610	1,259,173
Total Current Liabilities	**3,461,099**	**2,921,529**
Total Liabilities	**13,223,589**	**12,123,338**
Total Equity and Liabilities	**41,834,445**	**40,318,080**
Net Assets Per Share (Rs.)	**64.62**	**63.68**

The above figures are not audited.

I certify that the Financial Statements have been prepared in compliance with the requirements of the Companies Act No. 7 of 2007.

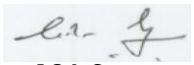


C.L.P. Gunawardane
Chief Financial Officer / Director

The Board of Directors is responsible for the preparation and presentation of these Financial Statements.
Signed for and on behalf of the Board by ,



K.N.J. Balendra
Chairperson



J.G.A. Cooray
Director

28 January 2026

ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

GROUP	Attributable to Equity Holders of the Parent						
	Stated Capital Rs.'000	Revaluation Reserve Rs.'000	Other Capital Reserve Rs.'000	Retained Earnings Rs.'000	Total Rs.'000	Non-controlling Interest Rs.'000	Total Equity Rs.'000
As at 01st April, 2024	3,345,117	21,572,948	179,177	4,851,535	29,948,777	3,600,350	33,549,127
Profit/(Loss) for the period	-	-	-	(256,891)	(256,891)	47,501	(209,390)
Other Comprehensive Income	-	738,749	-	-	738,749		738,749
Total Comprehensive Income	-	738,749	-	(256,891)	481,858	47,501	529,359
Transferred to Revenue Reserve	-	(8,183)	-	8,183	-	-	-
Share based Payments	-	-	1,754	-	1,754	276	2,030
As at 31st December,2024	**3,345,117**	**22,303,514**	**180,931**	**4,602,827**	**30,432,389**	**3,648,127**	**34,080,516**
As at 01st April,2025	**3,345,117**	**22,111,878**	**182,543**	**4,869,529**	**30,509,067**	**3,862,444**	**34,371,511**
Profit/(Loss) for the period	-	-	-	(61,775)	(61,775)	188,787	127,012
Other Comprehensive Income	-	963,430	-	-	963,430	158,260	1,121,690
Total Comprehensive Income	-	963,430	-	(61,775)	901,655	347,047	1,248,702
Transferred to Revenue Reserve	-	(15,327)	-	15,327	-	-	-
Share based Payments	-	-	2,269	-	2,269	267	2,536
Final Dividend Paid - 2024/2025	-	-	-	(221,388)	(221,388)	-	(221,388)
As at 31st December 2025	**3,345,117**	**23,059,982**	**184,812**	**4,601,692**	**31,191,603**	**4,209,758**	**35,401,360**

COMPANY STATEMENT OF CHANGES IN EQUITY

COMPANY	Stated Capital Rs.'000	Revaluation Reserve Rs.'000	Other Capital Reserve Rs.'000	Retained Earnings Rs.'000	Total Equity Rs.'000
As at 01st April, 2024	**3,345,117**	**20,974,635**	**167,445**	**3,359,649**	**27,846,846**
Loss for the period	-	-	-	(293,329)	(293,329)
Other Comprehensive Income	-	424,509	-	-	424,509
Total Comprehensive Income	-	424,509	-	(293,329)	131,180
Share based Payments	-	-	1,543	-	1,543
As at 31st December,2024	**3,345,117**	**21,399,144**	**168,988**	**3,066,320**	**27,979,569**
As at 01st April,2025	**3,345,117**	**21,399,144**	**170,530**	**3,279,951**	**28,194,742**
Loss for the period	-	-	-	(206,593)	(206,593)
Other Comprehensive Income	-	842,030	-	-	842,030
Total Comprehensive Income	-	842,030	-	(206,593)	635,437
Share based Payments	-	-	2,064	-	2,064
Final Dividend Paid - 2024/25				(221,388)	(221,388)
As at 31st December 2025	**3,345,117**	**22,241,174**	**172,594**	**2,851,970**	**28,610,855**

Figures in brackets indicate deductions
The above figures are not audited.

ASIAN HOTELS AND PROPERTIES PLC

STATEMENT OF CASH FLOWS

	GROUP		COMPANY	
For the period ended 31st December	**2025 Rs '000**	**2024 Rs '000**	**2025 Rs '000**	**2024 Rs '000**
CASH FLOWS FROM OPERATING ACTIVITIES				
Operating Profit Before Working Capital Changes	**919,210**	**625,759**	**434,027**	**269,078**
(Increase)/Decrease in Inventories	(47,439)	16,488	(29,570)	10,585
(Increase)/Decrease in Trade and Other Receivables	(82,951)	561,762	(130,186)	266,524
(Increase)/Decrease in Amounts Due from Related Parties	(48,101)	23,826	(19,980)	26,413
(Increase)/Decrease in Other Current Assets	(96,816)	(244,240)	(63,272)	(255,536)
(Increase)/Decrease in Dividend Receivable	-	-	36,900	-
Increase/(Decrease) in Trade and Other Payables	182,726	331,168	86,835	234,694
Increase/(Decrease) in Amounts Due to Related Parties	85,631	35,812	80,940	37,100
Increase/(Decrease) in Other Current Liabilities	192,351	12,715	112,357	(5,290)
Cash Generated from Operations	**1,104,612**	**1,363,290**	**508,052**	**583,568**
Finance Income received	7,958	15,849	5,739	13,107
Finance Cost Paid	(162,456)	(157,830)	(108,245)	(71,326)
Income Tax Paid	(88,693)	(109,839)	(88,693)	(89,677)
Employee Benefits Paid	(23,657)	(71,393)	(17,271)	(52,246)
Net Cash Flows From Operating Activities	**837,765**	**1,040,077**	**299,582**	**383,426**
CASH FLOWS FROM / (USED) IN INVESTING ACTIVITIES				
Purchase/ Transfers and Construction of Property, Plant and Equipment	(389,603)	(429,052)	(243,414)	(261,138)
Addition to Work-in-Progress	-	(165,111)	-	(165,111)
Addition/ Transfers to Investment Property	(2,315)	-	(2,315)	-
Addition to Intangible Assets	-	(57,641)	-	(30,663)
Proceeds from Sale of Property, Plant & Equipment	10,246	8,973	5,487	-
Proceeds from (Repayment of) Other Assets (Net)	(560)	28,272	(2,874)	18,538
Net Cash Flows Used in Investing Activities	**(382,232)**	**(614,559)**	**(243,116)**	**(438,374)**
CASH FLOWS FROM / (USED IN) FINANCE ACTIVITIES				
Repayment of Long Term Borrowings	(766,645)	(834,761)	(616,645)	(80,604)
Proceeds of Long Term Borrowings	1,072,020	450,000	1,072,020	-
Repayment of lease liabilities	(100,556)	-	(39,265)	-
Dividend Paid to Equity Holders of Parent / Company	(284,488)	-	(221,388)	-
Net Cash Flows From/(Used)In Financing Activities	**(79,669)**	**(384,761)**	**194,722**	**(80,604)**
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	375,864	40,757	251,188	(135,552)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	(1,518,071)	(1,702,854)	(1,084,240)	(878,435)
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	**(1,142,207)**	**(1,662,097)**	**(833,052)**	**(1,013,987)**
Analysis of Cash and Cash Equivalents				
Favourable Balances				
Cash and Bank	417,934	345,889	169,558	181,486
Short Term Investments				
Bank Overdrafts	(1,560,141)	(2,007,986)	(1,002,610)	(1,195,473)
Cash and Cash Equivalents	**(1,142,207)**	**(1,662,097)**	**(833,052)**	**(1,013,987)**
Note				
A. Operating Loss Before Working Capital Changes	296,030	(88,029)	(103,589)	(204,176)
Loss Before Tax				
Adjustment for:				
Finance Income	(7,958)	(15,849)	(5,739)	(13,107)
Finance Cost	162,456	157,830	108,245	71,326
Change in Fair Value of Investment Property	(238,472)	(33,070)	(19,408)	27,163
Depreciation of Property, Plant and Equipment	577,609	515,388	406,713	349,740
(Profit)/Loss on Disposal of Property, Plant & Equipment	(11,684)	(241)	(7,444)	-
Amortisation of Right-of-use Assets	79,752	9,303	22,896	-
Amortisation of Intangible Assets	9,003	5,940	4,674	4,200
Provision/(Reversal) for Doubtful Debts	(16,604)	30,682	(11,459)	6,866
Employee benefit provision and Related Costs	68,213	43,394	38,442	26,402
Project Costs	-	169	-	169
Share based payment expenses	2,536	2,030	2,064	1,543
Provision made on slow moving inventory	(237)	(7)	-	
Unrealised(Gain)/Loss on Foreign Exchange	(1,434)	(4,031)	(1,368)	(3,298)
Provision/(Reversal) of net realizable value of Inventory	-	2,250	-	2,250
	919,210	**625,759**	**434,027**	**269,078**

Cash and cash equivalents in the statement of financial position comprise cash at banks and in hand and short-term deposits with a maturity of three months or less. For the purpose of the cash flow statement, cash and cash equivalents consist of cash and short-term deposits as defined above, net of outstanding bank overdraft.

Figures in brackets indicate deductions
The above figures are not audited.

ASIAN HOTELS AND PROPERTIES PLC

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS

1 CORPORATE INFORMATION

Asian Hotels and Properties PLC, is a public limited liability company incorporated and domiciled in Sri Lanka, listed on the Colombo Stock Exchange.

2 INTERIM CONDENSED FINANCIAL STATEMENTS

The financial statements for the quarter ended 31st December 2025, includes "the Company" referring to Asian Hotels and Properties 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 31st December 2025 were authorised for issue by the Board of Directors on 28th January 2026.

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

4.1 Basis of Preparation

The interim condensed financial statements of the Company have been prepared in compliance with Sri Lanka Accounting Standard LKAS 34 - Interim Financial Reporting. The interim condensed financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the annual financial statements as at 31 March 2025.

The presentation and classification of the financial statements of the previous year have been amended, where relevant, for better presentation and to be comparable with those of the current year.

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

New standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of the interim condensed financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended 31st March 2025.

5 OPERATING SEGMENTS

For management purposes, the Group is organized into business units based on their products and services and has two reportable operating segments as follows:

5.1 Leisure

The Leisure operating segment encompasses two five star city hotels in Colombo under the brand 'Cinnamon Hotels and Resorts'.
The principle activity of the company which is hoteliering remain unchanged.

5.2 Property

The property operating segment concentrates primarily on rental income derived from the investment property adjoining the hotels.

	LEISURE		PROPERTY		GROUP	
For the quarter ended 31st December	**2025**	**2024**	**2025**	**2024**	**2025**	**2024**
	Rs.'000	**Rs.'000**	**Rs.'000**	**Rs.'000**	**Rs.'000**	**Rs.'000**
Revenue from contracts with customers	3,060,603	2,695,099	92,198	78,829	3,152,801	2,773,928
Segment Operating Profit/(Loss) before Finance Cost	(17,202)	140,290	239,822	16,460	222,620	156,750
Segment Results						
Eliminations						
Finance Cost	(48,953)	(45,807)	(4,611)	(4,563)	- 53,565	(50,370)
Profit Before Taxation	(66,156)	94,483	473,683	44,967	407,527	139,450
Income Tax (Expense)/Reversal	(78,477)	(73,692)	(7,590)	5,553	- 86,067	(68,139)
Profit/ (Loss) for the Period	(144,633)	20,791	466,092	50,520	321,460	71,311
Attributable to :						
Equity Holders of the Parent	(313,558)	(10,533)	466,092	10,323	152,535	(210)
Non-controlling Interest	168,925	31,324	-	40,197	168,925	71,521
	(144,633)	20,791	466,092	50,520	321,460	71,311
As at 31st December						
Segment Non-Current Assets	39,719,434	37,642,892	10,892,196	10,426,025	49,951,585	47,408,873
Segment Current Assets	1,668,928	1,723,854	173,886	218,021	1,820,041	1,926,127
Segment Non-Current Liabilities	11,494,764	10,555,611	- 140,750	- 213,721	11,354,014	10,341,890
Segment Current Liabilities	4,608,080	4,467,413	430,942	460,986	5,016,249	4,912,650

For the nine months ended 31st December	Leisure		Property		Group	
	2025 Rs.'000	2024 Rs.'000	2025 Rs.'000	2024 Rs.'000	2025 Rs.'000	2024 Rs.'000
Revenue from contracts with customers	8,046,230	7,385,206	255,141	239,688	8,301,371	7,624,894
Segment Operating Profit/(Loss) before Finance Cost	(61,472)	(12,781)	281,486	49,512	220,014	36,731
Segment Results						
Eliminations						
Finance Cost	(147,590)	(141,482)	(14,865)	(16,347)	(162,456)	(157,829)
Change in fair value of Investment property	-	-	238,472	33,070	238,472	33,070
Profit/(Loss) Before Tax	(209,063)	(154,263)	505,093	66,235	296,030	(88,028)
Income Tax Expense	(158,438)	(118,484)	(10,580)	(2,877)	(169,018)	(121,361)
Profit/(Loss) for the Period	(367,501)	(272,747)	494,512	63,358	127,012	(209,389)
Attributable to :						
Equity Holders of the Parent	(556,288)	(266,715)	494,512	9,824	(61,775)	(256,891)
Non-controlling Interest	188,787	(6,032)	-	53,534	188,787	47,502
	(367,501)	(272,747)	494,512	63,358	127,012	(209,389)

6 Tax Expenses

For the nine months ended 31st December 2025	GROUP		COMPANY	
	2025 Rs.'000	2024 Rs.'000	2025 Rs.'000	2024 Rs.'000
Income Statement				
Current income tax	97,182	97,302	97,182	97,302
Deferred tax charge/(reversal)	71,836	24,059	5,822	(8,149)
	169,018	121,361	103,004	89,153

7 RELATED PARTY TRANSACTIONS

The Company carries out transactions in the ordinary course of its business with parties who are defined as related parties in LKAS 24 the details of which are reported below.

For the nine months ended 31st December 2025	GROUP		COMPANY	
	2025 Rs.'000	2024 Rs.'000	2025 Rs.'000	2024 Rs.'000
TRANSACTIONS WITH PARENT COMPANY				
The Company's parent is John Keells Holdings PLC				
Rendering of Services	23,641	14,565	9,285	4,175
Receiving of Services	130,354	124,679	76,890	72,130
Rent Received	25,814	28,280	-	4,884
TRANSACTIONS WITH SUBSIDIARY COMPANY				
Trans Asia Hotels PLC				
Rendering of services	-	-	4,803	6,960
Receiving of services	-	-	1,465	4,740
TRANSACTIONS WITH COMPANIES UNDER COMMON CONTROL OF PARENT				
Purchase of Goods	111,791	80,320	67,670	45,341
Rendering of services	133,025	211,387	92,621	139,525
Receiving of services	493,976	526,801	311,141	320,763
Rent Received	55,652	52,013	30,559	30,510
TRANSACTIONS WITH EQUITY ACCOUNTED INVESTEES OF PARENT				
Rendering of services	21,954	28,451	16,325	22,536
Receiving of services	16,517	29,449	16,153	29,449
Interest Paid	1,878	-	-	-

Interim Condensed Financial Statements

8 Share Information

	As at 31.12.2025	As at 30.09.2025
8.1 The Public Shareholding (%)	21.44	21.44
Number of Public Shareholders	3,771	3,718
Compliant under option 3, Float adjusted market capitalization (Rs. Bn)	5.70	6.36

8.2 Directors Shareholding

	As at 31.12.2025	As at 30.09.2025
Directors		
Mr. K.N.J. Balendra - Chairperson	Nil	Nil
Mr. J.G.A. Cooray	10,600	10,600
Mr. C.L.P. Gunawardane	Nil	Nil
Mr. S. Rajendra	Nil	Nil
Mr. N. N. Mawilmada	Nil	Nil
Ms. A. Nanayakkara	Nil	Nil
Mr. J. Durairatnam	Nil	Nil
Mr. A.S. De Zoysa	Nil	Nil

8.3 Twenty Largest Shareholders

	As at 31.12.2025		As at 30.09.2025	
Name	**Shareholding**	**%**	**Shareholding**	**%**
John Keells Holdings PLC	347,824,192	78.56	347,824,192	78.56
Employee's Provident Fund	44,277,530	10.00	44,277,530	10.00
Bank of Ceylon A/C Ceybank Unit Trust	5,344,657	1.21	5,344,657	1.21
M.N.Wijesuriya	3,653,298	0.83	3,653,298	0.83
J.B.Cocoshell (Pvt) Ltd	3,642,114	0.82	3,642,114	0.82
Dr. S. Yaddehige	3,415,200	0.77	3,415,200	0.77
Seylan Bank PLC/ARRC Capital (Pvt) Ltd	2,933,898	0.66	2,901,179	0.66
Bank of Ceylon-No. 2 A/C (BOC PTF)	2,481,053	0.56	2,481,053	0.56
Bank of Ceylon-No. 1 Account	1,781,733	0.40	1,781,733	0.40
Merchant Bank of Sri Lanka & Finance PLC/S.A.A.Hasitha	1,490,000	0.34	1,480,744	0.33
Commercial Bank of Ceylon PLC/A.N.Weerakkody	1,005,221	0.23	1,005,221	0.23
Seylan Bank PLC/Java Capital (Private) Limited	800,000	0.18	700,000	0.16
Employee Trust Fund Board	767,478	0.17	767,478	0.17
Akbar Brothers (Pvt) Ltd A/C No 1	740,000	0.17	740,000	0.17
Sampath Bank PLC/Anadaradeniya Estate Private Limited	733,712	0.17	733,712	0.17
Mr. M. Mannawarajan	650,124	0.15	650,124	0.15
Richard Pieris & Co Ltd - Account No. 01	639,400	0.14	639,400	0.14
Commercial Bank of Ceylon PLC/W.Jinadasa	600,000	0.14	600,000	0.14
Dawi Investment Trust (Pvt) Ltd	499,709	0.11	499,664	0.11
Merchant Bank of Sri Lanka & Finance PLC/D.Weerasinghe	498,562	0.11	500,000	0.11
	423,777,881	**96**	**423,637,299**	**96**

8.4 Stated Capital is represented by shares in issue as given below;

	As at 31.12.2025	As at 30.09.2025
Ordinary Shares (In 000's)	442,775	442,775

8.5 Net assets per share

Net assets per share have been calculated, for all periods, based on the number of shares in issue as at 31st March 2025.

8.6 Market price of the share

For the quarter ended 31st December	**2025**	**2024**
	Rs.	Rs.
Highest	68.40	67.00
Lowest	53.10	54.00
Last Traded	60.00	63.50

9 Dividends paid	**2025**	**2024**
Equity dividend on ordinary shares declared and paid during the year	**Rs.'000**	**Rs.'000**
For the nine months ended 31st December		
Final dividend 2024/25-Rs. 0.50 per share (2023/24-Nil)	221,388	-

10 Contingencies, Capital and Other commitments

There has been no significant change in the nature of the contingencies and other commitments, which were disclosed in the annual report for the year ended 31st March 2025.

11 Events after the reporting period

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

CORPORATE INFORMATION

NAME OF COMPANY
Asian Hotels and Properties PLC

LEGAL FORM
A Public Limited Liability Company incorporated in Sri Lanka in 1993 and registered with the Board of Investment of Sri Lanka under section 17 of the Board of Investment Law No.4 of 1978.
The Company was re-registered as per the New Companies Act No. 7 of 2007 on 15th June 2007.

STOCK EXCHANGE LISTING
The issued Ordinary shares of the Company are listed on the Main Board of the Colombo Stock Exchange.

COMPANY REGISTRATION NO.
PQ 2

BOARD OF DIRECTORS
Mr. Krishan Niraj Jayasekara Balendra - Chairperson
Mr. Joseph Gihan Adisha Cooray
Mr. Suresh Rajendra(Resigned from 31st December 2025)
Mr. Jegatheesan Durairatnam
Mr. Ashan Suresh De Zoysa
Mr. Mikael Roland Svensson (Resigned from 31st August 2025)
Mr. Changa Lashantha Poojitha Gunawardane
Ms. Aroshi Nanayakkara
Mr. N. N. Mawilmada (Date of Appointment : 08th September 2025)
Mr. M. H. Singhawansa (Date of Appointment : 06th January 2026)

AUDIT COMMITTEE
Ms. A Nanayakkara – Chairperson
Mr. J Durairatnam
Mr. A S De Zoysa

HUMAN RESOURCES AND COMPENSATION COMMITTEE
Mr. J Durairatnam – Chairperson
Mr. A S De Zoysa
Mr. J G A Cooray

NOMINATION AND GOVERNANCE COMMITTEE
Mr. A S De Zoysa - Chairperson
Mr. K N J Balendra
Mr. J Durairatnam

RELATED PARTY TRANSACTIONS REVIEW COMMITTEE
Ms. A Nanayakkara - Chairperson
Mr. J Durairatnam
Mr. A S De Zoysa

COMPANY SECRETARIES
Keells Consultants (Private) Limited
117,Sir Chittampalam A. Gardiner Mawatha, Colombo 02.

REGISTERED OFFICE
No.77, Galle Road, Colombo 03.
Tel: +94 11 2 437 437 Fax: +94 11 5547555
E-mail: grand@cinnamonhotels.com

AUDITORS
KPMG
Chartered Accountants
32A, Sir Mohamed Macan Markar Mawatha,
Colombo 03.

BANKERS
Deutsche Bank AG - Colombo
Seylan Bank Ltd-Millenium Branch,Colombo
Hongkong & Shanghai Banking Corp.Ltd-Colombo
Nations Trust Bank PLC - Union Place, Colombo
DFCC Bank PLC - Colombo 03
CITI Bank N.A - Colombo
Bank of Ceylon - Colombo
Commercial Bank of Ceylon PLC - Colombo
Hatton National Bank - City Office, Colombo