ASIAN HOTELS AND PROPERTIES PLC

Interim Condensed Financial Statements for the Quarter Ended 31st March 2026



ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED INCOME STATEMENT

	For the quarter ended 31st March			For the year ended 31st March		
	2026 Rs'000	**2025 Rs'000**	**% Change**	**2026 Rs'000**	**2025 Rs'000**	**% Change**
Revenue from contracts with customers	3,133,480	2,737,216	14	11,434,851	10,362,110	10
Cost of Sales	(1,669,809)	(1,468,987)	14	(6,466,708)	(5,800,005)	11
Gross Profit	1,463,671	1,268,229	15	4,968,143	4,562,105	9
Other Operating Income	83,722	44,756	87	132,197	77,005	72
Administrative Expenses	(785,221)	(705,832)	11	(3,194,667)	(2,992,547)	7
Selling & Distribution Expenses	(147,981)	(13,225)	1,019	(558,303)	(427,799)	31
Other Operating Expenses	(170,837)	(163,782)	4	(691,959)	(768,305)	(10)
Results from Operating Activities	443,354	430,147	3	655,411	450,459	45
Finance Cost	(44,623)	(38,739)	15	(207,079)	(196,569)	5
Finance Income	3,285	3,427	(4)	11,243	19,846	(43)
Net Finance Cost	(41,338)	(35,313)	17	(195,836)	(176,724)	11
Change in Fair Value of Investment Property	-	-	-	238,472	34,026	601
Profit Before Tax	402,015	394,835	2	698,047	307,761	127
Tax Expense	(118,134)	(101,077)	17	(287,152)	(222,438)	29
Profit for the period	283,881	293,758	(3)	410,895	85,323	382
Attributable to:						
Equity Holders of the Parent	194,317	211,133	(8)	132,540	(44,803)	(396)
Non-controlling Interests	89,566	82,625	8	278,355	130,126	114
	283,883	293,758	(3)	410,895	85,323	382
Earnings/(Loss) per share - Basic/Diluted (Rs.)	0.44	0.48		0.30	(0.10)	
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 March			For the year ended 31st March		
	2026 Rs'000	**2025 Rs'000**	**% Change**	**2026 Rs'000**	**2025 Rs'000**	**% Change**
Revenue from contracts with customers	1,800,823	1,576,728	14	6,523,134	5,896,420	11
Cost of Sales	(991,603)	(882,301)	12	(3,824,043)	(3,374,963)	13
Gross Profit	809,220	694,427	17	2,699,091	2,521,457	7
Dividend Income	73,800	-	100	73,800	36,900	100
Other Operating Income	57,651	43,365	33	100,871	73,712	37
Administrative Expenses	(526,256)	(452,131)	16	(2,072,191)	(1,924,990)	8
Selling & Distribution Expenses	(75,207)	(14,866)	406	(276,702)	(226,994)	22
Other Operating Expenses	(62,217)	(66,498)	(6)	(268,368)	(357,681)	(25)
Results from Operating Activities	276,990	204,297	36	256,501	122,404	110
Finance Cost	(35,490)	(24,334)	46	(143,735)	(95,570)	50
Finance Income	2,235	2,392	(7)	7,974	15,499	(49)
Net Finance Cost	(33,255)	(21,943)	52	(135,761)	(80,071)	70
Change in Fair Value of Investment Property	-	-	-	19,408	(26,208)	(174)
Profit Before Tax	243,736	182,354	33.66	140,148	16,125	769
Tax Expense	(44,328)	(34,700)	28	(147,332)	(123,853)	19
Profit/(Loss) for the period	199,408	147,655	35	(7,184)	(107,728)	(93)
Earning/(Loss) per share - Basic/Diluted (Rs.)	0.45	0.33		(0.02)	(0.24)	
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

ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	For the quarter ended 31st March		For the year ended 31st March	
	2026	2025	**2026**	2025
In Rs.'000s				
Profit for the period	283,883	293,758	410,895	85,323
Other comprehensive income				
Revaluation of land and buildings	-	-	1,602,415	1,055,357
Re-measurement gain/(loss) on defined benefit Plans	(70,325)	82,398	(70,325)	82,398
Deferred tax effect on acturial valuation	21,097	(24,719)	21,097	(24,719)
Deferred tax effect on Revaluation of Land and Building	-	-	(480,725)	(316,607)
Net other comprehensive income not to be reclassified to Income Statement in subsequent periods , net of tax	(49,227)	57,679	1,072,462	796,429
Total comprehensive income for the period, net of tax	**234,656**	**351,437**	**1,483,357**	**881,752**
Attributable to :				
Equity holders of the parent	157,718	276,910	1,059,373	556,916
Non-controlling interests	76,938	74,518	423,984	324,828
	234,656	**351,428**	**1,483,357**	**881,744**

Interim Condensed Financial Statements

ASIAN HOTELS AND PROPERTIES PLC
COMPANY STATEMENT OF COMPREHENSIVE INCOME

	For the quarter ended 31st March		For the year ended 31st March	
	2026	2025	**2026**	2025
In Rs.'000s				
Profit/(Loss) for the period	199,408	147,655	(7,184)	(107,728)
Other comprehensive income				
Revaluation of land and buildings	-	-	1,202,900	606,442
Re-measurement gain/(loss) on defined benefit Plans	(38,442)	39,801	(38,442)	39,801
Deferred tax effect on actuarial valuation	11,533	(11,940)	11,533	(11,940)
Deferred tax effect on Revaluation of Land and Building	-	-	(360,870)	(181,933)
Net other comprehensive income not to be reclassified to Income Statement in subsequent periods	(26,909)	27,861	815,121	452,370
Total comprehensive income for the period, net of tax	**172,499**	**175,516**	**807,937**	**344,642**

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 March 2026 Unaudited	31st March 2025 Audited
ASSETS		
Non Current Assets		
Property, Plant and Equipment	42,662,613	41,293,429
Right of use Asset	1,152,390	682,220
Investment Property	5,997,435	5,756,648
Intangible Assets	38,869	50,873
Non Current Financial Assets	17,034	12,877
Other Non Current Assets	3,019	4,486
Total Non Current Assets	**49,871,360**	**47,800,533**
Current Assets		
Inventories	289,319	256,418
Trade and Other Receivables	618,586	568,279
Amounts Due from Related Parties	127,797	65,069
Other Current Assets	318,816	220,193
Cash in Hand and at Bank	382,927	268,477
Total Current Assets	**1,737,445**	**1,378,436**
Total Assets	**51,608,805**	**49,178,969**
EQUITY & LIABILITIES		
Equity		
Stated Capital	3,345,117	3,345,117
Revenue Reserves	4,765,318	4,869,529
Other Components of Equity	23,239,546	22,294,421
Equity attributable to owners of the company	31,349,981	30,509,067
Non-controlling Interest	4,160,467	3,862,444
Total Equity	**35,510,448**	**34,371,511**
Non Current Liabilities		
Lease Liabilities	341,410	-
Deferred Tax Liabilities	10,593,424	9,987,459
Employee Benefit Liabilities	521,012	396,873
Total Non Current Liabilities	**11,455,846**	**10,384,332**
Current Liabilities		
Trade and Other Payables	1,469,854	1,442,826
Amounts Due to Related Parties	398,863	323,346
Income Tax Liabilities	38,661	39,570
Short Term Borrowings	649,154	355,072
Lease Liabilities	114,056	-
Other Current Liabilities	575,290	412,664
Dividend Payable	1,367	63,100
Bank Overdrafts	1,395,266	1,786,548
Total Current Liabilities	**4,642,511**	**4,423,126**
Total Liabilities	**16,098,357**	**14,807,458**
Total Equity and Liabilities	**51,608,805**	**49,178,969**
Net Assets Per Share (Rs.)	**70.80**	**68.90**

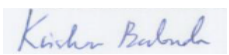
The above figures are not audited.

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

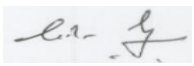


C.L.P. Gunawardane
Chief Financial Officer / Director

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

26 May 2026

ASIAN HOTELS AND PROPERTIES PLC
COMPANY STATEMENT OF FINANCIAL POSITION

As at In Rs '000	31st March 2026 Unaudited	31st March 2025 Audited
ASSETS		
Non Current Assets		
Property, Plant and Equipment	37,292,222	36,287,136
Right of Use Assets	228,956	-
Investment Property	2,476,049	2,454,326
Intangible Assets	19,217	25,450
Investments in Subsidiary	660,045	660,045
Non Current Financial Assets	12,686	6,305
Other Non Current Assets	1,142	1,798
Total Non Current Assets	**40,690,317**	**39,435,060**
Current Assets		
Inventories	175,614	151,611
Trade and Other Receivables	406,722	320,775
Dividend Receivable	73,800	36,900
Amounts Due from Related Parties	80,918	58,910
Other Current Assets	195,533	139,891
Cash in Hand and at Bank	169,845	174,933
Total Current Assets	**1,102,432**	**883,020**
Total Assets	**41,792,749**	**40,318,080**
EQUITY & LIABILITIES		
Equity attributable to Equity Holders of the Parent		
Stated Capital	3,345,117	3,345,117
Revenue Reserves	3,024,470	3,279,951
Other Components of Equity	22,414,456	21,569,674
Total Equity	**28,784,043**	**28,194,742**
Non Current Liabilities		
Lease Liabilities	156,552	-
Deferred Tax Liabilities	9,325,423	8,969,569
Employee Benefit Liabilities	288,708	232,240
Total Non Current Liabilities	**9,770,683**	**9,201,809**
Current Liabilities		
Trade and Other Payables	882,446	887,295
Amounts Due to Related Parties	295,563	246,308
Income Tax Liabilities	33,202	34,111
Short Term Borrowings	649,154	205,072
Lease Liabilities	56,691	-
Other Current Liabilities	375,878	289,570
Bank Overdrafts	945,089	1,259,173
Total Current Liabilities	**3,238,023**	**2,921,529**
Total Liabilities	**13,008,706**	**12,123,338**
Total Equity and Liabilities	**41,792,749**	**40,318,080**
Net Assets Per Share (Rs.)	**65.01**	**63.68**

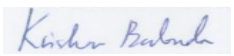
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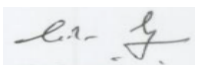


C.L.P. Gunawardane
Chief Financial Officer / Director

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

26 May 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	-	-	-	(44,803)	(44,803)	130,126	85,323
Other Comprehensive Income	-	560,921	-	40,806	601,727	194,702	796,429
Total Comprehensive Income	-	560,921	-	(3,997)	556,924	324,828	881,752
Transferred to Revenue Reserve	-	(21,991)	-	21,991	-	-	-
Subsidiary Interim dividend to Non-controlling Interest -2024/2025	-	-	-	-	-	(63,100)	(63,100)
Share based Payments	-	-	3,366	-	3,366	366	3,732
As at 31st March,2025	**3,345,117**	**22,111,878**	**182,543**	**4,869,529**	**30,509,067**	**3,862,444**	**34,371,511**
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 for the period	-	-	-	132,540	132,540	278,355	410,895
Other Comprehensive Income	-	963,430	-	(36,598)	926,832	145,630	1,072,462
Total Comprehensive Income	-	963,430	-	95,942	1,059,372	423,985	1,483,357
Transferred to Revenue Reserve	-	(21,235)	-	21,235	-	-	-
Final Dividend Paid - 2024/2025	-	-	-	(221,388)	(221,388)	-	(221,388)
Subsidiary Interim Dividend Paid to							
Non -Controlling Interest-2025/2026	-	-	-	-	-	(126,200)	(126,200)
Share based Payments	-	-	2,930	-	2,930	238	3,168
As at 31st March 2026	**3,345,117**	**23,054,073**	**185,473**	**4,765,318**	**31,349,981**	**4,160,467**	**35,510,448**

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**
Adjustment on revenue reserve	-	-	-	169	169
Loss for the period	-	-	-	(107,728)	(107,728)
Other Comprehensive Income	-	424,509	-	27,861	452,370
Total Comprehensive Income	-	424,509	-	(79,698)	344,811
Share based Payments	-	-	3,085	-	3,085
As at 31st March,2025	**3,345,117**	**21,399,144**	**170,530**	**3,279,951**	**28,194,742**
As at 01st April,2025	**3,345,117**	**21,399,144**	**170,530**	**3,279,951**	**28,194,742**
Loss for the period	-	-	-	(7,184)	(7,184)
Other Comprehensive Income	-	842,030	-	(26,909)	815,121
Total Comprehensive Income	-	842,030	-	(34,093)	807,937
Share based Payments	-	-	2,752	-	2,752
Final Dividend Paid - 2024/25			-	(221,388)	(221,388)
As at 31st March 2026	**3,345,117**	**22,241,174**	**173,282**	**3,024,470**	**28,784,043**

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

ASIAN HOTELS AND PROPERTIES PLC

STATEMENT OF CASH FLOWS

For the year ended 31st March	Note	GROUP 2026 Rs '000	GROUP 2025 Rs '000	COMPANY 2026 Rs '000	COMPANY 2025 Rs '000
CASH FLOWS FROM OPERATING ACTIVITIES					
Operating Profit Before Working Capital Changes		**1,573,655**	**1,315,099**	**790,329**	**660,013**
(Increase)/Decrease in Inventories		(27,522)	70,152	(18,897)	55,104
(Increase)/Decrease in Trade and Other Receivables		(35,186)	688,074	(88,417)	316,916
(Increase)/Decrease in Amounts Due from Related Parties		(62,730)	42,677	(22,008)	29,825
(Increase)/Decrease in Other Current Assets		(98,623)	4,464	(55,641)	(28,572)
Increase/(Decrease) in Trade and Other Payables		27,601	(47,802)	(4,851)	(34,109)
Increase/(Decrease) in Amounts Due to Related Parties		75,516	(16,905)	49,256	(9,449)
Increase/(Decrease) in Other Current Liabilities		184,408	(41,247)	86,309	(16,330)
Cash Generated from Operations		**1,637,119**	**2,014,512**	**736,080**	**973,398**
Finance Cost Paid		(204,742)	(196,273)	(141,399)	(95,274)
Income Tax Paid		(141,725)	(152,287)	(141,725)	(132,125)
Dividend received		-	-	36,899	-
Employee Benefits Paid		(39,938)	(84,294)	(28,027)	(64,758)
Net Cash Flows From Operating Activities		**1,250,714**	**1,581,658**	**461,828**	**681,241**
CASH FLOWS FROM / (USED) IN INVESTING ACTIVITIES					
Purchase/ Transfers and Construction of Property, Plant and Equipment		(555,429)	(1,175,584)	(359,793)	(971,812)
Addition/ Transfers to Investment Property		(2,315)	(1,641)	(2,315)	(1,641)
Addition to Intangible Assets		-	(57,640)	-	(30,663)
Finance Income received		11,243	19,276	7,974	15,499
Proceeds from Sale of Property, Plant & Equipment		23,659	17,094	13,742	6,160
Proceeds from (Repayment of) Other Assets (Net)		(2,691)	27,360	(5,725)	16,994
Net Cash Flows Used in Investing Activities		**(525,533)**	**(1,171,135)**	**(346,117)**	**(965,463)**
CASH FLOWS FROM / (USED IN) FINANCE ACTIVITIES					
Repayment of Long Term Borrowings		(854,776)	(1,030,516)	(704,776)	(126,359)
Proceeds of Long Term Borrowings		1,146,225	804,776	1,146,225	204,776
Repayment of lease liabilities		(101,575)	-	(26,776)	-
Dividend Paid to Equity Holders of Parent / Company		(221,388)	-	(221,388)	-
Dividend Paid to Non Controlling Interest Sahreholders		(187,935)	-	-	-
Net Cash Flows From/(Used)In Financing Activities		**(219,449)**	**(225,740)**	**193,285**	**78,417**
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS		505,732	184,783	308,996	(205,805)
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		**(1,012,339)**	**(1,518,071)**	**(775,244)**	**(1,084,240)**
Analysis of Cash and Cash Equivalents					
Favourable Balances					
Cash and Bank		382,927	268,477	169,845	174,933
Short Term Investments					
Bank Overdrafts		(1,395,266)	(1,786,548)	(945,089)	(1,259,173)
Cash and Cash Equivalents		**(1,012,339)**	**(1,518,071)**	**(775,244)**	**(1,084,240)**
Note					
A. Operating Profit Before Working Capital Changes		698,047	307,761	140,147	16,125
Profit Before Tax					
Adjustment for:					
Finance Income		(11,243)	(19,845)	(7,974)	(15,499)
Dividend Income		-	-	(73,800)	(36,900)
Finance Cost		207,079	196,569	143,735	95,570
Change in Fair Value of Investment Property		(238,472)	(34,026)	(19,408)	26,208
Depreciation of Property, Plant and Equipment		778,966	701,524	551,349	478,409
Profit on Disposal of Property, Plant & Equipment		(13,965)	(7,329)	(7,484)	(5,753)
Amortisation of Right-of-use Assets		112,441	12,404	36,633	-
Amortisation of Intangible Assets		12,004	8,940	6,233	5,757
Provision/(Reversal) for Doubtful Debts		(20,061)	54,233	(2,470)	39,559
Employee benefit provision and Related Costs		93,752	89,752	46,053	51,850
Share based payment expenses		3,168	3,732	2,752	3,085
Reversal made on slow moving inventory		(2,351)	(48)	(2,079)	-
Unrealised(Gain)/Loss on Foreign Exchange		(91)	(55)	(91)	115
Provision/(Reversal) of net realizable value of Inventory		(3,028)	1,487	(3,028)	1,487
Written back of unutilized credits		(42,591)	-	(20,240)	-
		1,573,655	**1,315,099**	**790,329**	**660,013**

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 March 2026, 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 March 2026 were authorised for issue by the Board of Directors on 26th May 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 March	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**
	Rs.'000	**Rs.'000**	**Rs.'000**	**Rs.'000**	**Rs.'000**	**Rs.'000**
Revenue from contracts with customers	3,039,615	2,591,254	93,865	145,962	3,133,480	2,737,216
Segment Operating Profit/(Loss) before Finance Cost	728,639	389,687	(208,199)	80,786	520,440	470,473
Segment Results						
Finance Cost	(188,024)	(176,415)	(257,527)	(53,224)	(445,551)	(229,639)
Profit Before Taxation	466,815	176,372	(227,254)	61,588	239,561	237,960
Income Tax Expense	(112,913)	(97,676)	(5,221)	(3,401)	(118,134)	(101,077)
Profit/ (Loss) for the Period	353,902	78,696	(232,475)	58,187	121,427	136,883
Attributable to :						
Equity Holders of the Parent	415,772	38,827	(262,588)	15,432	153,184	54,259
Non-controlling Interest	(61,870)	39,869	30,113	42,755	(31,757)	82,624
	353,902	78,696	(232,475)	58,187	121,427	136,883
As at 31st March						
Segment Non-Current Assets	39,639,210	38,032,020	10,892,195	10,428,556	49,871,360	47,800,531
Segment Current Assets	1,650,075	1,303,800	178,435	157,077	1,737,442	1,415,338
Segment Non-Current Liabilities	11,595,898	10,597,765	(140,056)	(213,434)	11,455,842	10,384,332
Segment Current Liabilities	4,318,470	4,089,090	415,110	416,475	4,642,512	4,423,126

For the Twelve months ended 31st March	Leisure		Property		Group	
	2026 Rs.'000	2025 Rs.'000	2026 Rs.'000	2025 Rs.'000	2026 Rs.'000	2025 Rs.'000
Revenue from contracts with customers	11,085,845	9,976,460	349,006	385,650	11,434,851	10,362,110
Segment Operating Profit before Finance Cost	667,167	376,906	73,287	130,298	740,454	507,203
Segment Results						
Eliminations						
Intercompany Dividends	(73,800)	(36,900)	-	-	(73,800)	(36,900)
Finance Cost	(188,024)	(176,415)	(19,055)	(20,154)	(207,079)	(196,569)
Change in fair value of Investment property	-	-	238,472	34,026	238,472	34,026
Profit Before Tax	405,343	163,591	292,704	144,170	698,047	307,761
Income Tax Expense	(271,351)	(216,160)	(15,801)	(6,278)	(287,152)	(222,438)
Profit/(Loss) for the Period	133,992	(52,569)	276,903	137,892	410,895	85,323
Attributable to :						
Equity Holders of the Parent	7,075	(86,406)	125,465	41,603	132,540	(44,803)
Non-controlling Interest	126,917	33,837	151,438	96,289	278,355	130,126
	133,992	(52,569)	276,903	137,892	410,895	85,323

6 Tax Expenses

For the year ended 31st March 2026	GROUP		COMPANY	
	2026 Rs.'000	2025 Rs.'000	2026 Rs.'000	2025 Rs.'000
Income Statement				
Current income tax	140,815	131,715	140,815	131,715
Deferred tax charge/(reversal)	146,337	90,723	6,517	(7,862)
	287,152	222,438	147,332	123,853

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 year ended 31st March 2026	GROUP		COMPANY	
	2026 Rs.'000	2025 Rs.'000	2026 Rs.'000	2025 Rs.'000
TRANSACTIONS WITH PARENT COMPANY				
The Company's parent is John Keells Holdings PLC				
Rendering of Services	31,815	19,083	13,905	4,792
Receiving of Services	157,858	146,097	81,318	84,751
Rent Received	41,308	37,957	6,540	6,461
TRANSACTIONS WITH SUBSIDIARY COMPANY				
Trans Asia Hotels PLC				
Rendering of services	-	-	4,868	60,980
Receiving of services	-	-	5,464	31
Dividend Income	-	-	73,800	36,900
TRANSACTIONS WITH COMPANIES UNDER COMMON CONTROL OF PARENT				
Purchase of Goods	163,953	108,584	99,602	56,901
Rendering of services	211,472	269,701	128,991	152,452
Receiving of services	659,785	685,626	372,448	415,006
Rent Received	70,920	70,873	37,433	40,384
Rent Paid				
Interest Received				
Interest Paid				
TRANSACTIONS WITH EQUITY ACCOUNTED INVESTEES OF PARENT				
Rendering of services	42,203	34,523	30,017	26,412
Receiving of services	2,060	29,631	1,818	29,471
Interest Paid	1,878	15,631	-	-

Interim Condensed Financial Statements

8 Share Information

		As at 31.03.2026	As at 31.12.2025
8.1	The Public Shareholding (%)	21.44	21.44
	Number of Public Shareholders	3,116	3,771
	Compliant under option 3, Float adjusted market capitalization (Rs. Bn)	5.11	5.70

8.2 Directors Shareholding

	As at 31.03.2026	As at 31.12.2025
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
Ms. A. Nanayakkara	Nil	Nil
Mr. M.Hishan Singhawansa	Nil	Nil
Mr. N. N. Mawilmada	Nil	Nil
Mr. J. Durairatnam	Nil	Nil
Mr. A.S. De Zoysa	Nil	Nil

8.3 Twenty Largest Shareholders

	As at 31.03.2026		As at 31.12.2025	
Name	**Shareholding**	**%**	**Shareholding**	**%**
John Keells Holdings PLC	347,824,192	78.56	347,824,192	78.56
Employee's Provident Fund	44,077,530	9.95	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	3,251,845	0.73	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	1,500,000	0.34	1,480,744	0.33
Commercial Bank of Ceylon PLC/A.N.Weerakkody	1,116,647	0.25	1,005,221	0.23
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
Peoples' Leasing and Finance PLC/L.P.Hapangama	680,764	0.15	-	-
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
Bank of Ceylon A/C Cey bank Century Growth Fund	494,502	0.11	494,502	0.11
Dawi Investment Trust (Pvt) Ltd	491,530	0.11	499,709	0.11
	423,885,779	**96**	**422,931,846**	**96**

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

	As at 31.03.2026	As at 31.12.2025
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 2026.

8.6 Market price of the share

For the quarter ended 31st March	**2026**	**2025**
	Rs.	Rs.
Highest	63.00	68.00
Lowest	49.90	52.00
Last Traded	53.80	53.00

9 Dividends paid	**2026**	**2025**
Equity dividend on ordinary shares declared and paid during the year	**Rs.'000**	**Rs.'000**
For the year ended 31st March		
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 31 st 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. Hishan 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