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ASIAN HOTELS AND PROPERTIES PLC

Interim Condensed Financial Statements for the quarter ended 30 September 2026

ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED INCOME STATEMENT

	For the quarter ended 30th September			For the period ended 30th September		
	2026 Rs'000	2025 Rs'000	% Change	2026 Rs'000	2025 Rs'000	% Change
Revenue from contracts with customers	2,958,250	2,861,442	3	5,246,645	5,148,570	2
Cost of Sales	(1,687,151)	(1,619,096)	4	(3,146,523)	(3,016,892)	4
Gross Profit	1,271,099	1,242,346	2	2,100,122	2,131,678	(1)
Other Operating Income	18,597	14,926	25	40,884	33,050	24
Administrative Expenses	(858,680)	(828,034)	4	(1,654,882)	(1,572,946)	5
Selling & Distribution Expenses	(213,670)	(137,735)	55	(398,016)	(271,377)	47
Other Operating Expenses	(240,129)	(177,239)	35	(447,141)	(328,446)	36
Results from Operating Activities	(22,783)	114,264	(120)	(359,033)	(8,041)	4,365
Finance Cost	(61,764)	(59,163)	4	(112,756)	(108,891)	4
Finance Income	2,924	2,646	11	5,362	5,434	(1)
Net Finance Cost	(58,840)	(56,517)	4	(107,394)	(103,457)	4
Profit/(Loss) Before Tax	(81,623)	57,747	(241)	(466,427)	(111,498)	318
Tax Expense	(31,285)	(60,463)	(48)	(18,185)	(82,950)	(78)
Loss for the period	(112,908)	(2,716)	4,057	(484,612)	(194,448)	149
Attributable to:						
Equity Holders of the Parent	(102,000)	(33,880)	201	(415,260)	(214,310)	94
Non-controlling Interests	(10,908)	31,164	(135)	(69,352)	19,862	(449)
	(112,908)	(2,716)	4,057	(484,612)	(194,448)	149
Loss per share - Basic/Diluted (Rs.)	(0.23)	(0.08)		(0.94)	(0.48)	
Dividend per Share (Rs.)	0.50	0.50		0.50	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 30th September			For the period ended 30th September		
	2026 Rs'000	2025 Rs'000	% Change	2026 Rs'000	2025 Rs'000	% Change
Revenue from contracts with customers	1,692,916	1,625,135	4	3,015,166	2,924,849	3
Cost of Sales	(973,467)	(949,914)	2	(1,818,865)	(1,776,825)	2
Gross Profit	719,449	675,221	7	1,196,301	1,148,024	4
Other Operating Income	11,850	12,607	(6)	26,867	28,207	(5)
Administrative Expenses	(547,888)	(531,095)	3	(1,072,722)	(1,012,401)	6
Selling & Distribution Expenses	(96,365)	(69,980)	38	(188,688)	(135,170)	40
Other Operating Expenses	(101,817)	(70,808)	44	(181,149)	(131,448)	38
Results from Operating Activities	(14,771)	15,945	(193)	(219,391)	(102,788)	113
Finance Cost	(45,148)	(42,212)	7	(82,922)	(70,403)	18
Finance Income	1,775	1,875	(5)	3,439	3,971	(13)
Net Finance Cost	(43,373)	(40,337)	8	(79,483)	(66,432)	20
Loss Before Tax	(58,144)	(24,392)	138	(298,874)	(169,220)	77
Tax Expense	(35,491)	(33,394)	6	(63,187)	(60,326)	5
Loss for the period	(93,635)	(57,786)	62	(362,061)	(229,546)	58
Loss per share - Basic/Diluted (Rs.)	(0.21)	(0.13)		(0.82)	(0.52)	
Dividend per Share (Rs.)	0.50	0.50		0.50	0.50	

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

ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	For the quarter ended 30th September		For the period ended 30th September	
	2026	2025	**2026**	2025
In Rs.'000s				
Loss for the period	(112,908)	(2,716)	(484,612)	(194,448)
Other comprehensive income				
Net other comprehensive income not to be reclassified to Income Statement in subsequent periods , net of tax	-	-	-	-
Total comprehensive income for the period, net of tax	**(112,908)**	**(2,716)**	**(484,612)**	**(194,448)**
Attributable to :				
Equity holders of the parent	(102,000)	(33,880)	(415,260)	(214,310)
Non-controlling interests	(10,908)	31,164	(69,352)	19,862
	(112,908)	**(2,716)**	**(484,612)**	**(194,448)**

Interim Condensed Financial Statements

ASIAN HOTELS AND PROPERTIES PLC
COMPANY STATEMENT OF COMPREHENSIVE INCOME

	For the quarter ended 30th September		For the period ended 30th September	
	2026	2025	**2026**	2025
In Rs.'000s				
Loss for the period	(93,635)	(57,786)	(362,061)	(229,546)
Other comprehensive income				
Net other comprehensive income not to be reclassified to Income Statement in subsequent periods	-	-	-	-
Total comprehensive income for the period, net of tax	**(93,635)**	**(57,786)**	**(362,061)**	**(229,546)**

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

Asian Hotels and Properties PLC

ASIAN HOTELS AND PROPERTIES PLC
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at In Rs '000	30th September 2026 Unaudited	31st March 2026 Audited
ASSETS		
Non Current Assets		
Property, Plant and Equipment	42,432,584	42,662,613
Right of use Asset	1,087,011	1,152,390
Investment Property	5,997,435	5,997,435
Intangible Assets	34,148	38,869
Non Current Financial Assets	17,165	17,034
Other Non Current Assets	2,449	3,019
Total Non Current Assets	**49,570,792**	**49,871,360**
Current Assets		
Inventories	298,224	289,319
Trade and Other Receivables	569,610	618,586
Amounts Due from Related Parties	167,710	127,797
Other Current Assets	445,801	318,816
Cash in Hand and at Bank	261,665	382,927
Total Current Assets	**1,743,010**	**1,737,445**
Total Assets	**51,313,802**	**51,608,805**
EQUITY & LIABILITIES		
Equity		
Stated Capital	3,345,117	3,345,117
Revenue Reserves	4,140,486	4,765,318
Other Components of Equity	23,228,589	23,239,546
Equity attributable to owners of the company	30,714,192	31,349,981
Non-controlling Interest	4,091,208	4,160,467
Total Equity	**34,805,400**	**35,510,448**
Non Current Liabilities		
Lease Liabilities	291,598	341,410
Deferred Tax Liabilities	10,548,421	10,593,424
Employee Benefit Liabilities	537,085	521,012
Total Non Current Liabilities	**11,377,104**	**11,455,846**
Current Liabilities		
Trade and Other Payables	1,558,192	1,469,854
Amounts Due to Related Parties	502,753	398,863
Income Tax Liabilities	47,964	38,661
Short Term Borrowings	647,341	649,154
Lease Liabilities	111,759	114,056
Other Current Liabilities	816,500	575,290
Dividend Payable	-	1,367
Bank Overdrafts	1,446,789	1,395,266
Total Current Liabilities	**5,131,298**	**4,642,511**
Total Liabilities	**16,508,402**	**16,098,357**
Total Equity and Liabilities	**51,313,802**	**51,608,805**
Net Assets Per Share (Rs.)	**69.37**	**70.80**

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.

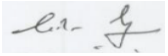


C.L.P. Gunawardane
Chief Financial Officer / Director

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

03 November 2026

Asian Hotels and Properties PLC

ASIAN HOTELS AND PROPERTIES PLC
COMPANY STATEMENT OF FINANCIAL POSITION

As at In Rs '000	30th September 2026 Unaudited	31st March 2026 Audited
ASSETS		
Non Current Assets		
Property, Plant and Equipment	37,035,328	37,292,222
Right of Use Assets	201,481	228,956
Investment Property	2,476,049	2,476,049
Intangible Assets	16,073	19,217
Investments in Subsidiary	660,045	660,045
Non Current Financial Assets	10,271	12,686
Other Non Current Assets	760	1,142
Total Non Current Assets	**40,400,007**	**40,690,317**
Current Assets		
Inventories	180,381	175,614
Trade and Other Receivables	407,093	406,722
Dividend Receivable	-	73,800
Amounts Due from Related Parties	139,491	80,918
Other Current Assets	234,471	195,533
Cash in Hand and at Bank	144,466	169,845
Total Current Assets	**1,105,902**	**1,102,432**
Total Assets	**41,505,909**	**41,792,749**
EQUITY & LIABILITIES		
Equity attributable to Equity Holders of the Parent		
Stated Capital	3,345,117	3,345,117
Revenue Reserves	2,441,021	3,024,470
Other Components of Equity	22,415,242	22,414,456
Total Equity	**28,201,380**	**28,784,043**
Non Current Liabilities		
Lease Liabilities	137,689	156,552
Deferred Tax Liabilities	9,325,423	9,325,423
Employee Benefit Liabilities	308,746	288,708
Total Non Current Liabilities	**9,771,858**	**9,770,683**
Current Liabilities		
Trade and Other Payables	902,722	882,446
Amounts Due to Related Parties	387,831	295,563
Income Tax Liabilities	42,505	33,202
Short Term Borrowings	647,341	649,154
Lease Liabilities	51,397	56,691
Other Current Liabilities	547,956	375,878
Bank Overdrafts	952,919	945,089
Total Current Liabilities	**3,532,671**	**3,238,023**
Total Liabilities	**13,304,529**	**13,008,706**
Total Equity and Liabilities	**41,505,909**	**41,792,749**
Net Assets Per Share (Rs.)	**63.69**	**65.01**

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.

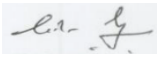


C.L.P. Gunawardane
Chief Financial Officer / Director

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

03 November 2026

Asian Hotels and Properties PLC

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 2025	3,345,117	22,111,878	182,543	4,869,529	30,509,067	3,862,444	34,371,511
Loss for the period	-	-	-	(214,310)	(214,310)	19,862	(194,448)
Total Comprehensive Income	-	-	-	(214,310)	(214,310)	19,862	(194,448)
Transferred to Revenue Reserve	-	(10,218)	-	10,218	-	-	-
Share based Payments	-	-	1,513	-	1,513	181	1,694
Final Dividend Paid - 2024/2025	-	-	-	(221,388)	(221,388)	-	(221,388)
As at 30th September 2025	**3,345,117**	**22,101,660**	**184,056**	**4,444,049**	**30,074,882**	**3,882,487**	**33,957,369**
As at 01st April 2026	**3,345,117**	**23,054,073**	**185,473**	**4,765,318**	**31,349,981**	**4,160,467**	**35,510,448**
Loss for the period	-	-	-	(415,260)	(415,260)	(69,352)	(484,612)
Total Comprehensive Income	-	-	-	(415,260)	(415,260)	(69,352)	(484,612)
Transferred to Revenue Reserve	-	(11,816)	-	11,816	-	-	-
Final Dividend Paid - 2025/2026	-	-	-	(221,388)	(221,388)	-	(221,388)
Share based Payments	-	-	859	-	859	93	952
As at 30th September 2026	**3,345,117**	**23,042,257**	**186,332**	**4,140,486**	**30,714,192**	**4,091,208**	**34,805,400**

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 2025	**3,345,117**	**21,399,144**	**170,530**	**3,279,951**	**28,194,742**
Loss for the period	-	-	-	(229,546)	(229,546)
Total Comprehensive Income	-	-	-	(229,546)	(229,546)
Share based Payments	-	-	1,376	-	1,376
Final Dividend Paid - 2024/2025	-	-	-	(221,388)	(221,388)
As at 30th September 2025	**3,345,117**	**21,399,144**	**171,906**	**2,829,017**	**27,745,184**
As at 01st April 2026	**3,345,117**	**22,241,174**	**173,282**	**3,024,470**	**28,784,043**
Loss for the period	-	-	-	(362,061)	(362,061)
Total Comprehensive Income	-	-	-	(362,061)	(362,061)
Share based Payments	-	-	786	-	786
Final Dividend Paid - 2025/26			-	(221,388)	(221,388)
As at 30th September 2026	**3,345,117**	**22,241,174**	**174,068**	**2,441,021**	**28,201,380**

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

ASIAN HOTELS AND PROPERTIES PLC

STATEMENT OF CASH FLOWS

For the period ended 30th September	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		**147,571**	**442,607**	**122,397**	**192,603**
(Increase)/Decrease in Inventories		(9,061)	(749)	(4,767)	13,128
(Increase)/Decrease in Trade and Other Receivables		57,119	(28,049)	(1,011)	(83,027)
(Increase)/Decrease in Amounts Due from Related Parties		(39,913)	35,451	(58,573)	54,750
(Increase)/Decrease in Other Current Assets		(126,987)	(123,701)	(38,938)	(59,096)
Increase/(Decrease) in Trade and Other Payables		88,332	23,509	20,276	(91,696)
Increase/(Decrease) in Amounts Due to Related Parties		103,890	(32,998)	92,268	(45,957)
Increase/(Decrease) in Other Current Liabilities		241,210	110,867	172,078	61,760
Cash Generated from Operations		**462,161**	**426,937**	**303,730**	**42,465**
Finance Income received		5,362	5,434	3,439	3,971
Dividends Received		-	-	73,800	36,900
Finance Cost Paid		(111,357)	(108,891)	(81,523)	(70,403)
Income Tax Paid		(49,797)	(54,655)	(49,797)	(54,655)
Employee Benefits Paid		(32,480)	(11,337)	(7,938)	(5,672)
Net Cash Flows From Operating Activities		**273,889**	**257,488**	**241,711**	**(47,394)**
CASH FLOWS FROM / (USED IN) INVESTING ACTIVITIES					
Purchase/ Transfers and Construction of Property, Plant and Equipment		(170,387)	(168,082)	(27,841)	(78,367)
Addition to Work-in-Progress			(63,229)		(63,229)
Addition to Intangible Assets		(1,353)	-	-	-
Proceeds from Sale of Property, Plant & Equipment		6,886	11,975	3,076	7,213
Proceeds from (Repayment of) Other Assets (Net)		(5,142)	(2,333)	(2,796)	(3,951)
Net Cash Flows Used in Investing Activities		**(169,996)**	**(221,669)**	**(27,561)**	**(138,334)**
CASH FLOWS FROM / (USED IN) FINANCE ACTIVITIES					
Repayment of Short Term Borrowings		(537,610)	(231,872)	(537,610)	(81,872)
Proceeds of Short Term Borrowings		535,797	551,573	535,797	551,573
Repayment of lease liabilities		(52,110)	(77,396)	(24,158)	(29,160)
Dividend Paid to Equity Holders of Parent / Company/NCI		(222,755)	(284,488)	(221,388)	(221,388)
Net Cash Flows From/(Used In) Financing Activities		**(276,678)**	**(42,183)**	**(247,359)**	**219,153**
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS		(172,785)	(6,364)	(33,209)	33,425
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR		(1,012,339)	(1,518,071)	(775,244)	(1,084,240)
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD		**(1,185,124)**	**(1,524,435)**	**(808,453)**	**(1,050,815)**
Analysis of Cash and Cash Equivalents					
Favourable Balances					
Cash and Bank		261,665	205,069	144,466	133,081
Bank Overdrafts		(1,446,789)	(1,729,504)	(952,919)	(1,183,896)
Cash and Cash Equivalents		**(1,185,124)**	**(1,524,435)**	**(808,453)**	**(1,050,815)**
Note					
A. Operating Profit Before Working Capital Changes		(466,428)	(111,498)	(298,875)	(169,220)
Profit Before Tax					
Adjustment for:					
Finance Income		(5,362)	(5,434)	(3,439)	(3,971)
Finance Cost		112,756	108,891	82,922	70,403
Depreciation of Property, Plant and Equipment		399,913	381,049	284,735	266,953
Profit on Disposal of Property, Plant & Equipment		(6,383)	(11,337)	(3,076)	(7,097)
Amortisation of Right-of-use Assets		65,379	47,062	27,475	9,158
Amortisation of Intangible Assets		6,074	6,002	3,144	3,116
Provision/(Reversal) for Doubtful Debts		(8,144)	(18,317)	640	(2,013)
Employee benefit provision and Related Costs		48,551	44,495	27,975	23,898
Share based payment expenses		953	1,691	786	1,376
Reversal made on slow moving inventory		152	3	-	-
Unrealised Gain on Foreign Exchange		110	-	110	-
		147,571	**442,607**	**122,397**	**192,603**

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 30th September 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 quarter ended 30th September 2026 were authorised for issue by the Board of Directors on 03rd November 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 2026.

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 2026.

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 30th September	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**
	Rs.'000	**Rs.'000**	**Rs.'000**	**Rs.'000**	**Rs.'000**	**Rs.'000**
Revenue from contracts with customers	2,869,263	2,781,396	88,987	80,046	2,958,250	2,861,442
Segment Operating Profit/(Loss) Before Finance Cost	(33,536)	101,213	13,673	15,698	(19,863)	116,911
Segment Results						
Finance Cost	(55,624)	(54,449)	(6,138)	(4,714)	(61,762)	(59,163)
Profit/(Loss) Before Taxation	(89,160)	46,764	7,535	10,984	(81,625)	57,748
Income Tax Expense	(28,816)	(58,976)	(2,471)	(1,488)	(31,287)	(60,464)
Profit/(Loss) for the Period	(117,975)	(12,212)	5,064	9,496	(112,912)	(2,716)
Attributable to :						
Equity Holders of the Parent	(99,655)	(51,073)	(2,348)	4,428	(102,003)	(46,645)
Non-controlling Interest	(18,320)	38,861	7,412	5,068	(10,909)	43,929
	(117,975)	(12,212)	5,064	9,496	(112,912)	(2,716)
As at 30th September						
Segment Non-Current Assets	39,338,641	38,413,546	10,892,196	10,428,543	49,570,792	48,182,044
Segment Current Assets	1,497,454	1,519,905	259,054	203,792	1,743,010	1,700,717
Segment Non-Current Liabilities	11,517,160	11,056,905	(140,056)	(213,434)	11,377,104	10,843,471
Segment Current Liabilities	4,652,142	4,637,642	492,655	467,260	5,131,299	5,081,922

For the Six months ended 30th September	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	5,068,309	4,985,627	178,336	162,943	5,246,646	5,148,570
Segment Operating Profit/(Loss) Before Finance Cost	(383,874)	(44,270)	30,201	41,664	(353,673)	(2,606)
Segment Results						
Finance Cost	(101,661)	(98,637)	(11,093)	(10,254)	(112,754)	(108,892)
Profit/(Loss) Before Tax	(485,535)	(142,907)	19,108	31,409	(466,427)	(111,498)
Income Tax Expense	(13,573)	(79,961)	(4,613)	(2,990)	(18,185)	(82,951)
Profit/(Loss) for the Period	(499,108)	(222,868)	14,495	28,419	(484,612)	(194,449)
Attributable to :						
Equity Holders of the Parent	(414,845)	(242,730)	(416)	15,655	(415,260)	(227,075)
Non-controlling Interest	(84,263)	19,862	14,911	12,764	(69,352)	32,626
	(499,108)	(222,868)	14,495	28,419	(484,612)	(194,449)

6 Tax Expenses

For the period ended 30th September 2026	GROUP		COMPANY	
	2026 Rs.'000	2025 Rs.'000	2026 Rs.'000	2025 Rs.'000
Income Statement				
Current income tax	63,187	60,326	63,187	60,326
Deferred tax expenses/(reversal)	(45,002)	22,624	-	-
	18,185	82,950	63,187	60,326

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 quarter ended 30th September 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	14,101	13,481	7,148	5,226
Receiving of Services	124,726	92,081	70,883	56,638
Rent Received	17,908	16,849	-	-
TRANSACTIONS WITH SUBSIDIARY COMPANY				
Trans Asia Hotels PLC				
Rendering of services	-	-	61	3,508
Receiving of services	-	-	99	1,364
TRANSACTIONS WITH COMPANIES UNDER COMMON CONTROL OF PARENT				
Purchase of Goods	79,496	68,012	49,791	38,511
Rendering of services	87,288	72,986	53,275	48,299
Receiving of services	317,158	323,006	194,128	197,002
Rent Received	38,683	29,984	21,895	13,690
TRANSACTIONS WITH EQUITY ACCOUNTED INVESTEES OF PARENT				
Rendering of services	12,931	14,459	11,781	12,566
Receiving of services	37,597	1,213	37,587	964
Interest Paid	-	1,878	-	-

8 Share Information

	As at 30.09.2026	As at 30.06.2026
8.1 The Public Shareholding (%)	21.44	21.44
Number of Public Shareholders	3,908	3,874
Compliant under option 4, Float adjusted market capitalization (Rs. Bn)	4.45	4.75

8.2 Directors Shareholding

	As at 30.09.2026	As at 30.06.2026
Directors		
Mr. K.N.J. Balendra - Chairperson	Nil	Nil
Mr. J.G.A. Cooray	10,600	10,600
Mr. J. Durairatnam	Nil	Nil
Mr. A.S. De Zoysa	Nil	Nil
Mr. C.L.P. Gunawardane	Nil	Nil
Ms. A. Nanayakkara	Nil	Nil
Mr. N. N. Mawilmada	Nil	Nil
Mr. M.Hishan Singhawansa		

Interim Condensed Financial Statements

8.3 Twenty Largest Shareholders

Name	As at 30.09.2026 Shareholding	%	As at 30.06.2026 Shareholding	%
John Keells Holdings PLC	347,824,192	78.56	347,824,192	78.56
Employee's Provident Fund	44,077,530	9.95	44,077,530	9.95
Bank of Ceylon A/C Ceybank Unit Trust	5,344,657	1.21	5,344,657	1.21
J.B.Cocoshell (Pvt) Ltd	3,986,651	0.90	3,642,114	0.82
M.N.Wijesuriya	3,653,298	0.83	3,653,298	0.83
Dr. S. Yaddehige	3,415,200	0.77	3,415,200	0.77
Seylan Bank PLC/ARRC Capital (Pvt) Ltd	3,322,260	0.75	3,285,782	0.74
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	1,499,900	0.34	1,500,000	0.34
Commercial Bank of Ceylon PLC/A.N.Weerakkody	1,116,647	0.25	1,116,647	0.25
Peoples' Leasing and Finance PLC/L.P.Hapangama	815,682	0.18	815,682	0.18
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
Bank of Ceylon A/C Cey bank Century Growth Fund	494,502	0.11	494,502	0.11
Merchant Bank of Sri Lanka & Finance PLC/D.Weerasinghe	451,622	0.10	491,502	0.11
	424,395,641	**96**	**424,054,606**	**96**

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

	As at 30.09.2026	As at 30.06.2026
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 30th September 2026.

8.6 Market price of the share

For the quarter ended 30th September .	**2026**	**2025**
	Rs.	Rs.
Highest	53.00	73.00
Lowest	45.00	54.00
Last Traded	46.90	67.00

9 Dividends paid	**2026**	**2025**
Equity dividend on ordinary shares declared and paid during the quarter	**Rs.'000**	**Rs.'000**
For the quarter ended 30th September		
Final dividend-Rs. 0.50 per share-2025/26 and 2024/2025	221,388	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 2026.

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. Jegatheesan Durairatnam
Mr. Ashan Suresh De Zoysa
Mr. Changa Lashantha Poojitha Gunawardane
Ms. Aroshi Nanayakkara
Mr. Nayana Nadeesha Mawilmada
Mr. Mohomed Hishan Singhawansa

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

PROJECT RISK ASSESSMENT COMMITTEE
Mr.D A Cabral -Chairperson
Mr.K N J Balendra
Mr.S.Fernando
Mr.J G A Cooray

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