

Corporate Information

Name of the Company

The Kandy Hotels Company (1938) PLC

Company Registration No.

PQ 201

Legal Form

A public quoted company with limited liability incorporated in Sri Lanka in 1924

Stock Exchange Listing

The ordinary shares of the Company are listed on the Colombo Stock Exchange of Sri Lanka.

Board of Directors

Sanjeev Gardiner - Chairman
Priyantha Maddumage
Nilanga Dela
Shalike Karunasena
Asela Indrajith Fernando - Independent Non Executive Director
Nirmal De Soysa Cooke - Senior Independent Director

Registered Office

No.327, Union Place, Colombo 02. Tel: 011-7657900, 011 2421847

Email: Corporateoffice@ceylonhotels.net Corporate website: www.chcplc.com

Secretaries

Deloitte Corporate Services (Private) Limited No 100, Braybrooke Place, Colombo 02. Tel:- 011-7719700

External Auditors

Messrs. Ernst & Young, Chartered Accountants No.839/2, Peradeniya Road, Kandy. Tel:- 011-5426426

Hotel Reservations

The Kandy Hotels Company (1938) PLC No. 327, Union Place, Colombo 02.

Tel: 011 7765555

Email: reservations. queens@kandyhotels.lk, reservations. suisse@kandyhotels.Lk

Website: www.queenshotel.lk, www.hotelsuisse.lk

Statement of Financial Position

(All amounts in Sri Lanka Rupees thousands)

	Group		Company	
	30-Sep-25 (Unaudited)	31-Mar-25 (Audited)	30-Sep-25 (Unaudited)	31-Mar-25 (Audited)
ASSETS	The same of the sa	perdict schill part	ALIE WALLES	The second
Non - Current Assets				Total (Value of St. 201)
Property, plant & equipment	12,239,482	12,252,343	10,165,344	10,166,931
Intangible assets	2,385	2,840	352	520
Right-of-use assets	100,538	103,136		in the transfer of
Advances for future share issue			323,000	323,000
Investment in subsidiary			4,718,064	4,718,064
Investment in joint venture	556,198	582,520		
	12,898,603	12,940,839	15,206,760	15,208,515
Current Assets				Contract to the Contract of th
Inventories	147,650	132,041	88,438	81,107
Trade and other receivables	180,524	253,282	62,881	102,965
Advances and prepayments	62,374	112,945	62,374	86,918
Amounts due from related companies	52,804	51,014	13,890	9,535
Income tax recoverable	1,937	1,937		IN HIS PARTIES
Cash and cash equivalents	1,207,930	1,209,512	1,847	12,057
	1,653,219	1,760,731	229,430	292,582
TOTAL ASSETS	14,551,822	14,701,570	15,436,190	15,501,097
EQUITY AND LIABILITIES				
Equity				ace which a
Stated capital	2,661,816	2,661,816	2,661,816	2,661,816
Other capital reserves	7,274,181	7,370,761	7,048,541	7,137,763
Merger reserve	(1,116,643)	(1,116,644)		
Retained earnings	1,222,961	1,147,475	1,322,251	1,306,516
Total Equity	10,042,315	10,063,408	11,032,608	11,106,095
Non-Current Liabilities	Legacian de legacian de la	market to the second		
Interest-bearing loans and borrowings	746,835	720,515	283,614	288,427
Employee benefit obligations	24,454	23,731	6,350	5,945
Lease liabilities	113,713	107,392	resellor - el	
Deferred tax liabilities	2,298,368	2,343,828	2,088,085	2,123,877
	3,183,370	3,195,466	2,378,049	2,418,249
Current Liabilities			No Salla Sacra	Villa Maria VIII
Trade and other payables	567,075	634,311	331,580	390,447
Contract liabilities	10,282	12,788	10,282	12,788
Interest-bearing loans and borrowings	300,686	357,984	161,597	176,081
Lease liabilities	11,020	19,125		-
Amounts due to related companies	68,047	84,585	1,310,066	1,191,295
Bank overdrafts	369,027	333,904	212,008	206,142
	1,326,137	1,442,696	2,025,533	1,976,753
TOTAL EQUITY AND LIABILITIES	14,551,822	14,701,570	15,436,190	15,501,097
Net Assets per Share (Rs.)	13.31	13.34	14.63	14.72

The notes on pages 6 to 8 form an integral part of these financial statements.

I certify that these financial statements have been prepared in compliance with the requirements of the Companies Act, No. 07 of 2007.

Kowshika Vijithan

Group Accountant

The Board of Directors is responsible for the preparation and presentation of these financial statements. Approved and signed for and on behalf of the Board of Directors.

Sanjeev Gardiner

Chairman *

November 12, 2025

Shalike Karunasena

Statement of Comprehensive Income (All amounts in Sri Lanka Rupees thousands)

	Group			ENTER MA	Company				Variance - Y		
	Three Months Ended 30 th September		Six Months Ended 30th September					e Months Ended 30th September September		A PARTY AND A STORY OF A PARTY AND A PARTY	
2000000 1100000 200000 1100000	2025 (Unaudited)	2024 (Unaudited)	2025 (Unaudited)	2024 (Unaudited)	2025 (Unaudited)	2024 (Unaudited)	2025 (Unaudited)	2024 (Unaudited)	%		
levenue	526,673	330,912	835,694	554,467	255,765	142,147	379,292	237,875	51%		
ess: Cost of sales	(128,694)	(84,369)	(223,031)	(153,952)	(60,877)	(38,369)	(106,930)	(74,534)	45%		
oss profit	397,979	246,543	612,663	400,515	194,888	103,778	272,362	163,341	53%		
ther operating income	296	797	1,031	1,785	237	436	970	568	-42%		
ess: Operating expenses			19893780								
lling and distribution expenses	(48,217)	(23,546)	(70,331)	(41,628)	(23,058)	(7,850)	(31,950)	(14,419)	69%		
Iministrative expenses	(295,742)	(239,078)	(564,699)	(481,453)	(140,882)	(84,786)	(268,843)	(170,999)	17%		
ther operating expenses		E THE TOTAL	1,140				4	Carlo sacramo	100%		
ofit/(loss) from operations	54,316	(15,284)	(20,196)	(120,781)	31,185	11,578	(27,461)	(21,509)	-83%		
nance income	43,115	43,690	81,381	86,100	181	184	358	365	-5%		
ess: Finance costs	(57,487)	(51,066)	(115,572)	(99,688)	(39,888)	(18,665)	(82,110)	(36,892)	16%		
et foreign exchange gain/(losses)	4,857	(13,361)	14,175	(6,472)	(47)	77	(47)	157	-319%		
et finance income/(cost)	(9,515)	(20,737)	(20,016)	(20,060)	(39,754)	(18,404)	(81,799)	(36,370)	0%		
nare of profit of equity accounted vestees, net of tax	(26,022)		(26,322)		-	-1					
rofit/(loss) before income tax	18,779	(36,021)	(66,534)	(140,841)	(8,569)	(6,826)	(109,260)	(57,879)	-53%		
ss: Income tax reversal	16,621	6,887	45,459	40,268	3,481	(3,080)	35,792	4,728	13%		
ofit/(loss) for the period	35,400	(29,134)	(21,075)	(100,573)	(5,088)	(9,906)	(73,468)	(53,151)	-79%		
ther comprehensive income ther comprehensive income for se period, net of tax							÷	/ W			
otal comprehensive income for se period, net of tax	35,400	(29,134)	(21,075)	(100,573)	(5,088)	(9,906)	(73,468)	(53,151)	-79%		
rofit/(loss) for the period tributable to: quity Holders of the Company on Controlling Interest	35,400	(29,134)	(21,075)	(100,573)	(5,088)	(9,906) -	(73,468) -	(53,151) -			
on controlling interest	35,400	(29,134)	(21,075)	(100,573)	(5,088)	(9,906)	(73,468)	(53,151)			
otal comprehensive income					••						
tributable to: quity holders of the Company on controlling interest	35,400	(29,134)	(21,075)	(100,573)	(5,088)	(9,906) -	(73,468) -	(53,151) -			
otal comprehensive income for e period	35,400	(29,134)	(21,075)	(100,573)	(5,088)	(9,906)	(73,468)	(53,151)			
asic/ Diluted Earnings/(loss) per hare (Rs.)	0.05	(0.04)	(0.03)	(0.13)	(0.01)	(0.01)	(0.10)	(0.07)			

Consolidated Statement of Changes in Equity

(All amounts in Sri Lanka Rupees thousands)

	Stated Capital	FVOCI Reserve	Revaluation Reserves	Merger Reserve	Retained Earnings	Total Equity
Balance at 1 April 2024	2,661,816		6,589,826	(1,116,643)	948,469	9,083,468
Issue of Ordinary Shares		• •				
Acquisition under common control (Note 5)		-				
Profit / (loss) for the year					111,886	111,886
Other comprehensive income			733,488		(1,643)	731,845
Total comprehensive income for the year	•		733,488	- ·	110,243	843,731
Transfer of excess depreciation on revaluation	1.0		(88,800)		88,800	
Share of other comprehensive income attributable to joint venture			136,247			136,247
Dividends-(15% Cumulative preference shares)				時間計算計算計	(38)	(38)
Balance at 31 March 2025	2,661,816	•	7,370,761	(1,116,643)	1,147,475	10,063,408
Profit / (loss) for the period					(21,075)	(21,075)
Other comprehensive income						
Total comprehensive income for the period		Schille 1861		- 1	(21,075)	(21,075)
Transfer of excess depreciation on revaluation Dividends-(15% Cumulative preference shares)			(96,580)		96,580 (19)	- (19)
Balance at 30 September 2025	2,661,816		7,274,181	(1,116,643)	1,222,961	10,042,315

	Stated Capital	FVOCI Reserve	Revaluation Reserves	Merger Reserve	Retained Earnings	Total Equity
Balance as at 1 April 2023	16,750	131,741	6,998,267		871,265	8,018,023
Correction of errors			(200,977)	141	64,784	(136,193)
Restated balance as at 1 April 2023	16,750	131,741	6,797,290	-	936,049	7,881,830
Issue of Ordinary Shares	2,645,066				Awienen zu	2,645,066
Acquisition under common control (Note 5)		(131,741)		(1,116,643)		(1,248,384)
Profit / (loss) for the year	+		*	-	(119,856)	(119,856)
Correction of errors	F			the state of	44,936	44,936
Other comprehensive income			(7,626)	-	(1,809)	(9,435)
Total comprehensive income for the year			(7,626)	to -	(76,729)	(84,355)
Transfer of excess depreciation on revaluation			(89,187)	100	89,187	
Share of other comprehensive income attributable to		Kamala -	(110,651)			(110,651)
Dividends-(15% Cumulative preference shares)	A VIII	his is in a	1		(38)	(38)
Balance at 31 March 2024	2,661,816		6,589,826	(1,116,643)	948,469	9,083,468
Issue of Ordinary Shares	10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
Acquisition under common control (Note 5)				- 1		
Profit / (loss) for the period				0.000.00	(100,573)	(100,573)
Other comprehensive income	godining (Valle)			The state of the state of		
Total comprehensive income for the period					(100,573)	(100,573)
Transfer of excess depreciation on revaluation	100	entre distriction	(44,400)	Tears of Land	44,400	este iu zov
Dividends-(15% Cumulative preference shares)		500000000000000000000000000000000000000			(19)	(19)
Balance at 30 September 2025	2,661,816		6,545,426	(1,116,643)	892,277	8,982,875

Statement of Changes in Equity - Company

(All amounts in Sri Lanka Rupees thousands)

Ralance	at 1	Anril	2024

Profit / (loss) for the year Other comprehensive income Total comprehensive income for the year

Transfer of excess depreciation on revaluation Dividends-(15% Cumulative preference shares) Balance at 31 March 2025

Profit / (loss) for the period
Other comprehensive income
Total comprehensive income for the period

Transfer of excess depreciation on revaluation Dividends-(15% Cumulative preference shares) Balance at 30 September 2025

Stated Capital	FVOCI Reserve	Revaluation Reserves	Retained Earnings	Total Equity
2,661,816		6,477,982	1,323,118	10,462,917
		733,488	(89,934) (338)	(89,934) 733,150
	- 1	733,488	(90,272)	643,216
		(73,707)	73,707 (38)	- (38)
2,661,816		7,137,763	1,306,516	11,106,095
	<u>.</u>	-	(73,468)	(73,468)
	•		(73,468)	(73,468)
		(89,222)	89,222 (19)	- (19)
2,661,816		7,048,541	1,322,251	11,032,608

Balance as at 1 April 2023

Issue of Ordinary Shares
Acquisition under common control (Note 5)

Profit / (loss) for the year Other comprehensive income Total comprehensive income for the year

Transfer of excess depreciation on revaluation Dividends-(15% Cumulative preference shares) Balance at 31 March 2024

Profit / (loss) for the period Other comprehensive income Total comprehensive income for the period

Transfer of excess depreciation on revaluation Dividends-(15% Cumulative preference shares) Balance at 30 September 2025

Stated Capital	FVOCI Reserve	Revaluation Reserves	Retained Earnings	Total Equity
	•• 1 1 575 1 56			
16,750	131,741	6,551,689	1,181,494	7,881,674
2,645,066	2	100		2,645,066
-	(131,741)	-	131,741	# 10 m
			(62,789)	(62,789)
-			(998)	(998)
			(63,787)	(63,787)
-		(73,707)	73,707	echiliki
			(38)	(38)
2,661,816		6,477,982	1,323,118	10,462,916
	<u> </u>	-	(53,151)	(53,151)
			(53,151)	(53,151)
- 1		(36,854)	36,854	
			(19)	(19)
2,661,816	West 182	6,441,128	1,306,802	10,409,746

Statement of Cash Flows

(All amounts in Sri Lanka Rupees thousands)

	Gro	up	Company		
For the six months ended September 30,	2025	2024	2025	2024	
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	
Profit/(loss) before income tax from operations	(66,534)	(140,841)	(109,260)	(57,879)	
Adjustments for:			91 (1) (1) (2) (2)		
Depreciation of property, plant and equipment	68,704	74,013	37,107	37,818	
Amortization of intangible assets	455	315	168	172	
Amortization of right-of- use assets	2,598	2,598	Millionarum make day		
Provision for employee benefit obligation	2,892	2,264	1,187	1,195	
Finance income	(81,381)	(86,100)	(358)	(365)	
Finance expenses	115,572	99,688	82,110	36,892	
Net foreign exchange (gain)/ losses	10,575	(2,982)	47	非自由自身的	
Share of results of joint venture	26,322				
Operating profit/ (loss) before working capital changes	79,203	(51,045)	11,001	17,833	
(Increase)/decrease in inventories	(15,609)	8,444	(7,331)	5,578	
(Increase)/decrease in trade and other receivables	72,759	140,186	40,038	54,319	
(Increase)/decrease in amounts due from related parties	0.0		LIST OF THE RESERVE AND ADDRESS OF THE RESERVE A		
(Increase)/decrease in advances and prepayments	(1,788)	48,220	(4,000)	(29)	
Increase/(decrease) in trade and other payables	50,571 (66,956)	(7,130)	24,544	(18,122)	
Increase/(decrease) in contract liabilities		(23,390)	(58,886)	(3,330)	
	(2,506)	10 270	(2,506)	157,000	
Increase/(decrease) in amounts due to related parties	(16,537)	10,270	67,914	157,902	
Cash generated from/ (used in) operations	99,137	125,555	70,774	214,151	
Interest paid	(111,727)	(24,880)	(37,000)	(5,206)	
Employee benefit obligations paid	(2,169)	(2,327)	(782)	(479)	
Net cash generated from/(used in) operating activities	(14,759)	98,348	32,992	208,466	
Cook flows from investing authority			Marie		
Cash flows from investing activities Purchase/(disposal) of property, plant and equipment	/EC 1/E\	(CE 972)	(25 521)	(52 520)	
Interest income received	(56,145) 81,381	(65,873) 44,943	(35,521)	(52,628)	
Net cash generated from/(used in) investing activities	25,236	(20,930)	(35,518)	(52,618)	
ter cash generated from (asea in) investing activities	23,230	(20,550)	(33,318)	(32,018)	
Cash flows from financing activities		14			
Loan Repayment during the period	(147,349)	(216,887)	(88,550)	(142,090)	
Loans obtained during the period	110,000		75,000		
Payment of lease liabilities	(9,833)	(7,848)		_	
Net cash flow from /(used in) financing activities	(47,182)	(224,735)	(13,550)	(142,090)	
Net increase/(decrease) in cash & cash equivalents	(36,705)	(147,317)	(16,076)	13,758	
Movement in cash & cash equivalents					
At the beginning of the year	975 609	1 671 220	(194,085)	(121 201)	
	875,608	1,671,338	No. of Contract Contr	(131,301)	
Net increase/ (decrease) in cash & cash equivalents At the end of the year	(36,705)	(147,317)	(16,076)	13,758	
At the end of the year	838,903	1,524,020	(210,161)	(117,543)	
Cash and cash equivalents at the end of the financial year consist					
of the following.					
Cash in hand and banks	1,207,930	1,792,275	1,847	22,556	
Bank overdrafts	(369,027)	(268,255)	(212,008)	(140,099)	
	838,903	1,524,020	(210,161)	(117,543)	

Notes to the condensed consolidated interim financial statements

(all amounts in the notes are in Sri Lanka Rupees thousands unless otherwise stated.)

1. General Information

The Kandy Hotels Company (1938) PLC ("the Company") is a public limited liability company incorporated and domiciled in Sri Lanka and is listed on the Colombo Stock Exchange. The registered office of the Company is located at No. 327, Union Place, Colombo 02.

The Company and its subsidiaries (together "the Group") refer to The Kandy Hotels Company (1938) PLC, Suisse Hotel (Pvt) Limited, United Hotels Company Limited, Tissa Resort (Pvt) Limited, Ceylon Hotels Maldives (Pvt) Limited and the Group's interest in equity-accounted investees. Suisse Hotel Kandy (Pvt) Limited is a joint venture for the Group.

2. Basis of preparation

The condensed interim financial statements for the quarter ended September 30, 2025, of the Company and the Group have been prepared in accordance with Sri Lanka Accounting Standard (SLAS) LKAS 34, 'Interim Financial Reporting'. These interim statements should be read in conjunction with the audited financial statements for the year ended March 31, 2025.

3. Segment information

A segment is a distinguishable component of an enterprise that is engaged in either providing products or services (business segment) or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of the segment. However, there are no distinguishable components to be identified as segments for the company.

4. Accounting policies and estimates

The accounting policies are in line with the policies published in the audited financial statements for the year ended March 31, 2025.

The preparation of condensed consolidated interim financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing the condensed consolidated interim financial statements, the significant judgments made by the management in applying the Group's accounting policies and the sources of uncertainty in estimates are consistent with the audited financial statements for the year ended March 31, 2025.

5. Effect of changes in composition of the Group

There has not been a change in the composition of the Group which require disclosure in the financial statements for the quarter ended September 30, 2025.

6. Stated Capital

The number of shares representing the stated capital is 754,309,253 ordinary shares and 50,000 fully paid, cumulative preference shares as of September 30, 2025.

7. Contingent liabilities

There has not been a significant change in the nature of the contingent liabilities, which were disclosed in the audited financial statements for the year ended March 31, 2025.

8. Comparative information

Where necessary, comparative figures have been adjusted to conform with the changes in presentation in the current year.

Notes to the condensed consolidated interim financial statements

(all amounts in the notes are in Sri Lanka Rupees thousands unless otherwise stated.)

9. Related Party Transactions

The company carries out transactions in the ordinary course of its business with the following related entities, whose details are reported below:

For the 03 months ended 30th September		Con	npany
In LKR '000	Note	2025	2024
i) Transactions with Parent Company			
Ceylon Hotels Corporation PLC			
Net Temporary Advance	В	15,000	(70,775)
Expenses paid by CHC on behalf of the Company	Α	(1,561)	
Settlement of expenses paid to CHC	Α	1,246	(200)
Subsidiaries and affiliates			
Service provided by GFH Mgt Co. (Pvt) Limited	Α	(6,221)	(3,432)
Settlement of fees for services provided by GFH Mgt Co. (Pvt) Limited	Α	10,760	
Temporary Advance	В	9,930	39,600
Interest charged for the advances provided by KHC	В	178	178
Interest charged to affiliates for the advances obtained	В	(24,763)	

Non recurrent Related Party Transactions

There are no non-recurrent related party transactions for the period ended 30th September 2025.

Note:

- A) Transactions carried out in the ordinary course of business and charged at the face value of the expenses.
- B) Temporary advances given in the ordinary course of business and no interest is charged on the outstanding balances. Payable on demand and short term in nature.
- C) Terms and conditions related to intercompany borrowings/lendings.

Company	Party	Repayment	
The Kandy Hotels Company (1938) PLC	Borrower	AM/DID - 4 50/	
United Hotels Company Limited	Lender	AWPLR + 1.5%	

10. Events after the reporting period

No circumstances have arisen since the statement of financial position date that require adjustments to, or disclosure in the financial statements.

Share Information

1. Public shareholdings

Information pertaining to public shareholding is as follows:

	30 Sep 2025	30 Sep 2024
Public holding percentage	22.89%	15.95%
Public shareholding	172,650,443	120,295,503
Number of public shareholders	2,513	2,019
Float adjusted market capitalisation (Rs.)	3,505,026,177	998,592,305

As the float-adjusted market capitalization is more than Rs. 2.5 billion, The Kandy Hotels Company (1938) PLC complies under option 4 of the listing rules 7.14.1 (a) with the minimum public holding.

2. Directors' shareholdings

The details of shares held directly by the Directors and their close family members as at Sep 30, 2025 are as follows.

Name of Director	Number of shares		
	Ordinary	Preference	
Mr. Sanjeev Gardiner	87,500	9,500	

None of the Directors and their close family members other than those disclosed above directly held any shares in the Company.

3. Twenty two largest ordinary shareholders of the Company

Names of shareholders	Position	No of Shares	%
1 Ceylon Hotels Corporation PLC	1	528,661,003	70.09
2 Ceylon Hotels Investment (Pvt) Ltd	2	49,715,471	6.59
3 Seylan Bank PLC / Ambeon Holdings PLC (Margin Trading)	3	45,904,622	6.09
4 Adiuvat Investment Fund	4	36,582,097	4.85
5 Progruss Investments Limited	5	32,863,522	4.36
6 Mr. N.V.S. Saackville	6	4,368,000	0.58
7 Seylan Bank PLC / Gladstone Capital (Private) Limited	7	2,000,000	0.27
8 Mr. P.R.F. Collas	8	1,965,250	0.26
9 Mr. G.C. Goonetilleke	9	1,945,755	0.26
0 Mrs. L. Ratwatte	10	1,853,000	0.25
1 Mr. P.V. Gunasekera	11	1,750,000	0.23
2 Mrs. M.F. Gunasekera	11	1,750,000	0.23
3 Mrs. A.U.R. Pethiyagoda	13	1,500,000	0.20
4 Ms. M. Chevallaz	14	1,496,250	0.20
5 Mr. P. Chevallaz	14	1,496,250	0.20
6 Mr. A. Chevallaz	14	1,496,250	0.20
7 Mr. J. Laravoire	14	1,496,250	0.20
8 Mr. E. Laravoire	14	1,496,250	0.20
9 Ms. H. Sauties	14	1,496,250	0.20
0 Mr. J.P. Sauties	14	1,496,250	0.20
1 Mr. J.F.C. Badcock	21	1,034,250	0.14
2 Mr. F.D.M. Badcock	21	1,034,250	0.14
Sub total	and Steaming Park	723,400,970	95.90
Balance held by others		30,908,283	4.10
Total number of shares		754,309,253	100.00

4. Market Price per share

For six months ended 30 Sep

(Rs.)	(Rs.)
20.90	8.50
11.00	7.00
20.30	8.30
	(Rs.) 20.90 11.00