AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

KHIN SU HTAY & ASSOCIATES LIMITED
CERTIFIED PUBLIC ACCOUNTANTS

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
REGISTRATION No. 100456125

CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

Contents

STATEMENT BY DIRECTORS

OF

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

FOR THE YEAR ENDED 31 MARCH 2026

The Group's directors are responsible for the preparation and fair presentation of the consolidated financial statements, comprising the consolidated statement of financial position as at 31 March 2026, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the statement of cash flows for the year then ended, and the notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes, in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law") and for such internal controls as the directors determine are necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Under the Myanmar Companies Law 2017 ("the Law"), the directors are required to prepare the consolidated financial statements for each year that give a true and fair view of the state of affairs of the Group as at the end of the financial year and of the operating results of the Group for that year. It also requires the directors to ensure the Group keeps proper accounting records according to Section 258 of Myanmar Companies Law 2017 that disclose with reasonable accuracy of the consolidated financial position of the Group. The directors are also responsible for safeguarding the assets of the Group and to prevent and detect fraud and other irregularities.

The directors have made an assessment of the Group's ability to continue as a going concern and have no reason to believe the Group will not be a going concern for the next twelve months from the date of this Statement.

The Board of Directors has, on the date of this Statement, authorised these financial statements for issue.

On behalf of the Board of Directors,

Amata Holding Public Co., Ltd.

U Win Aung
Managing Director
Amata Holding Public Company Limited
Date: 20-7-2026

Daw Nay Myat Thu Aung
Director
Amata Holding Public Company Limited

KHIN SU HTAY & ASSOCIATES LIMITED
Certified Public Accountants
(Company Registration Number: 100124548)
 # C-1 / 005, Ground Floor, Hninnsi Street, Yuzana Highway Complex, Narnat Taw Road, Kamayut Township, Yangon, Myanmar
Email: thantint@kshal.com
Tel: (95-09) 422953862, 422953863

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

FOR THE YEAR ENDED 31 MARCH 2026

Qualified Opinion

We have audited the consolidated financial statements of **Amata Holding Public Company Limited ("the Company") and its Subsidiaries ("the Group"),** which comprise the consolidated statement of financial position of the Group as at 31 March 2026, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows of the Group for the year then ended and a summary of significant accounting policies and other explanatory notes.

In our opinion, except for the effects of adjustments if any, arising from the matters described in basis for qualified opinion, the consolidated financial statements of the Group are properly drawn up in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law"), so as to give a true and fair view of the state of affairs of the Group as at 31 March 2026 and of the results, changes in equity and cash flows of the Group for the year then ended.

Basis for Qualified Opinion

Based on our audit, we noted as follows;

Land lease agreement for "Amata Resort and Spa (Andaman)" was made between Taninthayi Region Government, Republic of the Union of Myanmar (Lessor) and Amata International Company Limited (Lessee) on 28 March 2016.

It has been vividly stated in the land use agreement of Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to other person or organization.

The management of the Group intention for the land is to be sub-leased to United International Group Limited from Amata International Company Limited. So, the Company is in process for applying the sub-leasing approval from Taninthayi Region Government, Republic of the Union of Myanmar.

The approval of sub-leasing from the Government Authority has not yet received at the time of this report.

As such, we report in notes to the consolidated financial statements as follows;

Notes no. 4: Property, Plant & Equipment

The Group has recognised the Amata Resort and Spa (Andaman) hotel constructed on the land referred to above, as property, plant and equipment. However, the required approval of sub-lease from Taninthayi Region Government had not yet been received. Accordingly, we were unable to verify the Group's control over and right to use of hotel constructed on this land.

Notes no. 6: Right-of-Use Assets

As included of the right-of-use assets MMK 415,905 (in thousands) in the consolidated statement of financial position, depreciation increased by MMK 6,932 (in thousands) for this year. Land lease agreement for Amata Resort and Spa (Andaman) was not available to review the right to direct use of this land/approval for sub-leasing of land use, permission of construction, rights and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

Notes no. 21: Finance Lease Obligation

As included of the finance lease obligation MMK 461,341 (in thousands) in the consolidated statement of financial position, interest expenses increased by MMK 59,976 (in thousands) for this year. Land lease agreement for Amata Resort and Spa (Andaman) was not available to review the right to direct use of this land/approval for sub-leasing of land use, permission of construction, rights and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Myanmar, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) and the provisions of Myanmar Companies Law 2017 ("the Law") and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibility for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

Further to our opinion, we report as follows:

(a) The proper books of account have been kept by the Group in accordance with the provisions of the Section 258 of the Law.

(b) In accordance with the provisions of Section 280 (b) (i) and (ii) of the Law:

- we have obtained all the information and explanations we have required; and
- the financial statements are drawn up in conformity with the provisions of the Law.

U Than Tint
CPA (PAPP-103)
Managing Director
Khin Su Htay & Associates Limited
Certified Public Accountants

Yangon,
Date: 20 July 2026

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2026

	Notes	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Assets			
Non-current assets			
Property, plant and equipment	4	44,406,634	45,600,495
Intangible assets	5	24,115	12,091
Right-of-use assets	6	1,062,023	1,122,687
		45,492,772	**46,735,273**
Current assets			
Inventories	7	83,155	87,533
Accounts receivable	8	12,724	13,445
Deposit, prepayment and advance	9	39,618	46,761
Advance tax	10	11,840	6,706
Amount due from related parties	11	-	20,383
Cash and cash equivalents	12	33,361	24,364
		180,698	**199,192**
Total assets		**45,673,470**	**46,934,465**
Equity and liabilities			
Share capital	13	3,487,990	3,487,990
Retained earnings		(135,441)	1,126,926
Non controlling interest		611,138	713,709
		3,963,687	**5,328,625**
Current liabilities			
Accounts payable	14	352,141	11,893,654
Tax payable	15	19,986	16,157
Accrued expenses	16	1,062,842	971,208
Deposit received	17	544,306	544,561
Other liabilities	18	433,558	724,290
Amount due to related parties	19	1,175,730	3,751,238
Long-term borrowings	20	36,921,803	15,461,250
Finance lease obligation	21	22,160	38,797
		40,532,526	**33,401,155**
Non - current liabilities			
Long-term borrowings	20	-	7,008,750
Finance lease obligation	21	1,177,257	1,195,935
		1,177,257	**8,204,685**
Total equity and liabilities		**45,673,470**	**46,934,465**

Authenticated by:

Amata Holding Public Co., Ltd.

-- --

U Win Aung
Managing Director
Amata Holding Public Company Limited

Daw Nay Myat Thu Aung
Director
Amata Holding Public Company Limited

Date : 20-7-2026

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2026

	Notes	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Revenue	22	655,506	438,434
Cost of sales	23	(605,042)	(368,877)
Gross profit		**50,464**	**69,557**
Other Income	24	4,005,662	1,601
Sales and marketing	25	(40,139)	(39,211)
Administration and general	26	(825,453)	(913,087)
Property operating and maintenance	27	(216,546)	(197,507)
Utility cost	28	(158,276)	(181,711)
Property tax		(4,012)	(4,012)
Lease rental		(9,317)	(12,200)
Impariment loss	29	(83,263)	(1,338,923)
Write-off		(13)	(13)
Exchange rate differential	30	(85,992)	14,254
EBITDA		**2,633,115**	**(2,601,252)**
Depreciation and amortization	4, 5, 6	(1,191,805)	(1,260,452)
EBIT		**1,441,310**	**(3,861,704)**
Interest expense	31	(3,109,388)	(2,955,995)
Loss before tax		**(1,668,078)**	**(6,817,699)**
Income tax expenses		-	-
Gain on disposal		3,499	14,889
Capital gain tax		1,511	(3,000)
Loss for the year		**(1,663,068)**	**(6,805,810)**
Other comprehensive income		-	-
Total comprehensive income for the year		**(1,663,068)**	**(6,805,810)**
Profit Attributable to :			
Equity holder of the Company		(1,558,046)	(6,714,773)
Non-controlling interest		(105,022)	(91,037)
		(1,663,068)	**(6,805,810)**
Total Comprehensive Income Attributable to :			
Equity holder of the Company		(1,558,046)	(6,714,773)
Non-controlling interest		(105,022)	(91,037)
		(1,663,068)	**(6,805,810)**
Negative earning per share (loss per share)			
Basic (MMK)		**(0.148)**	**(0.640)**

Authenticated by:

Amata Holding Public Co., Ltd.

U Win Aung
Managing Director
Amata Holding Public Company Limited

Daw Nay Myat Thu Aung
Director
Amata Holding Public Company Limited

Date : 20-7-2026

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2026

	SHARE CAPITAL	RETAINED EARNINGS	TOTAL	NCI	TOTAL EQUITY
	MMK'000	MMK'000	MMK'000	MMK'000	MMK'000
As at 01 April 2024	3,487,990	7,833,230	11,321,220	804,746	12,125,966
Prior year adjustments	-	8,494	8,494	-	8,494
Loss for the year	-	(6,714,773)	(6,714,773)	(91,037)	(6,805,810)
Dividend Paid	-	(25)	(25)	-	(25)
As at 31 March 2025	**3,487,990**	**1,126,926**	**4,614,916**	**713,709**	**5,328,625**
As at 01 April 2025	3,487,990	1,126,926	4,614,916	713,709	5,328,625
Prior year adjustments	-	295,834	295,834	2,451	298,285
Loss for the year	-	(1,558,046)	(1,558,046)	(105,022)	(1,663,068)
Dividend Paid	-	(155)	(155)	-	(155)
As at 31 March 2026	**3,487,990**	**(135,441)**	**3,352,549**	**611,138**	**3,963,687**

The annexed accounting policies and explanatory notes form an integral part of the financial statements

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2026

		31-Mar-26 MMK'000	31-Mar-25 MMK'000
Cash flows from operating activities			
Loss before taxation		**(1,668,078)**	**(6,817,699)**
Adjustments for:			
Depreciation and amortization		1,191,805	1,260,452
Interest income		(607)	(276)
Interest expense		3,109,388	2,955,995
Impariment loss		83,263	1,338,923
Write-off		13	13
Provision for baddebt		(57)	(3,565)
Operating cash flows before working capital changes		**2,715,727**	**(1,266,157)**
Changes in working capital:			
Inventory		4,378	22,465
Trade and other receivables		2,789	23,201
Trade and other payables		33,722	(110,042)
Amount due to related parties		(2,573,125)	1,472,653
Cash generate from operations		**183,491**	**142,120**
Interest paid		-	(8,000)
Net cash provided by operating activities	**A**	**183,491**	**134,120**
Cash flows from investing activities			
Purchase of property, plant and equipment		(13,180)	(21,135)
Purchase of intangible assets		(19,400)	-
Proceeds from sale of property, plant and equipment		3,500	60,000
Interest received		607	276
Net cash (used in)/provided by investing activities	**B**	**(28,473)**	**39,141**
Cash flows from financing activities			
Dividend paid		(155)	(25)
Repayment of short-term loan		-	(52,000)
Finance lease obligation		(145,866)	(128,366)
Net cash used in financing activities	**C**	**(146,021)**	**(180,391)**
Net increase / (decrease) in cash and cash equivalents	**A+B+C**	**8,997**	**(7,130)**
Cash and cash equivalents at the beginning of the year		**24,364**	**31,494**
Cash and cash equivalents at the end of the year		**33,361**	**24,364**

The annexed accounting policies and explanatory notes form an integral part of the financial statements

1. General Information

Amata Holding Public Company Limited is domiciled and incorporated in the Republic of the Union of Myanmar with its registered office at No.51, Shwe Hintha Street, Room (11-11), Tower C1, Shwehintha Condo, 11 Quarter, Hlaing Township, Yangon, Myanmar under Company Registration No. 100456125 (former Registration No.1563/2017-2018) dated 27 June 2017.

The Company is listed in the Yangon Stock Exchange Joint Venture Company Limited on 03 June 2021.

The principal activities of the Company are Hospitality, Restaurants and Ballooning Services.

The Company acquired 99.99% share of United International Group Limited (UIG) and 51% share of Myanmar Ballooning Company Limited (MB) on 01 August 2018.

Incorporated in 1993, United International Group Limited mainly involves in resorts and restaurant management under UIG (Amata Brand) which operates value segments of the hospitality market through the following;

(i) Amata Resort and Spa – Ngapali
(ii) Amata Garden Resort - Inle
(iii) Amata Garden Resort – Bagan
(iv) My Bagan Residence by Amata
(v) Amata Resort and Spa (Andaman)

Incorporated in 2013, Myanmar Ballooning Company Limited mainly operates in hot air ballooning and operates under Oriental Ballooning brand. Oriental Ballooning brand flights over the Bagan, the city of Mandalay, stunning Inle Lake and Ngapali Beach in Myanmar (Burma).

2. Basis of Preparation of the Financial Statements

(a) Statement of Compliance

The consolidated financial statements are prepared in compliance with International Financial Reporting Standards (“IFRS”) and the provision of Myanmar Companies Law 2017 (“the Law”).

(b) Basis of Measurement

The consolidated financial statements have been prepared on the historical cost basis.

(c) Use of Estimates and Judgements

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

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

Impairment

Management has to make certain assumptions and estimates that may substantially impact the presentation of the Group's financial position and / or results of operations. Such estimates, assumptions or the exercise of discretion mainly relate to the useful life of non-current assets, revenue, costs, future cash flows and the discounted cash flows used for impairment testing.

Essential estimates and assumptions that may affect reporting in property, plant and equipment, intangible assets and right-of-use assets of the financial statements are described in this Notes No. 4, 5 and 6.

Changes in assumptions or circumstances could require changes in the carrying amounts. This could lead to the recognition of additional impairment losses in the future.

(d) Going Concern,

As at 31 March 2026, one of the subsidiaries of the Group, United International Group Limited ("UIG"), had current liabilities exceeding its current assets by MMK 43,626,498 (in thousands). The financial statements were prepared on the going concern basis on the assumption that its shareholders will continue to provide the necessary financial support to enable it to continue its operations as a going concern. Should the Company be unable to continue as going concern, provisions would then have to be made for any losses that might arise in the realization of the Company's assets other than on a going concern basis and to reclassify non-current assets as current assets. No such adjustments have made in these financial statements.

(e) Basis of Consolidation

(a) Subsidiaries

Subsidiaries are entities (including special purpose entities) over which the Group has power to govern the financial and operating policies so as to obtain benefits from its activities, generally accompanied by a shareholding giving rise to a majority of the voting rights. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are consolidated from the date on which control ceases.

In preparing the consolidated financial statements, transactions, balances and recognized gains on transactions between group entities are eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non- controlling interests are that part of the net results of operations and of net assets of a subsidiary attributable to the interests which are not owned directly or indirectly by the equity holders of the Company. They are shown separately in the consolidated statement of comprehensive income, statement of changes in equity and statement of financial position. Total comprehensive income is attributed to the non-controlling interests based on their respective interests in a subsidiary, even if this the results in the non-controlling interests having a deficit balance.

(b) Associated companies

Associated companies are entities over which the Group has significant influence, but not control, generally accompanied by a shareholding giving rise to voting rights of 20% and above but not exceeding 50 %. Investments in associated companies are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses.

(c) Equity method of accounting

In applying the equity method of accounting, the Group's share of its associated companies' post-acquisition profits or losses are recognized in profit or loss and its share of post-acquisition other comprehensive income is recognized in other comprehensive income. These post- acquisition movements and distributions received from the associated companies are adjusted against the carrying amount of the investments. When the Group's share of losses in an associated company equals to or exceeds its interest in the associated company, including any other unsecured non-current receivables, the Group does not recognize further losses, unless it has obligations to make or has made payments on behalf of the associated company.

Unrealised gains on transactions between the Group and its associated companies are eliminated to the extent of the Group's interest in the associated companies. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of associated companies have been changed where necessary to ensure consistency with the accounting policies adopted by the Group.

(d) Investment in associate

Investment in associated is initially recognized at the transaction price (including transaction costs) under the equity method of accounting and carrying amount is increased or decreased to recognize the investor's share of the profit or loss of the investee after the date of acquisition. The investor's share of the profit or loss of the investee is recognized in the investor's profit or loss. Distributions received from and investee reduces the carrying amount of the investment.

3. Significant Accounting Policies

The accounting policies set out below have been applied consistently to all periods presented in the consolidated financial statements.

(a) Foreign Currency Translation

The Company maintains its accounting records in Myanmar Kyats. The financial statements are presented in Myanmar Kyats (MMK), which is functional and presentation currency of the Company.

Transactions in foreign currencies other than MMK are translated to the functional currency at the monthly group exchange rate.

All monetary assets and liabilities denominated in foreign currencies other than Myanmar Kyats outstanding at the reporting date are translated to the functional currency at the exchange rate of MMK 2,100.00 per US$ 1.

Currency translation differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the reporting date are recognised in the statement of profit or loss and other comprehensive income.

(b) Cash and Cash Equivalents

Cash and cash equivalents in the statements of financial position comprise cash in hand and cash at bank balances.

(c) Trade and Other Accounts Receivables

Trade and other accounts receivables are stated at the invoice value less allowance for doubtful debt.

The allowance for doubtful accounts is established at 10% of trade and other accounts receivable balances that remain overdue for 365 days or more as of the reporting date.

(d) Inventory

Inventory is measured at the lower of cost and net realised value.

Cost is calculated using the first in first out principle, and comprises all costs of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realised value is the estimated selling price in the ordinary course of business less the estimated costs to complete and to make the sale.

(e) Property, Plant and Equipment

Owned assets

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses expect for building that are presented at revalued value.

Costs include expenditure that is directly attributable to the acquisition of the assets. The cost of self- constructed assets includes the cost of materials and direct labour, any other cost directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and capitalized borrowing costs, purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for us separate items (major components) of property, plant and equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognized net in profit or loss.

Revalued assets

Revaluations are performed by independent professional valuers with sufficient regularity to ensure that the carrying amount of these assets does not differ materially from that which would be determined using fair values at the reporting date.

Any increase in value, on revaluation, is recognized in other comprehensive income and presented in the revaluation reserve in equity unless it offsets a previous decrease in value recognized in profit or loss in respect of the same asset. A decrease in value is recognized in profit or loss to the extent it exceeds an increase previously recognized in other comprehensive income for the same asset. Upon disposal of a revalued asset, any related revaluation surplus is transferred directly to retained earnings and is not taken into account in calculating the gain or loss on disposal.

Subsequent costs

The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day –to-day servicing of property, plant and equipment are recognized in profit or loss as incurred.

Depreciation

Depreciation is calculated based on the depreciable amount, which is the cost of an asset, or other amount substituted for cost.

Depreciation is charged to profit of loss on a straight – line basis over the estimated useful lives of each component of an item of property, plant and equipment. The estimated useful lives are as follows:

	Useful Lives
-Building	60, 58, 56, 49,20 years
-Balloon (15 units)	7 years
-Plant and machinery	5 years
-Furniture and fixtures	5 years
-Office equipment	3 years
-Vehicle	5 years
-Operating equipment	3 years

Depreciation method, useful lives and residual values are reviewed at each financial year- end and adjusted if appropriate. Useful life of building depends on the land lease agreement.

(f) Intangible Assets

Intangible assets are measured at cost less accumulated amortization and accumulated impairment losses. Intangible assets are amortized on a straight –line basis from the date the asset is available for use and over its estimated useful lives of 3 years.

(g) Goodwill

Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interests and any previous interest held over the net identifiable assets acquired). If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the gain is recognized in profit or loss.

(h) Leases

An agreement whereby the lessor conveys to the lessee in return for a payment or series of payments the right to use an asset for an agreed period of time.

Finance lease: A lease that transfers substantially all the risks and rewards incidental to ownership of an asset. Title may or may not eventually be transferred.

Operating lease: A lease other than a finance lease.

As a lessee

Finance leases that transfer to the Group substantially all of the risks and benefits incidental to ownership of the leased item, are capitalized at the commencement of the lease at the fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in finance costs in profit or loss.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an operating expense in profit or loss on a straight-line basis over the lease term.

(i) Trade and Other Payables

Trade and other accounts payable are stated at cost.

(j) Share Capital

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares and share options are recognized as a deduction from equity, net of any tax effects.

(k) Revenue

Revenue excludes commercial taxes and is arrived at after deduction of trade discounts.

Revenue from hotel operations

Hotel revenue from room, food and beverage and other services are recognised when the rooms are occupied, food and beverage are sold and the services are rendered.

Revenue from Ballooning operations

Rental and related services income are recognized in profit or loss as the services are provided.

(l) Lease Payments

Payments made under operating leases are recognized in profit or loss on a straight line basis over the term of the lease.

Contingent lease payments are accounted for by revising the minimum lease payments over the remaining term of the lease when the lease adjustment is confirmed.

Determining whether an arrangement contains a lease

At inception of an arrangement, the Group determines whether such arrangement is or contains a lease. A specific asset is the subject of a lease if fulfilment of the arrangement is dependent on the use of that specified asset. An arrangement conveys the right to use the asset if the arrangement conveys to the Group the right to control the use of the underlying asset.

At inception or upon reassessment of the arrangement, the Group separates payments and other consideration required by such an arrangement into those for the lease and those for other elements on the basis of their relative fair values. If the Group concludes for a finance lease that it is impracticable to separate the payments reliably, an asset and a liability are recognized at an amount equal to the fair value of the underlying asset. Subsequently the liability is reduced as payments are made and an imputed finance charge on the liability is recognized using the Company’s incremental borrowing rate.

(m) Income Tax

Income tax expense for the year comprises current and deferred tax. Current and deferred taxes are recognized in the statement of income except to the extent that they relate to a business combination, or items recognized directly in equity.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purpose and the amounts used for taxation purposes. Deferred tax is not recognized for the following temporary differences: the initial recognition of goodwill and the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss.

Deferred tax is measured at the rates that are expected to be applied to the temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

In determining the amount of current and deferred tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

Deferred tax assets and liabilities are offset is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis on their tax assets and liabilities will be realized simultaneously.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilized. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realized.

(n) Impairment of Financial Assets

The Group assesses at each balance sheet date whether there is objective evidence that a financial asset or the Group of financial assets is impaired. A financial asset is impaired and impairment losses are incurred if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (“a loss event”) and that loss event (or events) has an impact on the estimated future cash flows of the financial assets or the Group of financial assets that can be reliably estimated.

(o) Related Parties

For the purpose of these financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly to control or joint control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

Relationships with related parties were as follows:

Name of individuals	**Nature of relationship**
United International Group Limited	Subsidiary
Myanmar Ballooning Company Limited	Subsidiary
Amata International Company Limited	Related of Subsidiary
Awinka Holding Company Limited	Related of Subsidiary
U Win Aung	Managing Director

The pricing policies for particular types of transactions are explained future below:

Transaction	**Pricing policies**
Land lease	Contractually agreed prices

Significant transactions for the year ended 31 March 2026 with related parties were as follows;

	31-Mar-26	**31-Mar-25**
	MMK'000	**MMK'000**
Receivable from related party	-	20,383
Payable to related party	1,175,730	3,751,238

Significant agreement with related party

The Group entered into lease agreements with a related party to lease land for the following terms:

Land Lease – Amata Resort & Spa- Ngapali	15 years
Land Lease – Amata Garden Resort – Bagan	15 years
Land Lease – My Bagan Residence by Amata	15 years

4. Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation. Details are shown as below:

MMK'000

	Building	Office Equipment	Plant & Machinery	Furniture & Fixture	Data Processing Equipment	Motor Vehicles	Balloon (15 units)	Boat & Bicycle	Others	Operation Equipment	Construction in Progress	Total
Costs												
At 01 Apr 2025	54,330,301	319,729	1,287,531	2,025,606	380,179	605,774	2,329,570	238,299	129,388	1,166,060	81,949	62,894,386
Additions	-	960	1,703	-	1,250	-	-	5,000	670	1,484	2,113	13,180
Disposal	-	-	-	-	-	(2,200)	-	-	-	-	-	(2,200)
At 31 Mar 2026	**54,330,301**	**320,689**	**1,289,234**	**2,025,606**	**381,429**	**603,574**	**2,329,570**	**243,299**	**130,058**	**1,167,544**	**84,062**	**62,905,366**
Accumulated Dep:												
At 01 Apr 2025	7,831,856	316,870	1,187,350	1,999,315	364,393	593,363	2,205,686	237,959	121,200	1,117,598	-	15,975,590
Additions	957,554	1,567	39,204	14,714	15,407	6,389	73,299	1,130	1,469	14,339	-	1,125,072
Disposal	-	-	-	-	-	(2,199)	-	-	-	-	-	(2,199)
At 31 Mar 2026	**8,789,410**	**318,437**	**1,226,554**	**2,014,029**	**379,800**	**597,553**	**2,278,985**	**239,089**	**122,669**	**1,131,937**	**-**	**17,098,463**
Accumulated Impairment:												
At 01 Apr 2025	**1,306,326**	**195**	**803**	**493**	**91**	**-**	**-**	**1**	**73**	**2,879**	**7,440**	**1,318,301**
Additions *(refer to Note 29)*	81,389	1	24	12	1	-	-	-	-	60	481	81,968
At 31 Mar 2026	**1,387,715**	**196**	**827**	**505**	**92**	**-**	**-**	**1**	**73**	**2,938**	**7,921**	**1,400,269**
Net Book Value												
At 31 Mar 2026	**44,153,176**	**2,056**	**61,853**	**11,072**	**1,537**	**6,021**	**50,585**	**4,209**	**7,316**	**32,668**	**76,141**	**44,406,634**
At 01 Apr 2025	**45,192,119**	**2,664**	**99,378**	**25,798**	**15,695**	**12,411**	**123,884**	**339**	**8,115**	**45,583**	**74,509**	**45,600,495**

Under United International Group Limited

"Amata Resort and Spa (Andaman)" is situated on "Poni" island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between Taninthayi Region Government, Republic of the Union of Myanmar (Lessor) and Amata International Company Limited (Lessee).

It has been vividly stated in the land use agreement of Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to other person or organization.

Amata Resort and Spa (Andaman) hotel (operated in November 2021) is in operation and Building Cost for this hotel MMK 4,133,976 (in thousands) was recorded under property, plant and equipment without approval for sub-leasing of land use under the name of United International Group Limited and the approval of sub-leasing from the Government Authority has not yet received at the time of this report.

As a result of this, the depreciation of hotels increased by MMK 68,900 (in thousands) for this year. (Note 6 and 21)

5. Intangible Assets

Intangible assets are stated at cost less accumulated amortisation. Details are shown as below:

	31-Mar-26 MMK'000
Cost	
At 01 April 2025	371,463
Addition	19,400
Write off	(8,277)
At 31 March 2026	**382,586**
Accumulated Amortization	
At 01 April 2025	359,371
Addition	7,364
Write off	(8,264)
At 31 March 2026	**358,471**
Accumulated Impairment	
At 01 April 2025	1
Addition	-
At 31 March 2026	1
Net Book Value	
At 31 March 2026	**24,115**
At 01 April 2025	**12,091**

6. Right-of-Use Assets

Details are shown as below:

	31-Mar-26
	MMK'000
Cost	
At 01 April 2025	1,267,200
Addition	-
At 31 March 2026	**1,267,200**
Accumulated Depreciation	
At 01 April 2025	123,892
Addition	59,369
Adjustment	-
At 31 March 2026	**183,261**
Accumulated Impairment	
At 01 April 2025	20,621
Addition *(refer to Note 29)*	1,295
At 31 March 2026	**21,916**
Net Book Value	
At 31 March 2026	**1,062,023**
At 01 April 2025	**1,122,687**

Under United International Group Limited

The useful life of right-of-use assets and building was not agreed with lease agreement. Details are shown as below:

	Lease period as per agreement	**Useful life**
Land Lease – Amata Resort & Spa- Ngapali	15 years	58 Years
Land Lease – Amata Garden Resort – Bagan	15 years	60 Years
Land Lease – My Bagan Residence by Amata	15 years	49 Years
Land Lease – Amata Garden Resort Inle Lake	50 years	56 Years
Land Lease – Amata Resort and Spa - Andaman	Not contracted	70 Years

"Amata Resort and Spa (Andaman)" is situated on "Poni" island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between Taninthayi Region Government, Republic of the Union of Myanmar (Lessor) and Amata International Company Limited (Lessee).

It has been vividly stated in the land use agreement of Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to other person or organization.

The Company's management intention for the land is to be sub-leased to United International Group Limited from Amata International Company Limited. So, the Company is in process for applying the sub-leasing approval from Taninthayi Region Government, Republic of the Union of Myanmar. The approval of sub-leasing from the Government Authority has not yet received at the time of this report.

During the accounting period ended 31 March 2022, Amata Resort and Spa (Andaman) hotel is in operation, and right-of-use assets for this hotel MMK 464,427 (in thousands) was recorded under right-of-use assets. However, the Company has no land lease agreement with Amata International Company Limited for land lease to review approval for sub-leasing of land use, permission of construction, rights and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

As a result of this, the depreciation of hotel increased by 6,932 (in thousands) for this year. (Notes 4 and 21)

7. Inventories

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Food and beverage	10,036	9,050
Supplies	55,694	59,857
Diesel and gas	14,701	15,022
Souvenir stock	2,724	3,604
	83,155	**87,533**

8. Accounts Receivable

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Guest and city ledger	14,128	14,856
Other	-	50
Provision for bad debts	(1,404)	(1,461)
	12,724	**13,445**

9. Deposit, Prepayment and Advance

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Deposit	15,010	15,010
Prepayment – Insurance	19,995	26,058
– Others	2,113	5,693
– Rental	2,500	-
	39,618	**46,761**

10. Advance Tax

It comprises the followings:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Corporate Income tax	1,066	1,066
Commercial tax (i)	10,774	5,640
	11,840	**6,706**

(i) Commercial Tax

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Opening balance	5,640	14,492
Advance payment during the year	5,134	1,730
Commercial tax payable	-	(10,582)
Closing balance as at	**10,774**	**5,640**

11. Amount Due from Related Parties

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Awinka Holding Company Limited	-	20,383
	-	**20,383**

12. Cash and Cash Equivalents

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Cash in hand	24,181	19,107
Cash at bank	9,180	5,257
	33,361	**24,364**

13. Share Capital

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Issued, Subscribed and Fully paid-up Capital		
10,000,000 shares of Ks 100 each	1,000,000	1,000,000
497,598 shares of Ks 5,000 each	2,487,990	2,487,990
	3,487,990	**3,487,990**

14. Accounts Payable

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Trade payable	291,179	429,188
Other	55,762	63,301
Interest payable	5,200	11,401,165
	352,141	**11,893,654**

Out of total trade payable stated above, MMK 227,447 (in thousands) was long outstanding balances of United International Group Limited.

15. Tax Payable

It comprises the followings:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Capital gain tax	-	3,000
Commercial tax	19,986	13,157
	19,986	**16,157**

(i) Capital Gain Tax

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Opening balance	3,000	1,427
Provision for the year	-	3,000
Penalty	-	143
Tax paid during the year	(1,489)	(1,570)
Over provision	(1,511)	-
Closing balance as at	**-**	**3,000**

(ii) Commercial Tax

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Opening balance	13,157	110,475
Provision for the year	19,986	13,157
Penalty	-	6,839
Tax paid during the year	(13,157)	(106,732)
Advance commercial tax	-	(10,582)
Closing balance as at	**19,986**	**13,157**

16. Accrued Expenses

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Salary and employee related expenses	11,884	13,823
Professional fee	287,684	264,469
CSR expenses	90,000	70,000
DCA flight movement charges	5,065	4,649
Royalty fees	364,142	364,142
NCDC	49,760	45,950
Others	254,307	208,175
	1,062,842	**971,208**

17. Deposit Received

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Deposit received – Guest and agents (float)	530,396	532,823
– Others	13,910	11,738
	544,306	**544,561**

18. Other Liabilities

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Commission	3,116	3,116
Service money	12,442	303,174
Short-term loan	418,000	418,000
	433,558	**724,290**

(i) ***Service money***

During the financial year, one of the Group's subsidiaries, United International Group Limited ("UIG"), adjusted accrued service money amounting to MMK 293,285 (in thousands) to retained earnings in accordance with the resolution of its Board of Directors dated 8 April 2025.

(ii) Short-term loan

On 29 July 2020, its subsidiary – United International Group Limited ("UIG") borrowed a Covid – 19 Loan from Government for principal amount of MMK 480,000 (in thousands) with interest rate 1% and is repayable on 28 July 2021. According to Notification no. 2/2021 of UMFCCI dated 11 September 2021, the Covid-19 Loan is repayable on 28 July 2022. However, it is repayable on 28 July 2023 according to Notification no. 3/2022 of UMFCCI dated 04 November 2022.

On 29 August 2023, UIG submitted the Covid-19 loan repayment schedule to Government Committee, however, the Committee has not yet approved this repayment schedule. During the financial year ended 31 March 2026, UIG did not make the repayment for Covid-19 loan.

19. Amount Due to Related Parties

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Amata International Co., Ltd.	117,241	103,920
U Win Aung	1,058,489	3,647,318
	1,175,730	**3,751,238**

On 30 March 2026, one of the Group's subsidiaries, United International Group Limited ("UIG"), received a waiver of amount due to U Win Aung, Director of UIG, amounting to MMK 4,000,000 (in thousands) and recognized as other income. (Note.24)

20. Long-Term Borrowings

Details are shown as below:

	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Long-term borrowings (USD 10.7 million)		
Current portion	36,921,803	15,461,250
Non-current portion	-	7,008,750
	36,921,803	**22,470,000**

On 22 October 2016, its subsidiary – United International Group Limited (UIG) entered into a loan facilities agreement with International Finance Corporation (IFC) for principal amount of USD 10.7 million with interest rate (Variable Interest Rate – sum of the Relevant Spread and LIBOR). According to Waiver letter No.8 dated on 22 September 2023 Waiver letter No.9 dated 18 December 2023 respectively, instalment payments were rescheduled with agreement of International Finance Corporation (IFC).

According to Waiver letter No.9 dated 18 December 2023, the maturity date is 15 June 2024. However, UIG did not make repayment of IFC loan at the time of this report.

On 16 July 2024, UIG submitted a letter of request to International Finance Corporation to defer upcoming loan payment.

On 13 November 2025, the settlement agreement and revised repayment schedule was made between United International Group Limited and International Finance Corporation (IFC).

Under the terms of new agreement, the Company has been granted the right to settle its existing debt obligations in full and final satisfaction. Specifically, the original principal loan amount of USD 17,581,810.76 (including principal, accrued interest, default interest and other related charges) has been restructured and reduced to a total settlement amount of MMK 30,000,000 (in thousands).

As at 31 March 2026, the Company did not make fully repayment of loan outstanding to IFC due to the required regulatory approval process had not been completed. Subsequent to the reporting date, on 21 April 2026, the Company made an initial repayment of outstanding IFC loan amounting MMK 5,000,000 (in thousands) to IFC. The relevant regulatory approval was subsequently obtained, and discussions with IFC regarding the repayment of the remaining outstanding balance are still ongoing.

21. Finance Lease Obligation

Details are shown as below:

	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Current liabilities	22,160	38,797
Non-current liabilities	1,177,257	1,195,935
	1,199,417	**1,234,732**

The future minimum lease payments are as follows;

	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Within one year	172,866	193,866
Later than one year but within five years	608,251	629,251
Later than five years	7,634,836	7,778,836
	8,415,953	**8,601,953**

Under United International Group Limited

Lease period and interest rate for finance lease obligation are as follows;

Description	Lessor	Lease Period	Interest Rate
Amata Resort & Spa- Ngapali	U Win Aung Amata International Co., Ltd.	58 Years	13%
Amata Garden Resort – Bagan	U Win Aung	60 years	13%
My Bagan Residence by Amata	U Win Aung	49 years	13%
Amata Garden Resort Inle Lake	Ministry of Environmental Conservation and Forestry	50 years	13%
Amata Resort and Spa (Andaman)	U Win Aung (Amata International Co., Ltd.)	70 Years	13%
Apartment Lease	Daw Htay Htay Kyi	2 Years	13%

- Lease period in the calculation statement of finance lease obligation was not agreed with lease agreement. Details are shown as below:

Description	Lease Period as per agreement	Lease Period as per Calculation Statement
Land Lease – Amata Resort & Spa- Ngapali	15 years	58 Years
Land Lease – Amata Garden Resort – Bagan	15 years	60 Years
Land Lease – My Bagan Residence by Amata	15 years	49 Years
Land Lease – Amata Garden Resort Inle Lake	50 years	56 Years
Land Lease - Amata Resort and Spa (Andaman)	Not contracted	70 Years

- “Amata Resort and Spa (Andaman)” is situated on “Poni” island Myeik (Mergui) Archipelago area which is the 50 years (extendable 2 times for 10 years each) land lease agreement (dated 28 March 2016) between Taninthayi Region Government, Republic of the Union of Myanmar (Lessor) and Amata International Company Limited (Lessee).

  It has been vividly stated in the land use agreement of Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to other person or organization.

  The Company’s management intention for the land is to be sub-leased to United International Group Limited from Amata International Company Limited. So, the Company is in process for applying the sub-leasing approval from Taninthayi Region Government, Republic of the Union of Myanmar.

  During the accounting period ended 31 March 2022, Amata Resort and Spa (Andaman) hotel is in operation, and land lease for this hotel amount MMK 464,427 (in thousands) was recorded in finance lease obligation as initial lease liability. However, the Company has no land lease agreement with Amata International Company Limited for land lease to review approval for sub-leasing of land use, permission of construction, right and obligation of the Company, lease period, annual rental fees, etc. during the course of audit.

  As a result of this, the interest expenses of hotel increased by MMK 59,976 (in thousands) for this year. (Notes 4 and 6)

- The amendment of land lease contract between Ministry of Environmental Conservation and Forestry and United International Group Limited was made on 21 November 2024. As per amendment of land lease contract, the annual lease fee for Amata Garden Resort (Inle Lake) was increased from MMK 3,845,600 to MMK 7,866,000. And the rental rate shall be reviewed and determined by mutual agreement for every subsequent 5 (five) years period and the next rent shall not be increased more than 10% of the preceding year.

22. Revenue

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Room / ballooning	491,753	272,184
Food and beverage	138,830	138,155
Guest laundry and spa	3,161	2,612
Other operating	21,762	25,483
Total	**655,506**	**438,434**

23. Cost of sales

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Room / ballooning (i)	440,162	213,034
Food and beverage (ii)	150,313	143,179
Guest laundry and spa (iii)	3,267	1,298
Other operating	11,300	11,366
Total	**605,042**	**368,877**

(i) Room/Ballooning

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Payroll and related expenses		
Salaries and wages	202,138	101,571
Employee benefits	36,634	26,182
	238,772	**127,753**
Other expenses		
Ballooning cost	81,732	-
Service money	12,265	8,377
Supplies	24,027	28,334
Maintenance general	6,460	122
Transportation	20,743	3,652
Printing and stationery	1,932	489
Motor vehicle expenses	3,746	7,904
License and tax	7,245	15,137
Miscellaneous	570	336
Pest control	5,532	5,420
Present & Donation	947	80
Flowers and decoration	830	733
Data processing expenses	6,340	535

Laundry	2,247	3,040
Commission	11,658	3,520
Postage, telephone, e-mail	11,850	5,332
Operation utensils	375	460
Others	2,891	1,810
	201,390	**85,281**
Total	**440,162**	**213,034**

(ii) Food and beverage

Details are shown as below:

	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Payroll and related expenses		
Salaries and wages	42,540	33,610
Employee benefits	9,357	7,157
	51,897	**40,767**
Other expenses		
Food and beverage	70,587	71,964
Service money	3,945	4,629
Supplies	3,116	4,514
Transportation	3,601	2,050
Printing and stationery	1,230	423
License and tax	4,446	1,745
Miscellaneous	150	38
Flowers and decoration	218	218
Data processing expenses	12	-
Laundry	718	167
Postage, telephone, e-mail	470	135
Operation utensils	750	555
Kitchen utensils	6,004	6,456
Spoilage and loss	800	7,840
Others	2,369	1,678
	98,416	**102,412**
Total	**150,313**	**143,179**

(iii) Guest laundry and spa

Details are shown as below:

	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Payroll and related expenses		
SPA and souvenir cost	1,891	694
	1,891	**694**
Other expenses		
SPA and souvenir cost	1,376	604
	1,376	**604**
Total	**3,267**	**1,298**

24. Other Income

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Interest income	607	276
Other income	4,005,055	1,325
Total	**4,005,662**	**1,601**

Waiver of debt- MMK 4,000,000 (in thousands) recorded under other income represents waiver of debt by U Win Aung, Director of United International Group Limited. (Note.19)

25. Sales and Marketing

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Payroll and related expenses		
Salaries and wages	34,736	35,590
Employee benefits	603	299
	35,339	**35,889**
Other expenses		
Printing and stationery	77	51
Data Processing expenses	155	120
Postage, telephone, e-mail	287	230
Marketing promotion	490	-
Advertising	3,669	2,149
Transportation	45	263
Miscellaneous	-	156
Others	77	353
	4,800	**3,322**
Total	**40,139**	**39,211**

26. Administration and General

Details are shown as below:

	31-Mar-26	31-Mar-25
Payroll and related expenses	MMK'000	MMK'000
Salaries and wages	502,480	494,155
Employee benefits	28,586	42,358
	531,066	**536,513**
Other expenses		
DCA Flight Movement Charges	416	-
NYDC 5% Tax	6,900	-
Office Rental	-	59,750
Data processing expenses	3,820	6,876
Printing and stationery	5,162	3,786
Postage, telephone, e-mail	4,200	6,823
Transportation	30,284	27,298
Motor vehicle expenses	13,014	8,906

Professional fee	60,562	69,347
Provision for bad debt	511	(3,565)
Licenses and tax	37,171	49,049
Insurance	86,851	99,045
Present and donation	1,371	1,189
AGM expenses	3,257	2,917
Service money	3,980	4,463
Maintenance general	2,250	-
CSR expenses	20,000	20,000
Cleaning and garbage expenses	1,477	3,139
Miscellaneous	3,316	14,072
Others	9,845	3,479
	294,387	**376,574**
Total	**825,453**	**913,087**

27. Property Operating and Maintenance

Details are shown as below:

	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Payroll and related expenses		
Salaries and wages	46,110	42,786
Employee benefits	7,027	8,387
	53,137	**51,173**
Other expenses		
Engineering supplies	973	1,521
Printing and stationery	-	184
Postage, telephone, e-mail	190	198
Transportation	11,941	8,439
Maintenance general	71,912	82,152
Painting and renovation	39,685	26,641
Land scarping	7,534	7,226
Swimming pool	15,622	11,690
Plumbing and heating	1,868	487
Sewage and rubbish removal	1,561	661
Service money	3,945	2,588
Miscellaneous	942	365
Others	7,236	4,182
	163,409	**146,334**
Total	**216,546**	**197,507**

28. Utility Cost

Details are shown as below:

	31-Mar-26 MMK'000	31-Mar-25 MMK'000
Water	8,820	6,060
Diesel, petrol	63,172	124,966
Electricity	86,284	50,685
	158,276	**181,711**

29. Impairment Loss

Its subsidiary – United International Group Limited, the impairment loss of "Amata Resort and Spa – Ngapali" was caused by the residual effects of the Covid-19 pandemic and the recent changes in the Rakhine State.

Amata Resort and Spa – Ngapali, operated by United International Group Limited, conducted an unscheduled impairment test in March 2026, resulting in the recognition of in following impairments:

	MMK'000
Property, Plant and Equipment	81,968
Right-of-use Assets	1,295
	83,263

Since the fair value of non-current assets cannot be assessed due to current situation in Rakhine State, the recoverable value of cash generating unit 'Amata Resort and Spa – Ngapali' was determined by value in use measured by discounted estimated future net cash flows generated by that resort.

The following table sets out the key assumptions used by the management:

	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Room occupancy rate	-	-	41.5%	41.5%	41.5%
Revenue growth rate (% annual growth rate)	-	-	-	8%	8%
Room price growth rate (% annual growth rate)	-	-	-	8%	8%

Estimated general inflation rate	24%	16%	13%	13%	13%
Pre-tax discount rate	15%				
Long-term growth rate	10%				

Management has determined the values assigned to each of the above key assumptions as follow:

Assumption	Approach used to determine values
Room occupancy rate	Management has revised its forecast to reflect the latest assessment of the operating environment in Rakhine State. The resort is not expected to reopen during FY2026-27. Accordingly, no occupancy or operating revenue has been projected for this period. Upon the anticipated reopening in FY2028-29, management expects an average occupancy rate of 41.5%, based on projected market recovery, historical operating

	performance and current business expectations.
Sales volume growth rate	Revenue growth of 8% per annum has been applied following the reopening of the resort, reflecting management's expectation of a gradual recovery in tourism demand and hotel operations.
Room price growth rate	Room rates are projected to increase by 8% per annum following reopening, taking into account anticipated inflation and expected market conditions.
Operating costs	Operating costs have been estimated based on the expected operating structure of the resort following reopening and adjusted for projected inflation. During the closure period, only essential costs required to preserve and maintain the property have been included in the cash flow projections.
Renovation expenditure	Management expects significant refurbishment and renovation work to be completed before the resort resumes operations. The forecast includes the estimated expenditure required to restore the property to an operational condition.
General inflation rate	The forecast incorporates inflation assumptions of 24% for FY2026-27, 16% for FY2027-28 and 13% for FY2028-29 onwards. These assumptions are based on management's assessment of the expected macroeconomic environment and are reflected in the projected operating costs and future cash flows.
Discount rate and long-term growth rate	The value-in-use calculation applies a pre-tax discount rate of 15% and a long-term growth rate of 10%, which management considers appropriate after taking into account the specific risks associated with the CGU and the long-term outlook for the hospitality industry in Myanmar.

30. Exchange Rate Differential

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Exchange rate differential –realized	84,479	(11,512)
Exchange rate differential – unrealized	1,513	(2,742)
Total	**85,992**	**(14,254)**

31. Interest Expenses

Details are shown as below:

	31-Mar-26	31-Mar-25
	MMK'000	MMK'000
Short term loan interest	4,800	4,800
IFC loan interest	2,946,037	2,800,510
Finance Lease Interest	158,551	150,685
Total	**3,109,388**	**2,955,995**

The interest expenses relating to finance lease obligation of Amata Resort and Spa (Andaman) hotel MMK 59,976 (in thousands) for this year was included in the finance lease interest.

32. Impairment – Non-financial Assets

The carrying amounts of the Group’s non-financial assets should be reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets’ recoverable amounts are estimated. An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit (CGU) exceeds its estimated recoverable amount.

On 31 March 2026, the Group reviewed all hotels for impairments, Amata Garden Resort-Bagan, My Bagan Residence by Amata, Amata Garden Resort-Inle and Amata Resort and SPA (Andaman) have not experienced any impairment.

33. Cash Flow Projection Structure and Prospective Financial Information

The cash flow projections were prepared based on management's best estimates and key assumptions, including:

- The expected recovery and growth of the Group's hotel operations;
- The anticipated improvements in occupancy rates and operating performance;
- The projected growth in revenue from the Group's hospitality business;
- The planned implementation of cost-control and operational efficiency initiatives;
- The forecast capital expenditure for maintenance and renovation;
- The scheduled settlement of financial obligations; and
- The continued financial support of the Directors, if necessary.

The forecast also incorporates the proposed restructuring and settlement of the Group's financial obligations under the Debt Resolution Agreement with the International Finance Corporation ("IFC"), together with the anticipated financial support from the Directors, if required.

Based on the projected and assumptions, the Directors have concluded that the Group will generate sufficient cash flows and maintain adequate liquidity to meet its obligations as they fall due for the foreseeable future.

A summary of the Group's five-year projected cash flows is presented below.

Amata Hotel Group
Cash Flow Projection Structure (Yearly)

Category	FY 31-Mar-2028	FY 31-Mar-2029	FY 31-Mar-2030	FY 31-Mar-2031	FY 31-Mar-2032
Opening Cash Balance	70,556,075	1,762,143,477	8,241,128,365	15,749,333,813	23,900,640,983
Cash Inflows					
Cash receipt from operation	14,445,002,000	18,712,211,000	21,048,166,000	23,586,789,000	26,684,569,000
Cash inject by Directors					
Total Inflows	14,445,002,000	18,712,211,000	21,048,166,000	23,586,789,000	26,684,569,000
Cash Outflows					
Pay roll and staff related	(2,619,336,000)	(2,740,174,000)	(2,867,886,000)	(3,011,159,000)	(3,163,028,591)
Finance and Admin & General	(1,824,944,000)	(2,178,443,000)	(2,523,894,000)	(2,884,955,000)	(2,887,674,000)
Sales and Marketing	(266,085,000)	(309,511,000)	(355,676,000)	(406,474,000)	(398,153,546)
Operation Expenses and COGS	(3,363,701,000)	(3,906,963,000)	(4,412,999,000)	(5,193,664,000)	(5,676,684,000)
Utilities Cost	(594,383,000)	(618,860,000)	(643,350,500)	(670,799,500)	(814,688,000)
Maintenance and Renovation	(998,884,000)	(1,161,836,000)	(1,134,929,000)	(1,341,616,000)	(1,506,721,000)
Income Tax Paid	(838,412,598)	(1,317,439,112)	(1,601,226,053)	(1,926,814,330)	(2,297,294,102)
Others, AP, Due to Director	(2,247,669,000)				
Total Outflows	(12,753,414,598)	(12,233,226,112)	(13,539,960,553)	(15,435,481,830)	(16,744,243,240)
Net Cash Flow	1,691,587,402	6,478,984,888	7,508,205,447	8,151,307,170	9,940,325,760
Closing Cash Balance	1,762,143,477	8,241,128,365	15,749,333,813	23,900,640,983	33,840,966,742

The five-year cash flow projection indicates positive operating cash flows and an improving cash position throughout the forecast period.

However, as these projections relate to future events and conditions, actual results may differ from those forecasts. Such variances may arise from changes in economic conditions, market demand, tourism recovery, financing arrangements, and other factors beyond the Group's control.

34. Financial Risk Management

The Group’s financial risk management policy seeks to ensure that adequate financial resources are available for the development of the Group’s business whilst managing its risks. The main areas of financial risks faced by the Group and the policy in respect of the major areas of treasury activity are set out as follow:

Foreign exchange risk

The Group may have foreign exchange loss for the translation of foreign exchange transactions, assets or liabilities which are denominated in foreign currencies.

Interest rate risk

The Group entered into a loan facilities agreement with International Finance Corporation (IFC) with variable interest rate – sum of the relevant spread and SOFR.

The Group may face the risk of paying higher interest rates in the future, depending on how the market conditions change. Interest rate risk can affect the Company’s cash flow, profitability and finance planning. To coverage for that risk, the management reviews every six months.

Liquidity and cash flow risks

The Group monitors and maintains a level of bank balances deemed adequate by the directors to finance the operation and mitigate the effects of fluctuation in cash flow.

Operational risk

Operational risk, which is inherent in all business activities, is the potential for financial loss, and business instability arising from failures in internal controls, operational process or the systems that support them.

The goal of operational risk management is to balance cost and risk within the constraints of the risk appetite of the Group and to be consistent with the prudent management required of an organization.

It is recognized that such risks can never be entirely eliminated and that the cost of controls in minimizing these risks may outweigh the potential benefits. Accordingly, the Group continues to invest in risk management and mitigation such as business continuity management and incident management. In reinforcement of the implementation of the Company’s risk strategy, independent checks on risk issues are undertaken by the internal audit function.

Legal risk

Legal risk is the risk that the business activities of the Group have with unintended or unexpected legal consequences. It includes risk arising from:

- Inadequate documentation, legal or regulatory incapacity, insufficient authority of a counterparty and uncertainty about the validity or enforceability of a contract in counterparty insolvency;
- Actual or potential violations of law or regulation which may attract a civil or criminal fine or penalty;
- Failure to protect the Company’s property; and

- The possibility of civil claims (including acts or other events, which may lead to litigation or other disputes).
  The Company identifies and manages legal risk through effective use of its internal and external legal advisers.

Tax risk

Tax risk is the risk of loss or increased charges associated with changes in, or errors in the interpretation of, taxation rates or law.

35. Comparative Information

Figures of the year ended 31 March 2025 were shown in the financial statements to facilitate comparison.

36. Authorisation of Financial Statements

The consolidated financial statements for the year ended 31 March 2026 were authorized by the Board of Directors for issue.