

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

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

KHIN SU HTAY & ASSOCIATES LIMITED
CERTIFIED PUBLIC ACCOUNTANTS

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

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

Contents

| | Page |
|--|---------------|
| Statement by Directors | 1 |
| Report on Review of Interim Consolidated Financial Information | 2-3 |
| Interim Consolidated Statement of Financial Position | 4 |
| Interim Consolidated Statement of Profit or Loss and Other Comprehensive Income | 5-6 |
| Interim Consolidated Statement of Changes in Equity | 7 |
| Interim Consolidated Statement of Cash Flows | 8 |
| Interim Notes to the Consolidated Financial Statements | 9 – 30 |

STATEMENT BY DIRECTORS
OF
AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

The Group's directors are responsible for the preparation and fair presentation of the interim consolidated financial statements, comprising the interim consolidated statement of financial position as at 30 September 2025, the interim consolidated statement of profit or loss and other comprehensive income, the interim consolidated statement of changes in equity and the interim statement of cash flows for the period from 01 April 2025 to 30 September 2025, and the interim notes to the financial statements, which include a summary of significant accounting policies and other explanatory notes, in accordance with International Accounting Standard 34 *Interim Financial Reporting* (IAS 34), 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 interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

The directors are responsible 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



U Win Aung
Managing Director
Amata Holding Public Company Limited
Date: 29-01-2026



Daw Nay Myat Thu Aung
Director
Amata Holding Public Company Limited



KHIN SU HTAY & ASSOCIATES LIMITED

Certified Public Accountants

(Company Registration Number: 100124548)

C1 / 005, Ground Floor, Hninni Street, Yuzana Highway Complex,
Narnat Taw Road, Kamayut Township, Yangon, Myanmar

Email: thantint@kshal.com

Tel: (95-09) 422953862, 422953863

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL INFORMATION TO THE MEMBERS OF AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

Introduction

We have reviewed the accompanying interim consolidated financial information of **AMATA HOLDING PUBLIC COMPANY LIMITED** ("the Company") and its Subsidiaries ("the Group"), which comprise the interim consolidated statement of financial position of the Group as at 30 September 2025, the interim consolidated statement of profit or loss and other comprehensive income, the interim consolidated statement of changes in equity and the interim consolidated statement of cash flows of the Group for the period from 01 April 2025 to 30 September 2025 and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of these interim consolidated financial information in accordance with the provisions of Myanmar Companies Law 2017 ("the Law") and International Accounting Standard 34 *Interim Financial Reporting* (IAS 34). Our responsibility is to express a conclusion on these interim consolidated financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (ISAs) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

Based on information provided by management, 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 used agreement of Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others 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.



KHIN SU HTAY & ASSOCIATES LIMITED

Certified Public Accountants

(Company Registration Number: 100124548)

C1 / 005, Ground Floor, Hninnsi Street, Yuzana Highway Complex,

Narnat Taw Road, Kamayut Township, Yangon, Myanmar

Email: thantint@kshal.com

Tel: (95-09) 422953862, 422953863

As a result of above condition, we report in the interim notes to the consolidated financial statements as follows:

Notes no. 4: Property, Plant & Equipment

Amata Resort and Spa (Andaman) hotel constructed on the land stated above, having carrying value MMK 3,864,119 (in thousands) were recorded under property, plant and equipment and depreciation of hotel increased by MMK 34,450 (in thousands) for this period. As a result of not providing the land lease contract, control and right to use of hotel constructed on this land could not be verified.

Notes no. 6: Right-of-Use Assets

As included of the right-of-use assets MMK 419,370 (in thousands) in the interim consolidated statement of financial position, depreciation increased by MMK 3,466 (in thousands) for this period. Land lease agreement contract 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 461,356 (in thousands) in the interim consolidated statement of financial position, interest expenses increased by MMK 29,990 (in thousands) for this period. Land lease agreement contract 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.

Emphasis of Matters

One of the subsidiaries of the Group, United International Group Limited (“UIG”), had net liabilities [MMK 2,200,060 (in thousands)] as at 30 September 2025, and it contributed 99.66% of consolidated assets and 100% of consolidated liabilities. In addition, the Group reported net losses for three consecutive financial years. However, the Group maintained positive consolidated net assets [MMK 1,350,856 (in thousands)] at the reporting date, and the financial statements have been prepared on a going concern basis. Our opinion is not modified in respect of this matter.

Qualified Conclusion

Based on our review, with the exception of the matter described in the preceding paragraph, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial information does not present fairly, in all material respects, in accordance with the provisions of Myanmar Companies Law 2017 (“the Law”) and International Accounting Standard 34 *Interim Financial Reporting* (IAS 34).



U Than Tint
CPA (PAPP-103)

Managing Director

Khin Su Htay & Associates Limited
Certified Public Accountants

Yangon,
Date: 29-01-2026

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2025

| | | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|-------------------------------------|----|------------------------------------|------------------------------------|
| Assets | | | |
| Non-current assets | | | |
| Property, plant and equipment | 4 | 45,032,746 | 45,600,495 |
| Intangible assets | 5 | 9,217 | 12,091 |
| Right-of-use assets | 6 | <u>1,093,003</u> | <u>1,122,687</u> |
| | | 46,134,966 | 46,735,273 |
| Current assets | | | |
| Inventories | 7 | 84,418 | 87,533 |
| Accounts receivable | 8 | 12,735 | 13,445 |
| Deposit, prepayments and advance | 9 | 24,901 | 46,761 |
| Advance tax | 10 | 7,941 | 6,706 |
| Amount due from related parties | 11 | - | 20,383 |
| Cash and cash equivalents | 12 | <u>25,910</u> | <u>24,364</u> |
| | | 155,905 | 199,192 |
| Total assets | | 46,290,871 | 46,934,465 |
| Equity and liabilities | | | |
| Share capital | 13 | 3,487,990 | 3,487,990 |
| Retained earnings | | (2,815,310) | 1,126,926 |
| Non-controlling interest | | <u>678,176</u> | <u>713,709</u> |
| | | 1,350,856 | 5,328,625 |
| Current liabilities | | | |
| Accounts payable | 14 | 14,833,088 | 11,893,654 |
| Tax payable | 15 | 17,245 | 16,157 |
| Accrued expenses | 16 | 1,003,592 | 971,208 |
| Deposit received | 17 | 563,023 | 544,561 |
| Other liabilities | 18 | 430,295 | 724,290 |
| Amount due to related parties | 19 | 4,401,381 | 3,751,238 |
| Long-term borrowings | 20 | 18,965,625 | 15,461,250 |
| Finance lease obligation | 21 | <u>45,298</u> | <u>38,797</u> |
| | | 40,259,547 | 33,401,155 |
| Non - current liabilities | | | |
| Long-term borrowings | 20 | 3,504,375 | 7,008,750 |
| Finance lease obligation | 21 | <u>1,176,093</u> | <u>1,195,935</u> |
| | | 4,680,468 | 8,204,685 |
| Total equity and liabilities | | 46,290,871 | 46,934,465 |

Authenticated by:

U Win Aung
Managing Director
Amata Holding Public Company Limited

Date : 29-01-2026



Daw Nay Myat Thu Aung
Director
Amata Holding Public Company Limited

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

| | Notes | 01-Apr-25 to 30-Sep-25 | 01-Apr-24 to 30-Sep-24 |
|--|--------------|--|--|
| | | MMK'000 | MMK'000 |
| Revenue | 22 | 36,263 | 221,303 |
| Cost of sales | 23 | <u>(114,536)</u> | <u>(187,443)</u> |
| Gross profit | | (78,273) | 33,860 |
| Other Income | 24 | 679 | 729 |
| Sales and marketing | 25 | (21,540) | (20,687) |
| Administration and general | 26 | (380,458) | (429,045) |
| Property operating and maintenance | 27 | (81,079) | (68,554) |
| Utility cost | 28 | (57,434) | (82,620) |
| Property tax | | (2,006) | (2,006) |
| Lease rental | | (4,300) | (6,100) |
| Impairment loss | | - | (1,338,923) |
| Write-off | | - | (13) |
| Exchange rate differential | | (16,066) | (10,819) |
| EBITDA | | (640,477) | (1,924,178) |
| Depreciation | 4, 6 | (599,546) | (663,273) |
| Amortization | 5 | <u>(2,874)</u> | <u>(3,597)</u> |
| EBIT | | (1,242,897) | (2,591,048) |
| Interest expense | 29 | <u>(3,028,097)</u> | <u>(1,484,337)</u> |
| Loss before tax | | (4,270,994) | (4,075,385) |
| Income tax expenses | | - | - |
| Gain on disposal | | - | 14,889 |
| Capital gain tax | | - | (3,000) |
| Loss for the period | | (4,270,994) | (4,063,496) |
| Other comprehensive income | | - | - |
| Total comprehensive income for the period | | <u>(4,270,994)</u> | <u>(4,063,496)</u> |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|---|--|--|
| Profit Attributable to : | | |
| Equity holder of the Company | (4,235,460) | (4,015,990) |
| Non-controlling interest | <u>(35,534)</u> | <u>(47,506)</u> |
| | (4,270,994) | (4,063,496) |
| Total Comprehensive Income Attributable to : | | |
| Equity holder of the Company | (4,235,460) | (4,015,990) |
| Non-controlling interest | <u>(35,534)</u> | <u>(47,506)</u> |
| | (4,270,994) | (4,063,496) |
| Negative earning per share (loss per share) | | |
| Basic (MMK) | <u>(0.403)</u> | <u>(0.383)</u> |

Authenticated by:

U Win Aung

Managing Director
Amata Holding Public Company Limited

Date : 29-01-2026



Daw Nay Myat Thu Aung

Director
Amata Holding Public Company Limited

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
INTEIRM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

| | SHARE CAPITAL | RETAINED EARNINGS | TOTAL | NCI | TOTAL EQUITY |
|--------------------------------|------------------|--------------------|----------------|----------------|------------------|
| | MMK'000 | MMK'000 | MMK'000 | MMK'000 | MMK'000 |
| As at 01 April 2025 | 3,487,990 | 1,126,926 | 4,614,916 | 713,709 | 5,328,625 |
| Loss for the period | - | (4,235,460) | (4,235,460) | (35,534) | (4,270,994) |
| Prior year adjustments | | 293,284 | 293,284 | 1 | 293,285 |
| Dividend paid | - | (60) | (60) | - | (60) |
| As at 30 September 2025 | 3,487,990 | (2,815,310) | 672,680 | 678,176 | 1,350,856 |

| | 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 |
| Loss for the period | - | (4,015,990) | (4,015,990) | (47,506) | (4,063,496) |
| Dividend paid | - | (20) | (20) | - | (20) |
| As at 30 September 2024 | 3,487,990 | 3,817,220 | 7,305,210 | 757,240 | 8,062,450 |

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

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|---|---|---|
| Cash flows from operating activities | | |
| Net loss before taxation | (4,270,994) | (4,075,385) |
| Adjustments for: | | |
| Depreciation | 599,546 | 663,273 |
| Amortization | 2,874 | 3,597 |
| Interest income | (264) | (32) |
| Interest expense | 3,028,097 | 1,484,337 |
| Impairment loss | - | 1,338,923 |
| Write-off | - | 13 |
| Provision for bad debt | (57) | (3,572) |
| Operating cash flows before working capital changes | <u>(640,798)</u> | <u>(588,846)</u> |
| Changes in working capital: | | |
| Inventories | 3,115 | 23,338 |
| Trade and other receivables | 21,392 | 55,861 |
| Trade and other payables | 12,220 | (62,662) |
| Amount due to related parties | 661,526 | 534,400 |
| <i>Net cash provided by/(used in) operating activities</i> | A | 57,455 |
| | | (37,909) |
| Cash flows from investing activities | | |
| Purchase of property, plant and equipment | (2,113) | (595) |
| Proceeds from sale of property, plant and equipment | - | 60,000 |
| Interest received | 264 | 32 |
| <i>Net cash (used in)/provided by investing activities</i> | B | (1,849) |
| | | 59,437 |
| Cash flows from financing activities | | |
| Dividend paid | (60) | (20) |
| Finance lease obligation | (54,000) | (33,000) |
| <i>Net cash used in financing activities</i> | C | (54,060) |
| | | (33,020) |
| Net increase/(decrease) in cash and cash equivalents | A+B+C | 1,546 |
| Cash and cash equivalents at the beginning of the period | | (11,492) |
| Cash and cash equivalents at the end of the period | | 24,364 |
| | | 31,494 |
| | | 25,910 |
| | | 20,002 |

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

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

These notes form an integral part of and should be read in conjunction with the accompanying interim consolidated 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 Hinth 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 Interim Consolidated Financial Statements

(a) Statement of Compliance

The interim consolidated financial statements are prepared in compliance with International Accounting Standard 34 *Interim Financial Reporting* (IAS 34), International Financial Reporting Standards (IFRS) and the provision of Myanmar Companies Law 2017 (“the Law”).

(b) Basis of Measurement

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

(c) Use of Estimates and Judgements

The preparation of the interim 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.

There are no accounting estimates and judgement made by the management that has significant effect on the interim consolidated financial statement.

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

(d) 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 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 interim 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.

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

3. Significant Accounting Policies

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

(a) Foreign Currency Translation

The Company maintains its accounting records in Myanmar Kyats. The interim 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 interim statement of profit or loss and other comprehensive income.

(b) Cash and Cash Equivalents

Cash and cash equivalents in the interim statement 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 as separate items (major components) of property, plant and equipment.

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

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 or 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

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

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.

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

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.

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

(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 period from 01 April 2025 to 30 September 2025 with related parties were as follows;

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|---------------------------------|----------------------|----------------------|
| Receivable from related parties | - | 20,383 |
| Payable to related parties | 4,401,381 | 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 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

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 | - | - | - | - | - | - | - | - | - | - | 2,113 | 2,113 | |
| At 30 Sep 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 | 84,062 | 62,896,499 | |
| 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 | 478,776 | 938 | 19,560 | 7,378 | 14,870 | 3,194 | 36,650 | 296 | 880 | 7,320 | - | 569,862 | |
| At 30 Sep 2025 | 8,310,632 | 317,808 | 1,206,910 | 2,006,693 | 379,263 | 596,557 | 2,242,336 | 238,255 | 122,080 | 1,124,918 | - | 16,545,452 | |
| Accumulated Impairment: | | | | | | | | | | | | | |
| At 01 Apr 2025 | 1,306,326 | 195 | 803 | 493 | 91 | - | - | 1 | 73 | 2,879 | 7,440 | 1,318,301 | |
| Additions | - | - | - | - | - | - | - | - | - | - | - | - | |
| At 30 Sep 2025 | 1,306,326 | 195 | 803 | 493 | 91 | - | - | 1 | 73 | 2,879 | 7,440 | 1,318,301 | |
| Net Book Value | | | | | | | | | | | | | |
| At 30 Sep 2025 | 44,713,343 | 1,726 | 79,818 | 18,420 | 825 | 9,217 | 87,234 | 43 | 7,235 | 38,263 | 76,622 | 45,032,746 | |
| 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 | |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

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 used agreement of Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others 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 34,450 (in thousands) for this period. (Note 6 and 21)

5. Intangible Assets

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

| | 30-Sep-25 |
|--|----------------|
| | MMK'000 |
| <i>Cost</i> | |
| At 01 April 2025 | 371,463 |
| Addition | - |
| At 30 September 2025 | 371,463 |
| <i>Accumulated Amortization</i> | |
| At 01 April 2025 | 359,371 |
| Addition | 2,874 |
| At 30 September 2025 | 362,245 |
| <i>Accumulated Impairment</i> | |
| At 01 April 2025 | 1 |
| Addition | - |
| At 30 September 2025 | 1 |
| <i>Net Book Value</i> | |
| At 30 September 2025 | 9,217 |
| At 01 April 2025 | 12,091 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**REGISTRATION No. 100456125****INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS****FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025****6. Right-of-Use Assets**

Details are shown as below:

| | 30-Sep-25 |
|--|-------------------------|
| | MMK'000 |
| <i>Cost</i> | |
| At 01 April 2025 | 1,267,200 |
| Addition | - |
| At 30 September 2025 | <u>1,267,200</u> |
| <i>Accumulated Depreciation</i> | |
| At 01 April 2025 | 123,892 |
| Addition | 29,684 |
| At 30 September 2025 | <u>153,576</u> |
| <i>Accumulated Impairment</i> | |
| At 01 April 2025 | 20,621 |
| Addition | - |
| At 30 September 2025 | <u>20,621</u> |
| <i>Net Book Value</i> | |
| At 30 September 2025 | <u>1,093,003</u> |
| At 01 April 2025 | <u>1,122,687</u> |

Under United International Group Limited

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

| | Lease period as per contract | 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 used agreement of Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others 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.

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**REGISTRATION No. 100456125****INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS****FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025**

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 MMK 3,466 (in thousands) for this period. (Notes 4 and 21)

7. Inventories

Details are shown as below:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|-------------------|------------------------------------|------------------------------------|
| Food and beverage | 8,715 | 9,050 |
| Supplies | 58,205 | 59,857 |
| Diesel and gas | 13,894 | 15,022 |
| Souvenir stock | 3,604 | 3,604 |
| | 84,418 | 87,533 |

8. Accounts Receivable

Details are shown as below:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|-------------------------|------------------------------------|------------------------------------|
| Guest and city ledger | 14,089 | 14,856 |
| Other | 50 | 50 |
| Provision for bad debts | (1,404) | (1,461) |
| | 12,735 | 13,445 |

9. Deposit, Prepayments and Advance

Details are shown as below:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|------------------------|------------------------------------|------------------------------------|
| Deposit | 15,010 | 15,010 |
| Prepayment – Insurance | 4,879 | 26,058 |
| – Others | 5,012 | 5,693 |
| | 24,901 | 46,761 |

10. Advance Tax

It comprises the followings:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|----------------------|------------------------------------|------------------------------------|
| Corporate income tax | 1,066 | 1,066 |
| Commercial tax (i) | 6,875 | 5,640 |
| | 7,941 | 6,706 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

(i) Commercial Tax

Details are shown as below:

| | 30-Sep-25 | 31-Mar-25 |
|------------------------------|------------------|------------------|
| | MMK'000 | MMK'000 |
| Opening balance | 5,640 | 14,492 |
| Advance payment | 1,235 | 1,730 |
| Commercial tax payable | - | (10,582) |
| Closing balance as at | 6,875 | 5,640 |

11. Amount Due from Related Parties

Details are shown as below:

| | 30-Sep-25 | 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:

| | 30-Sep-25 | 31-Mar-25 |
|--------------|------------------|------------------|
| | MMK'000 | MMK'000 |
| Cash in hand | 15,506 | 19,107 |
| Cash at bank | 10,404 | 5,257 |
| | 25,910 | 24,364 |

13. Share Capital

Details are shown as below:

| | 30-Sep-25 | 31-Mar-25 |
|--|------------------|------------------|
| | MMK'000 | MMK'000 |
| <i>Issued, Subscribed and Fully paid-up Capital</i> | | |
| 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:

| | 30-Sep-25 | 31-Mar-25 |
|------------------|-------------------|-------------------|
| | MMK'000 | MMK'000 |
| Trade payable | 424,937 | 429,188 |
| Other | 58,548 | 63,301 |
| Interest payable | 14,349,603 | 11,401,165 |
| | 14,833,088 | 11,893,654 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

15. Tax Payable

It comprises the followings:

| | 30-Sep-25 | 31-Mar-25 |
|----------------------|----------------------|----------------------|
| | MMK'000 | MMK'000 |
| Capital gain tax (i) | 3,000 | 3,000 |
| Commercial tax (ii) | 14,245 | 13,157 |
| | <u>17,245</u> | <u>16,157</u> |

(i) Capital Gain Tax

Details are shown as below:

| | 30-Sep-25 | 31-Mar-25 |
|------------------------------|------------------|------------------|
| | MMK'000 | MMK'000 |
| Opening balance | 3,000 | 1,427 |
| Provision | - | 3,000 |
| Penalty | - | 143 |
| Tax Paid during the year | - | (1,570) |
| Closing balance as at | 3,000 | 3,000 |

(ii) Commercial Tax

Details are shown as below:

| | 30-Sep-25 | 31-Mar-25 |
|------------------------------|------------------|------------------|
| | MMK'000 | MMK'000 |
| Opening balance | 13,157 | 110,475 |
| Provision | 1,088 | 13,157 |
| Penalty | - | 6,839 |
| Tax paid | - | (106,732) |
| Advance commercial tax | - | (10,582) |
| Closing balance as at | 14,245 | 13,157 |

16. Accrued Expenses

Details are shown as below:

| | 30-Sep-25 | 31-Mar-25 |
|-----------------------------|-------------------------|-----------------------|
| | MMK'000 | MMK'000 |
| Employee related expenses | 10,954 | 13,823 |
| Professional fee | 259,956 | 264,469 |
| CSR expenses | 80,000 | 70,000 |
| DCA flight movement charges | 4,649 | 4,649 |
| Royalty fees | 364,142 | 364,142 |
| NCDC | 45,950 | 45,950 |
| Others | 237,941 | 208,175 |
| | <u>1,003,592</u> | <u>971,208</u> |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

17. Deposit Received

Details are shown as below:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|---|----------------------|----------------------|
| Deposit received – Guest and agents (float) | 534,781 | 532,823 |
| – Others | 28,242 | 11,738 |
| | 563,023 | 544,561 |

18. Other Liabilities

Details are shown as below:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|-----------------|----------------------|----------------------|
| Commission | 3,116 | 3,116 |
| Service money | 9,179 | 303,174 |
| Short-term loan | 418,000 | 418,000 |
| | 430,295 | 724,290 |

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 480,000,000 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.

We noted that UIG did not make the repayment for Covid-19 Loan at the time of this report.

19. Amount Due to Related Parties

Details are shown as below:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|-------------------------------|----------------------|----------------------|
| Amata International Co., Ltd. | 108,635 | 103,920 |
| U Win Aung | 4,292,032 | 3,647,318 |
| Awinka Hoding Company Limited | 714 | - |
| | 4,401,381 | 3,751,238 |

20. Long-Term Borrowings

Details are shown as below:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|--|----------------------|----------------------|
| <i>Long-term borrowings (USD 10.7 million)</i> | | |
| Current portion | 18,965,625 | 15,461,250 |
| Non-current portion | 3,504,375 | 7,008,750 |
| | 22,470,000 | 22,470,000 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

On 22 October 2016, its subsidiary – United International Group Limited 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 SOFR). According to Waiver letter No.9 dated 18 December 2023, instalment payments were rescheduled with agreement of International Finance Corporation (IFC).

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

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

21. Finance Lease Obligation

Details are shown as below:

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|-------------------------|-------------------------|-------------------------|
| Current liabilities | 45,298 | 38,797 |
| Non-current liabilities | 1,176,093 | 1,195,935 |
| | <u>1,221,391</u> | <u>1,234,732</u> |

The future minimum lease payments are as follows;

| | 30-Sep-25 MMK'000 | 31-Mar-25 MMK'000 |
|---|-------------------------|-------------------------|
| Within one year | 193,866 | 193,866 |
| Later than one year but within five years | 608,251 | 629,251 |
| Later than five years | <u>7,706,836</u> | <u>7,778,836</u> |
| | <u>8,508,953</u> | <u>8,601,953</u> |

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 contract. Details are shown as below:

| Description | Lease Period as per contract | 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 HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

- “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 used agreement of Amata Resort and Spa (Andaman), not to transfer or sub-lease the agreed right and obligation to others 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 464,426 (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 29,990 (in thousands) for this period. (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:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|-----------------------|---|---|
| Room / ballooning | 20,993 | 133,667 |
| Food and beverage | 13,413 | 74,524 |
| Guest laundry and spa | 28 | 2,569 |
| Other operating | 1,829 | 10,543 |
| Total | 36,263 | 221,303 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

23. Cost of sales

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|-----------------------------|--|--|
| Room / ballooning (i) | 81,538 | 105,419 |
| Food and beverage (ii) | 27,832 | 76,392 |
| Guest laundry and spa (iii) | 86 | 1,298 |
| Other operating | 5,080 | 4,334 |
| Total | 114,536 | 187,443 |

(i) Room/Ballooning

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|--|--|--|
| <u>Payroll and related expenses</u> | | |
| Salaries and wages | 49,941 | 50,309 |
| Employee benefits | 14,094 | 13,246 |
| | 64,035 | 63,555 |
| <u>Other expenses</u> | | |
| Ballooning cost | - | - |
| Service money | 679 | 3,779 |
| Supplies | 2,845 | 11,743 |
| Maint general | - | 78 |
| Transportation | 4,815 | 2,855 |
| Printing and stationery | 98 | 165 |
| Motor vehicle expenses | 40 | 4,444 |
| License and tax | 1,413 | 2,814 |
| Miscellaneous | 193 | 75 |
| Pest control | 2,880 | 3,020 |
| Present & Donation | - | 80 |
| Flowers and decoration | 97 | 136 |
| Data processing expenses | - | 137 |
| Laundry | 449 | 2,564 |
| Commission | - | 3,520 |
| Postage, telephone, e-mail | 3,422 | 4,806 |
| Operation utensils | 30 | 460 |
| Others | 542 | 1,188 |
| | 17,503 | 41,864 |
| Total | 81,538 | 105,419 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

(ii) Food and beverage

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|--|---|---|
| <u>Payroll and related expenses</u> | | |
| Salaries and wages | 13,667 | 17,493 |
| Employee benefits | 2,626 | 3,919 |
| | <hr/> 16,293 | <hr/> 21,412 |
| <u>Other expenses</u> | | |
| Food and beverage | 6,675 | 37,533 |
| Service money | 306 | 2,110 |
| Supplies | 436 | 2,137 |
| Transportation | 797 | 1,294 |
| Printing and stationery | 6 | 233 |
| License and tax | 1,046 | 692 |
| Miscellaneous | 85 | 10 |
| Flowers and decoration | 54 | 83 |
| Laundry | 169 | 167 |
| Postage, telephone, e-mail | 70 | 65 |
| Operation utensils | 681 | 438 |
| Kitchen utensils | 568 | 2,511 |
| Spoilage and loss | 412 | 6,875 |
| Others | 234 | 832 |
| | <hr/> 11,539 | <hr/> 54,980 |
| Total | <hr/>27,832 | <hr/>76,392 |

(iii) Guest laundry and spa

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|--|---|---|
| <u>Payroll and related expenses</u> | | |
| Guest laundry | - | - |
| SPA and souvenir cost | - | 694 |
| | <hr/> - | <hr/> 694 |
| <u>Other expenses</u> | | |
| Guest laundry | - | - |
| SPA and souvenir cost | 86 | 604 |
| | <hr/> 86 | <hr/> 604 |
| Total | <hr/>86 | <hr/>1,298 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

24. Other Income

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|-----------------|---|---|
| Interest income | 264 | 32 |
| Other income | 415 | 697 |
| Total | 679 | 729 |

25. Sales and Marketing

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|-------------------------------------|---|---|
| Payroll and related expenses | | |
| Salaries and wages | 19,630 | 19,308 |
| Employee benefits | 489 | 191 |
| | 20,119 | 19,499 |
| Other expenses | | |
| Printing and stationery | 77 | 51 |
| Data Processing expenses | 155 | 60 |
| Postage, telephone, e-mail | 140 | 120 |
| Advertising | 1049 | 538 |
| Transportation | - | 263 |
| Miscellaneous | - | 156 |
| | 1,421 | 1,188 |
| Total | 21,540 | 20,687 |

26. Administration and General

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|-------------------------------------|---|---|
| Payroll and related expenses | | |
| Salaries and wages | 153,590 | 163,286 |
| Employee benefits | 14,410 | 21,742 |
| | 168,000 | 185,028 |
| Other expenses | | |
| Data processing expenses | 1,698 | 2,847 |
| Printing and stationery | 3,914 | 2,689 |
| Postage, telephone, e-mail | 2,124 | 2,306 |
| Transportation | 11,441 | 11,376 |
| Motor vehicle expenses | 2,771 | 6,603 |
| Professional fee | 17,720 | 22,005 |
| Provision for bad debt | 511 | (3,572) |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

| | | |
|-------------------------------|----------------|----------------|
| Licenses and tax | 13,183 | 7,184 |
| Insurance | 48,422 | 46,899 |
| Present and donation | 801 | 729 |
| AGM expenses | 3,257 | 5,092 |
| Service money | 445 | 2,836 |
| Maintenance general | 1,200 | - |
| CSR expenses | 10,000 | 10,000 |
| Cleaning and garbage expenses | 620 | 1,480 |
| Miscellaneous | 1,097 | 4,875 |
| Management fee | 90,000 | 90,000 |
| Office Rental | - | 28,500 |
| Others | 3,254 | 2,168 |
| Total | 212,458 | 244,017 |
| | 380,458 | 429,045 |

27. Property Operating and Maintenance

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|--|---|---|
| <u>Payroll and related expenses</u> | | |
| Salaries and wages | 20,965 | 21,077 |
| Employee benefits | 3,144 | 4,225 |
| Total | 24,109 | 25,302 |
| <u>Other expenses</u> | | |
| Engineering supplies | 319 | 625 |
| Printing and stationery | - | 50 |
| Postage, telephone, e-mail | 95 | 110 |
| Transportation | 2,011 | 4,417 |
| Maintenance general | 26,642 | 25,875 |
| Painting and renovation | 16,229 | 3,505 |
| Land scarping | 3,002 | 1,369 |
| Swimming pool | 5,899 | 4,720 |
| Plumbing and heating | 8 | 189 |
| Sewage and rubbish removal | 385 | 150 |
| Service money | 295 | 1,055 |
| Miscellaneous | 777 | 185 |
| Others | 1,308 | 1,002 |
| Total | 56,970 | 43,252 |
| | 81,079 | 68,554 |

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES**REGISTRATION No. 100456125****INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS****FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025****28. Utility Cost**

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|----------------|--|--|
| Water | 4,917 | 2,131 |
| Diesel, petrol | 25,171 | 58,303 |
| Electricity | 27,346 | 22,186 |
| Total | 57,434 | 82,620 |

29. Interest Expenses

Details are shown as below:

| | 01-Apr-25 to 30-Sep-25 MMK'000 | 01-Apr-24 to 30-Sep-24 MMK'000 |
|--------------------------|--|--|
| Short term loan interest | 2,400 | 2,400 |
| IFC loan interest | 2,946,037 | 1,407,738 |
| Finance lease Interest | 79,660 | 74,199 |
| Total | 3,028,097 | 1,484,337 |

The interest expenses relating to finance lease obligation of Amata Resort and Spa (Andaman) hotel MMK 29,990 (in thousands) for this period was included in the finance lease interest.

30. 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.

The Group reviewed all hotels for impairments have not experienced any impairment at the end of the accounting period.

31. 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.

AMATA HOLDING PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES

REGISTRATION No. 100456125

INTERIM NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD FROM 01 APRIL 2025 TO 30 SEPTEMBER 2025

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 financial 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.

32. Authorisation of Interim Consolidated Financial Statements

The interim consolidated financial statements for the period from 01 April 2025 to 30 September 2025 were authorized by the Board of Directors for issue.