Keells Consultants (Private) Limited

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31 October 2025

Ms. Nilupa Perera,
Chief Regulatory Officer,
Colombo Stock Exchange,
Level 4-l West Tower,
World Trade Centre, Echelon Square,
Colombo 1.

Dear Madam,

ASIAN HOTELS AND PROPERTIES PLC ("COMPANY") - RESIGNATION OF A DIRECTOR

In terms of Section 9.10.3 of the Listing Rules of the Colombo Stock Exchange, we wish to inform you that Mr. S Rajendra, Non-Independent Non-Executive Director, will step down from the Board of Directors of the Company, consequent to his retirement from the John Keells Group on 31 December 2025.

The Board was notified of the same on 31 October 2025.

A further announcement relating to Mr. S Rajendra's relevant interest in the shares of the Company, if any, will be disclosed consequent to 31 December 2025.

Yours faithfully,
for ASIAN HOTELS AND PROPERTIES PLC

KEELLS CONSULTANTS (PRIVATE) LIMITED
Secretaries