P W Corporate Secretarial (Pvt) Ltd
(Company Registration No. PV 65966)

February 12, 2026

Ms. Nilupa Perera
Chief Regulatory Officer
Colombo Stock Exchange
#04-01, West Block
World Trade Centre
Colombo 01

Dear Madam

LANKA REALTY INVESTMENTS PLC
DISCLOSURE MADE BY A DIRECTOR

In terms of Section 7.8 of the Listing Rules of the Colombo Stock Exchange, we wish to inform you of the disclosure made by Mr. Sarravanan Neelakandan, Chairman / Independent Non-Executive Director of Lanka Realty Investments PLC pertaining to the dealings in relevant interest in shares of Lanka Realty Investments PLC, by the said Director:

Date of Transaction	Date of Disclosure to the Board	Nature of Transaction	No of Shares	Price per share	Nature of relevant interest
12.02.2026	12.02.2026	Purchase	43,080 Ordinary shares	Rs.54.00	Owner
12.02.2026	12.02.2026	Purchase	6,920 Ordinary shares	Rs.54.20	Owner

Yours faithfully
FOR AND ON BEHALF OF
LANKA REALTY INVESTMENTS PLC
P W CORPORATE SECRETARIAL (PVT) LTD

Anusha Wijesekara
Director / Secretaries

AW/tfp