

21st January 2026

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

Dear Madam

**FOURTH PROPERTY MANAGEMENT AGREEMENT – PROPERTY SITUATED AT KATUKALE, KANDY -
CORPORATE DISCLOSURE UNDER SECTION 8 OF THE LISTING RULES**

Kerner Haus Global Solutions PLC (“the Company”) is pleased to announce that the Board of Directors has approved the execution of its Fourth Property Management Agreement with RKS 17 Holdings (Pvt) Ltd, effective 1 February 2026.

The agreement relates to the management of a substantial commercial property situated at Katukale, Kandy. The estimated annual management fee under this agreement is LKR 12 million.

Strategic Context

This agreement also marks the Company’s first managed property outside Colombo, representing a strategic expansion into Kandy as a key regional commercial hub. This agreement forms part of the Company's Phase 1 asset-light management strategy, enabling the Company to establish operational excellence and generate management fee income while building towards future strategic acquisitions. With this fourth property under management, the Company will operate a combined capacity of approximately 1,876 office seats across four premium locations with combined estimated annual management fees totaling LKR 60.1 million.

Property Details

The Katukale, Kandy property offers capacity for approximately 436 office seats, representing a significant addition to the Company's managed portfolio. The property offers distinct advantages:

- **Prime Location:** Strategically located in Kandy, in close proximity to leading banks, financial institutions, and established corporate offices.
- **Superior Connectivity:** Well connected via major transport routes, with convenient access to key business services and amenities.
- **Regional Business Hub:** Kandy is evolving into a key business hub, attracting both SMEs and larger enterprises as Colombo reaches capacity constraints.
- **Growth Potential:** The Colombo-Kandy highway and ongoing urban expansion are unlocking new commercial opportunities, making Kandy a prime location for office space demand.
- **Target Market Alignment:** Ideal for BPO, KPO, and international SME operations seeking premium office space within a prominent regional business hub.

Business Model

The property will be managed under the Kerner Haus brand as a fully serviced office facility, offering businesses move-in ready workspaces with integrated services including utilities, internet, maintenance, security and comprehensive support services. This turnkey solution enables clients to commence operations immediately without capital expenditure or operational burden.

Yours faithfully



Waruni Shironika
Company Secretary