

12th January 2026

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

Dear Madam

**THIRD PROPERTY MANAGEMENT AGREEMENT – PROPERTY SITUATED AT KEW ROAD,
SLAVE ISLAND - 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 Third Property Management Agreement with Kerner Haus 2203 (Pvt) Ltd, effective 1 February 2026.

The agreement relates to the management of a substantial commercial property situated at Assessment Nos. 122, 122B/1, 122M/1, 122-3/1, 122-3/2, 122-4/1, 122-4/2, 122-5/1 and 122-5/2, Kew Road, Slave Island, Colombo 02. The estimated annual management fee under this agreement is LKR 22 million.

Strategic Context

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 third property under management, the Company will operate a combined capacity of approximately 1,440 office seats across three premium locations with combined estimated annual management fees totaling LKR 48.1 million.

Property Details

The Kew Road, Slave Island property offers capacity for approximately 440 office seats, representing a significant addition to the Company's managed portfolio. The property offers distinct advantages:

- **Prime Location:** Situated in the heart of Colombo's financial hub, surrounded by leading banks, financial institutions, and corporate offices
- **Superior Connectivity:** Excellent access via major transport routes with proximity to business services and amenities
- **Target Market Alignment:** Ideal for BPO, KPO, and international SME operations seeking premium office space in Colombo's central business district

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