

3rd December 2025

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

Dear Madam

SECOND PROPERTY MANAGEMENT AGREEMENT – PROPERTY SITUATED AT MOUNT LAVINIA - CORPORATE DISCLOSURE UNDER SECTION 8 OF THE LISTING RULES

Kerner Haus Global Solutions PLC ("the Company") is pleased to announce the execution of its Second Property Management Agreement with Kerner Haus 1705 (Pvt) Ltd for a substantial commercial property located at No. 73, Templers Road, Mount Lavinia, pursuant to the approval of the Board of Directors of the Company. The annual estimated management fee is LKR 13.5 Mn.

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 second property under management, the Company will operate a combined capacity of approximately 1,000 office seats across two premium locations.

Property Details

The Mount Lavinia property offers capacity for approximately 700 office seats, representing a significant addition to the Company's managed portfolio. The property offers distinct advantages:

- **Strategic Suburban Location:** Closest suburb to Colombo's business districts, offering excellent connectivity while maintaining a relaxed, coastal atmosphere
- **Operational Efficiency:** Less traffic congestion than central Colombo, enabling smoother commutes and enhanced employee experience
- **Scale Advantage:** Larger capacity enables efficient operations and economies of scale, with ample space for growing client operations
- **Market Positioning:** Addresses demand from BPO, KPO, and SME operations seeking quality office space outside Colombo's congested center

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