

25<sup>th</sup> November 2025

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

Dear Madam

## **PROPERTY MANAGEMENT AGREEMENT – PROPERTY SITUATED AT NAWAM MAWATHA CORPORATE DISCLOSURE UNDER SECTION 8 OF THE LISTING RULES**

Kerner Haus Global Solutions PLC ("the Company") is pleased to announce the execution of a Property Management Agreement with VKM Services (Pvt) Ltd for a prime commercial property located at No.46/10, Nawam Mawatha, Colombo 02, pursuant to the approval of the Board of Directors of the Company. The annual estimated management fees from the leases entered is LKR 12.6 Mn.

### **Strategic Context**

This agreement represents the first phase of the Company's business strategy to establish an asset-light property management operation before transitioning to strategic asset acquisition. The Company will leverage its expertise in managing fully-serviced office spaces to generate immediate management fee income while building operational track record.

### **Property Details**

The Nawam Mawatha property is strategically located in Colombo's financial district with capacity for approximately 300 office seats. The property benefits from:

- **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 Company will manage the property as a fully-serviced office facility under the Kerner Haus brand, offering move-in ready workspaces with comprehensive services including utilities, internet, maintenance, and support services. This model addresses the growing demand for flexible, professional office solutions in Sri Lanka's expanding outsourcing and business services sector.

Yours faithfully



Waruni Shironika  
Company Secretary