

First Corporate Solutions Ltd PB 4606

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01st October 2025

Ms. Nilupa Perera,
Chief Regulatory Officer,
Colombo Stock Exchange
Level 4, West Tower
World Trade Centre
Echelon Square
Colombo 01.

Dear Madam,

RELATED PARTY TRANSACTIONS DISCLOSURE – MILLENNIUM HOUSING DEVELOPERS PLC

In terms of Section 9.14.7 (1) of the Listing Rules of the Colombo Stock Exchange we write to inform of the following, Proposed Related Party Transaction to be entered into between Millennium Housing Limited (bearing registration No. PB 366) of No.66/9B, Green Path, Colombo 07 (Developer), and Related Company Ceyoka (Pvt) Ltd (bearing registration No. PV 70812) of No. 55, Negombo Road, Peliyagoda (Land Owner).

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| (i) Date of the transaction and applicable period | - Date 30th September 2025.
- Period- 2025/2026 |
| (ii) Name of relevant Related Party | - Ceyoka (Pvt) Ltd |
| (iii) Relationship between the Entity and the Related Party | - The largest shareholder and Common Directors.
1. Mr. Chandana Perera
2. Mr. Harshith Dharmadasa. |
| (iv) Details of the transaction | - Under the agreement for the development of the property and the grant of development rights, the Developer shall construct and hand over to the Landowner three (03) designated three-bedroom apartment units of the Project, valued at Rs. 162,850,000/-. |

Details of the Land- all that allotment of land marked Lots Nos. 01, 02, 03, 04, and 05, as depicted in Plan No.8307 dated 24th August, 2023 made by K.N.A. Alwis, Registered Licensed Surveyor of the Land Called **"MEEGAHAKUMBURA"** bearing Assessment No. 13/79 situated at 3rd Lane in Koswatta - Nawala within the Grama Niladhari 'Division of No.520A-Koswatta within the Municipal Council Limits and Divisional Secretaries Division of Sri Jayawardhanapura Kotte and in Palle Pattu of Salpiti Korale within the District of Colombo Western Province and total containing in extents Thirty Eight Perches (A.0 R.0 P38)

(v) Rationale for entering into the transaction - The primary rationale for entering into this transaction is to strengthen the Group's revenue base, improve overall profitability, and ensure long-term business continuity through the diversification and expansion of its development portfolio.

(vi) The Related Party Transactions Review Committee of the Entity is of the view that the transaction is on normal commercial terms, and is not prejudicial to the interests of the Entity and its minority shareholders and the Related Party Transactions Review Committee has reviewed the opinion obtained from an independent expert in relation to the valuation of the property prior to forming its view on the transaction. This transaction has been approved by the Related party Transaction Review Committee of Millennium Housing Developers PLC (MHD PLC).

(vii) The aggregate value of the - Rs. 30,597,457.63
Related Party Transactions -for the
financial period 2025/2026 with
Ceyoka (Pvt) Ltd.

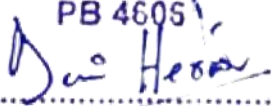
(viii) Aggregate value of all Related - Rs. 31,558,057.63
Party Transactions - for the same
financial period 2025/2026.

The balances reported under items (vii) and (viii) do not include the agreement
value of Rs. 162,850,000/-.

Thanking You.

Yours Faithfully,

First Corporate Solutions Ltd.

PB 4605

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Company Secretary
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First Corporate Solutions Ltd

Company Secretaries for Millennium Housing Developers PLC