

EAST WEST PROPERTIES PLC

Registration Number: PQ 221
Registered Office: No.253, Raja Mawatha, Ekala, Ja-Ela.
Business Office: 81/11, 3rd Lane, New Nuge Road, Peliyagoda.

CIRCULAR TO SHAREHOLDERS

Dear Shareholder,

FORTY FIFTH ANNUAL GENERAL MEETING OF EAST WEST PROPERTIES PLC FOR THE YEAR ENDED 31ST MARCH 2026

We wish to inform you that the Board of Directors has decided to hold the Annual General Meeting (AGM) for the year ended 31st March 2026 using an on-line platform.

Accordingly, the 45th AGM of the Company is scheduled to be held on 25th September 2026 at 02.00 p.m. as an on-line meeting through audio-visual means conducted from East West Properties PLC, No.253, Raja Mawatha, Ekala, Ja-Ela in the manner prescribed below:

A. GENERAL INFORMATION:

1. The AGM will be held in accordance with the guidelines issued by the CSE for hosting of a virtual AGM.
2. The Board of Directors and key officials who are essential for the administration of the formalities of the meeting will be present in person at the venue of the meeting and all shareholders will participate through audio and audio-visual means.
3. Only registered shareholders and registered proxy holders will be permitted to log in and participate in the AGM on-line.
4. The Annual Report of the Company for the year 2025/2026 will be available for perusal on:
 - (1) Corporate Website – www.eastwest.lk (Annual report download <https://www.eastwest.lk/annual-report>)
 - (2) The Colombo Stock Exchange - <https://www.cse.lk/company-profile?symbol=EAST.N0000>

Members may also access the Annual Report and Financial Statements on their electronic devices by scanning the following QR code:



B. SHAREHOLDER PARTICIPATION:

1. The shareholders are encouraged to appoint a member of the Board of Directors as his/her proxy to represent them at the AGM.
2. The shareholders may also appoint any other person other than a Director of the Company as their proxy and the proxy so appointed shall participate at the meeting through audio- or audio-visual means **only**.
3. The shareholders who wish to participate at the AGM will be able to join the meeting through audio- or audio-visual means. To facilitate this process the shareholders are required to furnish their details by perfecting **Annexure II** to the Circular to the Shareholders and forward same to **hashini@eastwest.lk** (with the email subject titled **"East West Properties AGM 2026"** not less than 48 hours before the date of the meeting so that the meeting login information could be forwarded to the email addresses so provided.
4. Shareholders are entitled to appoint a proxy holder or a representative (in the case of corporates) to participate (on-line) on his/her/its behalf. A proxy holder need not be a shareholder of the Company. A Form of Proxy is enclosed with the Notice of Meeting for this purpose and the completed Form of Proxy must be addressed to 'East West Properties PLC No.253, Raja Mawatha, Ekala, Ja-Ela and posted to or scanned and emailed to the email address, hashini@eastwest.lk (with the email subject titled **"EAST WEST PROPERTIES AGM PROXY"**) not later than 48 hours before the time appointed for the holding of the AGM.
5. Duly completed proxies which are submitted by shareholders **up to 02.00 p.m. on 23rd September 2026** will be considered valid.
6. Shareholders may send in their questions/comments on the matters listed in the Notice of AGM by email to: hashini@eastwest.lk or by post to **East West Properties PLC**, No.253, Raja Mawatha, Ekala, Ja-Ela **not less than 05 days before the date of the meeting**. This is in order to enable the Company Secretaries to compile the queries and forward same for the attention of the Board of Directors so that they could be addressed at the meeting.
7. At the AGM, the Chairman of the meeting will deal with those questions/comments which are relevant to the agenda items in the Notice of AGM.
8. Shareholders could vote their preference on the agenda items/resolutions and relevant procedures will be explained at the meeting.

For any further queries in this regard please contact the following persons.

Names : Ms. S.H. Ransika- + 94 715 71 43 09
Ms. W.H.M. Pradeepa Sandya - + 94 712 03 52 62

Telephone Nos. : + 94 11 2912274/+94 11 2 246361

Email Address : hashini@eastwest.lk

The Board wishes to thank the shareholders of the Company for their unwavering cooperation.

BY ORDER OF THE BOARD
EAST WEST PROPERTIES PLC



S S P CORPORATE SERVICES (PRIVATE) LIMITED
SECRETARIES

Dated: 31st August 2026