



P W Corporate Secretarial (Pvt) Ltd
(Company Registration No. PV 65966)

July 21, 2025

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

Dear Madam

Lanka Realty Investments PLC - Corporate Disclosure -
Sale of land and premises owned by Baseline Holdings (Private) Limited a fully owned subsidiary

In terms of Section 8 on Corporate Disclosure of the Listing Rules of the Colombo Stock Exchange, we wish to announce that:

Baseline Holdings (Private) Limited [BHPL], a fully owned subsidiary of the Company, having successfully concluded its negotiations with Prime Lands Residencies PLC [PLRP] sold and transferred the land and premises owned by BHPL, marked Lots 1A and 1B in Plan No. 015024 dated 11th March 2025 made by K D Walter D Perera Licensed Surveyor in extent A0-R3-P26.50 and A0-R2-P3 respectively, free of encumbrances to the said PLRP, on 18th July 2025, for a total consideration of LKR 1,100,000,000/-.

These two allotments of land were originally acquired by BHPL at a purchase price of LKR 330,000,000/- on 02nd April 2015, generating a return on investment of 233% to the Company.

The total consideration of LKR 1,100,000,000/- was settled by PLRP in the following manner:

- (a) A sum of LKR 500,000,000/- was paid at the execution of the Deed of Transfer:
- (b) The balance consideration of LKR 600,000,000/- is to be set off against two/three-bedroom apartment units with a combined total saleable area of 19,950 square feet, located on the upper floors of the tower within the development to be constructed on the said Property, in respect of which Sale and Purchase Agreement(s) were executed between Prime Lands Residencies PLC and Baseline Holdings (Private) Limited.

Yours faithfully
BY ORDER OF THE BOARD OF
LANKA REALTY INVESTMENTS PLC
P W CORPORATE SECRETARIAL (PVT) LTD

Anusha Wijesekara
Director / Secretaries

AW/TFP