

8th January 2026

Ms. Nilupa Perera
Chief Regulatory Officer
Colombo Stock Exchange
World Trade Centre
Colombo 01

Dear Madam

Disclosure under Section 36 of the Take-Overs & Mergers Code of Sri Lanka-1995 (as amended in 2003) Rules

We, HNB Stockbrokers (Pvt) Ltd hereby submit this disclosure in accordance with Section 36 of the Take-Overs & Mergers Code of Sri Lanka-1995 (as amended in 2003).

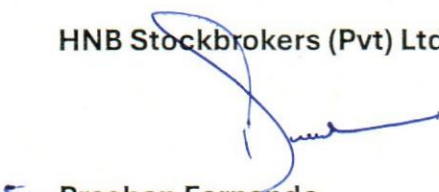
The details of the transaction are as follows:

- **Investor's Name:** Pan Asia Banking Corporation PLC/Lanka Realty Investments PLC
- **Date of Transaction:** 8th January 2026
- **Shares Purchased:** 13,057,595 shares Rs. 216.00
- **Total issued shares of the company:** 25,602,730
- **Percentage of this purchase of the issued share capital:** 51%

Please note the Company did not hold any shares previously and above details are provided subsequent to the transaction.

Yours faithfully

HNB Stockbrokers (Pvt) Ltd


Prashan Fernando

Director / Chief Executive Officer

CC: The Director General – Securities and Exchange Commission of Sri Lanka (SEC)

Company Secretary Lee Hedge PLC