



East West Properties Plc

#02 - 01, 53, Dharmapala Mawatha, Colombo - 03, Sri Lanka.
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25th June 2025

Mr. Renuke Wijayawardhane
Chief Regulatory Officer
Colombo Stock Exchange
#04-01, West Block, World Trade Center
Echelon Square
Colombo 1.

Dear Sir,

EAST WEST PROPERTIES PLC CORPORATE DISCLOSURE UNDER SECTION 8 OF THE LISTING RULES

The Board of Directors of East West Properties PLC ("**Company**") on the 25/06/2025 has resolved to assign the lease granted by the Urban Development Authority of Sri Lanka to the Company in respect of the land and premises described in the **Schedule 1** hereto to a prospective buyer (not being a related party as defined under the Listing Rules of the Colombo Stock Exchange) for a sum not less than Two Billion Two Hundred and Fifty Million Sri Lankan Rupees (LKR 2,250,000,000/-) which amounts to a major transaction of the Company as per section 185(2) of the Companies Act No.07 of 2007, subject to obtaining the consent of the Urban Development Authority of Sri Lanka and of the shareholders of the Company by way of a special resolution.

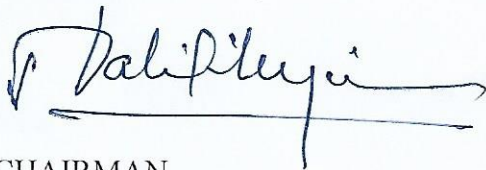
Schedule 1

Description of land and premises	Lots A, B, D and E depicted on Survey Plan No. 1787 dated 3 rd July 2004 made by A. R. Silva, Licensed Surveyor and Leveller, which is a resurvey of Survey Plan No. 10/83 dated 25 th May 1983 made by P. Wadugedara, Licensed Surveyor and Leveller (Urban Development Authority). The said Lots A, D and E comprise of premises bearing assessment numbers 81/11/1, 81/11 and 81/12, New Nuge Road, Peliyagoda, Kelaniya 11600 together with the road reservation marked as Lot B.
Lessor	Urban Development Authority of Sri Lanka
Lessee	East West Properties PLC
Extent of land	Lot A: Acres 2 Rood 1 Perches 23.8 Lot B: Acres 0 Rood 1 Perches 9.8 Lot D: Acres 0 Rood 2 Perches 22.0 Lot E: Acres 0 Rood 3 Perches 36.0
Term of lease	99 years
Years remaining on lease	57 years

Cont'd.....2

A Notice of the Extraordinary General Meeting pertaining to the aforesaid major transaction will be dispatched to the Company's shareholders.

BY ORDER OF THE BOARD OF
EAST WEST PROPERTIES PLC

A handwritten signature in dark ink, appearing to read 'D. Kalipetis', is written over a horizontal line.

CHAIRMAN