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

June 22, 2026

Ms. Nilupa Perera
Chief Regulatory Officer
Colombo Stock Exchange
#04 - 01 West Block
World Trade Centre
Echelon Square
Colombo 1

Dear Madam

Lanka Realty Investments PLC - Corporate Disclosure
Proposed Sale of shares held by the Company in Lanka Realty Developments (Pvt) Ltd, a subsidiary of the Company – to Lee Hedges PLC, another subsidiary of the Company

Further to the Corporate Disclosure made on 20th March 2026 on the captioned matter, we wish to make the following disclosure, to notify variations to the payment terms, entering into a Sale and Purchase Agreement and the Sale of Shares :

1. The Board of Directors of Lanka Realty Investments PLC [LRI] at a Board Meeting held on 18th June 2026 resolved to vary the terms of payment of the consideration payable on the transfer of its holding of 57,204,262 shares (constituting 51%) in Lanka Realty Developments (Pvt) Ltd [LRD].

   According to the new payment terms, the said consideration of Rs.1,610,334,180/- is paid by way of

   - an initial payment of Rs.561,000,000/-, payable at or prior to the execution of the Share Transfer and;
   - the balance sum of Rs.1,049,334,180/- being payable within six months from the initial payment, together with interest at the rate of average weighted price lending rate plus 1.5% per annum (AWPLT+1.5% per annum) until payment in full,

   subject to the entering into a Sale and Purchase Agreement by and between the Company, Eighth Wonder and Lee Hedges PLC to record the said terms and conditions, subject, further to the Board of Directors of Lee Hedges PLC approving the said variation.

2. LRI has been informed that the Board of Lee Hedges PLC at a Board Meeting held on 19th June 2026, granted its approval for the said variation.

3. The parties entered into the aforesaid Sale and Purchase Agreement on 19th June 2026.

4. Upon due execution of the said Sale and Purchase Agreement and on receipt of the initial payment of Rs.561,000,000/-, LRI transferred the 57,204,262 shares held by LRI in LRD to Lee Hedges PLC on 19th June 2026.

[Contd..2]

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Consultant : Nirmalene Wijesekera ACIS

5. The Board of Directors of the LRI further resolved that part settlement of the Related Party Loan of Rs.1,453,500,000/- obtained by LRI from LRD, will be completed on receipt of the deferred payment referred to in 1 above.

6. The Related Party Transactions Review Committee of LRI has reviewed and recommended the said variation of the payment terms.

Yours faithfully
By Order of the Board of
LANKA REALTY INVESTMENTS PLC
P W CORPORATE SECRETARIAL (PVT) LTD.

Anusha Wijesekara
Director/Secretaries