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11th November 2025

Ms. Nilupa Perera
Chief Regulatory Officer
Colombo Stock Exchange
Level 04 West Tower
World Trade Centre
Echelon Square
Colombo – 01.

Dear Madam,

**MAHAWELI REACH HOTELS PLC (MRH)
CORPORATE DISCLOSURE**

As per rule 9.14.7 of the Listing Rules of The Colombo Stock Exchange, Mahaweli Reach Hotels PLC wishes to inform that the Board of Directors of the company has decided to obtain financial assistance from Universal Enterprises Private Limited of the Maldives, which is the largest shareholder of the company, holding 69.44% of the shares.

The details as required by Rule 9.14.7 of the Listing Rules are provided hereunder:

- i. Date of the transaction or the period where applicable: The transaction will be effective from 10th November 2025.
- ii. Name of the relevant Related Party: Universal Enterprises Private Limited
- iii. Relationship between the Entity and the Related Party : The Lender is the Entity's largest shareholder holding 69.44% of the shares.
- iv. Details of the transaction including the amount, relevant terms of the transaction and the basis on which the terms were arrived at:
The company will be obtaining a loan in the amount of USD Four Hundred Thousand to be utilized for the purposes of the settlement of outstanding liabilities and working capital needs. The transaction will attract an interest rate on 6.5% + 1 month SOFR with a grace period of 18 months and a tenure of 60 months.
- v. Rationale for entering into the transaction: This decision has been based on the need of the company to obtain additional funding to assure business continuity and value preservation and in order to facilitate the company in meeting its obligations and to assist in the strategic objectives of the company.
- vi. The Related Party Transactions Review Committee of the Entity is of the view that the transaction is on normal commercial terms, and is not prejudicial to the interests of the Entity and its minority shareholders and the Related Party Transaction Review Committee is not obtaining an opinion from an independent expert prior to forming its view on the transaction.

- vii. The aggregate value of the Related Party Transactions for the financial year with the particular Related Party whose transaction is the subject of the announcement and the aggregate value of all Related Party Transactions for the same financial year:

The aggregate value of all non-recurrent related party transactions as at 10/11/2025;

Mahaweli Hotel Management Services (Pvt) Ltd.	Rs. 5,383,233/-
Universal Enterprises (Pvt) Limited	Rs. 650,682,633/-
Mr. Priyanjith Panabokke	Rs. 5,400,000/-
Ms. K. D. Panabokke	Rs. 1,008,257/-
Total	<u>Rs. 662,474,123/-</u>

Based on the Exchange Rate for the United States Dollar published by the Central Bank of Sri Lanka on 10th November 2025, this transaction does not amount to 1/3 of the Total Assets of the company.

Yours faithfully,
Businessmate (Private) Limited,
Secretaries – Mahaweli Reach Hotels PLC

BUSINESSMATE (PRIVATE) LIMITED
SECRETARIES PV 8017



DIRECTOR

cc: Mr. J A Panabokke
Managing Director Mahaweli
Reach Hotels PLC