SECURITY SERVICES AGREEMENT

This Agreement is made and entered into at Colombo in the Democratic Socialist Republic of Sri Lanka on this this **Seventeenth** (17th) day of **September 2026**.

BY AND BETWEEN

CON-FAB PROJECTS (PRIVATE) LIMITED, a Company duly incorporated in Sri Lanka bearing Registration No. PV 22305 and having its registered office at No. 60, Hill Street, Dehiwala (hereinafter called and referred to as the "**Client**" which term of expression as herein used shall where the context so requires or admits mean and include the said **CON-FAB PROJECTS (PRIVATE) LIMITED** its successors and assigns) on the First Part.

AND

EAP SECURITY SERVICES (PRIVATE) LIMITED, duly incorporated in the said Republic of Sri Lanka bearing registration **No. PV 3284** and having its registered office at **No. 95/1, Stanely Thilakarathna Mawatha, Nugegoda** and having its business premises at **"Bellatrix", No.752/5, Dr. Danister De Silva Mawatha, Colombo 09** (hereinafter called and referred to as the "**Service Provider**" which term of expression as herein shall where the context so requires or admits mean and include the said **EAP SECURITY SERVICES (PRIVATE) LIMITED** its successors and assigns) on the **Second Part.**

(Client and the Service Provider shall be hereinafter together referred to as the "**Parties**," and independently as the "**Party**".)

WITNESSETH CON-FAB PROJECTS (PRIVATE) LIMITED "Client" is a company which is engaged in the business of Construction .

WITNESSETH EAP SECURITY SERVICES (PRIVATE) LIMITED "Service Provider" is a company which is engaged in the business of providing Security Services.

WHEREAS the Client requires the Service Provider to provide Security Services to the Client at the rates and on the terms and conditions hereinafter stipulated.

THIS INDENTURE WITNESSES AS FOLLOWS: -

1. The Service Provider undertakes to deploy security officers to provide daily security services (covering Day shifts as agreed) at the Client's location(s) as required by the Client and as more fully described in the Schedule below.

Location	Rank	Rate per Shift (Rs.)	SSCL	VAT	Rate with Taxes	Hours per Shift	Shifts per Week	Shifts per Month
Dehiwala	JSO	2850.00	71.25	525.83	3447.08	12	5	22

2. This Agreement shall come into force from 01st day of July 2026 ("**Commencement Date**") and shall remain valid unless terminated earlier in accordance with Clause 27 (Termination) below.

3. The Client agrees to pay an additional day's rate for all personnel deployed by the Service Provider on the following statutory holidays:

    i. Tamil Thai Pongal Day,

    ii. Independence Day,

    iii. Sinhala & Hindu New Year Day,

    iv. May Day,

    v. Milad-un-Nabi (Prophet Mohammed's Birthday), and

    vi. Christmas Day.

4. It is agreed by the Parties that the aforesaid rates shall be subject to annual rate increments as mutually agreed. However, one (01) month's prior written notice shall be given to the Client by the Service Provider of any such proposed increment.

5. The payment due to the Service Provider shall be based on the rates specified as applicable to the category mentioned above and the number of Security Officers deployed at the Client's premises and the number of days and/or hours the service is provided.

6. All Invoices for the services rendered by the Service Provider in any month shall be paid by the Client within seven (7) days from the date of the Invoice.

7. The Client undertakes to pay promptly as per Clause 6 above and without any set-off, counterclaim or deduction all amounts owed to the Service Provider, as reflected in the invoice of the Service Provider. The Client will not pay less than the invoiced amount unless otherwise authorized by the Service Provider in writing.

8. If Invoices are not settled within seven (7) days of the due date, the Service Provider shall give seven (7) days' notice to the Client to make such outstanding payment, and if the Client fails to make such payment within such given time, this Agreement may be terminated at the sole option of the Service Provider with due notice to the Client in writing. Interest calculated at the rate of 3% per mensum shall be levied on all outstanding invoices.

9. The Service Provider shall provide its services with the number of Officers required under each category, and any change of requirement shall be notified by the Client to the Service Provider with fourteen (14) days' prior written notice.

10. The Service Provider shall provide the Client with Officer(s) for the premises in the numbers requested above and shall only change the deployed Officer(s) on the request of, and/or with the prior written consent of, the Client.

11. The Service Provider shall instruct and ensure that its Officers are properly and professionally attired at all times during shifts and are at all times courteous to the employees and customers of the Client, and shall refrain from unnecessary friction.

12. In the event that an allocated/deployed Officer is unable to report to duty on a particular day or time period, the Service Provider shall ensure that a replacement Officer of the same category is placed at the location within a reasonable time to cover such duty and ensure the premises remain secured.

13. All property, whether movable or immovable, situated at the Client's premises, irrespective of ownership, shall be at the Client's risk. The Service Provider shall not be liable for any loss, damage or injury caused to any such property or to any person at the Client's premises, except where such loss, damage or injury arises directly from the negligence, misconduct or wilful default of the Service Provider or its Officers. In such circumstances, the Service Provider shall attend to and assist with all related investigations and cooperate with the Client in connection therewith.

14. Each Party undertakes to keep confidential all information of a proprietary or confidential nature belonging to the other Party (including but not limited to CCTV footage, visitor/staff records, access codes and premises layouts) obtained in the course of this Agreement, and shall not disclose the same to any third party without the prior written consent of the other Party, save where disclosure is required by law or by a regulatory authority of competent jurisdiction. This obligation shall survive the termination or expiry of this Agreement for a period of two (02) years.

15. The Service Provider shall indemnify and keep indemnified the Client against all claims, losses, damages, costs and expenses arising from the negligence, misconduct, theft or willful default of its Officers in the course of their duties. The Client shall likewise indemnify the Service Provider against claims arising from the negligence or wrongful acts of the Client's own employees, agents or invitees.

16. Save in respect of the indemnity at Clause 15 above, neither Party shall be liable to the other for any indirect, incidental or consequential loss (including loss of profits, revenue, business or goodwill) arising out of or in connection with this Agreement, whether in contract, tort or otherwise.

17. The Service Provider shall, throughout the term of this Agreement, maintain adequate public liability and fidelity guarantee insurance cover in respect of its Officers deployed

under this Agreement, and shall furnish evidence of such cover to the Client upon reasonable request.

18. The Service Provider warrants that all Officers deployed under this Agreement shall be subject to police clearance/background verification and shall possess such training and licensing as may be required under applicable law prior to deployment at the Client's premises.

19. Each Party shall process any personal data obtained in connection with this Agreement (including personal data of the other Party's staff and visitors) in compliance with the Personal Data Protection Act, No. 9 of 2022, and shall implement reasonable technical and organizational measures to safeguard such data.

20. In the event of any investigation or inquiry undertaken by either Party on any matter connected with this Agreement, the other Party shall give all reasonable assistance to the Party carrying out the investigation/inquiry, including in recording statements from its staff, officers or agents, and in making available any relevant documents (save for documents which are confidential to the assisting Party).

21. The Service Provider is an independent contractor. Neither Party is an agent, representative, partner or employee of the other. None of the employees of the Service Provider or the Client shall be recruited by either Party for any reason during the term of this Agreement and for a period of six (06) months thereafter.

22. The Service Provider, being the employer of its workmen, hereby undertakes absolute responsibility for all statutory payments including EPF and ETF and other dues arising by way of the employer/employee relationship. In the event of any liability arising under the Workmen's Compensation Act, No. 15 of 1934 (as amended), not due to the negligence of the Client or its staff/agents/authorized officers/visitors, the Service Provider shall bear sole responsibility for such payments.

23. Neither Party shall assign, novate or subcontract any of its rights or obligations under this Agreement without the prior written consent of the other Party, save that the Service Provider may deploy Officers who are its own permanent or contracted employees in the ordinary course of its business.

24. Upon the conclusion of this Agreement, whether by termination or completion of its term, all property given to the Service Provider by the Client, such as keys, entry codes, access cards, etc., shall be returned in the condition in which it was given, fair wear and tear excepted.

25. Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement (other than payment obligations) to the extent such failure or delay arises from an act of God, war, strikes, lockouts or other labour disputes, fire, civil

commotion, epidemic, pandemic, seasonal labour shortage, flood, drought, legislation, or any other cause beyond the reasonable control of the affected Party ("**Force Majeure Event**").

26. The Party affected by a Force Majeure Event shall notify the other Party in writing as soon as reasonably practicable, specifying the nature and expected duration of the event, and shall use reasonable endeavours to mitigate its effects. If a Force Majeure Event continues for a continuous period exceeding thirty (30) days, either Party may terminate this Agreement by written notice to the other, without liability save for sums accrued due prior to the date of termination.

27. Either Party may terminate this Agreement by giving the other Party one (01) month's written notice, without prejudice to any obligations accrued prior to the date of termination.

28. Service Provider may terminate this Agreement with immediate effect by written notice if the other Party commits a material breach of this Agreement which, if capable of remedy, is not remedied within fourteen (14) days of written notice requiring it to do so, or if the other Party becomes insolvent, enters into liquidation (other than for the purpose of solvent amalgamation or reconstruction), or has a receiver or administrator appointed over its assets.

29. In the event of any disagreement, dispute, or difference arising between the parties hereto with regard to or touching any term or condition herein or in any manner related to or connected with any right, liability or obligation hereunder shall be resolved by the parties amicably within 14 days. Where the parties are unable to arrive at an amicable settlement of any disagreement, dispute or difference, the matter in dispute shall be referred to Court of Law, Sri Lanka, prior to initiation of court proceedings, unless urgent injunctive relief is required.

30. This Agreement shall be governed by laws of Sri Lanka and this Agreement is deemed to have been entered into in Colombo and the Courts of competent jurisdiction shall be the Courts of Colombo.

31. Either party shall not employ either directly, or indirectly through contractor, any of the other party's employees during the term of this Agreement and for a further period of three months (03), subsequent to the termination of this Agreement, except where such party has agreed to in writing.

32. Any notice required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered by hand, sent by registered post, to the addresses of the Parties specified at the commencement of this Agreement or such other address as a Party may notify to the other in writing from time to time.

33. If any provision of this Agreement is held by any court or competent authority to be invalid, illegal or unenforceable, such provision shall be severed from the remainder of this Agreement, which shall continue to be fully valid and enforceable permitted by law.

34. No failure or delay by either Party in exercising any right or remedy under this Agreement shall operate as a waiver of that right or remedy, nor shall any single or partial exercise preclude any other or further exercise of such right or remedy.

35. This Agreement and the Annexures/Schedules, if any, hereto contain the entire agreement between the Parties and may be modified, amended or altered only by subsequent written agreement signed by both Parties. No modification, amendment, variation or waiver of any of its terms and conditions shall be valid unless it is in writing and signed by both Parties.

36. This Agreement may be executed in any number of counterparts, each of which when executed shall be an original, and all counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF both Parties hereto have caused their common seal to be affixed hereunto and one other at the place and on the date mentioned hereof.

The Common Seal of CON-FAB PROJECTS (PRIVATE) LIMITED was affixed hereunto in the presence of H.A.S.N. Willie of the Company who witness the affixing thereto,

CON-FAB Projects (Pvt) Ltd

Managing Director

Witnesses:

1. (SURESH PEIRIS) (601593700V)
2. (Nilanthe Fernando. (673371220V)

The Common Seal of **EAP SECURITY SERVICES (PRIVATE) LIMITED** was affixed hereunto in the presence of K.L Chinthaka NilanthaDias, Director of the Company who witness the affixing thereto,

E.A.P. SECURITY SERVICES (PRIVATE) LIMITED PV 3284

Director / Authorized Signatory

Witnesses:

1. (Ayodya Kannangara - 200050301082)
2. (Lakshini Shanika - 917933650V)