

## COMPANY ANNOUNCEMENT

Reference:

AGR 17/2025

Date:

23 April 2025

Capital Markets Rule:

5.16

*The following is a Company Announcement issued by Agora Estates p.l.c. (the "Company") pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority in accordance with the provisions of the Financial Markets Act (Chapter 345 of the Laws of Malta), as amended from time to time.*

### Approval of Audited Financial Statements for the financial year ended 31 December 2024

#### Quote

During the meeting of the Board of Directors of the Company held today, 23 April 2025, the Board of Directors approved the Company's audited financial statements for the financial year ended 31 December 2024.

For the purposes of Capital Markets Rule 5.16.24, it is hereby reported that profit before tax for the financial year ended 31 December 2024 amounted to €108,481, giving rise to a variance (positive) of over 10% when compared to the financial analysis summary annexed to the final terms published by the Company on the 25 September 2024, which projected a loss before tax of €129,000. The variance is attributable mainly to a decrease in administrative expenses of €282,366.

The audited financial statements of the Company are available for viewing on <https://agora-estates.com/investor-relations/>.

#### Unquote

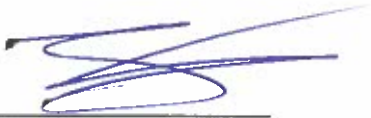


Audrey Anne Hughes  
Company Secretary

**DIRECTORS' DECLARATION  
ON ESEF ANNUAL FINANCIAL REPORTS**

We, Mr. James Zammit and Mr. Joseph Schembri, in our capacity as Directors of Agora Estates p.l.c. (Company registration number: C91408), hereby **certify**:

- i. That the Annual Financial Report for the year ended 31 December 2024 has been approved by the Board of Directors of the Company and is hereby being made available to the public.
- ii. That the Annual Financial Report has been prepared in terms of the applicable rules and regulations, including the Commission Delegated Regulation on the European Single Electronic Format ("ESEF")<sup>1</sup> and the Capital Markets Rules<sup>2</sup>.
- iii. That the Audit Report on the ESEF Annual Financial Report is an exact copy of the original signed by the auditor and that no alterations have been made to the audited elements of the Annual Financial Report including the annual financial statements.
- iv. That the Annual Financial Report shall serve as the official document for the purposes of the Capital Markets Rules and the Company Act (Chapter 386 of the Laws of Malta).



Mr. James Zammit  
Executive Director

For and on behalf of  
Agora Estates p.l.c.



Mr. Joseph Schembri  
Chairman and non-executive Directive

For and on behalf of  
Agora Estates p.l.c.

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<sup>1</sup> Commission Delegated Regulation 2019/815 on the European Single Electronic Format, as may be further amended from time to time.

<sup>2</sup> Capital Markets Rules as issued by the Malta Financial Services Authority (MFSA).