

## COMPANY ANNOUNCEMENT

Reference: AGR 30/2026  
Date: 27 October 2026  
Capital Markets Rule: 5.16

*The following is a Company Announcement issued by Agora Estates p.l.c. (the “Company”/“Issuer”) 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.*

### Basis of Acceptance and Admission of Bonds on the Official List of the Malta Stock Exchange

Issue by the Company of a maximum €20,000,000 5.75% Secured Bonds 2038 (the “Bonds” or the “Bond Issue”).

#### Quote

Reference is made to company announcement AGR 29/2026 dated 23 October 2026 uploaded on the Company’s website (<https://agora-estates.com/investor-relations/>), regarding the early closure of the issue of the Bonds by the Company in terms of the prospectus dated 07 October 2026 (the “Prospectus”). Capitalised terms not defined herein shall have the meanings ascribed to them in the Prospectus.

The Company is pleased to announce the basis of acceptance of the Bond Issue.

In accordance with the Prospectus, the Bonds were allocated as follows:

- (a) the amount of €4,251,000 was allocated to holders of the Private Placement 2025 and Private Placement 2026 applying for Bonds by way of Existing Notes Transfer (and subject to any Cash Top-Up as and if applicable);
- (b) the remaining amount of €15,749,000 was allocated amongst Authorised Financial Intermediaries participating in the Bonds pursuant to the Intermediaries’ Offer.

In accordance with the terms and conditions of the Bonds set out in the Prospectus, interest on the Bonds will commence accruing as from 02 November 2026. The Bonds will be admitted to listing on the Official List of the Malta Stock Exchange on 02 November 2026 and trading is expected to commence on 03 November 2026.

Pursuant to the exchange of Private Placement 2025 and Private Placement 2026 for Bonds as mentioned in (a), the notes have been cancelled forthwith with the remaining notes in issue in the Private Placement 2025 and Private Placement 2026 being repaid by the Company by the 30 November 2026.

The Board of Directors of the Company would like to thank the investing public and participating Authorised Financial Intermediaries for their support in this successful issue of Bonds as well as holders of the Private Placement 2025 and Private Placement 2026 for their continued confidence in the Company.

#### Unquote

By order of the Board of Directors of the Company



Audrey Anne Hughes  
Company Secretary