



AGB FINANCE P.L.C.
Hacienda Office,
Nathalie Poutiatin Tabone Street,
Sliema, SLM 1870,
Malta

Company Announcement

Tranche 1 of Series 2 Bonds under the Secured Bonds Issuance Programme

Constitution of Collateral

Reference is made to the Company's announcements dated 27 May 2026 and 30 June 2026 whereby the public was informed that the Company had made a public offer of a second tranche of Secured Bonds under its €25,000,000 Secured Bonds Issuance Programme (as such Programme was established pursuant to the Base Prospectus issued by the Company dated 29 August 2025 (the "Base Prospectus"), namely Tranche 1 of Series 2/2026 consisting of a public offer and sale of up to €8,700,000 aggregate principal amount of Secured Bonds at an annual interest rate of 5.7% to be redeemed and finally repaid on 25 June 2036 (the "Tranche 1 Series 2/2026 Bonds"), and this in terms of the Final Terms issued by the Company in respect thereof dated 27 May 2026 (the "Final Terms / Tranche 1 Series 2"), and that the offer of Tranche 1 Series 2/2026 Bonds was fully subscribed and such Tranche 1 Series 2/2026 Bonds were listed on the Official List of the Malta Stock Exchange with effect from 25 June 2026.

The Company wishes to announce that the Collateral for the Tranche 1 Series 2/2026 Bonds consisting of the first ranking special hypothec over the Corks Hotel (as such term is defined in the Base Prospectus) together with all improvements carried out thereon from time to time for an amount of €5,000,000 and a first ranking special hypothec over the Sliema Development Site (as such term is defined in the Final Terms / Tranche 1 Series 2) together with all improvements carried out thereon from time to time for an amount of €4,300,000 has been constituted in favour of Finco Trust Services Limited as Security Trustee in accordance with the provisions of the Security Trust Deed (as defined in the Base Prospectus) as supplemented by the STD Addendum / Tranche 1 Series 2 (as defined by the Final Terms / Tranche 1 Series 2). This has been done by virtue of a public deed drawn up before Notary Dr. Demi Caruana on 1 July 2026 between the Company, AB Investments Limited (the "Guarantor") and Finco Trust Services Limited (the Security Trustee), by virtue of which the above-mentioned Collateral has been duly constituted and the Company granted the Issuer-Guarantor Loan / Tranche 1 Series 2 (as defined in the Final Terms / Tranche 1 Series 2) to the Guarantor out of the proceeds of issue of the Tranche 1 Series 2/2026 Bonds.

Company Registration Number: C 112318
www.agb.com.mt

Directors

Mr Alan Bonnici

Dr Sam Abela

Dr Michael Sciriha

Mr Arthur Gauci



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By order of the Board

A handwritten signature in blue ink, appearing to read 'Joseph Saliba', is written over a light blue rectangular background.

Joseph Saliba

Company Secretary

Date: 1 July 2026

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