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

Company Announcement Nr. 09/2026

Approval of the Company's Interim Unaudited Financial Statements June 2026

The Board of Directors of AGB Finance p.l.c. (the "Company") met yesterday, on Tuesday 25 August 2026 and approved the unaudited interim financial statements of the Company for the period ended 30 June 2026.

A copy of the financial statements is attached herewith, and these are also available for viewing on the Company's website: https://agb.com.mt/

By order of the Board:

Dr. Joseph Saliba

Company Secretary

26th August 2026

AGB Finance P.L.C.

Condensed Interim Financial Statements

30 June 2026

Contents

REPORT OF THE DIRECTORS

Directors' report
This half-yearly report comprises the condensed interim financial statements of AGB Finance P.L.C. (C 112318), hereinafter referred to as the "Company", for the six-month period ended 30 June 2026. The underlying accounting policies are the same as those adopted by the Company in its annual report for the financial period ended 31 December 2025. The figures have been extracted from the Company's unaudited accounts for the six months ended 30 June 2026, as approved by the Board of Directors on 25 August 2026 and are in accordance with accounting standards as adopted by the EU for interim financial statements, (International Accounting Standard 34, 'Interim Financial Reporting'). The condensed interim financial statements have not been reviewed or audited.

Principal activity
The principal activity of AGB Finance P.L.C. remains to raise financial resources from the capital market to finance the capital projects of the parent company, AB Investments Limited.

Important events during the period
During the first six months of the financial year, the Company undertook significant capital-related actions that impacted its financial position:

- The Company issued a fully subscribed 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), 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. These bonds are secured by a first-ranking special hypothec over the Corks Hotel and the Sliema Development Site.

Review of business development
During the first half of 2026, the Company generated a profit before taxation amounting to €52,065 and profit after taxation of €22,044. Interest income earned on the loan to the parent company totalled €519,200, while interest expense to the bondholders amounted to €452,362.

During the period, the Company successfully issued a €8,700,000 5.7% bond, the proceeds of which were loaned to the parent company which were in turn used to finance various redevelopment and refurbishment works and as a general source of corporate funding.

Overview of group profitability
The results for the period are presented in the statement of comprehensive income. The directors do not recommend the payment of a dividend and propose to transfer the profit for the period to reserves.

Directors
The names of the directors who held office during the period were:

Alan Bonnici (Executive Director and Group CEO)
Sam Abela (Chairman and Non-Executive Director)
Michael Sciriha (Independent Non-Executive Director)
Arthur Gauci (Independent Non-Executive Director)

REPORT OF THE DIRECTORS – continued

Directors – continued
In accordance with the Company's memorandum and articles of association, the Directors remain in office until they resign or are otherwise removed.

Principal risks and uncertainties faced by the Company
The Company is essentially a special purpose vehicle set up for financial transactions of AB Investments Limited. The Company's revenue is derived from interest charges to its parent company, therefore the Company is heavily dependent on AB Investments Limited.

Contracts of significance with the parent company
The Company has continued to advance amounts borrowed by way of bonds listed on the Malta Stock Exchange to its parent company, AB Investments Limited. The terms of the relevant agreement are set out in the Company's financial statements.

The Company is exposed to various risks arising through the use of financial instruments including market risk, credit risk and liquidity risk, which result from both its operating activities and investing activities. The most significant financial risks as well as an explanation of the risk management policies employed by the Company are included in the Company's financial statements.

Statement pursuant to Capital Markets Rule 5.75.3 issued by the Malta Financial Services Authority
We confirm that to the best of our knowledge:

The condensed half-yearly report gives a true and fair view of the financial position of the Company as at 30 June 2026, and of its financial performance and its cash flows for the period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to Interim Financial Reporting (International Accounting Standard 34, 'Interim Financial Reporting'); and

The interim directors' report includes a fair review of the information required in terms of Capital Markets Rule 5.81.

By order of the Board

Signed by: B1378AA412B2478...	Signed by: ECDF3DB82D244C0...
Alan Bonnici Director	Sam Abela Director

25 August 2026

Condensed Interim Statement of Comprehensive Income

	Period from 1 January to 30 June 2026 (unaudited) €
Interest income	**519,200**
Interest expense	**(452,362)**
Net interest income	**66,838**
Other income	**47,905**
Administrative expense	**(62,678)**
Profit before tax	**52,065**
Tax expense	**(30,021)**
Profit for the period	**22,044**
Other comprehensive income for the period	**-**
Total comprehensive income for the period	**22,044**

The notes on pages 9 to 11 are an integral part of these condensed interim financial statements.

Condensed Interim Statement of Financial Position

	As at 30 June 2026 (unaudited) €	As at 31 December 2025 (audited) €
Assets		
Total non-current assets	**10,487,942**	7,222,959
Total current assets	**15,018,895**	9,161,412
Total assets	**25,506,837**	16,384,371
Equity and Liabilities		
Total equity	**266,581**	244,537
Liabilities		
Total non-current liabilities	**24,498,100**	15,888,290
Total current liabilities	**742,156**	251,544
Total Liabilities	**25,240,256**	16,139,834
Total Equity and Liabilities	**25,506,837**	16,384,371

The notes on pages 9 to 11 are an integral part of these condensed interim financial statements.

The condensed interim financial statements on pages 5 to 11 were authorised for issue by the board on 25 August 2026 and were signed on its behalf by:

Signed by:
B1378AA412B2478...

Alan Bonnici
Director

Signed by:
ECDF3DB82D244C0...

Sam Abela
Director

Condensed Interim Statement of Changes in Equity

	Issued Capital	(Accumulated Losses) / Retained Earnings	Total
	€	€	€
Balance at 12 June 2025	-	-	-
Issued share capital	250,000	-	250,000
Loss for the period	-	(5,463)	(5,463)
Balance at 31 December 2025 (audited)	**250,000**	**(5,463)**	**244,537**
Balance at 1 January 2026	250,000	(5,463)	244,537
Profit for the period	-	22,044	22,044
Balance at 30 June 2026 (unaudited)	**250,000**	**16,581**	**266,581**

The notes on pages 9 to 11 are an integral part of these condensed interim financial statements.

Condensed Interim Statement of Cash Flows

	Period from 1 January to 30 June 2026 (unaudited) €
Net cash from operating activities	**12,016**
Net cash used in investing activities	**(4,562,800)**
Net cash from financing activities	**8,591,250**
Net movement in cash and cash equivalents	**4,040,466**
Cash and cash equivalents at beginning of period	**4,673,510**
Cash and cash equivalents at end of period	**8,713,976**

The notes on pages 9 to 11 are an integral part of these condensed interim financial statements.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

1. General information

AGB Finance P.L.C. (the 'Company') is a public limited liability company domiciled and incorporated in Malta on 12 June 2025, bearing registration number C 112318 and having its registered office address at Hacienda Office, Triq Nathalie Poutiatin Tabone, Sliema.

This condensed unaudited and unreviewed interim financial information was approved for issue by the Board of Directors on 25 August 2026.

2. Basis of preparation

These condensed interim financial statements for the six-month period ended 30 June 2026 are prepared under the historical cost convention, as modified to include fair values where it is stated in the accounting policies below. These have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU applicable to interim financial reporting (International Accounting Standard 34, 'Interim Financial Reporting'). The condensed interim financial information should be read in conjunction with the audited financial statements for the period ended 31 December 2025, which have been prepared in accordance with IFRSs as adopted by the EU.

2.1 Critical accounting estimates and judgements

The preparation of these condensed interim financial statements in conformity with IFRS's as adopted by the EU requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Except as disclosed below, in the opinion of the directors, the accounting estimates and judgements made in the course of preparing these condensed interim financial statements are not difficult to reach, subjective or complex to a degree which would warrant their description as significant and critical in terms of the requirements of IAS 1 (revised).

Expected credit loss allowances on loans and advances
The Directors have assessed the recoverability of loans receivable by reference to the cashflow projections of the Company including planned inflows, outflows and available financing facilities with a focus on updates made to respond to the expected impacts of past events, current conditions and forecasts of economic conditions. The Directors have also considered the financial position and performance of the other related parties within the Group.

2.2 Functional and presentation currency

Items included in the condensed interim financial statements are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The condensed interim financial statements are presented in Euro which is the Company's functional and presentation currency.

3. Summary of material accounting policies

The material accounting policies applied in the preparation of the condensed interim financial information are the same as those applied in the financial statements for the period ended 31 December 2025.

4. Financial assets held at FVTPL

	30 June 2026 €	31 December 2025 €
Quoted government debt instruments		
As at 1 January 2026	**4,205,066**	-
Additions	**7,006,880**	4,187,002
Disposals	**(5,734,784)**	-
Gain on change in the fair value of financial assets held at FVTPL	**25,721**	18,064
As at 30 June 2026	**5,502,883**	4,205,066

The financial assets designated at fair value through profit or loss comprise short-term government treasury bills issued by European sovereigns, including Belgium and France, with maturities of less than one year at the reporting date.

These instruments are held as part of a managed investment portfolio that is actively managed by an independent third-party fund manager under a discretionary mandate. The portfolio is managed and its performance evaluated on a fair value basis, with investment decisions made based on market value movements rather than contractual cash flows.

5. Loans and other receivables

	30 June 2026 €	31 December 2025 €
Non-current		
Loans to parent company	**10,237,942**	6,972,959
Advances to parent company	**250,000**	250,000
	10,487,942	7,222,959
Current		
Accrued interest	**802,036**	282,836

The Company continues to advanced funds to its parent company, AB Investments Limited, a company incorporated with limited liability in Malta, bearing registration number C 70554 and having its registered office address at Hacienda Office, Triq Nathalie Poutiatin Tabone, Sliema.

6. Debt securities in issue

	30 June 2026	31 December 2025
	€	€
Non-current		
Bonds in issue	**24,489,098**	15,881,968
Current		
Accrued interest	**651,107**	214,624

7. Related parties

Related party transactions are entered into on a commercial basis with entities which are related by way of common shareholders who are able to exercise significant influence over the Company's operations.

The immediate and ultimate parent company of AGB Finance P.L.C. is AB Investments Limited as noted in Note 5 to these condensed interim financial statements. Consolidated year-end financial statements are prepared by AB Investments Limited and are available for public use on the company's website. AB Investments Limited is a single-member entity, entirely owned and controlled by the Group's ultimate beneficial owner, Mr. Alan Bonnici.

8. Financial risk management

The Company's financial risk management objectives and policies are consistent with those disclosed in the financial statements for the period ended 31 December 2025.

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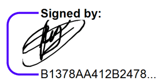
Signer Events	Signature	Timestamp
Alan Bonnici alan@agb.com.mt Director Ab investments ltd Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	 Signature Adoption: Drawn on Device Using IP Address: 84.255.55.56 Signed using mobile	Sent: 25/8/2026 | 11:56 Viewed: 25/8/2026 | 12:08 Signed: 25/8/2026 | 12:09
Sam Abela sam@nutarabela.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	 Signature Adoption: Drawn on Device Using IP Address: 88.203.16.87	Sent: 25/8/2026 | 11:56 Resent: 25/8/2026 | 13:13 Resent: 25/8/2026 | 15:32 Resent: 26/8/2026 | 09:19 Viewed: 26/8/2026 | 09:35 Signed: 26/8/2026 | 09:35

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Certified Delivered	Security Checked	26/8/2026 | 09:35
Signing Complete	Security Checked	26/8/2026 | 09:35
Completed	Security Checked	26/8/2026 | 09:35

Payment Events	Status	Timestamps