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CF ESTATES FINANCE p.l.c.

CF Business Centre, Level 1, Triq Gort, Paceville, San Giljan, STJ 9023, Malta

Co. Reg. No. C102839

COMPANY ANNOUNCEMENT

Subscription of €3,200,000 7.5% unlisted Secured Notes 2026-2029 offered by

CF Estates Finance p.l.c.

CF Estates Finance p.l.c (the “Company”) refers to its announcement dated 10 May 2026 whereby it announced that it was offering to the public (the “Offering”) up to an aggregate nominal value of €3,200,000 unlisted Secured Notes (the “Secured Notes”) of a nominal value of €100 per unlisted Secured Note, paying interest at the rate of 7.5% per annum, and due by not later than 16 June 2029 but subject to earlier redemption at the discretion of the Company, in accordance with the terms of an offering memorandum issued by the Company dated 18 May 2026 (the “Offering Memorandum”).

The Company is pleased to announce that its offer of Secured Notes in terms of the Offering Memorandum has been fully subscribed and the Offer Period has now closed.

The Company also wishes to announce that the Collateral consisting of the Pledge over the Pledged Shares of the Guarantor granted by the Shareholders (all such terms as defined in the Offering Memorandum) has been constituted in favour of CSB Trustees and Fiduciaries Limited as Security Trustee in accordance with the provisions of the Security Trust Deed (as defined in the Offering Memorandum). This has been done by virtue of a Pledge Agreement between CF Estates Ltd. (the “Guarantor”), the Shareholders of the Guarantor (as pledgors) and the Security Trustee dated 4 June 2026. The Company also granted the Issuer-Guarantor Loan (as defined in the Offering Memorandum) to the Guarantor out of the proceeds of issue of the Secured Notes by means of a loan agreement dated 4 June 2026.

The Company wishes to thank the public for the trust placed in the Company as reflected in the subscription of this issue of Secured Notes.

By order of the Board

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

Joseph Saliba

Company Secretary

4 June 2026

Directors

Francis Agius

Clifton Cassar

Mario Vella

Peter Portelli

Stephen Muscat