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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

016/26

Issue of €12,500,000 5.65% Secured Callable Bonds 2031-2036 by CF Estates Finance p.l.c.

CF Estates Finance p.l.c (the "**Company**") refers to its previous announcement dated 27 October 2026, in relation to the submission by the Company to the Malta Financial Services Authority of an application for authorisation for admissibility to listing of €12,500,000 secured callable bonds maturing in 2036 (subject to early redemption), of a nominal value of €100 per Bond, to be issued at par, which will pay interest at 5.65% per annum, guaranteed by CF Estates Ltd (C102632) (the "**Bonds**").

The Company hereby announces that it has been granted regulatory approval by the Malta Financial Services Authority, by virtue of a letter dated 9 November 2026, for the issue and admissibility to listing on the Official List of the Malta Stock Exchange of the Bonds.

Full details of the Bond Issue and the offer of Bonds, including, specifically, details concerning the timetable and conditions under which to invest in the Bonds, are set out in the prospectus dated 9 November 2026 (the "**Prospectus**").

Copies of the Prospectus may be obtained from the Company's website: https://cf.com.mt/ as from 9 November 2026 or, alternatively, in printed form from any of the Authorised Financial Intermediaries listed in the Prospectus (in Annex I of the Securities Note) as from 10 November 2026.

By order of the Board

Dr. Joseph Saliba

Company Secretary

9 November 2026

Directors

Francis Agius Clifton Cassar Mario Vella Peter Portelli Stephen Muscat