

COMPANY ANNOUNCEMENT

Incident relating to the collapse of Tania Flats in Paceville

The Company refers to the news articles appearing today relating to the unfortunate incident that occurred yesterday involving the collapse of Tania Flats in Paceville. The block of flats is situated adjacent to a site currently under development by Excel Property Trading Limited (C 105617), which is related to the Company and forms part of the Excel group.

The Company is issuing this company announcement to inform the public that Excel Property Trading Limited has earlier today published a reply to the news portals to clarify that the collapse was not caused by any works commissioned by Excel Property Trading Limited. As a matter of fact, the architect appointed by Excel Property Trading noticed visual defects on Tania Flats and immediately engaged with the owners (of Tania Flats) and the architects responsible for previous structural works on Tania Flats. During the discussions it became known that Tania Flats had long-standing structural issues, and the owners committed to commence urgent structural remediation work, aimed at addressing the serious defects that had been identified in the said Tania Flats.

Upon visiting Tania Flats on Wednesday morning, the architect engaged by Excel Property Trading as well as the architects from Tania Flats, agreed that the site had deteriorated and the decision to evacuate 32 residents resulted to be lifesaving.

Excel Property Trading Limited has fully cooperated with the authorities, including complying with a precautionary stop notice issued on its site and will continue to follow all directions provided by the relevant authorities whilst remaining fully committed to supporting the ongoing investigations into this incident.

By order of the Board



Joseph Saliba

Company Secretary

Date: 12th June 2025