

COMPANY ANNOUNCEMENT

The following is a company announcement issued by PG p.l.c. (C-78333) in terms of Capital Markets Rule 5.16.1 of the MFSA.

Date of Announcement:	15 September 2025
Ref.:	100/2025

Information to the market regarding shopping mall investment

QUOTE

The Board of Directors of PG p.l.c. (the “**Company**”) informs its investors and the public that, through one of its subsidiaries, namely DB Gauci Shopping Mall Limited, a private limited liability company registered in Malta bearing company registration number C-82284, and having its registered office situated at Ta’ Klara, Triq ir-Ramla, Naxxar NXR6544, Malta (“**DBG**”), PG Group (the “**Group**”) is currently engaged in the undertaking of a new project situated within the development on the site of the former Institute for Tourism Studies at St George’s Bay in St. Julian’s, Malta. Intended to be finalised in 2026, the project comprises the development and eventual operation of a shopping mall accommodating a range of retail outlets, a PAVI-PAMA supermarket, various catering establishments, together with a car park facility designated for use by patrons (the “**Project**”).

For the market’s further information, it is to be noted that, in November 2024, DBG entered into a preliminary agreement¹ with DB San Gorg Property Limited, a private limited liability company registered in Malta bearing company registration number C-77344, and having its registered office situated at DB Seabank Hotel, Marfa Road, Ghadira, Mellieha MLH9064, Malta (the “**Grantor**”), by virtue of which preliminary agreement it was agreed that, subject to the conditions precedent as set out therein, the property where the Project will be situated shall be granted on sub-empyteusis by the Grantor to DBG.

This investment forms part of the Group’s growing portfolio of retail-centric destinations in Malta and is expected to contribute to the further strengthening of its property asset base and business.

The Company is of the view that, in light of: (i) the Project having reached a more advanced stage; and (ii) the evident intention of the parties to enter into the final deed of sub-empyteusis, based on the abovementioned preliminary agreement, it has now become apposite to provide this information to the market.

The Company shall continue to keep investors informed and will provide updates to the market as and when it considers such disclosures to be appropriate or required.

¹ At the time of entry into said preliminary agreement, DBG was not yet a subsidiary of the Group.

For the purposes of article 2(1)(b)(i) of Commission Implementing Regulation (EU) 2016/1055, the Company hereby announces that this company announcement includes 'inside information' in terms of Regulation (EU) 596/2014 (the Market Abuse Regulation).

UNQUOTE

By order of the Board.

A handwritten signature in blue ink, appearing to be 'Emma Grech'.

Dr Emma Grech
Company Secretary

15 September 2025