

## COMPANY ANNOUNCEMENT

The following is a company announcement issued by PG p.l.c. (C-78333) in terms of Capital Markets Rule 5.16 of the MFSA.

Date of Announcement:	12 June 2026
Ref.:	107/2026

### Signing of Sub-Emphyteutical Deed

#### QUOTE

Further to the company announcement issued by PG p.l.c. (the “**Company**”) on 15 September 2025 (Company Ref.: 100/2025; MSE Ref.: PG100), the Board of Directors hereby gives notice that, on 8 June 2026, one of the Company’s subsidiaries, 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 (the “**Grantee**”), entered into a deed of temporary sub-emphyteusis with DB San Gorg Property Limited, a private limited liability company bearing company registration number C-77344, and having its registered office situated at DB Seabank Hotel, Marfa Road, Ghadira, Mellieha, Malta (the “**Grantor**”), by virtue of which the Grantor transferred to the Grantee the Property (as defined hereunder) by title of temporary sub-emphyteusis (akin to a long-term lease) for the Term (as defined hereunder) (the “**Deed**”).

The property comprises a proposed shopping mall, as well as multiple car park spaces located in the carpark (collectively, the “**Property**”) on the wider site of the old Institute for Tourism Studies at St George’s Bay, St Julians, Malta, which, in turn, had been granted by the Government of Malta to the Grantor by virtue of title of temporary emphyteusis through the title deed dated 1 February 2017 (the “**Title Deed**”). The Property is being given by title of sub-emphyteusis to the Grantee for the remaining period of one hundred and three (103) years as determined in the Title Deed and a further deed, dated 11 March 2026, which amended the Title Deed, which period commenced as from 1 February 2017, and will terminate on 31 January 2120.

The grant of the temporary sub-emphyteusis is being made under and in accordance with the terms and conditions of the Deed and the Title Deed, as modified by virtue of the Second Deed.

The acquisition of the Property as set out in this Announcement strengthens the PG Group’s asset base and business, simultaneously enabling it to further enhance its property portfolio and continue to develop its operations in the local retail segment.

#### UNQUOTE

**By order of the Board.**

A handwritten signature in blue ink, appearing to be 'Emma Grech', written over a horizontal line.

**Dr Emma Grech**  
Company Secretary

12 June 2026