THE PLAZA

Plaza Centres p.l.c
Co. Reg.: C564
VAT No.: MT 1003-0232

Company Announcement

Plaza Centres plc (the "Company")

Commencement of Share Buy-Back Programme 6 August 2026

Date of announcement	**23 July 2026**
Reference	**PZC 284/2026**
In terms of Chapter 5 of the Capital Markets Rules	

QUOTE

Plaza Centres p.l.c. (the "Company") refers to its earlier company announcement disclosing full details of the share buy-back programme approved by shareholders at the Extraordinary General Meeting held on 14 May 2026 (the "Programme"), and hereby notifies the market of the following matters in connection with the commencement of trading under the Programme. All shares repurchased pursuant to the Programme shall be cancelled.

1. Appointed Stockbroker

The Company has appointed Rizzo Farrugia (Stockbrokers) Limited ("RF") as its designated stockbroker to manage and execute the Programme on a fully discretionary basis, as agent of the Company, within the parameters approved by shareholders at the EGM and the board of directors.

2. Regulatory Framework and Safe Harbour

The Programme is being conducted in reliance on the exemption afforded by Article 5 of MAR, as supplemented by Commission Delegated Regulation (EU) 2016/1052 (the "Buyback RTS"). The Company confirms that the Programme shall comply with the MAR safe harbour in all material respects and to the extent permitted by local market dynamics, subject to the deviation in relation to the daily volume cap described in section 3 below.

3. Conduct of the Programme — Price Condition and Volume

Price condition: RF is mandated to comply with the price condition under Article 3(2) of the Buyback RTS and will not purchase shares at a price exceeding the higher of: (i) the price of the last independent trade; and (ii) the highest current independent purchase bid on the Malta Stock Exchange.

In addition, and in the interests of full transparency, the Company wishes to notify the market that, for the purpose of maintaining an effective and orderly buy-back programme and with a view to avoiding the significant price fluctuations that are sometimes observed in the local market, the Company intends to maintain a standing purchase order in the market at the lowest price within the range approved by shareholders, being €0.75 per share. The Company is satisfied that this standing order does not give rise to any concern as to market integrity, having regard to the publicly disclosed and transparent nature of the Programme.

The Plaza Commercial Centre, Management Office, Level 3, Bisazza Street, Sliema, SLM 1640, Malta
(+356) 2134 3832/3/4 info@plazamalta.com www.plaza-shopping.com

Volume condition — deviation from the safe harbour: Having regard to the prevailing market dynamics in the Company's shares and the need to execute the Programme meaningfully within the eighteen-month period as authorised by shareholders, the Company has determined that strict adherence to the daily volume cap under Article 3(3) of the Buyback RTS — which limits daily acquisitions to 25% of the average daily volume of shares traded in the preceding four weeks — would not permit effective execution of the Programme. Accordingly, the Company will not apply the daily volume cap under Article 3(3) of the Buyback RTS, and RF has been instructed to acquire shares in such daily volumes as it considers appropriate in its discretion, subject at all times to the other parameters and conditions approved at the EGM.

The Company acknowledges that this deviation from the volume safe harbour means that the Programme will not benefit from the presumption of legitimacy under Article 5(1) of MAR in respect of volume. The Company is nonetheless satisfied, having regard to the publicly disclosed nature of the Programme, the constraints on price, and the commercial rationale approved by shareholders at the EGM, that the acquisition of shares pursuant to the Programme does not constitute market manipulation within the meaning of Article 15 of MAR. The Company has notified the Malta Financial Services Authority of this approach in advance of the commencement of trading.

In terms of Capital Markets Rule 5.111, the Programme shall contain periods where the Company shall be prohibited from purchasing (and/or selling) shares in the Company, being the period comprising of the thirty (30) days prior to the publication of financial statements or financial results by the Company ("Black-Out Period"). The Programme shall be suspended during any such statutory Black-Out Period.

4. Reporting and Ongoing Disclosure

All transactions executed pursuant to the Programme will be reported to the Malta Financial Services Authority by the Company, in accordance with Article 5(3) of MAR. In addition all transactions executed under the programme (detailed and aggregated) will be disclosed through a weekly Company announcement and will also be accessible on the Company's website. The Company will additionally comply with its company announcement obligations under Capital Markets Rule 5.16.10 in the event that any acquisition or disposal of own shares causes the Company's holding to reach, exceed, or fall below the thresholds of 5% or 10% of the Company's voting rights.

5. Timing or Planned Commencement Date

The Company expects to commence the programme on or around 6 August 2026, after the end of the black-out period.

UNQUOTE

Signed:

Louis de Gabriele
Company Secretary