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COMPANY ANNOUNCEMENT

The following is a Company Announcement issued by QLZH Holding p.l.c. (C 102616) (the "Company") pursuant to the Capital Markets Rules as issued by the Malta Financial Services Authority.

QUOTE

The Company announces that on 12 November 2026 its subsidiary, Merci Property Holdings Limited (formerly Merci Developments Limited) (C 109840), entered into a promise of sale agreement for the sale of Apartment 5 (as defined in the Final Terms dated 4 December 2025, the "**Final Terms**") to an unrelated third party, for a consideration in excess of the finished value attributed to Apartment 5 in the Valuation Reports incorporated by reference in the Final Terms. Apartment 5 forms part of the Valletta Properties, which constitute part of the Hypothecated Property securing the Company's secured bonds issued under the Final Terms (ISIN: MT0002861210).

The sale shall be carried out in accordance with the Security Trust Deed and Section 8(vi) of the Final Terms. The Security Trustee, Finco Trust Services Limited, has been notified of the sale. Completion is conditional on the Security Trustee releasing Apartment 5 from the Valletta Special Hypothec. On completion, the full consideration will be held on trust by the Security Trustee in the Reserve Account for the benefit of Bondholders. Any release of funds from the Reserve Account is subject to the security coverage requirements set out in the Security Trust Deed.

The Company will keep the market informed of any further material developments.

UNQUOTE

By order of the Board

David Zahra
Company Secretary

13th November 2026