

## COMPANY ANNOUNCEMENT

The following is a Company Announcement Ref No.SHM52 issued by Shoreline Mall p.l.c. (the ‘Company’) on the 9<sup>th</sup> June 2026 pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority.

### Quote

#### Information to the Market

The Company is pleased to provide the market with an update on the trading and operational performance of the Shoreline Mall (the ‘Mall’) for the first nine months of the 2025/2026 financial year, during which the Mall delivered a strong and improving performance.

On a comparable basis, total retail sales increased by 18.0% year on year, amounting to €34,346,608 from July 2025 to March 2026. This growth is particularly encouraging as it has not been driven solely by increased footfall, but also by an improvement in the quality of customer engagement. Conversion rates have strengthened across the board, reflecting a maturing consumer base and an improving alignment between the Mall’s retail offering and customer expectations.

Spend per customer increased by 11.3%, indicating deeper engagement with the Mall and continuing strengthening of the retail proposition. This performance reflects the ongoing focus on leasing strategy, tenant mix optimisation, customer experience, and active day-to-day asset management.

The second quarter was particularly notable, with retail sales increasing by 20.8%, driven by exceptional trading in October and November and a robust festive period in December.

Importantly, even during periods of softer footfall growth, turnover remained resilient. This supports the view that the Mall is attracting higher-quality visitors and building a more sustainable and productive trading profile.

With regards to tenants, performance has been broad-based across categories, which is a key strength of the current trading profile. Fashion remains the largest category and continues to perform strongly, with anchor brands delivering particularly solid results. The supermarket also continues to play a critical role as a high-performing anchor tenant, supporting recurring visitation and cross-centre spend.

In addition, there has been strong momentum in health and wellness, with the pharmacy performing notably well, alongside continued growth in sports and cosmetics.

This diversified performance underpins a more balanced and resilient income profile, reducing reliance on any single category.

Looking ahead, the Company's priorities remain focused on:

- maintaining current trading momentum;
- further strengthening the tenant mix;
- enhancing the overall customer experience at the Mall;
- improving and expanding the catering offering.

The results to date demonstrate that the Mall is evolving into a stronger, more productive, and increasingly resilient retail destination.

While remaining mindful of broader market conditions, current performance provides confidence in the Mall's trajectory and its ability to deliver sustainable long-term value. The Board of Directors, which has supported the Company since the issuance of the bond, continues to provide continuity and stability as the Mall progresses along its growth trajectory.

**Unquote**



**Dr Luana Pace**

**Company Secretary**