COMPANY ANNOUNCEMENT

The following is a Company Announcement issued by Trident Estates p.l.c. (the "Company") pursuant to Chapter 5 of the Capital Markets Rules as issued by the Malta Financial Services Authority in accordance with the provisions of the Financial Markets Act (Chapter 345 of the Laws of Malta) as they may be amended from time to time.

Quote

Promise of Sale Agreement – Trident House

By virtue of an agreement dated 27 October 2025, the Company, acting in the business of sale, acquisition, development and lease of immovable property, entered into a promise of sale agreement (the **"Agreement"**) with BBT p.l.c., a public limited liability company registered in Malta bearing Company Registration number C 101666, and OS Developments Limited, a limited liability company registered in Malta bearing Company Registration number C 93860 (the **"Purchaser"**), whereby the Company promised and bound itself to sell and transfer to the Purchaser, the 'Complex' named 'Trident House', formerly named 'Wands', and surrounding land, officially numbered three hundred and three (303), in Qormi Road, Marsa, Malta; with another entrance from Triq is-Serkin, in Marsa, Malta being of a total area of circa thirteen thousand five hundred and ninety three square meters (13,593sqm) consisting of stores, offices, warehouse, parking areas, and undeveloped lands and grounds (the **"Property"**).

The consideration for the sale and purchase of the Property is twenty-nine million, two hundred and fifty thousand Euro (EUR 29,250,000) payable as follows:

(i) four million Euro (EUR 4,000,000), paid on account of the consideration, on the execution of the Agreement;
(ii) one million Euro (EUR 1,000,000), paid on account of the consideration, by the 31 March 2026; and
(iii) the balance, amounting to twenty-four million, two hundred and fifty thousand Euro (EUR 24,250,000) in full and final settlement of the consideration on the final Deed of Sale.

The Agreement shall remain valid until 30 May 2028, and the Purchaser may demand that the final deed takes place beforehand.

Notary Dr. Sam Abela was appointed to register the Agreement with the Inland Revenue Department.

The Property in question is currently occupied by a tenant subject to a lease agreement which expires in 2026. The net annual rental income attributable to the Property is three hundred and thirty-five thousand, five hundred and seventy-nine Euro (EUR335,579). Upon publication of the final Deed of Sale, the Property will no longer from part of the Company's property portfolio and therefore no further lease payments will be received by the Company in respect thereof. The sale proceeds are expected to be applied towards the acquisition of immovable property, the refinancing of existing debt and/or for any general working capital requirements of the Company.

Unquote

By Order of the Board

Nadine Magro
Company Secretary

27 October 2025

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