



AGB FINANCE P.L.C.
Hacienda Office,
Nathalie Poutiatin Tabone Street,
Sliema, SLM 1870,
Malta
COMPANY ANNOUNCEMENT

**Subscription of €16,300,000 5.4% Secured Bonds 2035 by AGB Finance p.l.c. and
constitution of collateral**

The Company had submitted an application to the Malta Financial Services Authority for authorisation for admissibility to listing of €16,300,000 secured Bonds of a nominal value of €100 per Bond, issued at par, which will pay interest at 5.4% per annum, to be redeemed and finally repaid on 10 October 2035 (the “Bonds”), being the first tranche (Tranche 1) of the first series (Series 1/2025) issued under a Secured Bonds Issuance Programme of a maximum of €25,000,000. The Bonds were so issued by virtue of, and subject to the terms and conditions of, a Base Prospectus dated 29 August 2025 and Final Terms for such Tranche 1 of Series 1/2025 dated 29 August 2025, issued by the Company (such Base Prospectus and Final Terms together referred to as the “Prospectus”). The Bonds are guaranteed by AB Investments Limited (C70554) (the “Guarantor”). The Company had been granted regulatory approval by the Malta Financial Services Authority, by virtue of a letter dated 29 August 2025, for the issue and admissibility to listing on the Official List of the Malta Stock Exchange of the Bonds.

The offer of Bonds in terms of the Prospectus has been fully subscribed.

Interest on the Bonds at the rate of 5.4% per annum has commenced as from 3 October 2025 and shall be payable annually in arrears on 10 October of each year up to Redemption Date (10 October 2035), with the first interest payment falling due on the 10 October 2026.

The Bonds were admitted to listing on the Official List of the Malta Stock Exchange with effect from 10 October 2025.

The Company notifies that the Collateral (as defined in the Prospectus) consisting of a first ranking special hypothec over the G Hotel for an amount of €6,800,000 and a first ranking special hypothec over the Gzira Hotel for an amount of €15,000,000 (the Hypothec) has been constituted in favour of the Security Trustee (as defined in the Prospectus) in accordance with the provisions of the Security Trust Deed (as defined in the Prospectus) by a deed in the records of Notary Demi Caruana dated 24 October 2025.

The Company wishes to thank the public and the Authorised Financial Intermediaries for the trust placed in the Company.

Company Registration Number: C 112318
www.agb.com.mt

Directors

Mr Alan Bonnici

Dr Sam Abela

Dr Michael Sciriha

Mr Arthur Gauci



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By order of the Board

A handwritten signature in blue ink, appearing to read 'Joseph Saliba', is written over a light blue rectangular background.

Joseph Saliba

Company Secretary

Date: 27 October, 2025

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Dr Sam Abela

Dr Michael Sciriha

Mr Arthur Gauci