

## COMPANY ANNOUNCEMENT

### Main Street Complex p.l.c.

#### Update to the Market

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| Date of Announcement: | 4 <sup>th</sup> November 2025 |
| Reference No:         | 61/2025                       |
| Capital Markets Rule: | 5.16                          |

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#### QUOTE

Reference is made to previous updates to the market provided by the Board of Directors of Main Street Complex p.l.c. (the “**Company**”) in respect of the operation of the Main Street Complex, Paola (company announcements MSC55, MSC58 and MSC60 refer).

As previously communicated, most leases within Main Street Complex are due to expire between December 2025 and March 2026. In view of this, the Board of Directors has evaluated possible alternative uses of the building, ultimately concluding that retaining the current use as a mixed commercial building incorporating retail, services, catering and entertainment, while improving the offering to bring this in line with current market requirements, would prove to be the optimal way forward for the Company and its shareholders. The Board remains optimistic about the prospects of Paola continuing to serve as an important and attractive commercial and residential hub in the south of Malta.

Whilst discussions with a number of existing tenants and potential prospective tenants remain ongoing, the Board of Directors of the Company is pleased to announce conclusion of a new lease with the operators of ‘Little Greens’, part of an established local chain of supermarkets. At ground floor level ‘Little Greens’ will operate an outlet measuring over 400 square meters, as well as a café at the entrance to the building. In addition, underground space measuring around 160 square meters has been leased for storage purposes. Works on the selected areas are expected to commence in April 2026, on the expiry of the leases of the retail units currently occupying such area, with a view to being completed and open to the public by late 2026.

In addition to the aforesaid, the Company wishes to announce that, alongside the abovementioned works on the 'Little Greens' outlet, the Company will proceed with a complete renovation of the public areas of the Main Street Complex, aimed at providing the community with easy access to a refreshed retail experience which embodies the vision of the Company.

Updates on the conclusion of further leases with new tenants, and, or renewals with existing tenants, will be provided as and when appropriate.

**UNQUOTE**

By order of the Board.



**Dr Malcolm Falzon**  
Company Secretary