10 August 2026

To:Listing Department
Cyprus Stock Exchange

Subject: Approval and execution of investment agreement for additional hotel properties in Barbati, Corfu

GlobalWealth Group PLC (CSE: WEALTH) (the "Company" or "GWG"), wishes to inform the investing public and the authorities of the Cyprus Stock Exchange of the execution of an agreement for an additional investment in hotel properties in Barbati, Corfu. Specifically, the Company approved the execution of the "HOTEL PROPERTY INVESTMENT AGREEMENT" for the implementation of the investment project "ASPRO SPITI BARBATI CORFU".

This investment falls within the scope of implementing the Company's approved business plan for expanding and enhancing its portfolio of high-yield properties in the luxury tourism sector in Greece, strengthening asset value and generating stable future cash flows, with the intention that part of this will serve as seed capital and subsequently become part of the portfolio of the investment fund Global Private Equity Real Estate Fund, which will be managed by our subsidiary company GMM Global Money Managers AIFM Ltd (Any future transfer or contribution of assets to collective investment undertakings managed by GMM Global Money Managers AIFM Ltd will be subject to an independent valuation and a fairness opinion report in accordance with the requirements of the AIFMD Directive and internal conflict-of-interest management procedures).

The contracting parties to the agreement are:

- "ALEXANDER CORFU S.A." (Contractor / Founder of the Implementation Entity)
- "GLOBALWEALTH GROUP PLC" (Investor)
- "ALPHA ALEXANDER S.A." (Project Financier)
- "ALEXANDER S.A. HOLDING COMMERCIAL AND PROVISION OF SERVICES S.A." (Hotel Manager)

The key financial and corporate terms of the investment are:

- **Investment Subject Matter:** The Company will gradually acquire full ownership of 32 unit properties (out of the 99 unit properties / 220 beds of the "ASPRO SPITI" project), through two (2) Special Purpose Vehicles (SPVs) in Greece.
- **Participation in the Implementation Entity:** The Company will gradually acquire a 49% equity stake in "ALEXANDER CORFU 2" (subsidiary of Alexander Corfu S.A.).
- **Total Consideration & Payment Method:** The total investment consideration amounts to €2,500,000 and will be paid in five (5) installments of €500,000 each, tied to the certified progress of construction works and the acquisition of the properties (unit properties and shares) referred to above.
- **Collateral / Project Debt:** Consent is provided for the registration of a mortgage on 20 of the unit properties to be acquired by the Company to secure the remaining project financing amounting to €7,500,000. A gradual, standalone release/removal of encumbrances was agreed upon in proportion to the repayment of the loan principal.
- **Duration of Execution & Timeline:** The maximum timeframe for construction completion and delivery of the hotel complex and unit properties was set at thirty-six (36) months from the signing of the Investment Agreement.
- **Right of First Refusal:** The Company is granted an exclusive right of first refusal and participation in all future hotel development projects of the Alexander complex in the specific area, Barbati, Corfu, under the same terms and financial proportions as the current agreement.
- **Hotel Unit Management:** The parties have agreed that the hotel unit will be managed exclusively by "ALEXANDER S.A. HOLDING COMMERCIAL AND PROVISION OF SERVICES S.A." (in which the Company already holds a 16% stake). The Management company already manages the IONIAN CROWN 5* RESORT hotel in the same area in Corfu.

GlobalWealth Group PLC's investment in the "Aspro Spiti" project is part of a broader, large-scale development masterplan in the Barbati area of Corfu. In this context, as mentioned above, the Company has contractually secured an exclusive Right of First Refusal for its future participation in the next development phases of the complex. The plan in question covers a strategic area totaling 169,075.81 sq.m., with a projected total buildable area of 23,000 sq.m. for the erection of luxury residential and hotel units. The future expansion foresees the gradual development of up to six (6) additional new specialized hotel entities, which will be managed by ALEXANDER S.A. HOLDING COMMERCIAL AND PROVISION OF SERVICES S.A.. The retained Right of First Refusal enables GlobalWealth Group PLC to prioritize and capitalize on the project's strong development prospects, enhancing its asset base and the Group's assets under management over the long term.

This announcement contains inside information for the purposes of Article 7 and Article 17 of Regulation (EU) No 596/2014 (MAR).

The Company will keep the investing public informed of any material developments regarding this agreement.

Sincerely,
On behalf of the Board of Directors