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CF ESTATES FINANCE p.l.c.

CF Business Centre, Level 1, Triq Gort, Paceville, San Giljan, STJ 9023, Malta
Co. Reg. No. C102839

COMPANY ANNOUNCEMENT

Exit of a shareholder in the Guarantor

The Company has been informed by the Board of Directors of CF Estates Ltd. (the “Guarantor”) that an agreement dated today has been entered into between *inter alia* the Guarantor and its five shareholders whereby the parties have mutually agreed the terms upon which Joseph Portelli is to exit his shareholding in the Guarantor, through a reduction of share capital by the cancellation of the 1,892,460 Ordinary A shares of a nominal value of one Euro (€1.00) each, fully paid up, in the share capital of the Guarantor held by the said Joseph Portelli, which constitute thirty per cent (30%) of the total issued share capital of the Guarantor. Such exit of shareholding will occur against a compensation of approximately €6,650,000 payable to Joseph Portelli by way of monetary and in kind consideration, reflecting 30% of the enterprise value of the Guarantor as at 30 September 2025.

The remaining four shareholders in the Guarantor have agreed to replenish the share capital of the Guarantor, by taking up between them new shares to be issued by the Guarantor of an aggregate nominal value of €1,892,460, soon after the effective date of the aforementioned reduction of share capital and exit of Joseph Portelli. Such remaining shareholders are also committed to ensure that the enterprise value paid to Joseph Portelli by way of compensation as aforesaid will be replenished as soon as practicable after the effective date of reduction of share capital and exit of Joseph Portelli.

The Guarantor has undertaken to keep the Company informed of the outcome of the reduction of capital process, to enable the Company to update the market accordingly.

By order of the Board.

Joseph Saliba

Company Secretary

30 December 2025

Directors

Joseph Portelli

Francis Agius

Mario Vella

Peter Portelli

Stephen Muscat