



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

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## **Company Announcement**

### **Offer of Tranche 1 of Series 2 Bonds under the Secured Bonds Issuance Programme**

The Company had established a Secured Bonds Issuance Programme pursuant to which the Company may, from time to time, issue bonds in one or more tranches, up to a maximum aggregate principal amount of €25,000,000 (the “Bonds” or “Secured Bonds”), pursuant to the Base Prospectus issued by the Company dated 29 August 2025, which Secured Bonds Issuance Programme and the issue of Bonds thereunder in one or more tranches up to an aggregate principal amount of €25,000,000 was approved by the Malta Financial Services Authority (“MFSA”) by letter dated 29 August 2025.

The Company had issued a first tranche of Secured Bonds under the Secured Bonds Issuing Programme, Tranche 1 of Series 1/2025, consisting of €16,300,000 aggregate principal amount of Secured Bonds, pursuant to the Final Terms issued by the Company in respect of such first tranche dated 29 August 2025.

The Company is now making a public offer of another tranche of Secured Bonds, namely a public offer and sale of up to €8,700,000 aggregate principal amount of Secured Bonds at an annual interest rate of 5.7% to be redeemed and finally repaid on 25 June 2036 (the “Tranche 1 Series 2/2026 Bonds”), as the first tranche of the second series of Secured Bonds (“Tranche 1 of Series 2/2026”) to be issued by the Company under the Secured Bonds Issuance Programme, pursuant to the Final Terms issued by the Company in respect thereof dated 27 May 2026 (the “Final Terms / Tranche 1 Series 2”).

Interest on the Tranche 1 Series 2/2026 Bonds at the rate of 5.7% per annum will commence as from 9 June 2026 and shall be payable in arrears on 25 June of each year between and including each of the years 2027 and 2036, with the last interest payment date being the Redemption Date, namely 25 June 2036.

The Tranche 1 Series 2/2026 Bonds shall be guaranteed jointly and severally by AB Investments Ltd (C 70554) (the “Guarantor”).

The Company notifies that the Collateral consisting of a first ranking special hypothec over the Corks Hotel together with all improvements carried out thereon from time to time for an amount of €5,000,000 and a first ranking special hypothec over the Sliema Development Site together with all improvements carried out thereon from time to time for an amount of €4,300,000 is

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**[www.agb.com.mt](http://www.agb.com.mt)**

#### **Directors**

Mr Alan Bonnici

Dr Sam Abela

Dr Michael Sciriha

Mr Arthur Gauci



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expected to be constituted in favour of the Security Trustee (namely Finco Trust Services Limited), in accordance with the provisions of the Security Trust Deed dated 29 August 2025 together with the Addendum thereto dated 27 May 2026, on or before 17 July 2026.

The Tranche 1 Series 2/2026 Bonds are being issued to the public in accordance with the Capital Markets Rules of the Malta Financial Services Authority. The Tranche 1 Series 2/2026 Bonds are expected to be admitted to the Official List of the Malta Stock Exchange on 25 June 2026 and trading is expected to commence on 26 June 2026.

Copies of the Base Prospectus and the Final Terms / Tranche 1 Series 2 may be obtained free of charge during office hours from the registered office of the Company at Hacienda Office, Nathalie Poutiatin Tabone Street, Sliema, SLM 1870, Malta or may be downloaded by visiting the websites of the Company on <https://agb.com.mt/investor-relations/> or of the Sponsor (Calamatta Cuschieri Investment Services Limited) on [www.cc.com.mt](http://www.cc.com.mt).

The Financial Analysis Summary of the Company dated 27th May 2026, has been approved for publication and may be downloaded by visiting the website of the Company on <https://agb.com.mt/investor-relations/>

**The value of the investment can go down as well as up and past performance is not necessarily indicative of future performance. Prospective investors should carefully consider all the information contained in the Base Prospectus and in the Final Terms / Tranche 1 Series 2 including the risk factors contained therein and should consult their own financial and other professional advisors.**

By order of the Board

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

Dr. Joseph Saliba

Company Secretary

27 May 2026

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