

LIGHTHOUSE PROPERTIES p.l.c.

(Registered in Malta)

(Registration number: C 100848)

Share code: LTE

ISIN: MU0461N00015

LEI: 549300UG27SWRF0X2U62

("Lighthouse" or the "Company")



VOLUNTARY ANNOUNCEMENT – ACQUISITION OF HYPERMARKET UNIT AT ESPACIO MEDITERRÁNEO

ACQUISITION

Shareholders are referred to the announcement published on 30 June 2025, in which Lighthouse, through its wholly-owned Spanish subsidiary, Mediterráneo Retail Property, S.L.U. (the "**Purchaser**"), acquired Espacio Mediterráneo (the "**Mall**") in Cartagena, Spain. At that time, it was noted that the hypermarket unit occupied by Carrefour, measuring 13,549 m² (the "**Hypermarket**"), was under separate ownership and therefore excluded from the transaction.

Shareholders are now advised that, on 18 September 2025, the Purchaser entered into a notarial deed of sale with Frey Mediterraneo, S.L.U. to acquire the Hypermarket for a gross purchase consideration of EUR 19.5 million (the "**Acquisition**"), reflecting a net initial yield of 7% (excluding transaction costs). The Acquisition was structured as an asset deal, and ownership of the Hypermarket unit transferred to the Purchaser on 18 September 2025.

RATIONALE FOR THE ACQUISITION

The Hypermarket unit is leased to Carrefour, the anchor grocery tenant of the Mall, providing Lighthouse with direct exposure to Carrefour, one of Europe's leading supermarket groups.

The Acquisition enhances strategic and operational control of the Mall, enabling integrated asset management initiatives and supporting long-term value creation through consolidated ownership.

The Acquisition is aligned with the Company's investment strategy, strengthening both the strategic positioning and financial performance of the Mall, while further increasing the Company's exposure to the Iberian market.

CATEGORISATION

The Acquisition is not categorisable in terms of the JSE Listings Requirements and accordingly this announcement is published on a voluntary basis in the interest of shareholders.

18 September 2025

JSE sponsor and corporate advisor**Transaction Legal Advisor**

Ashurst LLP, Spain

Company Secretary

Stonehage Fleming Malta Limited