**LIGHTHOUSE PROPERTIES p.l.c.**
(Registered in Malta)
(Registration number: C 100848)
Share code: LTE
ISIN: MU0461N00015
LEI: 549300UG27SWRF0X2U62
("**Lighthouse**" or the "**Company**" or the "**Group**")

# CONDENSED UNAUDITED CONSOLIDATED INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2026

## NATURE OF THE BUSINESS

Lighthouse is domiciled in Malta and listed on the Main Board of the JSE Limited ("**JSE**"). The Group invests in dominant and defensive malls located in large Western European cities with a strong economic underpin and economic growth. A key component of the Group's strategy is to evolve and adapt malls to cater for the ever-changing demands of retailers and consumers.

## DISTRIBUTABLE EARNINGS AND COMMENTARY ON RESULTS

The board of directors (the "**Board**") has declared a distribution of 1.44010 EUR cents per share for the six months ended 30 June 2026. This distribution, which is payable in cash, is 9.7% higher than the distribution of 1.3122 EUR cents per share of the comparable prior period. A detailed announcement, including salient dates and the tax treatment applicable to the interim distribution, will be published separately.

The growth in distributable earnings during 1H2026 can be attributed to the full six-month impact of Espacio Mediterráneo (acquired on 27 June 2025), an additional two months' contribution from Alcalá Magna (acquired on 6 March 2025), the benefit of rental indexation (particularly in the Spanish portfolio), as well as the Group's ongoing asset management initiatives.

| | Unaudited for the six months ended Jun 2026 | Unaudited for the six months ended Jun 2025 | Movement |
|---|---|---|---|
| Total revenue (EUR) | 77 001 402 | 69 541 309 | 7 460 093 |
| Total basic earnings per share (EUR cents) | 1.51 | 1.43 | 0.08 |
| Total diluted earnings per share (EUR cents) | 1.51 | 1.43 | 0.08 |
| Total headline earnings per share (EUR cents) | 1.52 | 1.43 | 0.09 |
| Total diluted headline earnings per share (EUR cents) | 1.52 | 1.43 | 0.09 |
| Interim distribution (EUR cents per share) | 1.44010 | 1.31220 | 0.1279 |
| Performance measures information: | | | |
| EPRA net tangible assets per share (EUR cents) | 44.76 | 42.66 | 2.10 |
| EPRA loan-to-value ratio (%) | 35.9 | 36.0 | (0.1) |

## OUTLOOK

Operational momentum across Lighthouse's portfolio of dominant, well-located malls remained strong throughout the period, with all key metrics performing ahead of the Board's expectation. This performance continues to validate the disciplined approach of active management of the existing portfolio, carefully targeted leasing and capital investment strategy.

The period saw a broad range of portfolio activity from renewed commitments by anchor tenants to store expansions, new brand introductions and selective reconfigurations. Collectively, these initiatives underscore the scope for further value creation within the current portfolio, without reliance on new acquisitions. As the remaining projects reach completion and newly repositioned assets stabilise, the Board expects the resulting earnings contribution to underpin continued strong growth in distributions into 2027.

Accordingly, the Board hereby revises its FY2026 distribution guidance upwards, from approximately 2.95 EUR cents per share to 3.00 EUR cents per share. This represents an increase in anticipated growth from 6.9% to 8.7% relative to the FY2025 distribution of 2.76 EUR cents per share. The underlying assumptions, as communicated in the FY2025 Integrated Report when guidance was first issued, remain unchanged.

This guidance is based on forecast distributable earnings, which was compiled using International Financial Reporting Standards profit for the period attributable to equity holders of the Company, adjusted in accordance with European Public Real Estate Association ("**EPRA**") earnings as defined by the EPRA Best Practice Recommendations, as well as additional company-specific adjustments. The principles applied are consistent with those used in the distribution calculations detailed in the EPRA earnings and distributable earnings sections in the FY2025 results.

Shareholders are advised that the financial information contained in this announcement has not been reviewed or reported on by the Company's auditor.

This announcement and the financial information contained in this announcement is the responsibility of the Board and is only a summary of the information in the 1H2026 results announcement and does not include full or complete details. Any investment decision should be based on the 1H2026 results announcement available on the Company's website.

The 1H2026 results announcement was released on SENS on 11 August 2026 and can be accessed by visiting the Company's website at https://www.lighthouse.mt/investors/#financial-reporting or by following this hyperlink: https://senspdf.jse.co.za/documents/2026/jse/isse/LTEE/1H2026.pdf.

The Lighthouse investor presentation is scheduled for Tuesday, 11 March 2026 at 11:00 (CAT). Please click on the link below for registration.

https://www.corpcam.com/Lighthouse11082026

The 1H2026 results are available for inspection at the registered offices of the Company or its JSE sponsor, at no charge, during office hours from today, Tuesday, 11 August 2026 to Tuesday 18 August 2026. Any investment decision should be based on the 1H2026 results published on SENS and available on the Company's website.

11 August 2026

https://www.lighthouse.mt/

Directors: Mark Olivier (Chairperson); Stuart Bird; Karen Bodenstein; Desmond de Beer (Alternate: Nicolaas Hanekom); Anthony Doublet; Stephen Paris; Justin Muller (CEO)*; Laurian Mc Gonigal (COO)*; David Swarts (CFO)* (*Executive director)

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