

7 November 2024

## TRAFALGAR PROPERTY GROUP PLC

("Trafalgar" or the "Company")

### CLN Conversion and Issuance of Shares

#### 2024 CLN Conversion

Further to the announcements of 27 March 2024 and 16 October 2024, Trafalgar announces that Christopher Johnson has issued a conversion notice to the Company in relation to the entirety of the £99,550 unsecured convertible loan notes held by Mr Johnson in the Company (the "2024 CLN"). As a result, and as per the original terms of the 2024 CLN, the Company will issue to Mr Johnson 226,250,000 New Ordinary Shares (the "2024 Conversion Shares") at £0.00044 per ordinary share ("2024 CLN Exercise Price").

Following conversion of the 2024 CLN, Christopher Johnson will hold 244,931,580 Ordinary Shares, amounting to a 27.85% shareholding in the Company. Christopher Johnson holds no further outstanding convertible loan notes.

#### Admission and Total Voting Rights

Application will be made for admission of the 2024 Conversion Shares to trading on AIM ("Admission"). It is expected that Admission will occur on or around 13 November 2024.

On Admission the Company's issued share capital will consist of 879,352,371 ordinary shares of £0.0001 each, with one voting right each. The Company does not hold any ordinary shares in treasury. Therefore, the total number of ordinary shares and voting rights in the Company will be 879,352,371. This figure may be used by shareholders in the Company as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the share capital of the Company under the FCA's Disclosure and Transparency Rules.

<b>Enquiries:</b> <b>Trafalgar Property Group plc</b> Paul Treadaway	+44 (0) 1732 700 000
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<b>SPARK Advisory Partners Limited - (Nominated Adviser)</b> Matt Davis	+44 (0) 203 368 3550
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<b>Peterhouse Capital Limited - Broker</b> Duncan Vasey/Lucy Williams	+44 (0) 20 7409 0930
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