

4th September 2025

Eco Buildings Group PLC
("Eco Buildings" or the "Company")

€2.2 Million Contract Signed and £300,000 Convertible Loan Note Issue to an existing shareholder.

Highlights

- €2.2 million contract signed for construction of a luxury 18-unit apartment block
- Construction will commence immediately
- A further 5 identical structures in the pipeline
- A £300,000 zero coupon convertible loan note at 4p has been issued to an existing shareholder to fund the initial contract

Eco Buildings Group plc, a UK-listed modular construction company, is delighted to announce the award of a new contract to construct a luxury low-rise apartment block comprising 18 single dwellings, each averaging 100 square meters. Following the construction of this first apartment block, the Company has a letter of intent in place to build another two identical apartment blocks in Q1-Q2 next year. Negotiations are ongoing to then build a further 3 apartment blocks once the initial three are built.

The Eco Buildings' Board believes this will serve as a precursor to a larger villa development in Albania, which the Board hopes will commence upon completion of these 6 apartment blocks.

Each apartment block is anticipated to generate €2.2 million in revenue, with anticipated gross margins consistent as those previously reported by the Company of 40%.

The Directors believe that Eco Buildings' innovative technology has enabled the Company to secure this contract by delivering a significantly more affordable solution compared to traditional wall construction, thereby saving the developer substantial time and costs. Each apartment block is expected to be completed and ready for handover within 6-9 months of the construction start date. Building of the first luxury apartment block will commence immediately.

Convertible Loan Note Issue

Eco Buildings Group plc has raised £300,000 through the issuance of a zero coupon, 2-year loan note, convertible at 4 pence per share (the "Note") to provide additional working capital to service the contract to build the first apartment block.

The Note, which has been subscribed for by Frazer Lang, an existing investor in the Company, is convertible at any time, at the election of the Note holder, during its 24 month term into new ordinary shares in the Company at a price of 4 pence per share. No interest is payable on the Note.

The conversion price of 4 pence per share compares favourably to the 30-day volume weighted average price (VWAP) of 3.75 pence, representing a premium of approximately 6.67%.

Any shares issued as a result of conversion of the Note will have a six month lock-in period.

The Company has also agreed to issue Warrants as part of the Note on a basis of 1 Warrant for every 2 Shares issued. The Warrants may be exercised at a price of 8p and are exercisable at any time up to the third anniversary of the date of this announcement at which time they will lapse.

Commenting, Etrur Albani Executive Vice Chairman of Eco Buildings Group plc, said:

"This contract represents the first phase of a premier luxury development in Tirana, It highlights the superior quality of our factory-produced products and reaffirms our strategic decision to establish operations in Albania.

The new funding from Frazer Lang, a long-standing and supportive shareholder, will enable us to capitalize on the surging demand fuelled by Albania's flourishing construction industry."

Commenting, Frazer Lang said: *"Having recently visited Eco's production site in Albania, I am deeply impressed by the team's expertise and the disruptive potential of their technology to revolutionize the construction industry. This funding will enable the Company to accelerate growth and capitalize on exciting opportunities, such as this landmark apartment development, amid Albania's booming construction sector."*

About Eco Buildings Group plc

Eco Buildings is a leading innovator in prefabricated, green housing products, leveraging proven technology based on GFRG panels. Our modular housing solutions cater to both affordable and high-end housing markets, combining cost efficiency, speed of construction, and sustainability. With a growing portfolio of international projects, Eco Buildings is dedicated to redefining construction for the future.

Further information is available on the Eco Buildings website: www.eco-buildings.net

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Notes

The Company has acquired proven and innovative prefabricated technology, which has been in development and commercial use since 2006. Eco Buildings' range of prefabricated, green housing products based on glass fibre reinforced gypsum walls ("GFRG") provides a construction solution for both affordable and high-end housing.

Eco Buildings has already secured two sales contracts with major construction companies, one in Albania, the other in Kosovo, which are expected to generate gross sales revenue of approximately up to €38 million in total per annum over the first three years (approximately €114 million in total) following Admission.

The market share for factory-based building technology is expected to grow significantly over the coming years as private developers and the public sector seek to address the substantial and growing deficit in housing stock and issues of construction cost, speed and quality and housing affordability.



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