

14 October 2025

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

**Eco Buildings to Launch Sudanese Subsidiary to Deploy Next-Generation Modular Housing Technology
with €5 Million Local Funding Commitment**

Highlights

- Eco Buildings launches a new subsidiary with Socotra Real Estate Development and Investment Company to focus on modular housing in Sudan.
- Contracted investment of €5 million by Socotra to Eco Buildings to fund two new production lines.

Eco Buildings, a UK-listed modular construction company, is pleased to announce that it is establishing a new subsidiary, Eco Buildings Sudan Ltd ("Eco Sudan"), to address the significant market opportunities for modular housing in Sudan.

To enable this expansion, Eco Buildings has entered into a memorandum of understanding ("MOU") and signed an Agreement with Socotra Real Estate Development and Investment Company ("Socotra"), a well-established Khartoum-based facilities management and logistics group with a proven track record in delivering complex infrastructure projects. Socotra's operational strength and established public and private sector relationships make it an ideal strategic partner for rapid deployment and scale.

To enable the rapid deployment of production capacity, Socotra has agreed to make a €5 million contracted investment in Eco Buildings for which it will receive a stake in Eco Sudan, which will be responsible for operating and selling the output from the Company's wholly-owned manufacturing facilities and production lines in the Sudan. Under the terms of the MOU and the Agreement, Socotra will be entitled to receive 50% of any net profits generated by Eco Sudan.

The €5 million commitment will be used by the Company to fully fund the deposit and capital required to deploy and install two production lines owned by the Company in the Sudan. This structure ensures that Eco Sudan can move from MOU to operational capacity without further capital outlay from Eco Buildings, while retaining meaningful strategic upside. The production lines will be delivered via Eco Buildings' EPC contractor, providing the scale required for major housing delivery programmes.

The Company and Socotra have entered into an agreement (the "Agreement") governing the terms and operation of Eco Sudan, which will manage the establishment of the manufacturing facility and the production of the homes to be built.

Socotra will be responsible for the day-to-day operations of Eco Sudan, including the set-up and running of the manufacturing facilities. In accordance with the Agreement, the funding commitment will be received over the course of the next six months. This will allow for the provisioning of a site to locate the manufacturing facility and initiate the corporate structure and governance of Eco Sudan.

Sudan has already demonstrated its ambition for large-scale development through landmark projects such as the Al-Mogran riverside development in Khartoum. Eco Buildings' technology provides the scalable and cost-efficient platform needed to bring such ambitions to fruition.

Strategic Vision & Technological Edge

Eco Buildings' entry into Sudan is part of a broader strategy to deploy high-tech modular construction platforms globally, enabling markets to leapfrog traditional building methods. Its GFRG technology integrates digital controls, automation and precision engineering, delivering speed, cost discipline and quality unmatched in regional construction.

By combining this proprietary platform with Socotra's local operational strength, Eco Buildings is establishing a scalable blueprint that can be replicated rapidly across Sudan and neighbouring markets. Once the first two lines are installed and optimised, this model allows for fast geographic expansion with minimal incremental investment.

Dr Etrur Albani, Executive Vice Chairman of Eco Buildings Group plc, commented:

"The landmark JV in Sudan with Socotra not only serves to further demonstrate the increasing global demand for our GFRG modular housing solutions, but also the efficiency of our international expansion strategy. Sudan lies at the centre of a geographic region with significant potential. The MOU with Socotra is a material step forward in realising that potential. Their decision to back Eco Buildings with a substantial, early-stage, €5 million contracted investment should make their faith in the ability of Eco's technology to tackle the scale of this opportunity, as well as Socotra's deep, long-term commitment to its success, evident to all our stakeholders."

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 Eco Buildings website: www.eco-buildings.net

For more information contact:

Eco Buildings Group plc

Tel: +44 (0) 207 380 0999

Dr Etrur Albani , Executive Vice Chairman

Fiona Hadfield, Finance Director

Spark Advisory Partners Limited (Nominated Adviser)

Tel: +44 (0) 203 368 3550

Matt Davis / James Keeshan

Tavira Securities Limited (Broker)

Tel: +44 (0) 203 192 1739

Oliver Stansfield / Jonathan Evans

CMC Capital Markets (Joint Broker)

Douglas Crippen

Tel: +44 (0) 203 003 8254

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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