

19 December 2025

THE CONYGAR INVESTMENT COMPANY PLC
Extension of Barclays Facility and Notice of Results

The Company announces that it has agreed with Barclays to restructure its development loan, provided in connection with the Winfield Court student accommodation at The Island Quarter in Nottingham, to extend the final repayment date from 23 December 2025 to 23 December 2026.

The revised terms include the reduction of the total loan facility from £43.6 million to £38.8 million by way of a £3.9 million loan repayment and cancellation of the £0.9 million undrawn facility. In addition, the Company will provide, as additional security for the loan, its 1 TIQ restaurant and events venue at The Island Quarter such that the loan to value covenant can be reduced to no more than 60%.

The Company also announces that its audited annual accounts for the year ended 30 September 2025 will be published in January 2026.

The information contained within this announcement is deemed by the Group to constitute inside information as stipulated under the Market Abuse Regulation (EU) No. 596/2014 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018.

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