

Certain information contained within this Announcement is deemed by the Company to constitute inside information as stipulated under the Market Abuse Regulation (EU) No. 596/2014 ("MAR") as applied in the United Kingdom. Upon publication of this Announcement, this information is now considered to be in the public domain.

27 January 2026

Eco Buildings Group PLC
("Eco Buildings" or the "Company")
Update on luxury 18-unit Apartment Block in Albania

- First phase of first apartment block in Tirane is progressing well, with ground floor under construction

Eco Buildings Group plc (the "Company") announces, further to its releases on 4 and 9 September 2025, that all groundworks have now been completed on the first luxury 18-unit apartment development (averaging approximately 100 sqm per apartment), with construction of the ground floor now underway. The Company expects to make rapid progress now that construction is underway.

We anticipate this is the first of six apartment blocks of the same size which in themselves are a precursor to a larger villa development at the same site in Albania.

This construction project is undertaken for a large development group in Albania

This project is located in the centre of Tirane and designed as a prestigious upmarket development. This project is contracted to generate revenues of €2.2 million for each apartment block, with anticipated gross margins of 40%. To date the Company has received deposit payments of €440,000

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

"This contract forms part of the first phase of a leading development which further confirms the highly desirable qualities including very competitively priced and innovative technological advanced systems of production resulting in high quality and very fast delivery. This development located in the prestigious centre of Tirane reflects Eco's abilities to outperform in all areas. The GFRG (glass fibre reinforced gypsum) material at the core of its technology is manufactured very efficiently in its fully operational facility in Durres some 45 minutes away from Tirane itself. This proves Eco's strategy of locating manufacturing lines close to the project sites being most efficient in terms of timing, cost of shipping and a very short supply chain thereby improving the speed of construction.

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ABOUT ECO BUILDINGS GROUP plc

Eco Buildings Group plc is a UK-listed innovator in prefabricated, green-housing technology. Its modular systems, based on proprietary GFRG wall panels, serve both affordable and high-end markets, combining cost efficiency, rapid deployment and sustainability. The Group is expanding globally with established partnerships and projects across Europe, Africa and Latin America.

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



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