



TRADING STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2025

In terms of the Listing Requirements of the Malawi Stock Exchange, a listed company is required to publish a trading statement (within 30 days prior to the reporting period) as soon as there is a reasonable degree of certainty that the financial results for the period to be reported upon next will differ by at least 20% from that of the corresponding period.

ICON Properties Plc (ICON) did not issue a trading statement prior to the end of the reporting period due to its initial projection of performance below the 20% threshold. The revised profit expectation after period end now indicates that financial results will exceed the previous year by at least 20%.

ICON accordingly advises that the profit after tax for the year ended 31 December 2025 is expected to be between MK30.5 billion and MK34.2 billion representing an increase of between 25% to 40% above the previous year ended 31 December 2024 profit after tax of MK24.4 billion.

The information used to derive the expected performance for the above trading statement has not been reviewed or reported on by ICON's statutory auditors.

The summary financial results of the Company for the year ended 31 December 2025 are expected to be published in the press within the regulatory time period.

By Order of the Board

Kizito Sonkho Kumwenda
Company Secretary

Dated this 30th day of March 2026