

BDPH 126 /2025

COMPANY ANNOUNCEMENT

*The following is a company announcement issued by Best Deal Properties Holding P.L.C. (C 88974) (hereinafter the “**Company**”) pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority (the “**Capital Markets Rules**”) and the rules issued by the Malta Stock Exchange regulating the Prospects MTF market (the “**Prospects Rules**”)*

QUOTE

Revenue and profit of the Best Deal Group’s activities for the year ended 31 December 2024 were mainly generated from the subsidiaries Best Deal Development Limited (BDDL) through the sale of units from Zabbar, Pembroke, and Mellieha developments and Best Deal Estates Ltd (BDEL) through sale of units of the Siggiewi development.

The Board of Directors note that a material variance resulted between 2024 projections that were published via the Financial Analysis Summary on the Company’s website dated 14 February 2025 and the actual results recorded for the financial year ended 31 December 2024. The projections had forecast revenue of €20.8m compared to the €14m actually recorded. Profit after tax was also adversely affected with €1.69m being achieved for the year ending 31 December 2024 against projected profit after tax of €1.94m. This decrease in revenue and profitability were due to delays in the finalisation of the notarial deeds of sale of some of the units that were projected to be signed by 31 December 2024. This decrease in revenue will be materialising in the financial year ending 31 December 2025. It is noted that the gross profit margin has increased from the projected 22.6% to 25.5% due to a difference in the sales mix between the different projects. The increase in inventory in the Statement of Financial Position as at 31 December 2024 is testament to the fact that Company experienced an increased level of productivity during the year through the advanced progress on the Siggiewi project.

UNQUOTE

By order of the Board.



Dr Amanda Vella
On behalf of Bastion Corporate Services Limited
Company Secretary

28 April 2025