

Registration Number C 88974

**Best Deal Properties Holding p.l.c.**  
**Unaudited Interim Consolidated Financial Statements**  
**for the period ended 30 June 2025**

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**Interim directors' report pursuant to Capital Markets Rule 5.75.2 and Prospects MTF Rule 4.11.12**

The condensed interim report is published in terms of Chapter 5 of the Capital Markets Rules listed by the Malta Financial Services Authority, Chapter 4 of the Prospects Rules of the Malta Stock Exchange and the Prevention of Financial Markets Abuse Act, 2005. The interim condensed financial statements included in this report has been extracted from Best Deal Properties Holding p.l.c's unaudited consolidated financial information as at 30 June 2025 and has been prepared in accordance with International Accounting Standard 34, 'Interim Financial Reporting'. In accordance with the terms of Capital Markets Rule 5.75.5 and Prospects MTF Rule 4.11.12, this interim report has not been audited or reviewed by the Company's independent auditors.

**Principal Activity**

The Company's principal activity is to act as a holding company and to raise finance and advance such financing to its subsidiaries.

**Business Review**

The Profit before tax on the Group's activities for the period amounted to €775,116.

As at 30 June 2025, the Group's total assets amounted to €46.6 million and net assets amounted to €7.1 million. Net current assets amounted to €41.8 million. The main current assets of the Group consist of the properties held for development and resale with a value of €32.9 million, cash and cash equivalents of €1.8 million and available for sale financial assets of €9 million. The main current liabilities consist of shareholders' loans of €587,500 which will be repaid by end of 2025, deposits from clients on promise of sales agreements amounting to €1.2 million and well as accruals and payables to contractors of €2.5 million. Non-current liabilities totalled €35 million made up of the Secured Bonds as per Note 8.

**Dividends and Reserves**

The directors have paid the final dividend of financial year 2024 amounting to €1,000,000 and are also recommending an interim dividend for financial year 2025 of €1,000,000.

**Directors**

The following have served as directors of the Group during the period under review :

Christopher Attard  
Pierre Bartolo  
James Bullock  
Mario P Galea  
Marlene Seychell  
Erskine Vella  
David Basile  
Robert Buttigieg

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Directors' statement pursuant to Capital Markets Rule 5.75.3 and Prospects MTF Rule 4.11.12

We hereby confirm that to the best of our knowledge:

1. The consolidated condensed financial statements attached herewith, which have been prepared in accordance with IAS 34 Interim Financial Reporting, give a true and fair view of the assets, liabilities, financial position and profit or loss of the issuer and the undertakings included in this consolidation taken as a whole, as at 30 June 2025.
2. The Directors' report includes a fair review of the information required in terms of Listing Rule 5.81 and 5.84 and Prospects MTF Rule 4.11.12.

These consolidated condensed financial statements have not been audited or reviewed by the Group's auditors.

This statement was approved by the Board of Directors on 26 August 2025 and signed on its behalf by:



Christopher Attard  
Director



Pierre Bartolo  
Director

Registered office:  
No. 63, J.L. Building, Office 5  
Luqa Road  
Paola PLA9045

**Consolidated Interim Condensed Statement of Comprehensive Income**  
for the period ended 30 June 2025

	01.01.25 to 30.06.25 (Unaudited) €	01.01.24 to 30.06.24 (Unaudited) €
<b>Revenue</b>	8,580,810	5,598,157
Cost of sales	(7,281,878)	(4,193,894)
<b>Gross profit</b>	1,298,932	1,404,263
Administrative expenses	(575,875)	(523,328)
<b>Operating profit</b>	723,057	880,935
Finance costs	(5,000)	(15,200)
<b>Finance costs - net</b>	(5,000)	(15,200)
Investment income	57,059	51,688
<b>Profit before taxation</b>	775,116	917,423
Income tax expense	(601,589)	(432,486)
<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>	<u>173,527</u>	<u>484,937</u>

The notes on pages 7 to 12 form an integral part of these financial statements.

Consolidated Interim Condensed Statement of Financial Position  
as at 30 June 2025

	Notes	30.06.25 (Unaudited) €	31.12.24 (Audited) €
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
		478,636	719,989
<b>Current Assets</b>			
Inventories	7	32,866,792	31,474,025
Trade and other receivables		2,472,548	2,265,044
Available-for-sale financial assets	5	9,002,858	4,568,055
Cash and cash equivalents		1,753,886	2,723,682
		<u>46,096,084</u>	<u>41,030,806</u>
<b>Total Assets</b>		<u>46,574,720</u>	<u>41,750,795</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital		312,500	312,500
Share premium account		937,500	937,500
Accumulated profits		5,896,799	6,723,272
		<u>7,146,799</u>	<u>7,973,272</u>
<b>Total equity</b>		<u>7,146,799</u>	<u>7,973,272</u>
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
	8	35,097,395	29,164,466
<b>Current Liabilities</b>			
Borrowings	8	601,501	1,355,000
Trade and other payables		3,729,025	3,258,057
		<u>4,330,526</u>	<u>4,613,057</u>
<b>Total Current Liabilities</b>		<u>4,330,526</u>	<u>4,613,057</u>
<b>Total Liabilities</b>		<u>39,427,921</u>	<u>33,777,523</u>
<b>Total equity and liabilities</b>		<u>46,574,720</u>	<u>41,750,795</u>

The consolidated condensed financial statements found on pages 3 to 12 were authorised for issue by the Board of Directors on 26 August 2025 and signed on its behalf by:



Christopher Attard  
Director



Pierre Bartolo  
Director

The notes on pages 7 to 12 form an integral part of these financial statements.

**Consolidated Interim Condensed Statement of Changes in Equity  
for the period ended 30 June 2025**

	Share Capital	Share premium	Accumulated profits	Other Equity	Total
	€	€	€	€	€
<b>At 1 January 2024</b>	312,500	937,500	6,485,784	1,149,834	8,885,618
<b>Comprehensive Income</b>					
Profit for the period			484,937		484,937
<b>Transactions with owners</b>					-
Dividends			(1,050,000)		(1,050,000)
Repayment of equity	-	-	-	(1,149,834)	(1,149,834)
<b>At 30 June 2024 (Unaudited)</b>	<u>312,500</u>	<u>937,500</u>	<u>5,920,721</u>	<u>-</u>	<u>7,170,721</u>
<b>At 31 December 2024</b>	<u>312,500</u>	<u>937,500</u>	<u>6,723,272</u>	<u>-</u>	<u>7,973,272</u>
<b>At 1 January 2025</b>	312,500	937,500	6,723,272	-	7,973,272
<b>Comprehensive income</b>					
Profit for the period	-		173,527	-	173,527
<b>Transactions with owners</b>					-
Dividends			(1,000,000)		(1,000,000)
<b>At 30 June 2025 (Unaudited)</b>	<u>312,500</u>	<u>937,500</u>	<u>5,896,799</u>	<u>-</u>	<u>7,146,799</u>

The notes on pages 7 to 12 form an integral part of these financial statements.

**Consolidated Interim Condensed Statement of Cash Flows**  
for the period ended 30 June 2025

	01.01.25 to 30.06.25 (Unaudited) €	01.01.24 to 30.06.24 (Unaudited) €
Net cash flows from operating activities	(628,241)	(6,082,114)
Net cash flows from investing activities	(4,431,449)	(518,963)
Net cash flows from financing activities	4,089,894	7,511,866
<b>Net (decrease)/increase in cash &amp; cash equivalents in the period</b>	<u>(969,796)</u>	<u>910,789</u>
Cash and equivalents at beginning of period	2,723,682	1,986,562
<b>Cash and equivalents at end of period</b>	<u><u>1,753,886</u></u>	<u><u>2,897,351</u></u>

The notes on pages 7 to 12 form an integral part of these financial statements.

**1. General Information**

Best Deal Properties Holding p.l.c is a public limited liability company incorporated and domiciled in Malta. The registered office of the Company is 63 J.L. Buildings, Office 5, Luqa Road, Paola PLA9045. The Company's presentation as well as functional currency are denominated in €.

**2. Basis of Consolidation**

These consolidated interim condensed financial statements have been prepared under the historical cost convention and in accordance with IAS 34, 'Interim Financial Reporting'.

This consolidated interim condensed financial information has been extracted from the unaudited accounts of the Group formed part of the entities listed in Note 6. These financial statements have not been audited nor reviewed by the Group's independent auditors. The consolidated condensed financial information does not include all the notes of the type normally included in the annual financial statements. Accordingly, this report should be read in conjunction with the annual financial statements of the entities of which the Group forms part, which have been prepared in accordance with International Financial Reporting Standards as adopted by the EU. Information on such entities of which the Group forms part can be found in Note 6.

The accounting policies applied in the preparation of these consolidated condensed financial statements are consistent with those applied in the audited financial statements, for the period 31 December 2024.

*New or revised standards adopted in the current period*

In 2025, the Group adopted new standards, amendments and interpretations to existing standards that are mandatory for the Group's accounting period beginning 1 January 2025. The adoption of these revisions to the requirements of IFRSs as adopted by the EU did not result in substantial changes to the Group's accounting policies.

*New and revised IFRSs adopted by the EU that are not mandatorily effective for the period ending 30 June 2025*

The Group has not applied any of the new and revised International Financial Reporting Standards as adopted by the EU that have been issued but are not yet effective. The Group does not anticipate that the application of such standards may have significant impact on amounts reported in respect of the Group's financial statements.

**3. Income from Investments**

	30.06.25	30.06.24
	€	€
Decrease in fair value of investments	(2,971)	(15,775)
Profit on disposal of investments	60,030	67,463
	<u>57,059</u>	<u>51,688</u>

**Notes to the Consolidated Interim Condensed Financial Statements  
for the period ended 30 June 2025**

<b>4.</b>	<b>Dividends</b>	<b>30.06.25</b>	<b>30.06.24</b>
		€	€
	<b>Dividends on equity shares:</b>		
	Ordinary shares - Interim paid	<u>1,000,000</u>	<u>1,050,000</u>
<b>5.</b>	<b>Financial Assets Available for Sale</b>		<b>Treasury bills</b>
	At 1 January 2025		4,568,055
	Additions		14,907,383
	Disposals		(10,475,934)
	Fair value movement		<u>3,354</u>
	Total at 30 June 2025		<u>9,002,858</u>

**6. Interests in subsidiaries**

An investor determines whether it is a parent by assessing whether it controls one or more investees. An investor considers all relevant facts and circumstances when assessing whether it controls an investee. An investor controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

An investor controls an investee if, and only if, the investor has all of the following elements: power over the investee, i.e. the investor has existing rights that give it the ability to direct the relevant activities (the activities that significantly affect the investee's returns) exposure, or rights, to variable returns from its involvement with the investee the ability to use its power over the investee to affect the amount of the investor's returns.

The parent company Best Deal Properties Holding p.l.c included in this consolidation holds 100% of the share capital of the following companies:

Subsidiary undertaking	Registered or principal office	Date of Incorporation
Best Deal Developments Ltd (C89191)	63, JL Building, Luqa Road, Paola	31 October 2018
Best Deal Estates Limited (C102444)	63, JL Building, Luqa Road, Paola	31 May 2022
Best Deal Ghadira Limited (C106260)	63, JL Building, Luqa Road, Paola	23 August 2023
Best Deal Paola Limited (C109339)	63, JL Building, Luqa Road, Paola	22 August 2024
Best Deal Bella Vista Limited (C110845)	63, JL Building, Luqa Road, Paola	21 January 2025
Best Deal Zurrieq Limited (C110846)	63, JL Building, Luqa Road, Paola	21 January 2025

The following subsidiary company was merged with Best Deal Developments Limited on 10 June 2025:

PJCE Properties Limited (C85050)	63, JL Building, Luqa Road, Paola	22 February 2018
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PJCE Properties Ltd was acquired by the Group on 13 November 2018 by exchange of shares. In this regard, goodwill of €43,367 was recognised and recorded as an intangible asset in the statement of financial position, in view of the net asset value at date of acquisition of the company being less than the purchase consideration. During 2020 the share capital of PJCE Properties Ltd was increased by €200,000, the shares being 100% owned by Best Deal Properties Holding p.l.c.

Best Deal Developments Ltd was incorporated by the parent company on 31 October 2018. This subsidiary acts as guarantor of Best Deal Properties Holding p.l.c and shall be undertaking further property development for the group.

Best Deal Estates Limited was incorporated in 2022 with the purpose of taking on a new development project in Siggiewi.

Best Deal Ghadira Limited was incorporated in 2023 with the purpose of taking on a new development project in Ghadira - Mellieha.

Best Deal Paola Limited was incorporated in 2024 with the purpose of taking on a new development project in Paola.

Best Deal Bella Vista Limited was incorporated in 2025 with the purpose of taking on a new development project in Marsascala.

Best Deal Zurrieq Limited was incorporated in 2025 with the purpose of taking on a new development project in Zurrieq.

## 7. Inventories

	30.06.24	31.12.24
	€	€
Properties under development	32,866,792	31,474,025

**8. Borrowings**

	<b>30.06.25</b>	<b>31.12.24</b>
	<b>€</b>	<b>€</b>
<b>Non-current</b>		
Secured Bonds	<i>Note</i> 35,097,395	29,164,466
	<u>                    </u>	<u>                    </u>
<b>Current</b>		
Amounts owed to shareholders	<i>Note</i> 587,501	500,000
Amounts owed to related parties	-	800,000
Secured Bonds	<i>Note</i> 14,000	55,000
	<u>                    </u>	<u>                    </u>
	<u>601,501</u>	<u>1,355,000</u>

**Amounts owed to shareholders**

These amounts are unsecured, interest free and repayable by end of 2025.

**Secured Bonds Issued****Bond Issue 4.25% Secured Bonds 2024**

Best Deal Properties Holding p.l.c issued 160,000 bonds with a face value of €100 each, for an aggregate amount of €16 million. The bonds have an interest of 4.25% per annum, payable annually in arrears on 12 December. The nominal value of the secured bonds is repayable in full upon maturity on 12 December 2024. The bonds are guaranteed by Best Deal Developments Ltd, which has bound itself jointly and severally liable for the payment of the bonds and interest thereon. The bonds are measured at the amount of the bond issue of €16 million net of the bond issue costs which are being amortised over the lifetime of the bonds, as follows:

	<b>30.06.25</b>	<b>31.12.24</b>
	<b>€</b>	<b>€</b>
Original face value of bonds issued	16,000,000	16,000,000
	<u>                    </u>	<u>                    </u>
Bond issue costs	(400,376)	(400,376)
Accumulated amortisation	400,376	400,376
Bond buy backs	(15,986,000)	(15,945,000)
	<u>                    </u>	<u>                    </u>
Closing net book amount of bond issue costs	(15,986,000)	(15,945,000)
	<u>                    </u>	<u>                    </u>
Amortised cost and closing carrying amount of the bonds	<u>14,000</u>	<u>55,000</u>

Bond Issue 4.75% Secured Bonds 2025-2027

Best Deal Properties Holding p.l.c issued 150,000 bonds with a face value of €100 each, for an aggregate amount of €15 million. The bonds have an Interest of 4.75% per annum, payable annually in arrears on 30 November. The nominal value of the secured bonds is repayable in full upon maturity on 30 November 2027. The bonds are guaranteed by Best Deal Estates Ltd, which has bound itself jointly and severally liable for the payment of the bonds and interest thereon. The bonds are measured at the amount of the bond issue of €15 million net of the bond issue costs which are being amortised over the lifetime of the bonds, as follows:

	<b>30.06.25</b>	<b>31.12.24</b>
	<b>€</b>	<b>€</b>
Original face value of bonds issued	15,000,000	15,000,000
Bond issue costs	(346,579)	(346,579)
Accumulated amortisation	177,847	143,189
Bond buy backs	(1,056,500)	(274,400)
Closing net book amount of bond issue costs	<u>(1,225,232)</u>	<u>(477,790)</u>
Amortised cost and closing carrying amount of the bonds	<u>13,774,768</u>	<u>14,522,210</u>

Bond Issue 5.25% Secured Bonds 2027-2029

Best Deal Properties Holding p.l.c issued 150,000 bonds with a face value of €100 each, for an aggregate amount of €15 million. The bonds have an Interest of 5.25% per annum, payable annually in arrears on 12 April. The nominal value of the secured bonds is repayable in full upon maturity on 12 April 2029. The bonds are guaranteed by Best Deal Ghadira Ltd, which has bound itself jointly and severally liable for the payment of the bonds and interest thereon. The bonds are measured at the amount of the bond issue of €15 million net of the bond issue costs which are being amortised over the lifetime of the bonds, as follows:

	<b>30.06.25</b>	<b>31.12.24</b>
	<b>€</b>	<b>€</b>
Original face value of bonds issued	15,000,000	15,000,000
Bond issue costs	(407,800)	(407,800)
Accumulated amortisation	86,307	50,056
Closing net book amount of bond issue costs	<u>(321,493)</u>	<u>(357,744)</u>
Amortised cost and closing carrying amount of the bonds	<u>14,678,507</u>	<u>14,642,256</u>

Bond Issue 5.35% Unsecured Bonds 2032

Best Deal Properties Holding p.l.c issued 70,000 bonds with a face value of €100 each, for an aggregate amount of €7 million. The bonds have an Interest of 5.35% per annum and are redeemable at par on 21 February 2032. The bonds are measured at the amount of the bond issue of €7 million net of the bond issue costs which are being amortised over the lifetime of the bonds, as follows:

	<b>30.06.25</b>	<b>31.12.24</b>
	<b>€</b>	<b>€</b>
Original face value of bonds issued	7,000,000	-
Bond issue costs	(369,507)	-
Accumulated amortisation	13,627	-
Closing net book amount of bond issue costs	(355,880)	-
Amortised cost and closing carrying amount of the bonds	<u>6,644,120</u>	<u>-</u>