

BDPH 146/2026

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

The Board of Directors of the Company, on the 28th of April 2026, considered and approved the Company’s audited consolidated financial statements for the period ended 31 December 2025. The said financial statements of the Company are available for viewing on the Company’s website at www.bestdealholdings.com. Attached to this Company Announcement is a Directors’ Declaration on ESEF Annual Financial Statements.

Furthermore, the Company has been informed by the Board of Directors of Best Deal Estates Limited (C 102444), the guarantor of the €15,000,000 4.75% secured bonds 2025 – 2027 (the “**Guarantor**”), that the Board of Directors of the Guarantor, on the 28th of April 2026, considered and approved the audited financial statements of the Guarantor for the period ended 31 December 2025. The said financial statements are also available for viewing on the Company’s website through the following link: www.bestdealholdings.com, in accordance with Capital Markets Rule 5.61

UNQUOTE

By order of the Board.



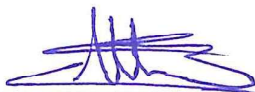
Dr. Amanda Vella
on behalf of
Bastion Corporate Services Limited
Company Secretary

28 April 2026

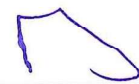
**DIRECTORS' DECLARATION
ON ESEF ANNUAL FINANCIAL REPORTS**

We, Christopher Attard and Robert Buttigieg, in our capacity as Directors of Best Deal Properties Holding plc (C 88974), hereby certify:

- i. That the Annual Financial Report for the year ended 31 December 2025 has been approved by the Board of Directors of the Company and is hereby being made available to the public.
- ii. That the Annual Financial Report has been prepared in terms of the applicable rules and regulations, including the Commission Delegated Regulation on the European Single Electronic Format ("ESEF")¹ and the Capital Markets Rules².
- iii. That the Audit Report on the ESEF Annual Financial Report is an exact copy of the original signed by the auditor and that no alterations have been made to the audited elements of the Annual Financial Report including the annual financial statements.
- iv. That the Annual Financial Report shall serve as the official document for the purposes of the Capital Markets Rules and, where the issuer is registered in Malta, the Companies Act (Chapter 386 of the Laws of Malta).



Christopher Attard
Director



Robert Buttigieg
Director

Date: 28 April 2026

¹ Commission Delegated Regulation 2019/815 on the European Single Electronic Format, as may be further amended from time to time.

² Capital Markets Rules as issued by the Malta Financial Services Authority (MFSA).