

BDPH 148/2026

**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 profit on the Best Deal Group’s activities for the year ended 31 December 2025 were mainly generated from the subsidiaries Best Deal Development Limited and Best Deal Estates Limited through the sales of units from Zabbar, Mellieha, and Siggiewi developments.

The Board of Directors note that a material variance resulted between 2025 projections that were published via the Financial Analysis Summary dated 20 June 2025, and actual results registered for the financial year ending 31 December 2025, particularly the lower revenue generated during the year. The projections had revenue of €24.2 million for the year ending 31 December 2025, however, the Group generated revenue of €17.8 million during these twelve months.

The decrease in revenue of €6.5 million was caused by delays in signing of the final deed of some of its units that were on a promise of sale agreement and projected to be signed by 31 December 2025. Most of this revenue has already materialised by the date of this report. This decrease in revenue has therefore not been lost but is being deferred to the financial year ending 31 December 2026. The gross profit margin has decreased from the projected 33.5% to 20.1% due to a difference in the sales mix between different projects yielding different gross profit margins.

**UNQUOTE**

By order of the Board.



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

28 April 2026