

BDPH 149/2026

## 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 rules issued by the Malta Stock Exchange regulating the Prospects MTF market (the “**Prospects Rules**”)*

### QUOTE

The Company refers to the obligation which Prospects MTF Companies are subject to in terms of Rule 4.11.03 and Rule 4.11.12 relating to the publication of the twelve-month financial information as defined in Table 1 paragraph 3 and specifically the publication and dissemination by means of a company announcement of Financial Sustainability Forecasts, including management assumptions thereon (“**FSFs**”). The below copy of the FSFs, as approved by the Board of Directors, is based on the following assumptions:

#### *Revenue*

The revenue for the twelve months ending 31 December 2026 of the Group (made up of Best Deal Properties Holding plc, Best Deal Developments Limited, Best Deal Estates Limited, Best Deal Ghadira Limited, Best Deal Paola Limited, Best Deal Bella Vista Limited, and Best Deal Zurrieq Limited) is expected to amount to €28.4 million. Projected revenue is expected to be generated from the sale of apartments, maisonettes and penthouses located across five different sites. The Group holds Contracts and / or Promise of Sale Agreements for 81.1% of the projected revenue.

#### *Direct costs*

Direct costs principally include the acquisition of the sites on which the residential units are being developed, stamp duty, permit expenses, development costs (including construction, mechanical and electrical, and finishing costs), insurance costs, professional fees relating to the acquisition and development of the sites, and commissions, if any, paid to real estate agents. Included in the direct costs is the interest expense that is directly related to the acquisition and, or development of the sites.

#### *Administrative expenses*

Administrative expenses primarily consist of marketing costs, professional fees, and ongoing listing costs. Administrative expenses are assumed to increase in line with inflation.

#### *Taxation*

Current taxation is based on a final withholding tax of 8% of the net selling value. Profits derived from finishing works are taxed at 35%.

### *Working capital*

The Group's working capital mainly comprises the net impact of movements in inventories, trade and other receivables, and trade and other payables. Current trade payables include amounts relating to (i) credit terms offered by suppliers for the development and finishing of the residential units; and (ii) accrued expenses and interest.

### *Ongoing works*

During the financial period ending 31 December 2025, the Group progressed on works on the Siggiewi, Ghadira, Pembroke, and Paola developments. In 2026, the Group projects to complete the Siggiewi development, further progress on works on the Ghadira, Pembroke, and Paola developments, whilst works on new projects in Marsascala and Luqa will commence.

### *Movement in bank borrowings and outstanding bonds*

#### €15,000,000 4.75% Secured Bonds 2025-2027 (Bond II)

The Group issued €15,000,000 during 2023 to finance the purchase and development of the Siggiewi site. During the financial year ended 31 December 2025, the company repurchased a total of €5,234,300 of its 4.75% secured bonds from its bondholders.

#### €15,000,000 5.75% Secured Bonds 2027-2029 (Bond III)

In 2024, the Group issued a new secured bond for the purchase and development of the Ghadira site.

#### €7,000,000 5.35% Unsecured Bonds 2032 (Bond IV)

In 2025, the Group issued a new unsecured bond for the development of the Paola site and for general corporate funding purposes.

### Net Gearing

The net gearing ratio is expected to amount to 74% in the financial period ending 31 December 2026.

### Projected consolidated income statement for the year ending 31 December

€000s	2026
Revenue	28,354
Cost of sales	(19,868)
Gross profit	8,486
Administrative expenses	(832)
Profit/(Loss) before tax	7,654
Final tax	(2,165)
<b>Net Profit</b>	<b>5,489</b>

### Projected consolidated statement of financial position as at 31 December

€000s	2026
<b>ASSETS</b>	
<b>Non-current assets</b>	
Intangible assets	43
Deferred tax assets	566
Total non-current assets	610
<b>Current assets</b>	
Inventory (work in progress)	53,188
Trade and other receivables	165
Cash and cash equivalents	16,652
Total current assets	70,005
<b>Total assets</b>	<b>70,614</b>
<b>EQUITY AND LIABILITIES</b>	
<b>Equity</b>	
Share capital	313
Share premium	938
Retained earnings	11,634
Total equity	12,884
<b>Non-current liabilities</b>	
15,000,000 5.75% Secured Bonds 2027-2029	7,242
7,000,000 5.35% Unsecured Bonds 2032	6,727
Other Borrowings	31,632
Total non-current liabilities	45,601
<b>Current liabilities</b>	
Trade payables	2,742
15,000,000 5.75% Secured Bonds 2027-2029	7,545
Client deposits	1,842
Total current liabilities	12,129
Total liabilities	57,730
<b>Total equity and liabilities</b>	<b>70,614</b>

### Projected consolidated statement of cash flows for the year ending 31 December

€000s	2026
<b>Operating activities</b>	
Operating profit after movement in working capital	(10,216)
Tax payments	(2,165)
Net cash generated from/ (used in) operating activities	(12,381)
<b>Investing activities</b>	
Proceeds from available-for-sale investments	6,619
Movement in non-current assets	484
Net cash generated from/ (used in) investing activities	7,103
<b>Financing activities</b>	
Movement in short-term borrowings	(692)
Movement in other borrowings	31,883
Movement in bonds	(9,766)
Net cash generated from/ (used in) financing activities	21,425
<b>Net movement in cash and cash equivalents</b>	<b>16,147</b>
Opening cash balance	505
<b>Closing cash balance</b>	<b>16,652</b>

### UNQUOTE

By order of the Board.



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

28<sup>th</sup> April 2026