Registration Number C 88974

Best Deal Properties Holding p.l.c.

Unaudited Interim Consolidated Financial Statements

for the period ended 30 June 2026

Contents

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 2026 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 €4,108,646.

As at 30 June 2026, the Group's total assets amounted to €46.8 million and net assets amounted to €10.5 million. Net current assets amounted to €41.4 million. The main current assets of the Group consist of the properties held for development and resale with a value of €36.6 million, cash and cash equivalents of €2.9 million and available for sale financial asstes of €4.9 million. The main current liabilities consist of deposits from clients on promise of sales agreements amounting to €868,634 and well as accruals and payables to contractors of €3.4 million. Non-current liabilities totalled €31.7 million made up of the Secured Bonds as per Note 8.

Dividends and Reserves

The directors are recommending an interim dividend for financial period 30 June 2026 of €1,500,000.

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

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 2026.

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 2026 and signed on its behalf by:

Christopher Attard
Director

Pierre Bartolo
Director

Regsitered 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 2026

	Notes	01.01.26 to 30.06.26 (Unaudited) €	01.01.25 to 30.06.25 (Unaudited) €
Revenue		13,159,857	8,580,810
Cost of sales		(8,417,806)	(7,281,878)
Gross profit		4,742,051	1,298,932
Administrative expenses		(631,365)	(575,875)
Operating profit		4,110,686	723,057
Finance income		44,694	
Finance costs		(66,875)	(5,000)
Finance costs - net		(22,181)	(5,000)
Investment income	3	20,141	57,059
Profit before taxation		4,108,646	775,116
Income tax expense		(1,011,262)	(601,589)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		3,097,384	173,527

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 2026

	Notes	30.06.26 (Unaudited) €	31.12.25 (Audited) €
ASSETS			
Non-Current Assets		910,123	1,094,635
Current Assets			
Inventories	7	36,627,676	32,312,664
Trade and other receivables		1,517,284	3,497,560
Available-for-sale financial assets	5	4,877,515	6,619,046
Cash and cash equivalents		2,875,931	504,853
		45,898,406	42,934,123
Total Assets		46,808,529	44,028,758
EQUITY AND LIABILITIES			
Equity			
Share capital		312,500	312,500
Share premium account		937,500	937,500
Accumulated profits		9,242,310	6,144,926
Total equity		10,492,310	7,394,926
Liabilities			
Non-Current Liabilities	8	31,703,767	31,224,408
Current Liabilities			
Borrowings	8	256,500	692,000
Trade and other payables		4,355,952	4,717,424
Total Current Liabilities		4,612,452	5,409,424
Total Liabilities		36,316,219	36,633,832
Total equity and liabilities		46,808,529	44,028,758

The consolidated condensed financial statements found on pages 3 to 12 were authorised for issue by the Board of Directors on 26 August 2026 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 2026

	Share Capital	Share premium	Accumulated profits	Total
	€	€	€	€
At 1 January 2025	312,500	937,500	6,723,272	7,973,272
Comprehensive income				
Profit for the period			173,527	173,527
Transactions with owners				-
Dividends			(1,000,000)	(1,000,000)
At 30 June 2025 (Unaudited)	312,500	937,500	5,896,799	7,146,799
At 31 December 2025	312,500	937,500	6,144,926	7,394,926
At 1 January 2026	312,500	937,500	6,144,926	7,394,926
Comprehensive income				
Profit for the period	-		3,097,384	3,097,384
At 30 June 2026 (Unaudited)	312,500	937,500	9,242,310	10,492,310

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 2026

	01.01.26 to 30.06.26 (Unaudited) €	01.01.25 to 30.06.25 (Unaudited) €
Net cash flows from operating activities	1,092,082	(628,241)
Net cash flows from investing activities	1,753,553	(4,431,449)
Net cash flows from financing activities	(474,557)	4,089,894
Net increase/(decrease) in cash & cash equivalents in the period	2,371,078	(969,796)
Cash and equivalents at beginning of period	504,853	2,723,682
Cash and equivalents at end of period	2,875,931	1,753,886

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 convension 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 conjuction with the annual financial statemenets 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 2025.

New or revised standards adopted in the current period

In 2026, the Group adopted new standards, amendments and interpretations to existing standards that are mandatory for the Group's accounting period beginning 1 January 2026. 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 2026

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

	30.06.26	30.06.25
	€	€
Increase/(decrease) in fair value of investments	12,022	(2,971)
Profit on disposal of investments	8,119	60,030
	20,141	57,059

4. Dividends

	30.06.26	30.06.25
	€	€
Dividends on equity shares:		
Ordinary shares - Interim paid	-	1,000,000

5. Financial Assets Available for Sale

	Treasury bills
At 1 January 2026	6,619,046
Additions	6,151,507
Disposals	(7,905,060)
Fair value movement	12,022
Total at 30 June 2026	4,877,515

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 Limited	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 subsidary 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

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

	30.06.26 €	31.12.25 €
Properties under development	36,627,676	32,312,664

8. Borrowings

		30.06.26	31.12.25
		€	€
Non-current			
Bonds	*Note*	26,819,712	31,020,408
Bank borrowings	*Note*	4,884,055	-
Third party borrowings	*Note*	-	204,000
		31,703,767	31,224,408
Current			
Amounts owed to shareholders	*Note*	-	562,500
Third party borrowings	*Note*	256,500	115,500
Bonds	*Note*	-	14,000
		256,500	692,000

Amounts owed to shareholders

These amounts are usecured, interest free and have been repaid during 2026.

Bank borrowings

Bank borrowings represent a loan facility to be used for the financing of a project in Marsascala. This loan is secured by a charge over all the assets of the subsidiary Best Deal Bella Vista Limited. It bears interest at the rate of 2.5% per annum over the bank's base rate. The loan is to be repaid in full by 2029 from the sales proceeds of the Marsascala development.

Third party loan

These amounts are unsecured, interest free and are repayable from years 2027 to 2028. The effect of discounting is not material.

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:

	30.06.26	31.12.25
	€	€
Original face value of bonds issued	16,000,000	16,000,000
Bond issue costs	(400,376)	(400,376)
Accumulated amortisation	400,376	400,376
Bond buy backs	(16,000,000)	(15,986,000)
Closing net book amount of bond issue costs	(16,000,000)	(15,986,000)
Amortised cost and closing carrying amount of the bonds	-	14,000

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 Novemberr 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:

	30.06.26	31.12.25
	€	€
Original face value of bonds issued	15,000,000	15,000,000
Bond issue costs	(346,579)	(346,579)
Accumulated amortisation	247,162	212,504
Bond buy backs	(9,532,300)	(5,234,300)
Closing net book amount of bond issue costs	(9,631,717)	(5,368,375)
Amortised cost and closing carrying amount of the bonds	5,368,283	9,631,625

Bond Issue 5.75% 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 5.75% 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:

	30.06.26	31.12.25
	€	€
Original face value of bonds issued	15,000,000	15,000,000
Bond issue costs	(407,800)	(407,800)
Accumulated amortisation	158,810	122,559
Closing net book amount of bond issue costs	(248,990)	(285,241)
Amortised cost and closing carrying amount of the bonds	14,751,010	14,714,759

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:

	30.06.26	31.12.25
	€	€
Original face value of bonds issued	7,000,000	7,000,000
Bond issue costs	(369,507)	(369,507)
Accumulated amortisation	69,925	43,531
Closing net book amount of bond issue costs	(299,582)	(325,976)
Amortised cost and closing carrying amount of the bonds	6,700,418	6,674,024