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COMPANY ANNOUNCEMENT

The following is a Company Announcement by Phoenixia Finance Company p.l.c. (C 88958) (hereinafter the “Company”) of The Phoenixia Hotel, The Mall, Floriana, pursuant to the Capital Markets Rules issued by Malta Financial Services Authority:

Quote

The Board of Directors of the Company has today considered and approved the Annual Report and Financial Statements of the Company for the year ended 31 December 2025. The said financial statements of the Company are available for viewing on the Company’s website at <http://www.phoeniciafinance.com/financial-statements/>.

Attached to this Company Announcement is a Directors’ Declaration on ESEF Annual Financial Statements.

The Company hereby announces that the board of directors of each of Phoenixia Hotel Company Limited (OC 1) and Phoenixia Malta Limited (C 41576), the guarantors of each of the €25,000,000 4.15% unsecured bonds 2023-2028 issued by the Company in terms of a prospectus dated 12 November 2018 and the €50,000,000 5.75% unsecured bonds 2028-2033 issued by the Company in terms of a prospectus dated 08 February 2024 (the “Guarantors”), have today considered and approved their respective audited financial statements for the year ended 31 December 2025. The said financial statements of the Guarantors are available for viewing on the Company’s website at <http://www.phoeniciafinance.com/financial-statements/>.

In addition, the Board of Directors of each of the Guarantors have also considered and approved the combined financial statements of the Guarantors and the Company for the period ended 31 December 2025. These combined financial statements are not required statutorily and have been prepared for comparative purposes with the projected combined financial statements in the prospectus of the Company dated 15 November 2018. The said combined financial statements are available for viewing on the Company’s website at <http://www.phoeniciafinance.com/financial-statements/>.

Unquote

BY ORDER OF THE BOARD

27 April 2026



Dr. Amanda Vella

On behalf of Bastion Corporate Services Limited
COMPANY SECRETARY

DIRECTORS' DECLARATION ON ESEF ANNUAL FINANCIAL REPORTS

We, Mr Mark Shaw and Mr Mario Galea, in our capacity as Directors of **PHOENICIA FINANCE COMPANY PLC** (C88958), 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 the Companies Act (Chapter 386 of the laws of Malta).



Mr Mark Shaw
Director



Mr Mario Galea
Director

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).