PHOENICIA FINANCE COMPANY P.L.C

PHN/62

COMPANY ANNOUNCEMENT

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

Quote

The Company announces, in terms of Capital Markets Rule 5.16.24, that no material variances have arisen between the financial results for the year ended 31 December 2025 and the financial projections published in the Financial Analysis Summary dated 24 June 2025 (Company Announcement Ref: PHN57) (the "Published Projections").

No material variances were identified at Company level.

A material variance arose at the level of total comprehensive income. The Group's total comprehensive income for the year amounted to EUR8.80 million compared to EUR2.90 million in the Published Projections, representing a positive variance of EUR5.90 million. This variance is entirely attributable to a revaluation gain on property, plant and equipment, net of tax, amounting to EUR5.57 million, which had not been included in the Published Projections.

The Directors confirm that, apart from the above-mentioned variance in total comprehensive income arising from the revaluation gain, no other material variances have been identified, and the Group remains aligned with its operational and financial expectations.

Unquote

BY ORDER OF THE BOARD

27 April 2026

Dr. Amanda Vella
On behalf of Bastion Corporate Services Limited
COMPANY SECRETARY