
Eden Finance plc
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E-mail: elg@edenleisure.com • www.edenleisure.com
Co Reg no.: C26843

COMPANY ANNOUNCEMENT

The following is a Company Announcement issued by Eden Finance p.l.c. (C 26843) (the "Company") pursuant to the Capital Market Rules as issued by the Malta Financial Services Authority.

QUOTE

The board of directors of the Company, at a meeting held on Tuesday 23rd April 2024, approved the Company's annual report and audited financial statements for the financial year ending 31st December 2023.

The approved audited financial statements of the Company and Eden Leisure Group Limited (C 4529), are available on the Company's website at <https://edenleisure.com/investor-relations/>.

Attached to this Company Announcement is a Directors' Declaration on ESEF Annual Financial Reports.

The financial results published by Eden Leisure Group Limited (C 4529), the guarantor of the €40,000,000 4% unsecured bonds 2027, reported a net profit after tax of €3,813,355, more than a threefold increase on the registered profit after tax in 2022 of €1,171,964.

In the Financial Analysis Summary published in June 2023 the projected net profit after tax was estimated at €5,258,000. This represents an adverse variance of €1,444,645 when compared to the actual achieved in 2023. The main contributors were lower revenues than anticipated and increased costs.

The Company further announces that in accordance with the provisions of Article 151A of the Companies Act (Cap. 386, laws of Malta), the incumbent statutory auditors, namely VCA (Registration Number: AB/26/84/46) have conducted their last permissible statutory audit of the Company for the financial year ending 31st December 2023.

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Accordingly, the Audit Committee of the Company has been overseeing the process for the selection of a new firm for appointment as statutory auditors to the Company with effect from financial year ending 31st December 2024.

Following the issuance of a request for proposals, a comprehensive evaluation of the submissions received, and presentations made, the board of directors of the Company has resolved that it will be recommending the appointment of Mazars Malta (Registration Number: AB/26/84/39) as the statutory auditors at the next Annual General Meeting of the Company.

UNQUOTE

By order of the Board



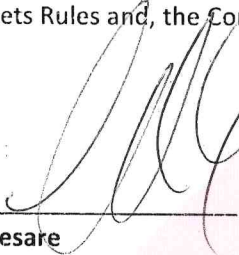
David Zahra
Company Secretary

23rd April 2024

**DIRECTORS' DECLARATION
ON ESEF ANNUAL FINANCIAL REPORTS**

We, Mr. Ian De Cesare and Mr. Kevin De Cesare, in our capacity as Directors of C 26843 Eden Finance P.L.C., hereby **certify**:

- i. That the Annual Financial Report for the year ended 31st December 2023 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") and the Capital Markets Rules.
- 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).



Ian De Cesare
Chairman and Director



Kevin De Cesare
Chief Executive Officer and
Director

Date : 23rd April 2024