

Eden Finance plc  
Eden Place, St. George's Bay, STJ 02  
Tel: (+356) 2371 0100/1/2/3 • Fax: (+356) 2371 0125  
E-mail: [elg@edenleisure.com](mailto:elg@edenleisure.com) • [www.edenleisure.com](http://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**

On 16 September 2024, Eden Leisure Group Limited (C 4529), the guarantor of the €40,000,000 4% unsecured bonds 2027, agreed to terminate, by public deed, the temporary emphyteusis of an apartment building known as the 'Diamond Suites', consisting of 46 self-catering units. These apartments, located adjacent to the InterContinental Malta, were managed and serviced by the Guarantor and had been leased to Diamond Resorts (Europe) Limited, a limited liability company registered under the laws of England and Wales with company registration number 02353649, since 22 July 2005.

The temporary emphyteutical grant shall terminate with effect from 31 December 2024, and as a result, the Guarantor shall re-acquire full ownership of the apartment building.

The Guarantor is currently exploring and assessing various options on the maximisation of the asset's potential use and shall keep the market informed of any developments in this respect.

### **UNQUOTE**

By order of the Board



**David Zahra**  
Company Secretary  
20 September 2024