
Eden Finance plc
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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 29th April 2025, approved the Company's annual report and audited financial statements for the financial year ending 31st December 2024.

The approved audited financial statements of the Company and Eden Leisure Group Limited (C 4529) (the Guarantor), 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 performance of Eden Leisure Group Limited, the guarantor of the €40,000,000 4% unsecured bonds 2027, reported a net profit after tax of €14,806,115 more than a threefold increase on the registered profit after tax in 2023 of €3,813,333.

In the Financial Analysis Summary published in June 2024 the projected net profit after tax was estimated at €2,645,000. The actual net profit achieved for the year 2024 was €14,806,115, resulting in a positive variance of €12,161,115 relative to our projections.

Key contributors to this favourable variance included:

- The sale of intellectual property rights, which generated €10,700,000.
- A capital expenditure grant receipt of €1,200,000 related to the early termination of a temporary emphyteutical grant.

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These significant items, alongside other factors, contributed to our strong financial performance.

UNQUOTE

By order of the Board





David Zahra
Company Secretary

29th April 2025

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 2024 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 : 29th April 2024