

COMPANY ANNOUNCEMENT

The following is a Company Announcement issued by Borgo Lifestyle Finance plc (the “**Company**”) bearing company registration number C88245, in terms of the Rules of Prospects MTF, the market regulated as a multilateral trading facility operated by the Malta Stock Exchange (“**Prospect MTF Rules**”).

Information to the Market in relation to variances pertaining to Relais Borgo Santo Pietro*QUOTE*

The Company makes reference to section 11.3 of its Company Admission Document dated 25th January, 2019, wherein it informed the market that the financial statements of Relais Borgo Santo Pietro spa will be published on the its website throughout the lifetime of the bond. The Company hereby announces that the 2023 financial statements of Relais Borgo Santo Pietro spa, including the Auditor’s Report are now available on: <https://borgolifestylefinance.mt/category/relais-borgo-santo-pietro/>

The aforementioned 2023 audited financial statements of Relais Borgo Santo Pietro deviate from the 2023 financial sustainability forecasts published through company announcement MSE REF: BLF63 due to an increase in room revenue and all other revenues such as Spa and food and beverage, as a result of an extended season with more days of opening and an increase of the ADR.

Subsequently, the increase of days of opening, apart from resulting in a higher revenue, also led to an increase in the payroll costs and all variable costs necessary to provide services to the guests.

In terms of EBITDA (earnings before interest, tax, depreciation and amortisation), forecasts projections were exceeded.

The taxes have significantly increased when compared to the forecast due the gross profit reached as base of calculation and to a reclassification of deductible costs. This led to a loss higher than expected.

UNQUOTE

Katia Cachia
Company Secretary
5 May 2025

Reference number: BLF73