

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 2025 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 2025 operational revenues and core hospitality KPIs closely aligned with financial sustainability forecasts, with total operating revenues slightly adjusting to €13.52 million against the projected €13.60 million, robustly supported by a strong 92% occupancy rate and an exceptional ADR of €2,329.

While operational and payroll costs rose to support this extended high-end service, thus impacting the originally projected net margin, the overall effect on final profitability was successfully mitigated by lower-than-expected net financial expenses and tax benefits derived from the tax consolidation group. Consequently, the company structurally rebalanced its financial profile and achieved a positive Net Income of €84.6k, keeping the resort's expansion plan firmly on track.

UNQUOTE

Dr Katia Cachia
Company Secretary
12 October 2026

Reference number: BLF/83