



COMPANY ANNOUNCEMENT
THE ONA P.L.C.

Reference:

ONA 26

Announcement date:

28 April 2025

The following is a Company Announcement being made by **The Ona p.l.c.** (the “Company”) pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority [CMR 5.56 & 5.61]

**Approval and Publication of the Audited Consolidated Financial Statements
for year ended 31 December 2024**

QUOTE

The Company announces that during a meeting of the Board of Directors of the Company held on the 28 April 2025, the Board of Directors resolved to approve the Audited Consolidated Financial Statements of the Company for the year ended 31 December 2024.

A copy of the Directors’ Declaration on ESEF Annual Financial Report of the Company is herein enclosed.

It is further announced by the Company that the Audited Financial Statements for the year ended 31 December 2024 of The Ona Real Estate Ltd, The Ona Property Development Ltd and The Ona Hospitality Ltd, being the Guarantors of the €16,000,000 4.50% secured bonds 2028-2034 Issued by the Company, were also approved by their respective boards on 28 April 2025.

The Audited Consolidated Financial Statements of the Company for the year ended 31 December 2024 together with the Audited Financial Statements of the Guarantors may be viewed on the Company’s website at <https://theonagroup.mt/investor-relations/>.

The Ona p.l.c.
Reg. No. C 101370

AC Hotel St. Julians,
13, Lourdes Lane,
St. Julians STJ 3311
Malta

E: info@theonagroup.mt
T: +356 22586260
W: www.theonagroup.mt

When compared to the projections set out in the Financial Analysis Summary ("FAS") published by the Company in June 2024, variances in excess of 10% were noted. For the purposes of C.M.R. 5.16.24, the Company reports that whereas the profit for the year was projected at €1.2 million, the Group closed the financial year with a loss of €0.8 million. This variance mainly arises from the following key factors:

- The Group registered a decrease in property development sales of €3.6 million which will materialize in the year ending 31st December 2025. Such decrease was due to the fact that a number of contracts of sale which were projected in 2024 will be completed in 2025. Hotel operations generated €0.1 million or 2.5% lower revenues than projected;
- A decrease in cost of sales of €2.7 million and a decrease in taxation of €0.4 million due to the lower property development income;
- An increase in administration costs of €0.1 million and an increase in depreciation costs of €0.4 million;
- Savings of €0.2 million in net finance costs; and
- A decrease in the fair value of the investment property of €1.0 million .

UNQUOTE

BY ORDER OF THE BOARD

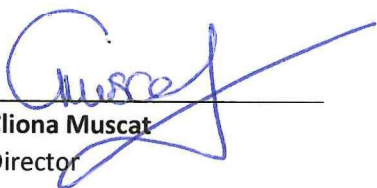


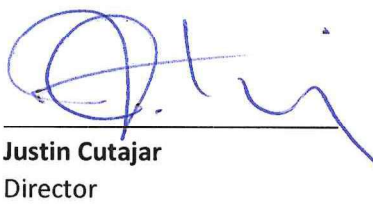
Dr. Karen Coppini
Company Secretary

DIRECTORS' DECLARATION
ON ESEF ANNUAL FINANCIAL REPORTS

We, Ms. Cliona Muscat and Mr. Justin Cutajar, in our capacity as Directors of C 101370 The Ona 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).


Cliona Muscat
Director


Justin Cutajar
Director

Date: 28 April 2025

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