

The following is a Company Announcement issued by ST. ANTHONY CO. P.L.C., a company registered under the laws of Malta with company registration number C 95618 (hereinafter the “Company”), pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority in accordance with the provisions of the Financial Markets Act (Chapter 345 of the laws of Malta), as amended from time to time.

Quote

Approval and Publication of Annual Report and Audited Financial Statements

The Company hereby announces that during the meeting of its Board of Directors held on 24th April 2024, the Company’s Annual Report and Audited Financial Statements for the financial year ended 31st December 2023 were approved.

The Board of Directors shall be recommending to the Annual General Meeting of the Company that no final dividend be declared in respect of the financial year ended 31st December 2023.

In accordance with Capital Markets Rule 5.16.24, the Company reports that the financial results for the year ended 31st December 2023 show a variance of more than 10% when compared to the results projected in the Financial Analysis Summary dated 26th June 2023.

The forecasted amounts illustrated in the Financial Analysis Summary and the actual results for the year ended 31st December 2023 were as follows:

Statement of Comprehensive Income for the year ended 31 st December 2023	2023 Forecast	2023 Actual	Absolute Variance	% Variance
	€000s	€000s	€000s	
Revenue	10,523	10,905	382	4%
Cost of sales	(7,213)	(7,044)	169	2%
Gross profit	3,310	3,861	551	17%
Administrative expenses	(1,279)	(1,288)	(9)	-
EBITDA	2,031	2,573	542	27%
Depreciation	(1,140)	(1,135)	5	-
Operating profit	891	1,438	547	61%
Net finance costs	(1,710)	(2,205)	(495)	(29%)
Loss before tax	(819)	(767)	52	6%
Income tax	286	135	(151)	(53%)
Loss for the year	(533)	(632)	(99)	(19%)
Revaluation	46	46	-	-
Total comprehensive loss	(487)	(586)	(99)	(20%)

The positive difference in the achieved pre-tax result when compared to the Financial Analysis Summary is due to higher occupancy take up than forecasted, improved cost efficiencies and improved revenue yields. Finance costs were higher than anticipated due to a delayed forecasted bank facilities review and a continuous rise in the Euribor rates. Improved debt servicing obligation terms are now in place as from February 2024.

As at 31st December 2023, shareholders' funds remain strong at €20,492,859 (2022 - €21,078,097).

The Board of Directors resolved that the aforesaid Annual Report and Audited Financial Statements be submitted to the shareholders of the Company for their approval at the forthcoming Annual General Meeting scheduled to take place on 22nd May 2024.

A copy of the Company's Annual Report and Audited Financial Statements for the financial year ended 31st December 2023, as approved, is available for viewing and download from the following link on the Company's website: <https://stanthonypc.com.mt/company-notifications-and-publications/>. Attached to this Company Announcement is a Directors' Declaration on ESEF Annual Financial Reports.

It is further announced that, in accordance with Capital Markets Rule 5.61, the Annual Report and Audited Financial Statements of Goldvest Company Limited (C 18266), the guarantor of the €15.5 million 4.55% Secured Bonds 2032 issued by the Company in terms of a prospectus dated 6th December 2021 (the "Guarantor"), for the financial year ended 31st December 2023 have been approved by the board of directors of the Guarantor on the 24th April 2024. A copy of the aforesaid Annual Report and Audited Financial Statements in respect of the Guarantor is also available for viewing and download from the webpage indicated above.

Unquote

By order of the Board



Dr Luca Vella
Company Secretary

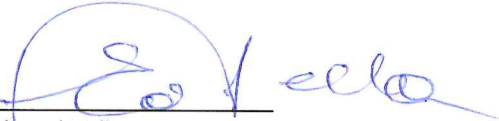
24th April 2024

Company Announcement: STA18


**DIRECTORS' DECLARATION
ON ESEF ANNUAL FINANCIAL REPORTS**

We, the undersigned Edward Vella (ID 730056M) and Sarah Cassar (ID 116287M), in our capacity as Directors of ST. ANTHONY CO. P.L.C., a company registered under the laws of Malta with company registration number C 95618 (hereinafter the "Company"), hereby certify:

- i. that the Company's Annual Report and Audited Financial Statements for the financial year ended 31st December 2023 have been approved by the Board of Directors of the Company and are 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; and
- 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).



Edward Vella
Director



Sarah Cassar
Director

24th April 2024

* Commission Delegated Regulation 2019/815 on the European Single Electronic Format, as may be further amended from time to time.

** Capital Markets Rules as issued by the Malta Financial Services Authority.