

COMPANY ANNOUNCEMENT

This is an announcement of KA Finance P.L.C. (the “Company”), a company incorporated under the laws of Malta having company registration number C 91544 and registered address at Project Technik, Cannon Road, Qormi, QRM 9032, Malta.

Date: 13th December, 2025

Ref No: KAF67

Company Announcement relative to Rule 4.11.12 of the Prospects Rules.

The Company refers to the obligation which Prospects MTF Companies are subject to in terms of Rule 4.11.03 and Rule 4.11.12, relating to explanations of material changes to published forecasts of any financial information.

To this end, the Company is accordingly making this announcement to guide the market with regards to the forecasts it had issued for the year 2026, through the publication and dissemination of updated Financial Sustainability Forecasts (hereinafter referred to as “FSF”) for the group, which comprises the Company and its parent, KA Holdings Limited C-56023 (the “Group”), and including applicable management assumptions.

The copy of the FSF below, as approved by the Board of Directors, is based on the following assumptions:

Revenue

The Group is expected to register revenues of €2.489 million for the year ending 31st December 2026, an increase of 8.97% over the forecasted revenue for 2025. Centris I and Centris II are expected to have an occupancy of 100% throughout 2026.

The projected revenues for 2026 are also based on having the Swieqi property maintaining the same level of income as for previous years.

Direct costs

Direct costs are projected to amount to €213K in 2026, a decrease of Eur41K when compared with what was projected for 2025.

Administrative costs

Administrative costs are projected to amount to €150K in 2026, a decrease of €8K when compared with what was projected for 2025

EBITDA

EBITDA in 2026 is expected to amount to €2.125 million, which is €254K higher than the 2025 forecasts 2025.

Total net profit

Total net profit is projected to amount to €1.357 million, an increase of €281K over the amount forecasted for 2025.

Assets, equity, and liabilities

Total assets are projected to amount to €42.907 million. Equity and total liabilities are projected to amount to €25.448 million and €17.458 million respectively.

Cashflow

It is projected that the company will close in 2026 with a positive cash balance of €1.537 million, out of which a second contribution of €750K will be made to the sinking fund with a resultant balance of Eur1.5 million in the fund. This is in line with what was originally outlined in the CAD. This would result in a final cash balance excluding the sinking fund of €37K.

KA Holdings Limited (Consolidated Position)
Consolidated forecasted income statement for the year ending 31st December 2026

	FSF 2026	FSF 2025
	€	€
Total Revenue	2,448,676	2,283,817
Cost of Sales	<u>(212,612)</u>	<u>(253,518)</u>
Gross Profit	<u>2,294,814</u>	<u>2,030,299</u>
 Total Administrative Expenses	 <u>(150,688)</u>	 <u>(158,584)</u>
EBIDTA for the period	<u>2,125,376</u>	<u>1,871,715</u>
 Depreciation & Amortisation	 (14,459)	 (14,841)
Total Interest	(422,600)	(468,618)
Taxation	<u>(330,964)</u>	<u>(312,356)</u>
Net Profit	<u>1,357,353</u>	<u>1,075,900</u>

KA Holdings Limited (Consolidated Position)
Consolidated forecasted statement of financial position for the year ending 31st December 2026

	FSF 2026	FSF 2025
	€	€
Assets		
Total Non-Current Assets	41,170,244	40,943,344
Total Current Assets	236,979	304,818
Sinking Fund	1,500,000	750,000
Total assets	42,907,223	41,998,162
Equity & Liabilities		
Total Equity	25,448,355	24,050,217
Total Non-Current Liabilities	16,537,890	16,669,494
Total Current Liabilities	920,978	1,278,451
Total Liabilities	17,458,868	17,947,945
Total Equity & Liabilities	42,907,223	41,998,162

KA Holdings Limited (Consolidated Position)
Consolidated forecasted statement of cash flow for the year ending 31st December 2026

	FSF 2026	FSF 2025
	€	€
Cash flows from operating activities		
Net income	1,357,353	1,075,900
Interest	422,600	468,618
Tax	330,964	312,356
Operating profit	2,110,917	1,856,874
Amortisation	14,841	14,841
Changes in working capital	4,964	30,364
Interest Paid	(422,600)	(468,618)
Tax Paid	(320,134)	(298,640)
Cash from operating activities	1,387,988	1,134,821
Cash flows from investing activities		
Payments for improvements to investment property	(2,239,904)	(3,307,998)
Cash flows from investing activities	(2,239,904)	(3,307,998)
Cash flows from financing activities	1,312,935	1,978,696
Net cash movement for the period	461,019	(194,481)
Opening cash balance	1,076,636	994,736
Closing cash balance	1,537,655	750,255
Year End Cash Balance showing as:		
Cash and cash equivalents in KA Holdings	37,655	50,255
Sinking Fund Contribution	1,500,000	750,000



Kimberly Mitrovic
EMCS Ltd.
Company Secretary