



HOMES | HOTELS | OFFICES | RETAIL

CF ESTATES FINANCE p.l.c.

CF Business Centre, Level 1, Triq Gort, Paceville, San Giljan, STJ 9023, Malta
Co. Reg. No. C102839

COMPANY ANNOUNCEMENT

Approval and Publication of Annual Report and Audited Financial Statements of the Company for the financial year ending 31 December 2023

The Company hereby announces that, during the meeting of its Board of Directors held today, Friday, 19th April 2024, the Company's Annual Report and Audited Financial Statements for the first accounting period commencing on 26th July 2022 until 31st December 2023 were approved in ESEF format (hereinafter the 'ESEF Audited Financial Statements').

The Board of Directors resolved that the aforesaid ESEF 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 the same day.

The Board of Directors resolved to recommend to the Company's Annual General Meeting that no dividend be declared in respect of the financial year ended 31st December 2023.

Copies of the Company's Audited Financial Statements for the financial year ended 31st December 2023, as approved, are available for viewing at the Company's registered office and on the Company's website: <https://cf.com.mt/>

Attached to this Company Announcement is a Directors' Declaration on ESEF Annual Financial Reports.

By order of the Board

A handwritten signature in blue ink, appearing to read 'Joseph Saliba', is written over a light blue circular stamp.

Joseph Saliba

Company Secretary

19th April 2024

Directors

Joseph Portelli

Mario Vella

Peter Portelli

Stephen Muscat

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

We, Francis Agius and Joseph Portelli, in our capacity as Directors of CF Estates Finance p.l.c. (C 102839), hereby **certify**:

- i. That the Annual Financial Report for the period ended 31 December 2023 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")¹ and the Capital Markets Rules².
- iii. That the Audit Report on the ESEF Separate 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).


Signature
Director
Francis Agius


Signature
Director
Joseph Portelli

¹ Commission Delegated Regulation **2019/815** on the European Single Electronic Format, as may be further amended from time to time.

² Capital Markets Rules as issued by the Malta Financial Services Authority (MFSA).