

Smartcare Finance P L C
326, Mdina Road, Qormi, Malta
Co. Reg. No. C 90123
The “Company”

COMPANY ANNOUNCEMENT

The following is a company announcement issued by the Company pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority.

Approval and Publication of Guarantors’ Audited Financial Statements

The Company hereby announces that each of the Board of Directors of Smartcare Holdings Limited and Smartcare Pinto Limited (collectively the “**Guarantors**”) considered and approved the Audited Consolidated Financial Statements of Smartcare Holdings Limited and the Audited Financial Statements for the financial year ended 31st December 2021 of the Guarantors, by virtue of a resolution in writing signed by the directors of each of the Guarantors on the 29th April 2022 pursuant to the Articles of Association of each of the Guarantors. Copies of Smartcare Holdings Limited’s Consolidated Audited Financial Statements and the Audited Financial Statements for the financial year ended 31st December 2021 of the Guarantors, are available for viewing and download on the following link on the Company’s website <http://smartcaremalta.com/smartcare-finance-plc/>.

The Directors of the Company are hereby noting that a material variance has resulted between the projected results that were published by the Company in the Financial Analysis Summary annexed to the Prospectus dated 19th February 2021, and the actual results registered for the consolidated audited financial statements of Smartcare Holdings Limited covering the period 1st January 2021 to the 31st December 2021.

Pursuant to the published financial information, a decrease in revenue and EBITDA was registered with respect to Dar Pinto in view of the Covid -19 pandemic and the requirement to retain contingency beds in the care home, and company not being paid for residents' hospitalised bed nights. With respect to the property division of the Smartcare Group, a negative variance resulted in view of delays with respect to sale contracts and a delay in the acquisition and consequently the development of the Hamrun site.

Furthermore, a decrease in revenue was also registered with respect to the Segond Boutique Hotel, pursuant to the late opening of the hotel, which was opened and has been operational since January 2022.

UNQUOTE



Dr Katia Cachia
Company Secretary
30th April 2022