



VON DER HEYDEN
FINANCE

Reference: VDHGF 106 – 2026

COMPANY ANNOUNCEMENT

The following is a Company Announcement by Von der Heyden Group Finance p.l.c. [C 77266] (the 'Company') pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority.

QUOTE

The Company announces that it has been informed by Timan Investments Holdings PLC ("TIH"), being the guarantor of the Company's listed debt instruments, of the disposal of a significant asset within the Von der Heyden Group.

Asset and Group Entity

The asset disposed of comprises a four-star hospitality property located on Długi Targ, Gdańsk, Poland, consisting of 89 guest rooms together with ancillary hospitality and commercial facilities (the "Property"). The Property was owned by Długi Targ Sp. z o.o. a 50% subsidiary within the Group. The Property had a carrying value of €15.7 million in the books of the company.

Purchaser

The purchaser is Corum XL, a French real estate investment fund (SCPI), managed by Corum Asset Management, a France-based real estate investment manager operating a number of pan-European real estate investment funds.

Transaction Timeline

The disposal was carried out pursuant to a preliminary agreement entered on the 13 January 2026, and a final deed of sale and transfer executed on 11 April 2026.

Consideration

After considering transaction costs, taxes and the settlement of third-party indebtedness of €8.0 million directly attached to the Property, the net cash proceeds accruing to the Group amount to approximately €6.2 million. For the avoidance of doubt, this figure is stated prior to the settlement of any intra group financing arrangements.



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Use of Proceeds

The net proceeds from the disposal will be applied by the Group primarily towards payments to the main contractor in relation to the AND2 real estate development project, and general corporate and liquidity purposes within the Group.

Termination of Operating Agreement (Related Party Transaction)

As a consequence of the disposal, the hotel operating agreement relating to the Property, which had been entered into between Długi Targ Sp. z o.o and Długi Targ Hotel Management Sp. z o.o. a subsidiary within the Group, has been terminated.

This termination constitutes a related party transaction for the purposes of the applicable Capital Markets Rules. Financial compensation has been agreed between the relevant Group parties in respect of the early termination of the operating agreement.

Context

The above transaction will be reported upon in, and should be read in conjunction with, the Group's financial results for the year ended 31 December 2025, which are due to be published by the end of the month.

The Company remains focused on strengthening the Group's liquidity position, optimising its asset portfolio and hotel operations, and supporting the timely execution of its key real estate developments.

UNQUOTE

BY ORDER OF THE BOARD



Dr. Nicholas Formosa

Company Secretary

13 April 2026