

SP FINANCE p.l.c

**No. 89, The Strand,
Sliema,
Malta.**

Co. Registration No. C-89462

Ref: SPF - 74

COMPANY ANNOUNCEMENT

The following is a company announcement issued SP Finance p.l.c. (hereinafter the "Company") pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority.

Quote

The Board of Directors of the Company announces the approval and publication of the Financial Analysis Summary for the financial year 2026. This is available for download and can be accessed on the Company's website <https://pebbleshotelmalta.com/investor-relations/>. A copy of the Financial Analysis Summary is also attached herewith.

Unquote



Dr. Andrea Micallef
Company Secretary

26th June 2026

The Directors
SP Finance p.l.c.,
89,
The Strand,
Sliema, Malta

Re: Financial Analysis Summary – 2026

26 June 2026

Dear Board Members,

In accordance with your instructions, and in line with the requirements of the MFSA Listing Policies, we have compiled the Financial Analysis Summary (the “**Analysis**”) set out on the following pages and which is being forwarded to you together with this letter.

The purpose of the financial analysis is that of summarising key financial data appertaining to SP Finance p.l.c. (the “**Issuer**”) and Sea Pebbles Limited (the “**Guarantor**”), where the former is the parent company of the “**Group**”. The data is derived from various sources, or is based on our own computations as follows:

- a. Historical financial data for the three years ending 31 December 2023, 2024 and 2025 have been extracted from the audited financial statements of the Issuer and the Guarantor.
- b. The forecast data for the financial year ending 31 December 2026 has been provided by management.
- c. Our commentary on the Guarantor’s and Group’s results and financial position is based on the explanations provided by management.
- d. The ratios quoted in the Analysis have been computed by us applying the definitions set out in Part 4 of the Analysis.
- e. The principal relevant market players listed in Part 3 of the document have been identified by management. Relevant financial data in respect of competitors has been extracted from public sources such as the websites of the companies concerned or financial statements filed with the Registrar of Companies.

The Analysis is meant to assist investors in the Issuer’s securities and potential investors by summarising the more important financial data of the Group. The Analysis does not contain all data that is relevant to investors or potential investors. The Analysis does not constitute an endorsement by our firm of any securities of the Issuer and should not be interpreted as a recommendation to invest in any of the Issuer’s securities. We shall not accept any liability for any loss or damage arising out of the use of the Analysis. As with all investments, potential investors are encouraged to seek professional advice before investing in the Issuer’s securities.

Yours sincerely,



Patrick Mangion
Head of Capital Markets

**FINANCIAL ANALYSIS
SUMMARY 2026**



SP Finance p.l.c.

26 June 2026

Prepared by Calamatta Cuschieri
Investment Services Limited

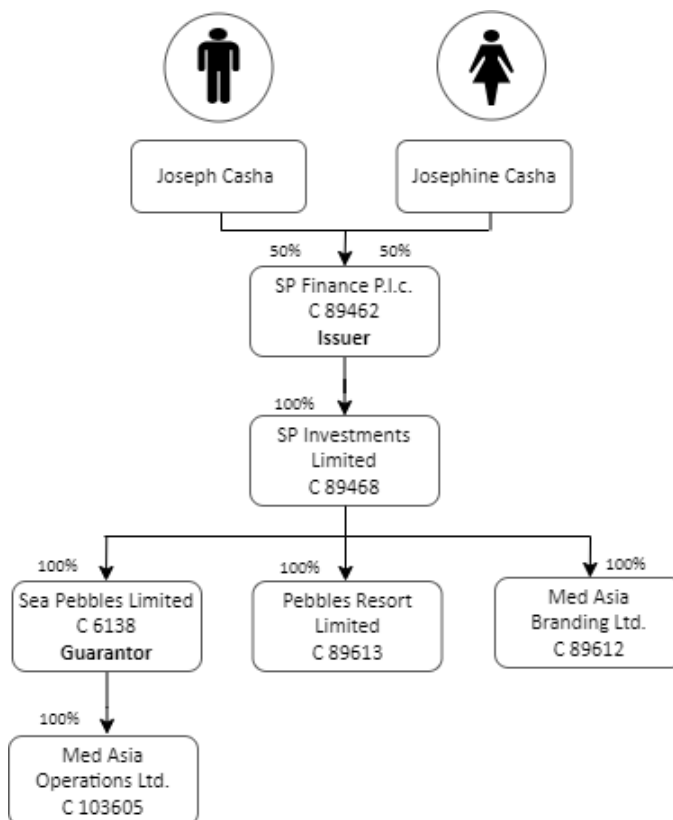
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Part 1 Information about the Group

1.1 Group’s Subsidiaries Key Activities and Structure

The Group structure is as follows:



The “Group” of companies consists of: SP Finance p.l.c. (the “Issuer”), SP Investments Limited acting as the “Holding Company”, and its subsidiaries; Sea Pebbles Limited (“the Guarantor”), Pebbles Resort Limited and Med Asia Branding Ltd. In February 2023, Sea Pebbles Limited acquired 100% of the shares in Med Asia Operations Ltd (C 103605). Soon after, in March 2023, Pebbles St Julians Limited changed its name to Med Asia Branding Ltd and acquired certain intellectual property relating to the catering operations which were acquired by its sister company Med Asia Operations Ltd.

The Issuer was incorporated on 19 November 2018 as a private limited liability company, registered in terms of the Companies Act with company registration number C 89462, and subsequently changed its status to a public company with effect from 23 January 2019. The Issuer, which was set up and established to act as the parent company of the Group and as a finance vehicle, has an authorized and issued share capital of €250,000 made up of 250,000 ordinary shares of €1.00 each, all fully paid up. The ultimate beneficial

owners are Mr Joseph Casha and Ms Josephine Casha, who hold 125,000 ordinary shares each.

Following its bond issue in 2019, the Issuer transferred the bond proceeds to the Group subsidiaries through an equity injection. €12.0m were invested into SP Investments Limited through the allotment of 12,000,000 €1.00 redeemable preference shares. In turn, SP Investments Limited invested €3.75m, €3m and €0.6m in Sea Pebbles Limited, Pebbles Resort Limited and Med Asia Branding Ltd, respectively, through the allotment of 3,750,000, 3,000,000 and 600,000 ordinary shares of €1.00.

SP Investments Limited, a fully owned subsidiary of the Issuer, is a private limited liability company incorporated and registered in Malta on 19 November 2018, with company registration number C 89468. SP Investments Limited has an authorised and issued share capital of €12,010,000 divided into 10,000 ordinary shares of €1.00 each and 12,000,000 redeemable preference shares of €1.00 each, all fully paid up. SP Investments Limited carries out the activity of a holding company within the Group.

The Guarantor was incorporated on 15 November 1982 as a private limited liability company, registered in terms of the Companies Act with company registration number C 6138.

Pursuant to a reorganization concluded on 10 December 2018, the Guarantor, through the Holding Company, is a wholly owned subsidiary of the Issuer. On 30 December 2022, the Guarantor converted €2.5m worth of its share capital into a loan due to SP Investments Limited, thus reducing its issued share capital to €1,715,875 (1,715,875 ordinary shares of €1.00 each, all fully paid up). The Guarantor's authorised share capital remained at €4,215,875. The principal objective of the Guarantor is to carry out all or any of the business of hotel-keepers, hotel managers or operators, and to manage and operate one or more hotels and guest houses.

Pebbles Resort Limited (C 89613) and Med Asia Branding Ltd (C 89612) were both incorporated on 28 November 2018 and are wholly owned by the Issuer through the Holding Company. Pebbles Resort Limited was set up to operate the hotel Pebbles Resort situated in St. Paul's Bay, which is held under a 5-year lease commencing in May 2019 and extendable by a further two 5-year terms. The company has already started availing of the second 5-year term which commenced on 1 May 2024.

Med Asia Branding Ltd (formerly Pebbles St Julians Limited) was incorporated to construct and manage a hotel overlying Ryan's Pub ("Pebbles St Julian's Hotel"), which was to be held under a 20-year lease. However, as the permit for Pebbles St Julian's Hotel was granted for a 10-room, instead of an 18-room hotel, management decided not to proceed with this investment. Accordingly, Pebbles St Julians Limited had not carried out any operations and was considered dormant until March 2023.

In March 2023, Pebbles St Julians Limited had its name changed to Med Asia Branding Ltd and acquired certain intellectual property relating to the catering operations which were acquired by its sister company Med Asia Operations Ltd following the acquisition made by the Guarantor as described in more detail in section 1.3.1.

1.2 Directors and Key Employees

Board of Directors – Issuer

As at the date of this Analysis, the board of the Issuer is made up of the following persons:

Name	Designation
Joseph Casha	Executive Director
Josephine Casha	Executive Director
Alex Perici-Calascione	Independent non-executive Director
Mark Grech	Independent non-executive Director
Reuben Debono	Independent non-executive Director

The business address of all the directors is the registered office of the Issuer. The company secretary of the Issuer is Dr Andrea Micallef.

The board of directors of the Issuer currently consists of two executive directors who are entrusted with the Issuer's day-to-day management, and three non-executive directors, all of whom are independent of the Issuer. The main functions of the non-executive directors are to monitor the operations of the executive directors and their performance, as well as to review any proposals tabled by the executive directors. This practice goes in accordance with the generally accepted principles of sound corporate governance, where at least one of the directors shall be a person independent of a group of companies.

The Issuer does not have any employees of its own (excluding directors) and thus is dependent on the resources within the Group entities. Meanwhile, the Group entities had 130 employees as at 2025 (excluding directors).

Board of Directors – Guarantor

As at the date of this Analysis, the board of the Guarantor is constituted by the following persons:

Name	Designation
Joseph Casha	Executive Director
Josephine Casha	Executive Director

The business address of all the directors is the registered office of the Issuer. The company secretary of the Guarantor is Ms Josephine Casha.

1.3 Major Assets owned by the Group

Given its function as a special purpose vehicle set up to act as a holding and financing company, the Issuer's assets consist of the investments in its subsidiaries together with the loans granted to the said subsidiaries.

All major assets owned by the Group’s subsidiary companies are set out below.

1.3.1 Guarantor

The Group, through the Guarantor, owned and operated (up to beginning of January 2024) the Pebbles Boutique Aparthotel situated at No. 88/89, The Strand, Sliema, and the neighbouring corner building situated at No. 90, The Strand, Sliema.

Both properties are freehold and consisted of two 9-storey blocks. The said properties overlaid the former commercial outlet TexMex Bar & Grill and the popular restaurant MEDASIA Fusion Lounge. In January 2024 the hotel received its last guests and works started in preparation for the expansion project. The said expansion is explained in further detail in section 1.4.

From the two aforementioned properties, the Guarantor operated a 54-room aparthotel along the Gzira/Sliema promenade. These two buildings include apartments and garages, all of which are operated by the Guarantor. The Guarantor also owns two apartments and the relative airspace overlying the block at No. 90, The Strand Sliema, and an adjoining guesthouse in Sliema.

In February 2023, Sea Pebbles Limited acquired 100% of the shares in Med Asia Operations Ltd. On 1 April 2023, the Guarantor, through its subsidiary Med Asia Operations Ltd, acquired the catering operations previously carried out by related companies outside the Group. These are namely, MedAsia Fusion Lounge, MedAsia Playa, Noodle Box, MedAsia Golden Sands, and the various restaurants/bars situated within the Pebbles Resort Hotel in St. Paul’s Bay.

1.3.2 Pebbles Resort Limited

Pebbles Resort Limited operates Pebbles Resort, which is held under a 5-year lease. The lease commenced in May 2019 and can be extended by a further two 5-year terms. The company has taken the option to avail of the second 5-year term which commenced in May 2024.

As part of the refurbishment of the Pebbles Resort in 2019 and 2020, Pebbles Resort Limited had constructed a 6-room extension on level 5. This extension was finished in July 2023 and resulted in an increase in the hotel's rooms from 211 to 217.

1.4 Operational Developments

1.4.1 Pebbles Boutique Aparthotel

The Pebbles Boutique Aparthotel in Sliema was closed throughout 2024 and 2025. In March 2025, the Planning Authority granted a full development permission to Sea Pebbles Limited to construct a Class 3B Hotel with a total of 109 suites and ancillary facilities including a Class 4D restaurant. Since then the company has applied for and obtained approval from the Malta Tourism Authority for revised plans that will see the construction of 149 units consisting of 31 standard rooms and 118 self-catering units in addition to ground floor and rooftop Class 4D restaurant and rooftop pool, amongst other facilities. The Planning Authority permit for the revised plans is expected to be granted in the coming weeks.

The demolition of the site during 2024 was carried out at a slower pace than anticipated due to the complexity of the work involved and the fact that the site is in a tourist area, thus subject to restrictions on when demolition works can be carried out. By the end of 2025 construction works were almost completed and finishing works were due to start. The Group expects that the hotel will re-open in the beginning of 2027.

Operational Performance - Pebbles Boutique Aparthotel

The following table sets out the highlights of Pebbles Boutique Aparthotel’s operating performance for the years indicated therein:

Pebbles Boutique Aparthotel (owned by guarantor)	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
	€000s	€000s	€000s	€000s
Revenue	1455	12	0	0
Gross operating profit	535	-300	-231	-230
Gross operating profit margin	36.8%	N/A	N/A	N/A
Occupancy level	83.8%	N/A	N/A	N/A
Average daily rate (€)	88.1	71.7	N/A	N/A
Revenue per available room (Rev/PAR) (€)	26.9	N/A	N/A	N/A
Gross operating profit per available room (GOP/PAR)	9.9	N/A	N/A	N/A

1.4.2 Pebbles Resort Limited

Operational Performance - Pebbles Resort Limited

The following table sets out the highlights of Pebbles Resort Limited's operating performance for the years indicated therein:

Pebbles Resort (Formerly San Pawl Hotel)	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
	€000s	€000s	€000s	€000s
Revenue	3,912	4,609	5,449	5,530
Gross operating profit	1,142	1,749	2,239	2,232
Gross operating profit margin	29.2%	37.9%	41.1%	40.4%
Occupancy level	70.9%	74.3%	82.9%	84.9%
Average daily rate (€)	70.6	78.1	81.8	81.8
Revenue per available room (Rev/PAR) (€)	18.3	21.5	24.7	25.4
Gross operating profit per available room (GOP/PAR)	5.3	8.2	10.3	10.2

Revenue generated by this hotel in FY25 was €5.5m, which exceeded FY24 levels by 18.3% (€0.9m) and also exceeding the projections set out by management in the previous financial analysis summary dated 26 June 2025. This translated into a gross operating profit of €2.2m.

Occupancy levels in FY25 improved to around 82.9%, while average daily rates increased to €81.8 in FY25 (FY24: €78.1). Moving into FY26 revenue is expected to increase marginally by 1.5%, to €5.5m, with gross operating profit remaining stable at €2.2m resulting in a gross operating margin of 40.4%. Average occupancy levels are expected to increase throughout FY26 and reach 84.9%, while average daily rates are projected to remain stable at €81.8. Revenue per available room and gross operating profit per available room are expected to reach €25.4 and €10.2, respectively.

Together these two hotels make up the Group's hospitality operations and even with the closure of Pebbles Boutique ApartHotel they still made up more than 50% of the Group's total revenue.

Part 2 Historical Performance and Forecast

The financial information in sections 2.1 to 2.3 is extracted from the audited financial statements of the Guarantor for the financial years ended 31 December 2023, 2024 and 2025. The financial information in section 2.4 to 2.6 is extracted from the audited financial statements of the Group for the financial years ended 31 December 2023, 2024 and 2025.

The projected financial information for the year ending 31 December 2026 has been provided by the Group's management. This financial information relates to events in the future and is based on assumptions which the Group believes to be reasonable. Consequently, the actual outcome may be adversely affected by unforeseen situations and the variation between forecast and actual results may be material.

2.1 Guarantor's Statement of Comprehensive Income

Statement of Comprehensive Income	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
	€000s	€000s	€000s	€000s
Revenue	1,455	12	-	-
Cost of sales	(920)	(312)	(231)	(230)
Gross profit	535	(300)	(231)	(230)
Administrative expenses (excl. Depreciation)	(747)	(366)	(122)	(118)
Other operating income	61	264	252	150
EBITDA	(151)	(402)	(101)	(198)
Depreciation	(164)	(62)	(24)	-
EBIT	(315)	(464)	(125)	(198)
Profit on sale of intellectual property	942	-	-	-
Investment income	422	-	-	-
Finance costs	(437)	(76)	(65)	(54)
Profit before tax	612	(540)	(190)	(252)
Income tax	114	164	68	-
Profit after tax	726	(376)	(122)	(252)
Revaluation of property	-	-	9,400	-
Total comprehensive income	726	(376)	9,278	(252)

Ratio Analysis	Dec-23	Dec-24	Dec-25	Dec-26
Growth in Revenue (YoY Revenue Growth)	16.2%	N/A	N/A	N/A
Gross Profit Margin (Gross Profit / Revenue)	36.8%	N/A	N/A	N/A
EBITDA Margin (EBITDA / Revenue)	-10.4%	N/A	N/A	N/A
Net Margin (Profit for the year / Revenue)	49.9%	N/A	N/A	N/A

The Guarantor generates revenue from room rentals of the Pebbles Boutique Aparthotel in Sliema. The hotel hosted its last guests in early 2024 and since then the hotel has been closed for redevelopment, explaining the minimal revenue generated over the past two years. The hotel is now on track to open in the early months of FY27.

Cost of sales mainly represents booking fees paid to third-party online booking portals like "booking.com", as well as the day-to-day operating costs such as salaries and wages,

water and electricity expenses, and repairs and maintenance expenses. For FY25 costs of sales were €231k, 81k less than the previous year with these subdued levels in line with the closure of the hotel during the period.

Administrative expenses decreased to €122k during FY25 (FY24: €366k) and mainly include management fees and professional fees. Administrative expenses are expected to remain stable in FY26.

Other operating income represents rental income, service charge receivables and management fees. This came in at €252k in FY25. The Guarantor recognised a depreciation charge of €24k related to the hotel.

Finance costs decreased slightly to €65k in FY25, mainly due to the capitalisation of interest related to the redevelopment project. Looking ahead, these are expected to remain stable at €54k.

The Guarantor incurred a loss before tax of €190k and had a deferred tax income of €68k, resulting in a loss of €122k. Following the completion of most of the construction works on the hotel the company's property was revalued upwards by €9.4m net of tax. Looking ahead, management is forecasting a loss after tax of €252k.

2.2 Guarantor's Statement of Financial Position

Statement of Financial Position	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Forecast	Audited	Forecast
	€000s	€000s	€000s	€000s
Assets				
Non-current assets				
Intangible Assets	1	-	-	-
Property, plant and equipment	21,221	20,854	38,850	48,321
Property, plant and equipment under construction	-	718	3,150	-
Investment property	6,005	5,960	-	-
Right-of-use-assets	10	7	4	-
Investment in associate/subsidiary	1	1	1	1
Total non-current assets	27,238	27,540	42,005	48,322
Current assets				
Trade and other receivables	1,823	2,317	2,689	2,727
Other financial assets at amortised cost	350	-	-	-
Current tax recoverable	32	32	-	-
Cash and cash equivalents	92	8	5	1,525
Total current assets	2,297	2,358	2,694	4,252
Total assets	29,535	29,898	44,699	52,574
Equity and liabilities				
Capital and reserves				
Share capital	1,716	1,716	1,716	1,716
Revaluation reserve	14,800	14,800	24,200	24,200
Other reserves	2,838	2,838	2,838	2,838
Retained earnings	822	446	324	72
Total equity	20,176	19,800	29,078	28,826
Non-current liabilities				
Long-term borrowings	6,278	6,190	6,426	14,464
Deferred taxation	2,034	1,871	3,863	3,863
Lease liabilities	6	1	-	-
Total non-current liabilities	8,318	8,062	10,289	18,327
Current liabilities				
Short-term borrowings	675	1,021	5,018	4,845
Trade and other payables	362	1,012	313	576
Current tax payable	-	-	-	-
Lease liabilities	4	4	1	-
Total current liabilities	1,041	2,037	5,332	5,421
Total liabilities	9,359	10,099	15,621	23,748
Total equity and liabilities	29,535	29,898	44,699	52,574

The non-current assets of the guarantor made up for 93.9% of the total assets. These are mainly made up of property, plant and equipment (“PPE”) (€38.9m) and PPE under construction (€3.2m). PPE increased by €18.0m mainly due to an upward revaluation of €9.4m and €6.0m worth of investment property which was reclassified to PPE. This reclassification was effected following a change in the intended use of the asset. Looking ahead, management expects non-current assets to increase by €6.3m, mainly due to further additions to PPE and the reclassification of PPE under construction to PPE as certain projects are finalised.

Current assets made up 6.1% of the Guarantor’s total assets. These are mainly composed of trade and other receivables standing at €2.7m of which €1.8m related to amounts due by commonly controlled entities which are repayable on demand unsecured and interest free. In the projected period, management expects trade and other receivables to remain stable at €2.7m, while cash and cash equivalents are expected to increase significantly to €1.5m.

Total equity increased to €29.1m during FY25, driven by a €9.4m increase in the revaluation reserve. The loss during the year ultimately impacted the Guarantor’s retained earnings, which had a minimal negative effect on equity. Total equity is projected to amount to €28.9m at the end of FY26 due to the expected loss.

Non-current liabilities account for 65.9% of the Guarantor’s total liabilities. The largest item within this account is the long-term borrowings amounting to €6.4m made up mainly of a €6.2m loan from parent. Non-current liabilities are expected to increase by €8.0m due to new long-term financing.

Current liabilities have more than doubled to €5.3m in comparison to the previous year (FY24: €2.0m), driven heavily by an increase in short-term borrowings to €5.0m again mainly made up of loans from the parent. Moving forward, current liabilities are expected to increase slightly to €5.4m as short-term borrowings remain elevated at €4.8m and trade payables increase to €0.6m.

2.3 Guarantor's Statement of Cash Flows

Statement of Cash Flows	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
	€000s	€000s	€000s	€000s
Cash flows from operating activities				
EBITDA	(151)	(402)	(101)	(198)
Interest and Tax paid	(585)	(75)	(65)	(54)
Change in trade and other receivables	(1,325)	(145)	(150)	(38)
Change in trade and other payables	241	650	(821)	(28)
Dividend income	423	-	-	-
Profit on disposal of PPE	619	246	-	-
Net cash flows generated from operating activities	(778)	275	(1,137)	(318)
Cash flows from investing activities				
Capex	-	(611)	(3,150)	(6,318)
Acquisition of intangible assets	(1)	-	-	-
Proceeds from the sale of property, plant and equipment	942	-	-	-
Net cash flows generated from/(used in) investing activities	941	(611)	(3,150)	(6,318)
Cash flows from financing activities				
Movement in related party loan	-	402	4,118	292
Movement in bank loan	(158)	(163)	148	8,064
Movement in other borrowings	(4)	(4)	(4)	(1)
Net cash flows used in/(generated from) financing activities	(162)	235	4,262	8,355
Movement in cash and cash equivalents	1	(101)	(25)	1,719
Cash and cash equivalents at start of year	(69)	(68)	(169)	(194)
Cash and cash equivalents at end of year	(68)	(169)	(194)	1,525

The Guarantor recorded a negative EBITDA of €101k in FY25. After accounting for adjustments in working capital (€971k) and the interest and tax paid (€65k) it generated a net cash outflow of €1.1m. This is expected to come down to an outflow of €318k as working capital movements normalise.

A capex of €3.2m was the only movement within the investing activities of the Guarantor with this forecast to increase further to €6.3m in FY26 in line with the ongoing and eventual finalisation of construction and finishing works.

The Guarantor experienced positive cash inflows from financing activities amounting to €4.3m which came from movements in related party loans of €4.1m. Net cash flow generated from financing activities is projected to amount to €8.4m in FY26 mainly due to increases in bank borrowings.

All this led to a reduction in the Guarantor's cash position in FY25 down to negative €194k. This is made up of a bank overdraft of €199k and cash in hand and at bank of €5k.

2.4 Group's Statement of Comprehensive Income

Income Statement	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
	€000s	€000s	€000s	€000s
Revenue	10,521	9,872	10,320	9,530
Cost of sales	(7,625)	(6,899)	(6,892)	(6,127)
Gross profit	2,896	2,973	3,428	3,403
Administrative expenses (excl. Depreciation)	(403)	(342)	(416)	(368)
Other operating income	147	55	77	54
EBITDA	2,640	2,686	3,089	3,089
Depreciation	(1,487)	(1,456)	(1,658)	(1,531)
EBIT	1,153	1,230	1,431	1,558
(Loss)/ Profit on sale of property, plant & equipment	(619)	(246)	-	-
Finance costs	(938)	(616)	(567)	(447)
Reversal of Impairment of non-financial instruments	-	1,026	-	-
Write off of amounts receivable	(22)	-	-	-
Impairments	-	(630)	(337)	-
Profit before tax	(426)	764	527	1,111
Tax credit / (expense)	293	299	(259)	(389)
Profit after tax	(133)	1,063	268	722

Ratio Analysis	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
<i>Profitability</i>				
Growth in Revenue (YoY Revenue Growth)	190.2%	-6.2%	4.5%	-7.7%
EBITDA Margin (EBITDA / Revenue)	25.1%	27.2%	29.9%	32.4%
Operating (EBIT) Margin (EBIT / Revenue)	11.0%	12.5%	13.9%	16.3%
Net Margin (Profit for the year / Revenue)	-1.3%	10.8%	2.6%	7.6%
Return on Common Equity (Net Income / Average Equity)	-0.8%	5.7%	1.1%	2.5%
Return on Assets (Net Income / Average Assets)	-0.3%	2.4%	0.5%	1.2%

Historically revenue was primarily generated from the Group's two hotel operations — Pebbles Boutique Aparthotel and Pebbles Resort as well as from catering outlets operated by Med Asia Operations Ltd. Due to the current closure of the Pebbles Boutique Aparthotel, Pebbles Resort was the sole revenue generator for hotel operations and made up 52.8% of total revenue. Catering operations made up 47.1% whilst Intellectual Property made up just 0.1%. In FY25, the Group reported revenue of €10.3m, representing a 4.5% year-on-year growth. This increase was driven by higher contributions from the Pebbles Resort, supported by increased occupancy levels and operational activity. For FY26, revenue is projected to decline by 7.7% to €9.5m. This decrease in revenue is mainly related to the closure of the MedAsia Fusion Lounge in April 2026 since it is currently undergoing refurbishment as part of the expansion project of the overlying hotel in Sliema.

Cost of sales and administrative expenses totalled €7.3m in FY25, up slightly from €7.2m in FY24. These costs primarily consist of direct operating expenses, staff salaries, directors' remuneration, utilities, and maintenance. The slight uptick mainly reflects higher F&B costs along with a higher bad debt expense write off when compared to FY24. Cost of sales was flat at €6.9m and administrative expenses increased to €0.4m. In line with the anticipated contraction in top-line activity, cost of sales is expected to decrease to €6.1m in FY26, while administrative expenses are projected to remain broadly flat at €0.4m. Other operating income amounted to approximately €77k in FY25 (FY24: €55k), with the Group forecasting a decrease to €54k in FY26. EBITDA for FY25 came in at €3.1m, whilst for FY26, EBITDA is projected to remain stable at €3.1m, reflecting a margin expansion to 32.4% which offsets the lower projected revenues.

Depreciation increased to €1.7m in FY25 from €1.5m in FY24 and is expected to stay flat in FY26. No impairment reversals were recorded in FY25, and none are expected in FY26. Finance costs declined by 7.9% to €567k in FY25, down from €616k in FY24. Finance costs are forecast to decrease further to €447k in FY26. The Group also recorded impairments of non-financial instruments amounting to €337k during FY25, compared to €630k in FY24. No further impairments are projected for FY26. The Group reported a profit before tax

of €0.5m. After recognizing a tax expense of approximately €0.3m, net profit for FY25 stood at €0.3m. This lower net profit when compared to FY24 is mainly due to the large one-off reversal of Impairment of non-financial instruments recorded in FY24. The Group anticipates an improved operational year ahead, projecting a profit before tax of €1.1m and a net profit after tax of approximately €0.7m in FY26, despite a projected tax expense of €0.4m.

2.4.1 Group's Variance Analysis

Statement of Comprehensive Income	Dec-25 Forecast	Dec-25 Audited	Variance €'000s
	€'000s	€'000s	€'000s
Revenue	10,298	10,320	22
Cost of sales	(7,242)	(6,892)	350
Gross profit	3,056	3,428	372
Administrative expenses (excl. Depreciation)	(312)	(416)	(104)
Other operating income	72	77	5
EBITDA	2,816	3,089	273
Depreciation	(1,670)	(1,658)	12
EBIT	1,146	1,431	285
Finance costs	(528)	(567)	(39)
Impairments	-	(337)	(337)
Profit before tax	618	527	(91)
Tax credit / (expense)	(216)	(259)	(43)
Profit after tax	402	268	(134)

The Group's revenue for the period remained virtually unchanged against projections, totalling €10.3m and representing a negligible positive variance of €22k. Despite this flat top-line performance, gross profitability significantly outpaced expectations. Cost of sales came in lower by €350k at €6.9m, pushing gross profit up by 12% to €3.4m, an absolute increase of €372k over projections. This structural margin improvement was driven by a favourable shift in business mix; a strong operational performance at the Pebbles Resort hotel in St Paul's Bay effectively offset weaker-than-anticipated results from the lower-margin catering segment. Since the resort generates a higher gross profit margin percentage, the Group captured enhanced profitability at the gross level without requiring higher overall turnover.

This operational outperformance was slightly tempered down in the income statement by rising overheads. Administrative expenses (excluding depreciation) were higher by €104k, representing an adverse variance driven primarily by a €75k net increase in bad debts and expected credit losses, while SP Finance p.l.c saw its administrative

costs rise by €17k, largely due to higher professional fees. Other operating income came in slightly higher at €77k, allowing EBITDA to finish 10% ahead of forecast at €3.1m. With depreciation tracking tightly to expectations at €1.7m, EBIT closed the period at €1.4m, beating the initial projection by 25%.

Finance costs came in higher by €39k to €567k. This variance stems from a €10k increase in overdraft interest at Pebbles Resort Limited from higher-than-expected credit utilisation, a €10k increase in lease liability interest from a new contract initiated in 2025, and a €19k interest charge incurred by Med Asia Operations Limited on outstanding balances due to privileged creditors. The most severe impact, came from an unforeseen €337k impairment charge on non-financial instruments, specifically representing an impairment of property, plant, and equipment within the catering business unit.

Consequently, the combination of elevated financing charges and asset write-downs dragged profit before tax down to €527k, missing the initial projection of €618k by

these adjustments, net profit after tax for the period came in at €268k instead of the anticipated €402k.

2.5 Group's Statement of Financial Position

Balance Sheet	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
	€000s	€000s	€000s	€000s
Assets				
Non-current assets				
Property, plant and equipment	25,640	24,985	41,286	50,685
Property, plant and equipment under development	-	704	3,827	-
Intangible assets	4,103	3,620	3,620	3,620
Right-of-use assets	2,700	2,724	2,198	1,502
Investment property	6,004	5,960	-	-
Trade and other receivables	79	-	-	-
Deferred tax asset	1,488	1,889	1,497	1,497
Total non-current assets	40,014	39,882	52,428	57,304
Current assets				
Inventory	117	111	97	97
Trade and other receivables	2,978	4,586	2,688	1,009
Current income tax asset	-	148	-	-
Cash and cash equivalents	149	52	187	2,437
Total current assets	3,244	4,897	2,972	3,543
Total assets	43,258	44,778	55,400	60,847
Equity and liabilities				
Capital and reserves				
Share capital	250	250	250	250
Share premium	17,750	17,750	17,750	17,750
Revaluation reserve	14,800	14,800	27,138	27,138
Fair value gain reserve	2,938	2,938	-	-
Other reserve	(12,917)	(12,770)	(12,770)	(12,770)
Retained earnings	(4,914)	(3,851)	(3,583)	(2,861)
Total equity	17,907	19,117	28,785	29,507
Non-current liabilities				
Borrowings	12,237	12,037	12,131	20,200
Lease liability long term	4,279	3,201	2,345	1,479
Deferred tax liability	2,278	2,279	4,076	4,076
Total non-current liabilities	18,794	17,517	18,552	25,755
Current liabilities				
Trade and other payables	4,006	5,316	5,834	4,115
Current income tax liability	130	378	249	567
Borrowings	1,819	1,503	964	26
Lease liability	602	947	1,016	877
Total current liabilities	6,557	8,144	8,063	5,585
Total liabilities	25,351	25,661	26,615	31,340
Total equity and liabilities	43,258	44,778	55,400	60,847

Ratio Analysis	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
<i>Financial Strength</i>				
Gearing 1 (Net Debt / Net Debt and Total Equity)	51.2%	48.0%	36.1%	40.6%
Gearing 2 (Total Liabilities / Total Assets)	58.6%	57.3%	48.0%	51.5%
Gearing 3 (Net Debt / Total Equity)	104.9%	92.3%	56.5%	68.3%
Net Debt / EBITDA	7.1x	6.6x	5.3x	6.5x
Current Ratio (Current Assets / Current Liabilities)	0.5x	0.6x	0.4x	0.6x
Interest Coverage level 1 (EBITDA / Cash interest paid)	4.5x	4.3x	5.0x	7.4x
Interest Coverage level 2 (EBITDA / finance costs)	2.8x	4.4x	5.4x	6.9x

Non-current assets represented 94.6% of the Group's total assets in FY25. These primarily consisted of property, plant and equipment (PPE) (€41.3m), PPE under development (€3.8m), intangible assets (€3.6m), and right-of-use assets (€2.2m). Overall, the Group's non-current assets increased significantly during the year, driven by additions and revaluations in PPE and development assets, while investment property was fully reclassified to PPE due to a change in intended use of an investment property. Projections indicate that these will increase to €57.3m in FY26, driven mainly by a €9.4m increase in PPE of which 3.8m related to a reclassification from PPE under development as projects are finalised.

Current assets made up the remaining 5.4% of total assets in FY25. Trade and other receivables were the largest component, amounting to €2.7m, largely comprising balances due from commonly controlled entities. These are expected to decrease to €1.0m in FY26, primarily due to settlements in trade receivables, while cash and cash equivalents are projected to expand to €2.4m.

With respect to equity and reserves, the Group's retained losses narrowed to -€3.6m (FY24: -€3.9m). Other reserves include a capitalisation reserve, which reflects contributions from related parties outside the Group. In FY23, the Group acquired the Med Asia brand and related catering operations

from a related party. As part of this transaction, an agreement was signed between the subsidiary and the related party, whereby €4.6m in payables created upon acquisition would be settled at the discretion of the Group. This arrangement led to a capitalisation of €4.6m, resulting in total equity increasing to €17.9m. In FY25, total equity surged to €28.8m, heavily boosted by an increase in the revaluation reserve to €27.1m. Going forward into FY26, equity is expected to increase further to €29.5m, fluctuating in line with the Group's performance through its retained earnings, which are projected to narrow losses further to -€2.9m.

Non-current liabilities accounted for 69.7% of total liabilities in FY25. The largest item within this category was borrowings, standing at €12.1m, representing the issued bonds net of related expenses. Management expects these to increase by an additional €8.1m to €20.2m in FY26, linked to new long-term financing required for construction and finishing works. Current liabilities on the other hand mainly consist of trade and other payables of €5.8m and borrowings of €1.0m.

The stronger equity position translated into an improved gearing ratio in FY25, with the Gearing 1 ratio decreasing to 36.1%. The interest coverage level 1 ratio also strengthened, increasing to 5.0x in FY25.

2.6 Group's Statement of Cash Flows

Projected Cash Flows	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Audited	Forecast
	€000s	€000s	€000s	€000s
Cash flows from operating activities				
EBITDA	2,640	2,686	3,089	3,089
Interest paid	(593)	(631)	(613)	(416)
Tax paid/refunded	-	-	10	(71)
Reversal of impairment on PPE and ROU	-	(1,026)	-	-
Impairment of Goodwill and intangible assets	-	630	-	-
Write off of amounts receivable	-22	-	-	-
Change in inventory	(9)	6	14	-
Change in trade and other receivables	-	133	568	(138)
Change in trade and other payables	2,233	1,071	1,192	(1,742)
Net cash flows generated from operating activities	4,249	3,265	4,260	722
Cash flows from investing activities				
Investment Capex	(180)	(358)	(3,414)	(6,407)
Consideration paid on business combination	(650)	-	-	-
Net cash flows generated from / (used in) investing activities	(830)	(358)	(3,414)	(6,407)
Cash flows from financing activities				
Movement in bank loans	(622)	(641)	(170)	8,064
Third party borrowings	(2,520)	(1,382)	829	1,673
Lease liability payments	(671)	(1,033)	(1,237)	(1,005)
Net cash flows generated from / (used in) financing activities	(3,813)	(3,057)	(578)	8,732
Movement in cash and cash equivalents	(394)	(150)	268	3,047
Cash and cash equivalents at start of year	(334)	(728)	(878)	(610)
Cash and cash equivalents at end of year	(728)	(878)	(610)	2,437

Ratio Analysis	Dec-23	Dec-24	Dec-25	Dec-26
	Audited	Audited	Forecast	Forecast
<i>Cash Flow</i>				
Free Cash Flow to the firm (Net cash from operations + interest - Capex)	€4,662	€3,538	€1,459	€(5,269)

The Group reported an EBITDA of €3.1m in FY25, increasing by €0.4m in comparison to the previous year (FY24: €2.7m). Favourable changes in trade and other payables (€1.2m) and trade and other receivables (€568k) further supported cash generation, with no repeating non-cash impairment reversals during the year. As a result, the Group generated €4.3m in net cash from operating activities (FY24: €3.3m). In FY26, the Group is projecting net cash flows from operating

activities to decrease significantly to €0.7m, primarily weighed down by an anticipated negative working capital movement in trade and other payables (€1.7m).

Cash used in investing activities increased by €3.0m to €3.4m in FY25, which was driven entirely by investment capital expenditure linked to the expansion projects. Looking ahead, net cash outflows from investing activities are

expected to increase further to €6.4m in FY26, driven completely by continued capital expenditure.

Net cash used in financing activities decreased to €0.6m in FY25 (FY24: €3.1m), reflecting lower outflows from bank loan repayments (€170k) and an inflow from third party borrowings (€829k), which partially offset higher lease liability payments of €1.2m. For FY26, financing cash flows are projected to swing to a substantial inflow of €8.7m,

mainly reflecting a major bank loan inflow of €8.1m and an additional €1.7m from third party borrowings. The movements for the year led to a positive movement in the Group's cash position of €268k in FY25. The closing cash position was negative €610k in FY25 with a corresponding bank overdraft of €797k. This is projected to improve dramatically to a positive cash position of €2.4m at the end of FY26.

Part 3 Key Market and Competitor Data

3.1 General Market Conditions

The Issuer is subject to general market and economic risks that may have a significant impact on its current and future property developments and their timely completion within budget. These include factors such as the health of the local property market, inflation and fluctuations in interest rates, exchange rates, property prices and rental rates. In the event that general economic conditions and property market conditions experience a downturn, which is not contemplated in the Issuer's planning during development, this shall have an adverse impact on the financial condition of the Issuer and may therefore affect the ability of the Issuer to meet its obligations under the Bonds.

3.2 Economic Update¹

Economic activity in Malta has moderated somewhat. The Bank's Business Conditions Index indicates that in April, annual growth in business activity moderated towards its long-term average. Meanwhile, industrial production contracted in March, while year-on-year growth in retail trade moderated. Services output rose in February following declines in the preceding three months. On the other hand, tourism activity in March grew more moderately than in previous months.

Despite remaining above its long-term average, economic sentiment weakened as confidence in the industry and the services sectors declined. On balance, according to the European Commission's Economic Uncertainty Indicator, there was less economic certainty surrounding decisions made by respondents in April. Supply and demand conditions in the property market remain strong. In April, residential permits were higher on a year earlier, but commercial permits were lower.

Meanwhile, both the number of residential promise-of-sale agreements and the number of final deeds of sale increased on a year earlier. The labour market shows some signs of easing. In April, the European Commission's Employment Expectations Indicator, fell below its historical average. The unemployment rate in March remained unchanged at 3.5% for the third consecutive month, though it was higher than the rate recorded in the same month a year earlier. Malta's inflation rate rose in April but stood well below that in the euro area. The annual inflation rate based on the Harmonised Index of Consumer Prices (HICP) edged up to

2.5% in April, while HICP inflation excluding food and energy remained unchanged at 2.4%.

Across the euro area, HICP inflation was higher than that in Malta due to an increase in energy inflation. However, when excluding energy and food prices, HICP inflation in Malta was higher. According to the Retail Price Index (RPI), inflation in April edged up to 2.8%. In March, the Consolidated Fund registered a larger deficit compared with that recorded a year earlier, due to higher expenditure coupled with a decline in revenue, brought about by lower tax receipts. The annual rate of change of Maltese residents' deposits rose, while credit grew at an unchanged annual rate in March, compared with February.

3.3 Economic Projections²

According to the Bank's latest forecasts, Malta's real GDP growth is projected at 3.7%, 3.6% and 3.8% over the period 2026-2028. Compared to the Bank's previous projections, the outlook for GDP growth has been revised down by 0.1 p.p. in 2027 and upwards by 0.1 p.p. in 2028. Against an uncertain global backdrop due to the Middle East conflict, the Maltese economy is expected to present some degree of resilience to these effects in 2026, though a marginal delayed impact on GDP and prices is envisaged to materialise in 2027.

Growth over the projection horizon is expected to be led by private consumption, which is projected to continue to grow at a brisk pace, in part supported by recent changes to income tax bands. Employment growth is expected to moderate gradually to 2.3% by 2028. The unemployment rate is forecast to edge down to 2.9% over the projection horizon. Wage growth is set to remain strong, driven by labour market tightness, but is set to ease to 3.9% in 2028 from 4.2% last year. HICP inflation is projected to be impacted by the war in the Middle East, primarily through the channel of higher imported inflation, particularly in goods and food components as continued fiscal support mitigates the propagation of the energy shock on domestic energy prices. Overall HICP inflation is thus projected to increase to 2.5% in 2026 and is set to remain at that level in 2027.

It is then expected to ease to 2.2% in 2028, driven primarily by lower services and NEIG inflation. Compared to the Bank's previous forecast publication, overall HICP inflation has been revised up by 0.2 percentage points in 2026 and 2028 and by

¹ Central Bank of Malta – Economic Update 05/2026

² Central Bank of Malta – Economic projections 2026-2028 : 2

0.4 percentage points in 2027. The general government deficit-to-GDP ratio is projected to continue to decline over the forecast horizon, albeit in a more gradual manner. It is set to narrow to 1.9% in 2026, 1.7% in 2027 and to 1.6% by 2028. The general government debt-to-GDP ratio is expected to decline further from 46.4% in 2025 to 46.0% in 2026 and subsequently to 44.1% by 2028. Risks to growth are tilted to the downside.

These risks largely emanate from the uncertainty surrounding the duration and intensity of the conflict in the Middle East which may lead to a weaker external environment and hence a more subdued trajectory in foreign demand. Disruptions to transport through the Strait of Hormuz have also raised concerns on fuel shortages in trading partner countries which may negatively impact tourism, aviation and the shipping industry. However, this downside risk to tourism could be mitigated potentially by the redirection of tourists towards safer destinations like central and western Mediterranean. Risks to inflation are tilted to the upside over the projection horizon. Upside risks to inflation primarily reflect stronger disruptions to energy markets than assumed in the technical assumptions.

Although the direct impact on domestic energy prices continues to be mitigated by the Government's commitment to its fixed energy price policy, higher than envisaged global energy prices could generate stronger imported inflation, with potential further amplification via indirect effects on wages and profit margins. Inflation could also be higher than expected if supply disruptions were to spread to non-energy markets, although alternative supplies from other regions could mitigate this effect. On the fiscal side, risks are assessed to be tilted to the downside (deficit-increasing). These predominantly stem from the possibility of slippages in current expenditure, notably higher-than-expected spending on energy support measures should commodity prices exceed assumptions. These risks are partly mitigated by the likelihood of higher-than-forecast increases in tax revenue, brought about by additional improvements in tax administration.

3.4 Tourism

In April 2026, Malta experienced a strong surge in tourism, welcoming an estimated 409,403 inbound tourists, which marks a 16.6% increase compared to April 2025. The vast majority of these visitors arrived for holiday purposes (383,664), while 20,724 traveled for business. The tourist demographic was primarily driven by individuals aged 25 to 44 (35.0%) and 45 to 64 (34.1%), with residents from the UK,

Italy, and Poland collectively accounting for nearly half of the total market at 45.9%. Total nights spent also saw a 6.1% rise to reach 2.1 million nights, with an average length of stay of 5.2 nights and a heavy reliance on rented accommodations, which hosted 89.2% of the guest nights. This influx generated €335.0 million in total tourist expenditure—a 13.1% increase over the previous year—reflecting an average spend of €157.2 per night. Additionally, Gozo and Comino proved to be highly popular destinations during the month, drawing 227,162 same-day and overnight visitors, or 55.5% of all tourists.

This positive trend is mirrored in the cumulative data for the first four months of 2026, where total inbound tourists reached 1,215,966, representing a 16.4% growth over the same period in 2025. Between January and April, total nights spent expanded by 10.0% to 6.6 million nights, and total tourist expenditure climbed 14.3% to €919.7 million. Despite the overall jump in revenue, the average expenditure per capita experienced a slight decline, dropping to €756 from €770 in 2025. For the year-to-date period, Gozo and Comino continued to capture a significant share of the market, attracting 577,358 total visitors, which represents 47.5% of the overall tourist volume.

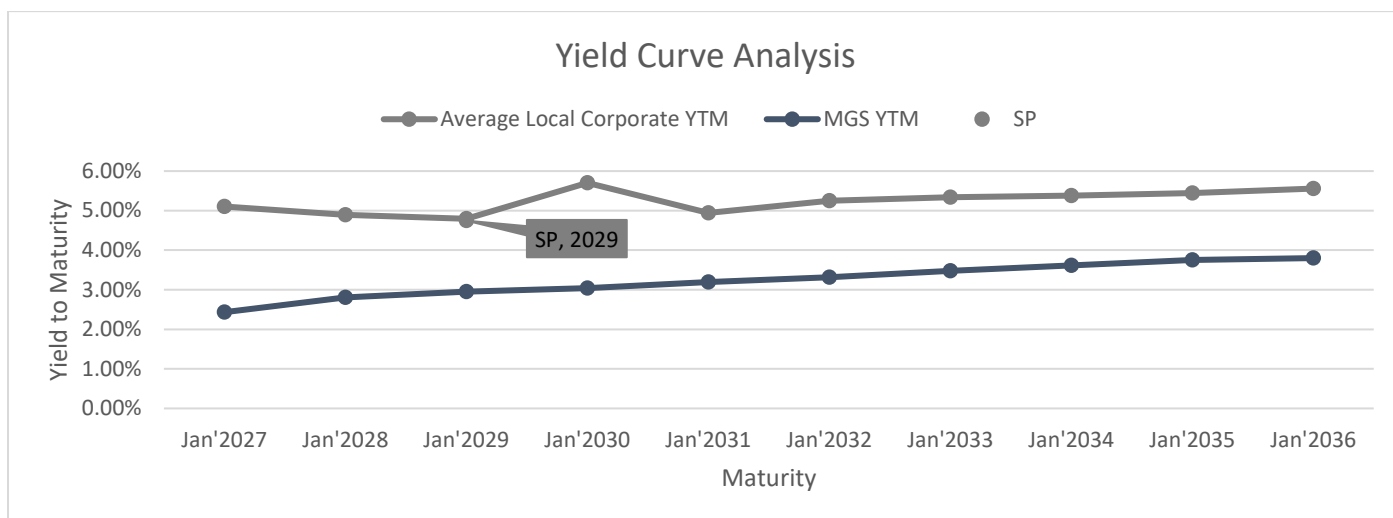
The purpose of the table below compares the proposed debt issuance of the Group to other debt instruments with similar duration. One must note that given the material differences in profiles and industries, the risks associated with the Group’s business and that of other issuers is therefore different.

Security	Nom Value	Yield to Maturity	Interest coverage (EBITDA)	Total Assets	Total Equity	Total Liabilities / Total Assets	Net Debt / Net Debt and Total Equity	Net Debt / EBITDA	Current Ratio	Return on Common Equity	Net Margin	Revenue Growth (YoY)
	€000's	(%)	(times)	(€'millions)	(€'millions)	(%)	(%)	(times)	(times)	(%)	(%)	(%)
4.5% Endo Finance plc Unsecured € 2029	13,500	4.53%	2.0x	60.3	19.2	68.1%	64.7%	7.1x	1.3x	2.8%	3.2%	-5.6%
5.75% Best Deal Properties Holding plc Secured € 2027-2029	15,000	4.96%	1.3x	44.0	7.4	83.2%	80.9%	13.1x	7.9x	19.2%	8.0%	26.8%
4.25% IZI Finance plc Unsecured € 2029	30,000	4.24%	7.8x	259.3	85.8	66.9%	50.4%	3.4x	0.4x	1.2%	0.1%	15.6%
4% SP Finance plc Secured € 2029	12,000	4.75%	5.0x	55.4	28.8	48.0%	36.1%	5.3x	0.4x	1.1%	2.6%	4.5%
3.75% TUM Finance plc Secured € 2029	20,000	4.84%	6.4x	183.9	65.2	64.5%	49.2%	7.0x	8.2x	19.5%	519.7%	31.1%
3.65% Stivala Group Finance plc Secured € 2029	15,000	4.54%	5.1x	560.8	386.8	31.0%	21.7%	5.1x	0.8x	5.3%	61.7%	11.9%
5% MedservRegis plc Secured € 2029	13,000	4.99%	4.8x	158.3	58.4	63.1%	48.4%	2.5x	1.6x	9.4%	5.3%	49.4%
3.75% AX Group plc Unsec 2029 Series II	10,000	5.02%	4.0x	529.4	272.5	48.5%	39.0%	4.7x	1.1x	5.7%	11.8%	57.1%
Average*		4.73%										

Source: latest available audited financial statements

Last price as at 17/06/2026

*Average figures do not capture the financial analysis of the Group



Source: Central Bank of Malta and Malta Stock Exchange (MSE)

The above graph illustrates the average yearly yield of all local issuers as well as the corresponding yield of Malta Government Stocks (MGSs) (Y-axis) vs the maturity of both Issuers and MGSs (X-axis), in their respective maturity bucket, to which the spread premiums can be noted.

The graph plots the entire MGS yield curve, thus taking into consideration the yield of comparable issuers. The graph

illustrates on a stand-alone basis, the yield of comparable issuers having a maturity of four years (Peers YTM).

As at 17 June 2026, the average spread over the MGS for corporates with maturity of 8 years was 178 basis points. The 4% SP Finance plc 2029 is currently trading at a YTM of 4.75%, meaning a spread of 180 basis points over the equivalent MGS. This means that this bond is trading at a premium of 1 basis points in comparison to the market.

Part 4 Glossary and Definitions

Income Statement	
Revenue	Total revenue generated by the Group/Company from its principal business activities during the financial year.
Costs	Costs are expenses incurred by the Group/Company in the production of its revenue.
EBITDA	EBITDA is an abbreviation for earnings before interest, tax, depreciation and amortisation. It reflects the Group's/Company's earnings purely from operations.
Operating Profit (EBIT)	EBIT is an abbreviation for earnings before interest and tax.
Depreciation and Amortisation	An accounting charge to compensate for the decrease in the monetary value of an asset over time and the eventual cost to replace the asset once fully depreciated.
Net Finance Costs	The interest accrued on debt obligations less any interest earned on cash bank balances and from intra-group companies on any loan advances.
Net Income	The profit made by the Group/Company during the financial year net of any income taxes incurred.
Profitability Ratios	
Growth in Revenue (YoY)	This represents the growth in revenue when compared with previous financial year.
Gross Profit Margin	Gross profit as a percentage of total revenue.
EBITDA Margin	EBITDA as a percentage of total revenue.
Operating (EBIT) Margin	Operating margin is the EBIT as a percentage of total revenue.
Net Margin	Net income expressed as a percentage of total revenue.
Return on Common Equity	Return on common equity (ROE) measures the rate of return on the shareholders' equity of the owners of issued share capital, computed by dividing the net income by the average common equity (average equity of two years financial performance).
Return on Assets	Return on assets (ROA) is computed by dividing net income by average total assets (average assets of two years financial performance).
Cash Flow Statement	
Cash Flow from Operating Activities (CFO)	Cash generated from the principal revenue producing activities of the Group/Company less any interest incurred on debt.
Cash Flow from Investing Activities	Cash generated from the activities dealing with the acquisition and disposal of long-term assets and other investments of the Group/Company.
Cash Flow from Financing Activities	Cash generated from the activities that result in change in share capital and borrowings of the Group/Company.
Capex	Represents the capital expenditure incurred by the Group/Company in a financial year.
Free Cash Flows (FCF)	The amount of cash the Group/Company has after it has met its financial obligations. It is calculated by taking Cash Flow from Operating Activities less the Capex of the same financial year.
Balance Sheet	
Total Assets	What the Group/Company owns which can be further classified into Non-Current Assets and Current Assets.
Non-Current Assets	Assets, full value of which will not be realised within the forthcoming accounting year
Current Assets	Assets which are realisable within one year from the statement of financial position date.
Inventory	Inventory is the term for the goods available for sale and raw materials used to produce goods available for sale.
Cash and Cash Equivalents	Cash and cash equivalents are Group/Company assets that are either cash or can be converted into cash immediately.
Total Equity	Total Equity is calculated as total assets less liabilities, representing the capital owned by the shareholders, retained earnings, and any reserves.
Total Liabilities	What the Group/Company owes which can be further classified into Non-Current Liabilities and Current Liabilities.
Non-Current Liabilities	Obligations which are due after more than one financial year.
Total Debt	All interest-bearing debt obligations inclusive of long and short-term debt.
Net Debt	Total debt of a Group/Company less any cash and cash equivalents.
Current Liabilities	Obligations which are due within one financial year.

Financial Strength Ratios

Current Ratio	The Current ratio (also known as the Liquidity Ratio) is a financial ratio that measures whether or not a company has enough resources to pay its debts over the next 12 months. It compares current assets to current liabilities.
Quick Ratio (Acid Test Ratio)	The quick ratio measures a Group's/Company's ability to meet its short-term obligations with its most liquid assets. It compares current assets (less inventory) to current liabilities.
Interest Coverage Ratio	The interest coverage ratio is calculated by dividing EBITDA of one period by cash interest paid of the same period.
Gearing Ratio	The gearing ratio indicates the relative proportion of shareholders' equity and debt used to finance total assets.
Gearing Ratio Level 1	Is calculated by dividing Net Debt by Net Debt and Total Equity.
Gearing Ratio Level 2	Is calculated by dividing Total Liabilities by Total Assets.
Gearing Ratio Level 3	Is calculated by dividing Net Debt by Total Equity.
Net Debt / EBITDA	The Net Debt / EBITDA ratio measures the ability of the Group/Company to refinance its debt by looking at the EBITDA.

Other Definitions

Yield to Maturity (YTM)	YTM is the rate of return expected on a bond which is held till maturity. It is essentially the internal rate of return on a bond and it equates the present value of bond future cash flows to its current market price.
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