COMPANY ANNOUNCEMENT

BONNICI BROS. PROPERTIES P.L.C.
(THE **"COMPANY"**)

Approval of Interim Financial Statements

Date of Announcement	24 August 2026
Reference	20/2026
Capital Market Rule	CMR 5.16.20

QUOTE

The Board of Directors of the Company has approved the unaudited interim financial statements for the financial period ended 30 June 2026. The said interim financial statements are attached herewith and are available for viewing on the Company's website at https://bbp.com.mt/reports-and-presentation.

UNQUOTE

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Laragh Cassar
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Laragh Cassar
Company Secretary

Bonnici Bros
Properties p.l.c.

Interim Financial Report (Unaudited)

For the period ended 30 June 2026

Bonnici Bros. Properties p.l.c.

Interim Financial Report (Unaudited)

Contents

Bonnici Bros. Properties p.l.c.

Condensed Statement of Comprehensive Income

For the period ended 30 June 2026

	01.01.26 to 30.06.26 Unaudited	01.01.25 to 30.06.25 Unaudited
	€	€
Revenue	**1,141,265**	812,387
Direct operating expenses	**(89,822)**	(14,732)
Net income	**1,051,443**	797,655
Administrative expenses	**(128,908)**	(98,814)
Net finance costs	**(369,250)**	(360,511)
Profit before taxation	**553,285**	338,330
Income tax expense	**(231,490)**	(117,199)
Profit for the period - total comprehensive income	**321,795**	221,131

The accompanying notes form an integral part of these condensed interim financial statements.

Bonnici Bros. Properties p.l.c.

Condensed Statement of Financial Position

As at 30 June 2026

	Note	**30.06.26 Unaudited** €	31.12.25 Audited €
ASSETS			
Property and equipment	6	**2,105,276**	2,171,362
Investment property	7	**39,466,478**	38,000,000
Total non-current assets		**41,571,754**	40,171,362
Trade and other receivables		**1,384,674**	1,602,357
Contract assets		**23,961**	30,681
Cash and cash equivalents		**132,401**	-
Total current assets		**1,541,036**	1,633,038
TOTAL ASSETS		**43,112,790**	41,804,400

The accompanying notes form an integral part of these condensed interim financial statements.

Bonnici Bros. Properties p.l.c.

Condensed Statement of Financial Position (continued)

As at 30 June 2026

	Note	**30.06.26 Unaudited**	31.12.25 Audited
		€	€
EQUITY AND LIABILITIES			
Share capital		**5,000,000**	5,000,000
Capital contribution reserve		**6,619,875**	6,619,875
Retained earnings		**6,911,367**	6,589,572
Total equity		**18,531,242**	18,209,447
Borrowings	8	**13,636,738**	13,660,739
Trade and other payables	9	**64,550**	67,050
Deferred tax liabilities		**3,734,274**	3,616,000
Total non-current liabilities		**17,435,562**	17,343,789
Borrowings	8	**120,865**	114,927
Trade and other payables	9	**6,918,310**	6,056,186
Contract liabilities		**26,078**	41,122
Current tax liabilities		**80,733**	38,929
Total current liabilities		**7,145,986**	6,251,164
Total liabilities		**24,581,548**	23,594,953
TOTAL EQUITY AND LIABILITIES		**43,112,790**	41,804,400

The accompanying notes form an integral part of these condensed interim financial statements.

These condensed interim financial statements on pages 1 to 15 were approved by the Board of Directors on 24 August 2026 and signed on its behalf by:

Jozef Wallace Galea
Director

David Bonnici
Director

Bonnici Bros. Properties p.l.c.

Condensed Statement of Changes in Equity

For the period ended 30 June 2026

	Share capital	Capital contribution reserve	Retained earnings	Total
	€	€	€	€
As at 1 January 2025	5,000,000	6,619,875	6,327,011	17,946,886
Profit for the period	-	-	221,131	221,131
Total comprehensive income for the period	-	-	221,131	221,131
As at 30 June 2025	5,000,000	6,619,875	6,548,142	18,168,017
As at 1 January 2026	5,000,000	6,619,875	6,589,572	18,209,447
Profit for the period	-	-	321,795	321,795
Total comprehensive income for the period	-	-	321,795	321,795
As at 30 June 2026	5,000,000	6,619,875	6,911,367	18,531,242

The accompanying notes form an integral part of these condensed interim financial statements.

Bonnici Bros. Properties p.l.c.

Condensed Statement of Cash Flows

For the period ended 30 June 2026

	01.01.26 to 30.06.26 Unaudited	01.01.25 to 30.06.25 Unaudited
	€	€
Cash flows from operating activities		
Profit for the period	**321,795**	221,131
Adjustments for:		
Income tax expense	**231,490**	117,199
Net finance costs	**369,250**	360,511
Depreciation	**66,086**	11,104
	988,621	709,945
Net changes in working capital:		
Decrease in trade and other receivables	**217,683**	170,821
Decrease/(Increase) in contract assets	**6,720**	(132,364)
(Decrease)/Increase in trade and other payables	**(96,700)**	(10,174)
(Decrease)/Increase in contract liabilities	**(15,044)**	78,905
Cash generated from operating activities	**1,101,280**	817,133
Tax refund	**26,695**	-
Tax paid	**(98,107)**	(82,755)
Net cash from operating activities	**1,029,868**	734,378
Cash flows from investing activities		
Purchase of investment property	**(195,155)**	(11,276)
Cash used in investing activities	**(195,155)**	(11,276)
Balance carried forward	**834,713**	723,102

The accompanying notes form an integral part of these condensed interim financial statements.

Bonnici Bros. Properties p.l.c.

Condensed Statement of Cash Flows (continued)

For the period ended 30 June 2026

	01.01.26 to 30.06.26 Unaudited	01.01.25 to 30.06.25 Unaudited
	€	€
Balance brought forward	**834,713**	723,102
Cash flows from financing activities		
Repayment of bank loans (inclusive of interest)	**(72,190)**	(70,571)
Payment of bank loans processing fees	**-**	-
Payment of bond interest	**(630,000)**	(630,000)
Net cash (used in)/from financing activities	**(702,190)**	(700,571)
Net change in cash and cash equivalents	**132,523**	22,531
Cash and cash equivalents at beginning of period	**(122)**	88,103
Cash and cash equivalents at end of period	**132,401**	110,634

The accompanying notes form an integral part of these condensed interim financial statements.

1 Reporting entity

Bonnici Bros. Properties p.l.c. (the "Company") is a public limited liability company domiciled and incorporated in Malta under the Companies Act, 1995 (Chapter 386, Laws of Malta), whose registered address is situated at 'Bonnici House', Sardine Street, Burmarrad, St. Paul's Bay, SPB 6073, Malta.

The Company principally invests in immovable property to earn rental and other income therefrom, in the short and the long term.

2 Significant events and transactions

During the six-month period ended 30 June 2026 (the 'reporting date'), the Company:

- reached the final stages in the construction, furnishing and finishing of the warehouse spaces in Burmarrad;
- entered into contractual agreements with third parties for the lease of the remaining warehouse spaces in Burmarrad;
- changed the purpose of another building in Burmarrad from a workshop space into a retail outlet and leased the property to a related party;
- commenced the demolition stage of the Sliema property which is earmarked to be developed into a guesthouse.

3 Basis of preparation

These condensed interim financial statements are based on the Company's accounting records and have been prepared in accordance with IFRS Accounting Standards as adopted by the European Union, specifically IAS 34 *Interim Financial Reporting.*

The accounting policies adopted in the preparation of the condensed interim financial statements are consistent with those used in the preparation of the Company's annual financial statements for the year ended 31 December 2025.

These condensed interim financial statements should be read in conjunction with the Company's audited financial statements for the year ended 31 December 2025.

As required by IAS 34, these condensed interim financial statements include the comparative statement of financial position as of 31 December 2025, and the comparative statement of comprehensive income, statement of changes in equity and statement of cash flows for the period ended 30 June 2025.

3 Basis of preparation (continued)

Going concern

The financial statements have been prepared under the assumption that the Company operates on a going concern basis, which assumes that the Company will be able to discharge its liabilities, when and as these fall due.

As at the reporting date, the Company had a positive net equity position of €18,531,242 and a net working capital liability position of €5,538,825. In conforming the validity of the going concern basis of preparation, the directors considered the fact that the ultimate shareholders have the ability to assign and novate to themselves in part or in full €6,528,971 of the amounts owed to related parties as at the reporting date.

4 New Standards or Amendments adopted as at 1 January 2026

Some accounting pronouncements which have become effective from 1 January 2026 and have therefore been adopted do not have a significant impact on the Company's financial results or position.

5 Judgements and estimates

The preparation of the condensed interim financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses.

The judgements, estimates and assumptions applied in the condensed interim financial statements, including the key sources of estimation uncertainty, were the same as those applied in the Company's annual financial statements for the year ended 31 December 2025.

6 Property and equipment

Property and equipment comprise the carrying amount of the Company's quarries and computer equipment.

Depreciation charge on the Company's quarries is recognised in profit or loss over the landfilling activity period.

6 Property and equipment (continued)

	Quarries	Computer Equipment	Total
	€	€	€
Balance as at 1 January 2025 (audited)	2,193,391	90	2,193,481
Depreciation charge for the period	(22,029)	(90)	(22,119)
As at 31 December 2025 (audited)	2,171,362	-	2,171,362
Depreciation charge for the period	(66,086)	-	(66,086)
As at 30 June 2025 (unaudited)	**2,105,276**	**-**	**2,105,276**

One of the Company's quarries at a carrying amount of €1,368,418 (2025: €1,396,395) is pledged as security in relation to bank facilities granted to related parties (Note 9).

7 Investment property

	€
Balance as at 1 January 2025 (audited)	35,764,900
Additions	2,232,685
Fair value movement recognised in profit or loss	2,415
As at 31 December 2025 (audited)	38,000,000
Additions	1,466,478
As at 30 June 2026 (unaudited)	**39,466,478**

The directors determined that no fair value adjustment was required during the interim period.

The additions to investment property include the development cost of the Company's warehouse spaces in Burmarrad and the costs directly attributable to the redevelopment of the Sliema investment property and permit costs.

A significant portion of these additions remained unpaid by the period end (Note 9).

7 Investment property (continued)

The carrying amount of investment property amounting to €1,960,000 (2025: €1,960,000) is pledged as security in relation to a bank facility granted to the Company (Note 8) and €20,363,437 (2025: €19,960,000) is pledged as security in relation to bank facilities granted to related parties (Note 10).

8 Borrowings

	30.06.26 Unaudited	31.12.25 Audited
	€	€
Unsecured 5.25% bond issue 2033 (i)	**11,767,660**	11,753,599
Loans due to shareholders (ii)	**1,154,328**	1,133,405
Bank loan (iii)	**714,750**	773,735
Non-current liabilities	**13,636,738**	13,660,739
Bank loan (iii)	**120,865**	114,805
Overdrawn bank balance	**-**	122
Current liabilities	**120,865**	114,927
Total borrowings	**13,757,603**	13,797,753

(i) The unsecured debt in issue by the Company is stated net of attributable costs, bears an effective interest rate of 5.6% per annum, and matures on 3 April 2033.

(ii) The loans due to shareholders are unsecured, interest free and payable by 29 November 2082. The equity portion of these loans amounting to €6,619,875 (2025: €6,619,875) is recognised as capital contribution reserve directly in equity.

(iii) The bank loan is secured by a special hypothec over one of the Company's investment property (Note 7), is repayable over a 15-year term period from date of drawdown, and bears interest at 4% per annum.

9 Trade and other payables

	30.06.26 Unaudited	31.12.25 Audited
	€	€
Financial liabilities		
Deposits from tenants	**64,550**	67,050
Non-current liabilities	**64,550**	67,050
Deposits from tenants	-	2,500
Trade payables	**155,102**	238,645
Amounts owed to related parties	**5,066,646**	4,034,686
Accruals - related parties	**1,462,325**	1,185,201
Other accruals	**173,047**	492,340
Financial liabilities	**6,857,120**	5,953,372
Indirect taxation	**56,013**	93,813
Other payables	**5,177**	9,001
Total current liabilities	**6,918,310**	6,056,186

10 Related party transactions

During the period, the Company entered into transactions with related parties as set out below:

	01.01.26 to 30.06.26 Unaudited	01.01.25 to 30.06.25 Unaudited
	€	€
Revenue		
Rental income	**203,943**	205,388
Security fee income	**199,600**	239,435
Income from excavation of quarries	**466,493**	-

10 Related party transactions (continued)

	01.01.26 to 30.06.26 Unaudited	01.01.25 to 30.06.25 Unaudited
	€	€
Direct operating expenses		
Recharge of expenses	**17,500**	-
Administrative expenses		
Recharge of expenses	**14,574**	4,133
Finance costs		
Interest expense on shareholders' loans	**20,924**	19,182

No impairment loss in relation to balances due by related parties has been recognised in profit or loss during the reporting period and exist as at the reporting date.

The carrying amount of the Company's properties is €41,571,754 (2025: €40,171,362) of which €21,731,855 (2025: €21,356,395) is provided as security against bank facilities granted to related parties.

11 Contingent liabilities

The special hypothecs securing bank facilities granted to related parties (Note 10) are contingent since they will only be enforced if the principal debtor fails to honour its commitments to the banks.

The maximum amount that can be settled by the Company if these special hypothecary guarantees are called upon by the bankers as at the reporting date amounts to €21,731,855 (2025: €21,356,395).

On 5 December 2025, the Company was served with an action for damages in relation to an alleged right of way over land owned by the Company. The claims are being contested in full by the Company. Meanwhile the Company deposited in Court a bank guarantee provided by a related party.

12 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The Company measures fair values using the fair value hierarchy that reflects the significance of the inputs used in making the measurements, as follows:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

- Level 2: Valuation techniques based on observable input, either directly (i.e. as prices) or indirectly (i.e. derived from prices). This category includes instruments using: quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly observable from market data; and

- Level 3: Valuation techniques using significant unobservable inputs. This category includes all instruments where the valuation technique includes input not based on observable data and unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted market prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

Non-financial instruments

The fair value of the Company's investment property (Note 7) has been determined at 31 December 2025 by the directors based on a recent valuation performed by an accredited external independent architect and updated for market conditions existing at that date. The directors assessed that the additions to investment property during the interim period appropriately reflect the increase in the fair value of the investment property as at the reporting date.

The valuation is based on 'Level 3' inputs. The valuation approaches adopted are based on the economic principles of price equilibrium and consisted of the market approach, income approach or the cost approach, whichever method was considered more appropriate.

In general, when adopting the market approach, fair value is determined by comparing the asset with identical or comparable assets for which price information was readily available. The income approach provides an indication of value by converting future cash flows to a single current value.

12 Fair value measurement (continued)

Non-financial instruments (continued)

The cost approach is based on the economic principle that a buyer will pay no more for an asset than the amount to create an asset of equal utility. This requires consideration of the cost that a prospective buyer would incur in acquiring a similar asset with the potential to earn a similar profit from development.

Financial instruments

The Level 3 input includes future rental value, anticipated property costs, future development costs and an appropriate discount rate.

	Level 1	Level 2	Level 3	Carrying amount
	€	€	€	€
Financial assets				
Trade and other receivables	-	1,450,799	-	1,450,799
Contract assets	-	23,961	-	23,961
Cash and cash equivalents	-	132,401	-	132,401
At 30 June 2026 (unaudited)	-	1,607,161	-	1,607,161
Financial liabilities				
Borrowings	12,000,000	835,615	525,029	13,360,644
Trade and other payables	-	6,921,670	-	6,921,670
Contract liabilities	-	26,078	-	26,078
At 30 June 2026 (unaudited)	12,000,000	7,783,363	525,029	20,308,392
Financial assets				
Trade and other receivables	-	1,602,357	-	1,602,357
Contract assets	-	30,681	-	30,681
Cash and cash equivalents	-	-	-	-
At 31 December 2025 (audited)	-	1,633,038	-	1,633,038

12 Fair value measurement (continued)

Non-financial instruments (continued)

	Level 1	Level 2	Level 3	Carrying amount
	€	€	€	€
Financial liabilities				
Borrowings	11,970,000	888,540	512,375	13,370,915
Trade and other payables	-	6,020,422	-	6,020,422
Contract liabilities	-	41,122	-	41,122
At 31 December 2025 (audited)	11,970,000	6,950,084	512,375	19,432,459

There were no transfers between Level 1, 2 and 3 during the interim period.