



Central Business Centres PLC  
Company Registration No: C-65702  
Cortis Buildings,  
Mdina Road, Zebbug ZBG 4211,  
Malta  
(the 'Company')

#### **COMPANY ANNOUNCEMENT**

The following is a Company Announcement issued by the Company pursuant to the Capital Markets Rules of the Malta Financial Services Authority

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#### **Publication of Interim Financial Statements**

##### *QUOTE*

The Company announces that, the Board of Directors has approved the Company's Half-Yearly Report for the period ended 30 June 2024 required in terms of the Capital Markets Rules. A copy of the Report is attached herewith and is available for download on <http://centralbusinesscentres.com/Investors/Annual-Reports>.

##### *UNQUOTE*

#### **BY ORDER OF THE BOARD**

A handwritten signature in blue ink, appearing to be 'K Cachia', written over a horizontal line.

Dr Katia Cachia  
Company Secretary  
9 August 2024

Company Registration No.: C 65702

**CENTRAL BUSINESS CENTRES p.l.c.**

**Condensed Interim Financial Statements  
for the period 1 January 2024 to 30 June 2024**

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**CENTRAL BUSINESS CENTRES p.l.c.**  
**Condensed Interim Financial Statements - 30 June 2024**

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**INTERIM DIRECTORS' REPORT**

This interim report is published in terms of the Malta Financial Services Authority Capital Markets Rule Chapter 5 and the Prevention of Financial Markets Abuse Act 2005. The underlying accounting policies are the same as those adopted by Central Business Centres p.l.c. (the "Company") in its published annual report for the year ended 31 December 2024. The interim financial information included in this report has been extracted from the Company's unaudited accounts for the six months ended 30 June 2024, as approved by the Board of Directors on 09 August 2024 and are prepared in accordance with IAS 34 *Interim Financial Reporting*.

**Principal activities**

The principal activity of the Company is to act as a finance, investment and property-holding company. Properties owned by the Company are leased to third parties.

**Results and dividends**

The financial results are set out in the condensed interim statement of comprehensive income on page 6. On 14 June 2024, the directors declared a net dividend of €2,625 (2023: €2,500).

**Performance review**

During the period under review, the profit before tax of €243,012 (2023: €178,704) is net of finance costs of €661,216 (2023: €611,449) which have been expensed during the period, and which relate to the apportionment of interest on bonds in issue and interest on lease liabilities.

The Company had various agreements for the lease of office, retail, warehousing and car spaces as applicable in Central Business Centre Zebbug, Central Business Centre Gudja, Central Business Centre St. Julians, and Central Business Centre Valletta. During the period under review, Central Business Centre Zebbug and Central Business Centre Gudja were operating at full capacity, Central Business Centre St. Julians was operating at 82% capacity and Central Business Centre Valletta was operating at 46% capacity.

On 21 December 2023, the Company entered into a deed of emphyteusis pursuant to the promise of emphyteutical grant agreement with LIDL Immobiliare Malta Ltd ("Grantee") for the divided part of the divided portion of land in Zebbug, Malta to be used by the Grantee as a supermarket.

In March 2024, the Company entered into a promise of sale agreement for the eventual purchase of commercial property located at Central Business District, Birkirkara, Malta with the intention of adding it to its asset base.

In April 2024, in reference to the deed of emphyteusis entered into on 21 December 2023, the Company updated the public and its stakeholders through a company announcement that the development works on the land in Zebbug, Malta have officially started.

The Company's financial position at 30 June 2024 is set out on page 7. The directors confirmed their intention to implement significant refurbishment and re-branding exercise to The Savoy. It was also confirmed that restoration process of Villa Fieres was already completed with only few final finishes remaining. The directors involvement in the development of properties remains very close to ensure that costs are kept under scrutiny and for the property to align to the high-end specifications of Business Centres developed by the Company.

The directors have assessed that the carrying value of the investment property as at 30 June 2024 is reasonable and not subject to indications of impairment. In the event that general economic conditions and property market conditions experience a downturn, this may have an adverse impact on the fair value of the Company's investment property. The directors have no intention of disposing of this property in the foreseeable future.

The main liability in the condensed interim statement of financial position relates to the €29,974,000 (2023: €29,980,000) principal amount of bond in issue.

**INTERIM DIRECTORS' REPORT - continued**

**Directors**

The directors of the Company who held office during the period were:

Mr. Joseph Cortis  
Mr. Alfred Sladden  
Mr. Joseph M Formosa  
Dr. Petra May Attard Cortis  
Ms. Adriana Cutajar  
Ms. Crystielle Farrugia Cortis

The Company's Articles of Association require directors to seek re-election on a yearly basis.

**Going concern statement pursuant to Capital Markets Rule 5.62**

The directors have reviewed the Company's operational cashflow forecast. Based on this review, after making inquiries and having taken into consideration the future plans of the Company, the directors have reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, the directors have adopted the going concern basis in the preparation of the condensed interim financial statements.

**Principal risks and uncertainties faced by the Company**

*The Company is subject to market and economic conditions generally*

The Company is subject to general market and economic risks which include factors such as health of the local property market, inflation prices for the rental of commercial properties and other economic and social factors affecting demand for real estate generally. In the event that the internal economic conditions and property market conditions experience a downturn, this may have an adverse impact on the financial conditions of the Company and its ability to meet its obligations set out within the Bond Prospectus.

Based on the outcome of cash flow projections prepared by the Company which factor possible strain on rental streams and occupancy driven by the cost of living increases, the directors consider the going concern assumption in the preparation of the Company's financial statements as appropriate as at the date of the authorisation for issue of the 2024 condensed interim financial statements. They also believe that no material uncertainty that may cast significant doubt about the Company's ability to continue honouring liabilities as and when they fall due and to continue operating as a going concern for the next twelve months exist as at that date.

*Risks associated with the property market*

Risks associated with the property development and real estate industry generally include, but are not limited to, risks of cost over-runs and risks of delay in completion of the Central Business Centre Valletta. In the event that these risks were to materialise, they could have a significant impact on the financial position of the Company.

*The property market is a very competitive market that can influence the lease of space*

The real estate market in Malta is very competitive in nature. An increase in supply and/or decrease in demand in the commercial property segment in which the Company operates and targets to lease, may cause the lease of such spaces to be leased at lower lease contributions or at a lower price than that originally anticipated by the Company. If these risks were to materialise, they could have a material adverse impact on the ability of the Company to repay the bond and interest.

**INTERIM DIRECTORS' REPORT - continued**

**Share capital structure**

The Company's authorised and issued share capital amounts to €250,000 divided into 250,000 ordinary shares of €1 each. The share capital consists of one class of ordinary shares with equal voting rights attached. Transfer of shares are restricted within family members.

**Holding in Excess of 5% of the Share Capital**

On the basis of the information available to the Company as at 30 June 2024, Petra May Attard Cortis, Eman Cortis and Joelle Cortis each hold 13,890 shares, whereas Jeanelle Bonello Cortis, Claudia Borg, Alexia Camilleri Cortis, Tiziana Cortis, Adriana Cutajar and Crystielle Farrugia Cortis each hold 20,833 shares. The cumulative share of these aforementioned shareholders are equivalent to 67% of the Company's issued share capital. The remaining 33% is also held by members of the Cortis family in individual portion of less than 5%.

Shareholders holding in aggregate more than 50% of the issued share capital, shall be entitled to appoint the directors. Other limitations of the voting rights of holders are contained in the Company's Articles of Association, Clause 55.

**Appointment and Replacement of Directors**

Board members are appointed for one year and are eligible for re-appointment at the Annual General Meeting.

**Board Members Powers**

The powers of the Board members are contained in the Company's Articles of Association. The Articles of Association grant the Company the power to buy back its own shares in terms of the Maltese Companies Act (Cap. 386).

**Contracts with Board Members and Employees**

The Company has no contract with any of its Board members that include a severance payment clause. The Company had no employees during the period ended 30 June 2024.

No disclosures are being made pursuant to Capital Market Rules 5.64.5, 5.64.6, 5.64.7 and 5.64.10 as these are not applicable to the Company.

This report was approved by the Board of Directors and was duly signed on its behalf by:

  
\_\_\_\_\_  
**Mr. Joseph Cortis**  
CEO and Chairman

  
\_\_\_\_\_  
**Mr. Alfred Sladden**  
Director

Registered office:  
Cortis Buildings  
Mdina Road  
Zebbug ZBG 4211  
Malta

09 August 2024

**CENTRAL BUSINESS CENTRES p.l.c.**  
**Condensed Interim Financial Statements - 30 June 2024**

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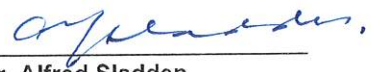
**DIRECTORS' STATEMENT PURSUANT TO CAPITAL MARKETS RULE 5.75.3**

We hereby confirm that to the best of our knowledge:

- The condensed interim financial statements give a true and fair view of the financial position of the Company as at 30 June 2024 and of its financial performance and its cash flows for the six-month period then ended in accordance with International Financial Reporting Standards (IFRS Accounting Standards) as adopted by the European Union (EU) applicable to interim financial reporting (IAS 34 *Interim Financial Reporting*); and
- The interim directors' report includes a fair review of the information required in terms of Capital Markets Rule 5.81 to 5.84, where applicable.

Signed on behalf of the Board of Directors on 09 August 2024:

  
\_\_\_\_\_  
**Mr. Joseph Cortis**  
Director

  
\_\_\_\_\_  
**Mr. Alfred Sladden**  
Director

**CENTRAL BUSINESS CENTRES p.l.c.**  
**Condensed Interim Financial Statements - 30 June 2024**

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**CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME**

|  | 01.01.2024<br>to<br>30.06.2024<br>€<br>(unaudited) | 01.01.2023<br>to<br>30.06.2023<br>€<br>(unaudited) |
|--|--|--|
| Revenue                                | 1,051,462  | 878,145  |
| Administrative expenses                | <u>(152,782)</u>                                   | <u>(98,849)</u>                                    |
| <b>Operating profit</b>                | <b>898,680</b>                                     | <b>779,296</b>                                     |
| Finance costs                          | <b>(661,216)</b>                                   | <b>(611,449)</b>                                   |
| Finance income                         | <u>5,548</u>                                       | <u>10,857</u>                                      |
| <b>Profit before tax</b>               | <b>243,012</b>                                     | <b>178,704</b>                                     |
| Taxation                               | <u>(974)</u>                                       | <u>-</u>   |
| <b>Profit for the financial period</b> | <b>242,038</b>                                     | <b>178,704</b>                                     |
| <br>                                   |  |  |
| <b>Earnings per share</b>              | <u>0.97</u>  | <u>0.71</u>  |

The notes on pages 10 to 14 are an integral part of these condensed interim financial statements.



**CENTRAL BUSINESS CENTRES p.l.c.**  
**Condensed Interim Financial Statements - 30 June 2024**

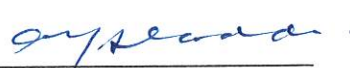
**CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION**

|   | As at<br>30.06.2024      | As at<br>31.12.2023      |
|---|--------------------------|--------------------------|
|   | €                        | €                        |
|   | (unaudited)              | (audited)                |
| <b>ASSETS</b>   |                          |                          |
| <b>Non-current assets</b>                             |                          |                          |
| Investment property                                   | 63,130,743               | 62,922,286               |
| Deferred tax asset                                    | 1,873,843                | 1,873,843                |
|   | <u>65,004,586</u>        | <u>64,796,129</u>        |
| <b>Current assets</b>                                 |                          |                          |
| Financial assets at fair value through profit or loss | 43,400                   | 81,000                   |
| Trade and other receivables                           | 211,567                  | 402,782                  |
| Current tax receivable                                | 18,930                   | -                        |
| Cash and cash equivalents                             | 516,221                  | 371,971                  |
|   | <u>790,118</u>           | <u>855,753</u>           |
| <b>TOTAL ASSETS</b>                                   | <u><b>65,794,704</b></u> | <u><b>65,651,882</b></u> |
| <b>EQUITY AND LIABILITIES</b>                         |                          |                          |
| <b>Capital reserve</b>                                |                          |                          |
| Share capital   | 250,000                  | 250,000                  |
| Capital reserve                                       | 16,100,000               | 16,100,000               |
| Retained earnings                                     | 7,714,395                | 7,474,982                |
| <b>TOTAL EQUITY</b>                                   | <u><b>24,064,395</b></u> | <u><b>23,824,982</b></u> |
| <b>Non-current liabilities</b>                        |                          |                          |
| Borrowings  | 29,663,881               | 29,648,248               |
| Lease liabilities                                     | 5,086,458                | 5,086,458                |
| Deferred tax liabilities                              | 5,803,576                | 5,803,576                |
| Trade and other payables                              | 115,881                  | 115,881                  |
|   | <u><b>40,669,796</b></u> | <u><b>40,654,163</b></u> |
| <b>Current liabilities</b>                            |                          |                          |
| Lease liabilities                                     | 269,016                  | 267,379                  |
| Trade and other payables                              | 791,497                  | 904,584                  |
| Current tax payable                                   | -                        | 774                      |
|   | <u><b>1,060,513</b></u>  | <u><b>1,172,737</b></u>  |
| <b>TOTAL LIABILITIES</b>                              | <u><b>41,730,309</b></u> | <u><b>41,826,900</b></u> |
| <b>TOTAL EQUITY AND LIABILITIES</b>                   | <u><b>65,794,704</b></u> | <u><b>65,651,882</b></u> |

The notes on pages 10 to 14 are an integral part of these condensed interim financial statements.

The condensed interim financial statements on pages 6 to 14 were approved, authorised for issue by the Board of Directors on 09 August 2024 and were signed on its behalf by:

  
**Mr. Joseph Cortis**  
 CEO and Chairman

  
**Mr. Alfred Sladden**  
 Director

**CENTRAL BUSINESS CENTRES p.l.c.**  
**Condensed Interim Financial Statements - 30 June 2024**

**CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY**

|   | Share capital<br>€ | Capital reserve<br>€ | Retained earnings<br>€ | Total<br>€        |
|---|--------------------|----------------------|------------------------|-------------------|
| <b>Financial period ended 30 June 2023</b>  |                    |                      |                        |                   |
| Balance at 1 January 2023                   | 250,000            | 16,100,000           | 7,439,094              | 23,789,094        |
| Total comprehensive income for the period:  |                    |                      |                        |                   |
| <i>Profit for the financial period</i>      | -                  | -                    | 178,704                | 178,704           |
| Transaction with owners:                    |                    |                      |                        |                   |
| <i>Dividends declared during the period</i> | -                  | -                    | (2,500)                | (2,500)           |
| <b>Balance at 30 June 2023</b>              | <b>250,000</b>     | <b>16,100,000</b>    | <b>7,615,298</b>       | <b>23,965,298</b> |
| <b>Financial period ended 30 June 2024</b>  |                    |                      |                        |                   |
| Balance at 1 January 2024                   | 250,000            | 16,100,000           | 7,474,982              | 23,824,982        |
| Total comprehensive income for the period:  |                    |                      |                        |                   |
| <i>Profit for the financial period</i>      | -                  | -                    | 242,038                | 242,038           |
| Transaction with owners:                    |                    |                      |                        |                   |
| <i>Dividends declared during the period</i> | -                  | -                    | (2,625)                | (2,625)           |
| <b>Balance at 30 June 2024</b>              | <b>250,000</b>     | <b>16,100,000</b>    | <b>7,714,395</b>       | <b>24,064,395</b> |

The notes on pages 10 to 14 are an integral part of these condensed interim financial statements.

**CENTRAL BUSINESS CENTRES p.l.c.**  
**Condensed Interim Financial Statements - 30 June 2024**

**CONDENSED INTERIM STATEMENT OF CASH FLOWS**

|   | 01.01.2024       | 01.01.2023       |
|---|------------------|------------------|
|   | to               | to               |
|   | 30.06.2024       | 30.06.2023       |
|   | €                | €                |
|   | (unaudited)      | (unaudited)      |
| <b>Cash flows from operating activities:</b>                        |                  |                  |
| Profit before tax   | 243,012          | 178,704          |
| <b>Adjustment for:</b>  |                  |                  |
| Finance costs and amortisation of bond issue costs                  | 661,216          | 611,449          |
| Finance income  | (5,548)          | (10,857)         |
| Depreciation charge   | 36,502           | 13,908           |
| <b>Profit from operations</b>                                       | <b>935,182</b>   | <b>793,204</b>   |
| Movements in trade and other receivables                            | 191,215          | 194,111          |
| Movements in financial instruments                                  | 37,600           | -                |
| Movements in trade and other payables                               | (113,087)        | (171,689)        |
| <b>Cash from operating activities</b>                               | <b>1,050,910</b> | <b>815,626</b>   |
| Income tax paid   | (20,678)         | -                |
| Finance income received   | 5,548            | 10,857           |
| <b>Net cash flows generated from operating activities</b>           | <b>1,035,780</b> | <b>826,483</b>   |
| <b>Cash flows from investing activities:</b>                        |                  |                  |
| Payments to acquire property, plant and equipment                   | -                | -                |
| Payments to acquire investment property                             | (264,939)        | (131,939)        |
| Refund on investment property                                       | -                | 398,500          |
| <b>Net cash flows (used in)/generated from investing activities</b> | <b>(264,939)</b> | <b>266,561</b>   |
| <b>Cash flows from financing activities:</b>                        |                  |                  |
| Repayment of borrowings   | (6,000)          | -                |
| Finance costs paid  | (617,966)        | (78,141)         |
| Dividends paid  | (2,625)          | (2,500)          |
| <b>Net cash used in financing activities</b>                        | <b>(626,591)</b> | <b>(80,641)</b>  |
| <b>Net increase in cash and cash equivalents</b>                    | <b>144,250</b>   | <b>1,012,403</b> |
| <b>Cash and cash equivalents at beginning of period</b>             | <b>371,971</b>   | <b>195,740</b>   |
| <b>Cash and cash equivalents at end of period</b>                   | <b>516,221</b>   | <b>1,208,143</b> |

The notes on pages 10 to 14 are an integral part of these condensed interim financial statements.

## **NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS**

### **1. GENERAL INFORMATION**

Central Business Centres p.l.c. (the "Company") is a public limited liability company domiciled and incorporated in Malta with its registered address at Cortis Group, Cortis Buildings, Mdina Road, Zebbug ZBG 4211, Malta.

The ownership of the Company's share capital and voting rights related to such holdings, are such that no particular individual or identifiable group of individuals could exercise ultimate control over the Company.

The principal activity of the Company is to act as a finance, investment and property-holding company. Properties owned by the Company is leased to third parties.

These condensed interim financial statements were approved for issue by the Board of Directors on 09 August 2024. These financial statements have not been audited nor reviewed by the Company's independent auditors, in terms of Capital Markets Rule 5.75.5.

The financial statements for the year ended 31 December 2023 are available upon request from the Company's registered office and on the Company's website.

### **2. BASIS OF PREPARATION**

The condensed interim financial statements for the six months ended 30 June 2024 have been prepared in accordance with IAS 34 *Interim Financial Reporting*. The interim financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2023, which have been prepared in accordance with International Financial Reporting Standards (IFRS Accounting Standards) as adopted by the European Union (EU) and with the requirements of the Maltese Companies Act (Cap. 386). The condensed interim financial statements have been prepared under the historical cost convention, except as modified by the fair valuation of investment property

#### *Going concern*

The Company made a profit before tax of €243,012 for the period ended 30 June 2024 (2023: €178,704). As at 30 June 2024, the Company's net assets amounted to €24,064,395 (31 December 2023: €23,824,982) and its current liabilities exceeded its current assets by €270,395 (31 December 2023: €316,984).

The Company executed the Deed of Emphyteusis with LIDL Immobiliare Malta Ltd for one of its properties in Zebbug on 21 of December 2023 which became effective in 2024. The development of the land in Zebbug, Malta in reference to the deed of emphyteusis officially started in 2024. Moreover, in March 2024, the Company entered into a promise of sale agreement for the eventual purchase of commercial property located at Central Business District, Birkirkara, Malta with the intention of adding it to its asset base. The sentiment from financial institutions to support the Company in its vision is encouraging.

In assessing the going concern assumption, the directors of the Company have made reference to the cash flow forecast of the Company for 2024. The cash flow forecast assumes that the Company will complete the respective developments as planned and generate the required cash flows from its trading activities from property rentals.

Based on the foregoing, the directors believe that it is appropriate to prepare the condensed interim financial statements on a going concern basis. The condensed interim financial statements, however, do not include any adjustments in the event that the forecast and assumptions as set out above do not materialise as planned.

**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS - continued**

**3. MATERIAL ACCOUNTING POLICY INFORMATION**

The preparation of condensed interim financial statements in conformity with IFRS Accounting Standards as adopted by EU requires the use of certain accounting estimates. It also requires directors to exercise their judgement in the process of applying the Company's accounting policies (Note 5).

The accounting policies applied in the preparation of the Company's condensed interim financial statements are consistent with those of the annual financial statements for the year ended 31 December 2023, as described in those financial statements.

*Standards, interpretations and amendments to published standards effective in 2024*

During 2024, the Company adopted amendments to existing standards that are mandatory for the Company's accounting period beginning on 1 January 2024. The adoption of these revisions to the requirements of IFRS Accounting Standards as adopted by the EU did not result in changes to the Company's accounting policies.

*Standards, interpretations and amendments to published standards that are not yet effective*

Certain new standards, amendments and interpretations to existing standards have been published by the date of authorisation for issue of these condensed interim financial statements, that are mandatory for the Company's accounting periods beginning after 1 January 2024. The Company has not early adopted these revisions to the requirements of IFRS Accounting Standards as adopted by the EU and the Company's directors are of the opinion that there are no requirements that will have a possible significant impact on the Company's financial statements in the period of initial application.

**4. FINANCIAL RISK MANAGEMENT**

The Company's financial risk management objectives and policies are consistent with those disclosed in the financial statements for the year ended 31 December 2023.

**5. CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS**

Estimates and judgements are continually evaluated and based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances.

In the opinion of the directors, the accounting estimates and judgements made in the course of preparing these condensed interim financial statements are not difficult, subjective or complex to a degree which would warrant their description as critical in terms of the requirements of IAS 1 *Presentation of Financial Statements*, except for the disclosures made under Note 2 and the matter disclosed below:

*Valuation of investment property*

Valuations were made on the basis of open market value taking cognisance of the specific location of the property, the size of the site together with its development potential, the availability of similar properties in the area, and whenever possible, having regard to recent market transactions for similar properties in the same location.

**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS - continued**

**5. CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS - continued**

On 2 September 2021, the Company's investment property, which spans four localities in Zebbug, Gudja, St. Julian's, and Valletta, were revalued by an independent professionally qualified valuer. The book value was adjusted to the revalued amount and the resultant surplus, net of applicable deferred income taxes, was credited to the statement of comprehensive income. This will be reassessed for the financial year ended 31 December 2024.

**6. SEGMENT INFORMATION**

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Board of Directors, responsible for making strategic decisions. The Board of Directors consider the Company to be made up of one segment, that is, raising financial resources from capital markets to finance the capital projects of the Company. All the Company's revenue and expenses are generated in Malta and revenue is mainly earned from the leasing of immovable property.

**7. INVESTMENT PROPERTY**

Investment property is a property held for long-term rental yields or for capital appreciation or both, and is not occupied by the Company as defined in the annual financial statements of the Company for the year ended 31 December 2023.

The investment property includes the right-of-use assets acquired in 2023 in relation to the temporary emphyteusis of the leasehold land classified as investment property.

Depreciation relates to the depreciation of improvements and furniture on the investment properties. The depreciable amount is allocated on a systematic basis to each accounting period over its useful life. It also includes amortisation of the right of use assets over the term of the lease.

Investment properties are valued annually, usually at the end of the financial year and revaluation changes are reflected in the annual financial statements. Therefore, it is to be noted that there are no changes in the fair value of investment properties presented in condensed interim statement of financial position. The movement relates to investment property additions and depreciation of improvements and furnitures on the investment property and amortisation of right of use assets.

**8. EARNINGS PER SHARE**

Earnings per share is calculated by dividing the result attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

|                    | <b>30.06.2024</b> | <b>30.06.2023</b> |
|--------------------|-------------------|-------------------|
|                    | €                 | €                 |
| Earnings per share | <b>0.97</b>       | <b>0.71</b>       |

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**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS - continued**

**9. RELATED PARTY TRANSACTIONS**

The companies forming part of the S.M.W. Cortis Limited Group are considered by the directors to be related parties as these companies are under a common directorship of Mr. Joseph Cortis. All members of the Cortis family are deemed to be related parties.

The following transactions were carried out with related parties:

|                                    | <b>01.01.2024</b> | 01.01.2023 |
|------------------------------------|-------------------|------------|
|                                    | to                | to         |
|                                    | <b>30.06.2024</b> | 30.06.2023 |
|                                    | €                 | €          |
| Purchases                          | 4,640             | 81,038     |
| Maintenance fees                   | 41,664            | 61,996     |
| Administration and management fees | 19,665            | 21,238     |
| Directors' remuneration            | 7,250             | 7,250      |
| Chief Executive Officer's fees     | 15,000            | 15,000     |

On 14 June 2024, the directors declared a net dividend of €2,625 (2023: €2,500).

**10. BORROWINGS**

On 5 December 2014, the Company issued a Prospectus for the issue of a 6,000,000 Bond having a nominal value of €1 each. The Bond was issued in two tranches of €3,000,000 each. The first tranche was issued on 22 December 2014, and was fully subscribed, while the second tranche was issued on 24 December 2015, and was also fully subscribed. The Company's bonds are included on the official list of the Malta Stock Exchange. The first tranche was admitted to trading in 2014 and was redeemable at par on 30 December 2021. The second tranche was admitted to trading with effect from 29 December 2015 and is redeemable at par on 30 December 2025.

The net proceeds from the first tranche have been used to acquire Central Business Centres in Zebbug, St. Julian's and Gudja to finance the demolition and excavation works of Central Business Centre St. Julian's as well as to finish works on Central Business Centre Gudja.

The net proceeds from the second tranche have been used for the development and construction of St. Julian's Central Business Centre. Interest on bonds issued as part of the second tranche is payable annually in arrears, on 30 June and 30 December of each year. The first payment was made on 30 June 2016.

On 7 July 2017, the Company issued a Prospectus for the issue of a 10,000,000 Bond having a nominal value of €1 each. The Bond was issued in two tranches, the first tranche amounting to €6,000,000 was issued on 12 June 2017, and was fully subscribed, while the second tranche of €4,000,000 was not issued.

Interest on the bonds issued as part of the first tranche is payable annually in arrears on 7 July of each year the first payment was made on 7 July 2018. The net proceeds were utilised to acquire the new Zebbug site.

**NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS - continued**

**10. BORROWINGS - continued**

On 24 September 2021, the Company issued a Prospectus for the issue of a 210,000 Bond having a nominal value of €100 each. The Bond was issued in one tranche amounting to €21,000,000 on 10 November 2021 and was fully subscribed.

Interest on the bonds issued is payable annually in arrears on 10 November of each year, the first payment was on 10 November 2022. Part of the net proceeds were utilised to acquire the Valletta property.

In May 2022, the Company repurchased and cancelled €15,000 of its 5.25% Unsecured 2025 S2T1 bonds.

In October 2023, the Company repurchased and cancelled €5,000 of its 5.25% Unsecured 2025 S2T1 bonds.

In January 2024, the Company repurchased and cancelled €6,000 of its 5.25% Unsecured 2025 S2T1 bonds.

The bonds constitute the general, direct, unconditional, unsecured, unsubordinated obligations of the Company, and rank equally without any priority or preference with all other present and future unsecured and unsubordinated obligations of the Company.

The principal amount of bond in issue outstanding as at 30 June 2024 amounted to €29,974,000 (31 December 2023: €29,980,000).

**11. CONTINGENT LIABILITIES**

As at 30 June 2024, the Company has provided a guarantee of €39,098 (31 December 2023: €39,098) in favour of a third party.

**12. COMPARATIVE INFORMATION**

Comparative figures disclosed in the main components of these condensed interim financial statements have been reclassified to conform with the current period's disclosure format for the purpose of fairer presentation.

Items presented in prior periods as property, plant and equipment relate to assets which are included in the investment properties. Consequently, it was decided to reclassify these assets to investment property to provide a fairer presentation.