

The following is a Company Announcement issued by G3 FINANCE P.L.C., a company registered under the laws of Malta with company registration number C 94829 (hereinafter the “Company”), pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority in accordance with the provisions of the Financial Markets Act (Chapter 345 of the laws of Malta), as amended from time to time.

Quote

Approval and Publication of Half-Yearly Financial Statements

The Company announces that during a meeting of its Board of Directors held on the 26th August 2026 the Company’s half-yearly financial report and unaudited condensed interim financial statements for the six-month financial period ended 30th June 2026 were approved.

The Board resolved not to declare an interim dividend.

A copy of the aforesaid half-yearly unaudited financial statements, as approved, is available for viewing below as an attachment to this announcement, and is also available for download from the following link on the G3 Group’s website: <https://www.g3.com.mt/investors/financial-statements/>.

Unquote

By order of the Board



Dr Luca Vella
Company Secretary

26th August 2026

Company Announcement: G344

G3 FINANCE p.l.c.

Condensed Interim Financial Statements
30 June 2026

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Interim directors' report

The directors present their report and the condensed interim financial statements in terms of Chapter 5 of the Capital Markets Rules issued by the Malta Financial Services Authority and the Prevention of Financial Markets Abuse Act, 2005. The condensed financial statements have been extracted from G3 Finance p.l.c. unaudited financial information as at 30 June 2026 and the six month period then ended, prepared in accordance with International Financial Reporting Standards as adopted for use in the EU for interim financial statements (International Accounting Standard 34, 'Interim Financial Reporting'). This half-yearly report has not been audited or reviewed by the Company's independent auditors.

Principal activities

The Company's principal activity is to carry out financing of the business activities of the companies forming part of G3 Group.

Review of the business

The Company

The Company's revenue stream consists of interest charged to group companies on funds advanced for their operations. Finance income received from a related entity during the period ended 30 June 2026 amounted to €346,094 (2025: €346,094). Finance costs comprise interest payable to bondholders on the outstanding bond issue amounting to €280,479 (2025: €280,479). Profit before taxation for the current six-month period amounted to €10,464 (2025: €10,395).

Principal risks and uncertainties for the remaining six months of the financial year

The Company's principal activity is to act as a finance Company for the G3 Group of companies ("the Group"). In this context, the Company's ability to recover loans issued to its related entity is dependent on the performance of the Company within the Group to which amounts have been advanced.

The Group

The Group operates in the hospitality sector and its business activities involve principally the operations of the Pergola Hotel & Spa, the Solana Hotel & Spa and DOMS Boutique Living, all located in Mellieha as well as VITA Hotel & Rooftop located in St Julians.

The Group also offers food and beverage services both ancillary to the hotels, as well as through the operation of independent catering establishments including Palm Beach Lido situated in Armier.

The Group is therefore susceptible to local economic developments and overseas trends related to the demand for travelling.

As in previous years, the Group has registered an upturn in its results during the first six months of 2026. The Group's management continued monitoring the situation to make sure that the financial wellbeing of the Group is secure, while at the same time consolidating its position in the leisure sector.

The Group has prepared forecasts for the year ending 31 December 2026, based on actual results for the six months ended 30 June 2026. For the first six months of 2026, the Group achieved above budget and previous years occupancy levels and exceeded budgeted revenues, which in turn resulted in better operational financial results. With Summer 2026 looking promising, management is hopeful that this positive trend will continue during the rest of the year. The Group is not expecting material changes to depreciation, amortisation and net finance costs.

Interim directors' report - continued

The forecast for 2026 is available in the Financial Analysis Summary report issued in June 2026 and which is available on the Company's website <https://www.g3.com.mt>.

In view of the measures undertaken by the Group and the forecasts outlined above and projections for 2027, the directors are of the opinion that the Company will have the necessary funds to finance the interest falling due in April 2027 and thereafter.

The directors concur with the going concern assumption for preparation of these interim financial statements and do not envisage any material uncertainty in this regard.

Results and dividends

The directors do not recommend the payment of an interim dividend.

Directors

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

Alexander Grima

Daniel Grima

John Grima

Jonathan Grima

Albert Grech

Juanita Bencini

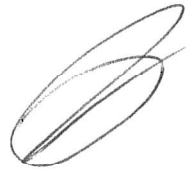
Michael Lewis Macelli (resigned 4 June 2026)

Michel Cordina (appointed 4 June 2026)

Signed on behalf of the Board of directors:



John Grima
Director



Daniel Grima
Director

The Pergola
Adenau Street
Mellieha
Malta

26 August 2026

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 2026, as well as of the financial performance and cash flows for the said period, in accordance with International Financial Reporting Standards as adopted by the 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.

Signed on behalf of the Board:



John Grima
Director



Daniel Grima
Director

26 August 2026

Condensed statement of financial position

	Notes	As at 30 June 2026 € (unaudited)	As at 31 December 2025 € (audited)
ASSETS			
Non-current assets			
Loans receivable	3	12,124,472	12,124,472
Current assets			
		1,391,574	1,042,135
Total assets		13,516,046	13,166,607
EQUITY AND LIABILITIES			
Total equity			
		293,244	286,442
LIABILITIES			
Non-current liabilities			
Borrowings	2	12,328,246	12,313,609
Current liabilities			
		894,556	566,556
Total liabilities		13,222,802	12,880,165
Total equity and liabilities		13,516,046	13,166,607

The notes on pages 8 to 10 are an integral part of these condensed interim financial statements.

The condensed interim financial statements on pages 4 to 10 were authorised for issue by the board of directors on 26 August 2026 and were signed on its behalf by:



John Grima
Director



Daniel Grima
Director

Condensed statement of comprehensive income

	Six months ended 30 June	
	2026 € (unaudited)	2025 € (unaudited)
Finance income	346,094	346,094
Finance costs	(280,479)	(280,479)
Net interest income	65,615	65,615
Administrative expenses	(55,151)	(55,220)
Profit before tax	10,464	10,395
Tax expense	(3,662)	(3,638)
Profit for the period – total comprehensive income	6,802	6,757

The notes on pages 8 to 10 are an integral part of these condensed interim financial statements.

Condensed statement of changes in equity

	Share capital €	Retained earnings €	Total €
Balance at 1 January 2025	252,000	22,442	274,442
Comprehensive income			
Profit for the period	-	6,757	6,757
Balance at 30 June 2025	252,000	29,199	281,199
Balance at 1 January 2026	252,000	34,442	286,442
Comprehensive income			
Profit for the period	-	6,802	6,802
Balance at 30 June 2026	252,000	41,244	293,244

The notes on pages 8 to 10 are an integral part of these condensed interim financial statements.

Condensed statement of cash flows

	Six months ended 30 June	
	2026 € (unaudited)	2025 € (unaudited)
Cash flows used in operating activities	757	3,653
Net movement in cash and cash equivalents	757	3,653
Cash and cash equivalents at beginning of period	4,553	1,081
Cash and cash equivalents at end of period	5,310	4,734

Notes to the condensed interim financial statements

1. Basis of preparation

This condensed interim financial information for the six month period ended 30 June 2026 has been prepared in accordance with IAS 34, 'Interim financial reporting'. They have been prepared under the historical cost convention. These financial statements have not been audited nor reviewed by the Company's independent auditors. The condensed interim financial information does not include all the notes of the type normally included in a full set of annual financial statements. Accordingly, this report should be read in conjunction with the annual financial statements for the period ended 31 December 2025, which have been prepared in accordance with IFRSs as adopted by the EU.

The accounting policies applied in the preparation of these condensed interim financial statements are consistent with those applied in the annual financial statements for the period ended 31 December 2025.

2. Borrowings

	30 June 2026	31 December 2025
	€	€
Non-current		
12,500,000 4.50% bonds, 2032	12,328,246	12,313,609

The bonds are measured at the amount of the net proceeds adjusted for the amortisation of the difference between the net proceeds and the redemption value of such bonds, using the effective interest method as follows:

	30 June 2026	31 December 2025
	€	€
Original face value of bonds issued	12,500,000	12,500,000
Bond issue costs	(296,827)	(296,827)
Accumulated amortisation	125,073	110,436
Closing carrying amount of bond issue costs	(171,754)	(186,391)
Amortised cost and closing carrying amount of the bonds	12,328,246	12,313,609

2. Borrowings - continued

By virtue of a Prospectus dated 25 March 2022, G3 Finance p.l.c. ("the Issuer") issued an aggregate of €12,500,000 in bonds having a face value of €100 per bond, subject to a minimum holding of €2,000 and in multiples of €100 thereafter. The bonds have a coupon interest rate of 4.50% per annum payable on a yearly basis on 6 April each year. The bonds are guaranteed by G3 Holdings Limited, which has bound itself jointly and severally liable with the Issuer, for the repayment of the bonds and interest thereon, pursuant to and subject to the terms and conditions in the Prospectus. These bonds were admitted for listing on the Malta Stock Exchange on 6 April 2022.

The quoted market price for the bonds as at 30 June 2026 was €99.90 (31 December 2025: €99.50), which in the opinion of the directors fairly represents the fair value of these financial liabilities.

In accordance with the provisions of the Prospectus, the proceeds from the bond issue have been advanced by the Issuer to undertakings forming part of the G3 Group for the purpose of re-financing existing bank facilities within the Group and to finance future growth in operations.

3. Related party transactions

G3 Finance p.l.c. forms part of the G3 Group. All companies forming part of the G3 Group are related parties since these companies all have common ultimate controllers. Trading transactions between these companies typically include company interest charges, management fees and other items which are normally encountered in a group context.

Following the bond issue, during 2022, G3 Finance p.l.c. advanced a loan to a related Company, G3 Hospitality Limited.

Balances with related parties at the end of the financial reporting periods were as follows:

	30 June 2026 €	31 December 2025 €
Loan receivable		
Loan to fellow subsidiary	12,124,472	12,124,472
Current amounts receivable		
Amounts due from fellow subsidiary	1,128,288	782,196
Amounts receivable from immediate parent	251,997	251,997
Current amounts payable		
Amounts due to fellow subsidiary	683,304	73,477

The loan receivable from fellow subsidiary is subject to a fixed interest rate of 5.8%. The loan is unsecured and is repayable by 6 April 2032.

3. Related party transactions - continued

The following transactions were entered into with related parties during the financial reporting period:

	30 June 2026 €	31 December 2025 €
Expenses re-charged by related parties	<u>48,486</u>	<u>89,285</u>

The transactions disclosed above were carried out on commercial terms.

Interest and related income from related parties during the current and the comparative six-month period is disclosed below:

	6 months ended 30 June	
	2026 €	2025 €
Finance income in respect of loan advanced to fellow subsidiary	<u>346,094</u>	<u>346,094</u>