



Hart Capital Partners

(Europe) PLC

Hart Capital Partners (Europe) p.l.c.
55D, Birbal Street, Balzan, BZN 9017, Malta
Company Registration Number C 100619
(the “Company”)

COMPANY ANNOUNCEMENT

The following is a company announcement issued by Hart Capital Partners (Europe) p.l.c (the “Company”) pursuant to Rule 4.11.12 of the Prospects MTF Rules.

The Company refers to the obligation to which Prospects MTF companies are subject to in terms of Rule 4.11.03 and Rule 4.11.12 relating to the publication of the forecasts as defined in Table 1 paragraph 3 and specifically the publication and dissemination via an announcement of Financial Sustainability Forecasts including management assumptions thereon (‘FSFs’). The below copy of the Group (Hart Capital Partners (Europe) p.l.c (Issuer) and Hart Capital Partners (UK) Limited (Guarantor) FSFs, as approved by the Board of Directors, are based on the following assumptions:

Interest income

The projections assume that by the end of 2023 the Guarantor would have utilised 90% of the funds derived from the Bond Issue to provide short-term financing to third party borrowers in search of commercial loans for property development in the U.K. Consequently, the projections assume that during the first quarter of 2023 the Guarantor shall acquire an additional €2.5 million of third-party Loans from the Original Lenders in addition to the €1.0 million already acquired in 2022.

Interest income on the third-party loans is assumed at a consistent rate of 18% per annum which shall accrue on a monthly basis in the Group’s income statement but paid by the third party borrowers upon Loan maturity projected to occur by the end of 2023. The projections assume that upon maturity the Guarantor shall give out further loans totalling €3.5. These new loans are each expected to have an average maturity term of eighteen months.

The projections exclude any profit-sharing agreements the Group may enter into with the borrowers.

Interest expense

Interest expense relates to the interest payable on the Bond.

Administrative expenses

Administrative expenses shall primarily comprise professional fees, Security Trustee costs, hedging costs, insurance costs, directors’ fees, and ongoing bond issue costs.

Taxation

As the Issuer and the Guarantor are registered in two different countries, they are taxed at different rates. Current taxation is calculated at a tax rate of 35% on profits generated by the Issuer in Malta, at a tax rate of 25% on profits earned by the Guarantor in the UK as from 1 April 2023 (previously 19%).

Income statement

€000	FY2023	FY2024
Interest income	518	622
Interest expense	(218)	(218)
Net finance income	301	404
Administrative expenses	(142)	(144)
Provision on loans receivable	(0)	(0)
Issue costs amortisation	(50)	(50)
Net profit before tax	109	209
Tax	(44)	(69)
Net profit	65	140

Statement of financial position as at

€000	31 Dec 2023	31 Dec 2024
Current assets		
Loans receivable	2,303	3,453
Accrued income	52	624
Other receivables	120	-
Cash and cash equivalents	1,507	120
Total current assets	3,982	4,197
Total assets	3,982	4,197
Equity and liabilities		
Equity		
Share capital	50	50
Shareholders' loan	1,000	1,000
Retained earnings	61	201
Foreign currency translation reserve	(20)	(20)
Total equity	1,091	1,231
Liabilities		
Non-current liabilities		
Bond borrowings	2,799	2,849
Total non-current liabilities	2,799	2,849
Current liabilities		
Trade and other payables	47	47
Current tax liabilities	44	69
Total current liabilities	91	116
Total liabilities	2,890	2,966
Total equity and liabilities	3,982	4,197

Statement of cash flow

€000	FY2023	FY2024
Net cash flow s from operating activities	360	(18)
Net cash flow s from financing activities	(1,540)	(1,369)
Net change in cash and cash equivalents	(1,180)	(1,387)
Cash and cash equivalents, beginning of year	2,687	1,507
Cash and cash equivalents, end of year	1,507	120



Mr Alexander Tanti
Company Secretary

28 April 2023