



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 of Rule 4.11.12 of the Prospects MTF Rules.

Quote

Approval and Publication of Interim Consolidated Financial Statements

The Company hereby announces that during the meeting of its Board of Directors held on Friday, 30th August 2024, the Company’s interim consolidated financial statements for the six-month financial period ended 30th June 2024 were approved.

Copies of the aforesaid interim consolidated financial statements are attached to the announcement and are also available for viewing on the following link of the Company’s website:
<https://www.hartcapitalpartners.mt/private-file-share>

The Board of Directors resolved not to declare an interim dividend.

Unquote

Mr Alexander Tanti
Company Secretary
30 August 2024

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Financial Statements (unaudited)
For the period 1 January 2024 to 30 June 2024

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Hart Capital Partners (Europe) p.l.c.
Directors' Report pursuant to Prospects MTF Rule 4.11.12
For the period 1 January 2024 to 30 June 2024

The directors present this Half-Yearly Report together with the interim financial statements of Hart Capital Partners (Europe) p.l.c. (the Company or the Parent) and the Group, for the six months ending 30 June 2024, which comprises the Company and its subsidiary Hart Capital Partners (UK) Limited (herein after referred to as the Group or the Hart Group).

This Half-Yearly Report is being published in terms of Chapter 4 of the Prospects MTF Rules of the Malta Stock Exchange and the Prevention of Financial Markets Abuse Act, 2005. The Half-Yearly Report comprises the unaudited interim consolidated financial statements for the period 1 January 2024 to 30 June 2024 prepared in accordance with IAS 34, 'Interim Financial Reporting'. In accordance with the terms of Prospects MTF Rules 4.11.12 the interim report has not been audited or reviewed by the Company's independent auditors.

Principal activities

On 30 November 2022 Hart Capital Partners (Europe) p.l.c. raised €3,000,000 7.25% Secured Callable Bonds 2025 – 2027 which are admitted on Prospects MTF, a multi-lateral trading platform of the Malta Stock Exchange.

The Company's principal activity is to carry on the business of a finance company, principally by advancing funds raised to its subsidiary, Hart Capital Partners (UK) Limited, when and as required. All funds raised have now been advanced to the subsidiary.

The principal activity of the subsidiary is to provide short-term financing to third party borrowers in search of commercial loans for property development within the United Kingdom (UK) property market. As at 30 June 2024, the subsidiary had seven loans to third party borrowers on its balance sheet.

In order to mitigate the foreign exchange volatility risk, the Group has entered into a foreign exchange risk agreement, which removes the Group's exposure to foreign exchange currency, in this case, GBP for EUR, at a fixed rate in the future. The foreign exchange risk agreement is an option contract which hedges only the exchange losses whilst the exchange gains are retained by the Group.

Performance Review

During the period under review, the Group generated finance income amounting to €293,506 from loans advanced to clients, while finance costs on bonds amounted to €136,851 (incl. amortisation of bond issue costs) for the period ending 30 June 2024. The Group's profit after tax amounted to €68,923. The Group's total comprehensive income amounted to €73,750.

During the period under review, the Company generated finance income amounting to €161,988 from interest receivable from the subsidiary company, while finance costs on bonds amounted to €136,851 (incl. amortisation of bond issue costs) for the period ending 30 June 2024. The Company's profit after tax amounted to €2,833.

Forecasts indicate that the present level of activity is expected to be sustained in the foreseeable future with a profit registered at year-end.

Dividends

No interim dividends are being proposed as at the date of this report.

These interim Financial Statements have been approved by the Board of Directors on the 30 August 2024.



Alexander Tanti
Director



Victor Spiteri
Director and Chairman

Registered address: 55D,
Birbal Street,
Balzan
BZN 9017

30 August 2024

Hart Capital Partners (Europe) p.l.c.
Directors' Statement
For the period 1 January 2024 to 30 June 2024

At the best of our knowledge, we confirm that the interim consolidated financial statements, which have been prepared in accordance with IAS 34 'Interim Financial Reporting' give a true and fair view of the assets, liabilities, financial position and profit of Hart Capital Partners (Europe) p.l.c. and Hart Group as at 30 June 2024 and the interim Directors' report comprises a fair view of the information required in terms of Prospects MTF Rule 4.11.12.



Alexander Tanti
Director



Victor Spiteri
Director and Chairman

Date: 30 August 2024

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Comprehensive Income
For the period 1 January 2024 to 30 June 2024

		Group	Group	Company	Company
		Six months to 30 June 2024	Six months to 30 June 2023	Six months to 30 June 2024	Six months to 30 June 2023
	Note	Unaudited €	Unaudited €	Unaudited €	Unaudited €
Finance Income	2	293,506	255,217	161,988	107,693
Finance cost	3	(136,851)	(134,457)	(136,851)	(134,457)
Net interest income/(expense)		156,655	120,760	25,137	(26,764)
Other Income		-	-	37,500	74,548
Administrative expenses		(64,958)	(52,673)	(58,279)	(45,727)
Profit before tax		91,697	68,087	4,358	2,057
Income taxation		(22,774)	(14,703)	(1,525)	(720)
Profit before Income Tax		68,923	53,384	2,833	1,337
Other comprehensive income					
Exchange differences on translation of foreign operation		50,578	97,144	-	-
OTHER COMPREHENSIVE INCOME FOR THE PERIOD		50,578	97,144	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		119,501	150,529	2,833	1,337
Income is attributable to					
Owners of the Company		68,923	53,384		
Non-Controlling interest		-	-		
		68,923	53,384		
Other comprehensive income is attributable to:					
Owners of the Company		50,578	97,144		
Non-Controlling interest		-	-		
		50,578	97,144		
Earnings per share (€)		1.4	1.1		

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Financial Position
For the period 1 January 2024 to 30 June 2024

		Group	Group	Company	Company
		30-Jun-24	31-Dec-23	30-Jun-24	31-Dec-23
	Note	Unaudited	Audited	Unaudited	Audited
		€	€	€	€
ASSETS					
Non-Current Assets					
Investment in subsidiary		-	-	1	1
Loan receivable	4	1,842,243	2,204,003	2,970,203	2,714,629
Other receivables		-	414,592	-	-
		1,842,243	2,618,595	2,970,204	2,714,630
Current Assets					
Loan receivable	4	1,397,804	1,010,205	-	-
Other receivables		869,313	229,996	20,231	161,761
Cash and cash equivalents		254,247	244,784	63,529	83,099
		2,521,364	1,484,985	83,760	244,860
TOTAL ASSETS		4,363,607	4,103,580	3,053,964	2,959,490
EQUITY AND LIABILITIES					
Capital and Reserves					
Called up issued share capital		50,000	50,000	50,000	50,000
Shareholder's contribution		1,000,000	1,000,000	-	-
Foreign currency translation reserve		75,931	25,353	-	-
Retained earnings		178,634	109,711	7,667	4,835
		1,304,565	1,185,064	57,667	54,835
Non-Current Liabilities					
Borrowings	5	2,808,246	2,779,847	2,808,246	2,779,847
Current Liabilities					
Trade and other payables		228,022	97,871	186,526	122,204
Current tax liability		22,774	40,798	1,525	2,604
		250,797	138,669	188,051	124,808
TOTAL LIABILITIES		3,059,042	2,918,516	2,996,297	2,904,655
TOTAL EQUITY AND LIABILITIES		4,363,607	4,103,580	3,053,964	2,959,490

The Notes on pages 10 to 12 form an integral part of these consolidated financial statements.
The consolidated financial statements on pages 5 to 9 were authorised for Issue by the Board of Directors on 30 August 2024, and signed on its behalf by:



Alexander Tanti
Director



Victor Spiteri
Director

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Changes in Equity
For the period 1 January 2024 to 30 June 2024

THE GROUP

	Share Capital	Shareholder Contribution	Foreign Currency Translation	Retained Earnings	Total
	€	€	€	€	€
1 January 2024 (audited)	50,000	1,000,000	25,353	109,711	1,185,064
Profit for the period	-	-	-	68,923	68,923
Other comprehensive income	-	-	50,578	-	50,578
Balance as at 30 June 2024 (unaudited)	50,000	1,000,000	75,931	178,634	1,304,565

THE COMPANY

	Share Capital	Shareholder Contribution	Foreign Currency Translation	Retained Earnings	Total
	€	€	€	€	€
1 January 2024 (audited)	50,000	-	-	4,835	54,835
Profit for the period	-	-	-	2,833	2,833
Other comprehensive income	-	-	-	-	-
Balance as at 30 June 2024 (unaudited)	50,000	-	-	7,668	57,668

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Changes in Equity
For the period 1 January 2024 to 30 June 2024

THE GROUP

	Share Capital	Shareholder Contribution	Foreign Currency Translation	Retained Earnings	Total
	€	€	€	€	€
1 January 2023 (audited)	50,000	1,000,000	(20,055)	(3,360)	1,026,585
Profit for the period	-	-	-	53,385	53,385
Other comprehensive income	-	-	97,144	-	97,144
Balance as at 30 June 2023 (unaudited)	50,000	1,000,000	77,089	50,025	1,177,114

THE COMPANY

	Share Capital	Shareholder Contribution	Foreign Currency Translation	Retained Earnings	Total
	€	€	€	€	€
1 January 2023 (audited)	50,000	-	-	(1,073)	48,927
Profit for the period	-	-	-	1,337	1,337
Other comprehensive income	-	-	-	-	-
Balance as at 30 June 2023 (unaudited)	50,000	-	-	264	50,264

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Cash Flows
For the period 1 January 2024 to 30 June 2024

	Group	Group	Company	Company
	Six months to 30 June 2024	Six months to 30 June 2023	Six months to 30 June 2024	Six months to 30 June 2023
	Unaudited €	Unaudited €	Unaudited €	Unaudited €
Net cash generated/(used in) from Operating Activities	(41,115)	(3,526,669)	(19,570)	94,758
Net cash generated/(used in) Financing Activities	-	863,001	-	(94,420)
Movement in cash and cash equivalents	(41,115)	(2,663,668)	(19,570)	338
Cash and cash equivalents at beginning of period	244,784	2,687,246	83,099	-
Effect of exchange rate changes on cash	50,578	97,144	-	-
Cash and cash equivalents at end of period	254,247	120,722	63,529	338

Hart Capital Partners (Europe) p.l.c.
Notes to the Interim Consolidated Financial Statements
For the period 1 January 2024 to 30 June 2024

1. Basis of preparation

1.1 Statement of compliance

The interim financial information for the period ended 30 June 2024 has been prepared in accordance with IAS 34 "Interim Financial Reporting".

The interim financial statements do not include all the information and disclosures required in the annual financial statements. The first official Consolidated Financial Statements were issued as at 31 December 2023, which will be prepared in accordance with International Financial Reporting Standards as adopted by the EU.

1.2 Basis of measurement

The consolidated financial statements are prepared on a historical cost basis.

2. Finance income	Group	Group	Company	Company
	Six months to 30 June 2024	Six months to 30 June 2023	Six months to 30 June 2024	Six months to 30 June 2023
	Unaudited	Unaudited	Unaudited	Unaudited
	€	€	€	€
Interest receivable on long term loan due from subsidiary company	-	-	161,988	107,693
Interest receivable from third party	293,506	255,217	-	-
	293,506	255,217	161,988	107,693

3. Finance costs	Group	Group	Company	Company
	Six months to 30 June 2024	Six months to 30 June 2023	Six months to 30 June 2024	Six months to 30 June 2023
	Unaudited	Unaudited	Unaudited	Unaudited
	€	€	€	€
Interest payable on bond	108,452	107,856	108,452	107,856
Amortisation of bond issue costs	28,399	26,601	28,399	26,601
	136,851	134,457	136,851	134,457

Hart Capital Partners (Europe) p.l.c.
Notes to the Interim Financial Statements
For the period 1 January 2024 to 30 June 2024

4. Loan Receivable	Group	Group	Company	Company
	30-Jun-24 Unaudited €	31-Dec-23 Audited €	30-Jun-24 Unaudited €	31-Dec-23 Audited €
Non-current				
Loan receivable from third parties	1,842,243	2,204,003	-	-
Loan receivable from subsidiary	-	-	2,970,203	2,714,629
	1,842,243	2,204,003	2,970,203	2,714,629
Current				
Loan receivable from third parties	1,397,804	1,010,205	-	-
	1,397,804	1,010,205	-	-
Total	3,240,047	3,214,208	2,970,203	2,714,629

The non-current loan receivable relates to the transfer of funds to subsidiary, generated by the Company from the issue of bonds. The loan is unsecured, carries interest at 12% per annum and is repayable in full in a single bullet payment on 20 September 2027.

At 30 June 2024, the loan receivable from subsidiary was fully performing and as such does not contain impaired assets.

Hart Capital Partners (Europe) p.l.c.
Notes to the Interim Financial Statements
For the period 1 January 2024 to 30 June 2024

5. Borrowings	Group	Group	Company	Company
	30-Jun-24	31-Dec-23	30-Jun-24	31-Dec-23
	Unaudited	Audited	Unaudited	Audited
	€	€	€	€
Non-current				
€3,000,000 7.25% Secured Callable Bonds 2025-2027	3,000,000	3,000,000	3,000,000	3,000,000
Bonds outstanding (face value)	3,000,000	3,000,000	3,000,000	3,000,000
Gross amount of bond issue costs	(280,615)	(280,615)	(280,615)	(280,615)
Amortisation of gross amount of bond issue costs:				
Amortised bond issue costs brought forward	60,462	4,253	60,462	4,253
Amortisation charge for the year	28,399	56,209	28,399	56,209
Unamortised bond issue costs	(191,754)	(220,153)	(191,754)	(220,153)
Amortised cost and closing carrying amount	2,808,246	2,779,847	2,808,246	2,779,847

At the end of the current reporting period, bonds with a face value of €80,000 were held by two of the company directors and another €413,000 were held by a related company owned by a director.

Interest

Interest on the 7.25% Secured Callable Bonds 2025-2027 is payable annually in arrears, on 28 November of each year.

Security

The bonds constitute the general, direct, unconditional and unsecured obligation of the Company, guaranteed by Hart Capital Partners (UK) Limited, and shall at all times rank pari passu, without any priority or preference among themselves. In addition, the Bonds shall rank subsequent to any other prior ranking indebtedness of Hart Capital Partners (Europe) p.l.c.