

## COMPANY ANNOUNCEMENT

This is an announcement of KA Finance P.L.C (the “Company”), a company incorporated under the laws of Malta having company registration number C 91544 and registered address at Project Technik, Cannon Road, Qormi, QRM 9032, Malta.

Date: 19<sup>th</sup> December, 2024

Ref No: KAF58

Company Announcement relative to Rule 4.11.12 of the Prospects Rules.

The Company refers to the obligation which Prospects MTF Companies are subject to in terms of Rule 4.11.03 and Rule 4.11.12, relating to explanations of material changes to published forecasts of any financial information. To this end, the Company is accordingly making this announcement to guide the market with regards to the forecasts it had issued for the year 2023, through the publication and dissemination of updated Financial Sustainability Forecasts (hereinafter referred to as “FSFs”), including applicable management assumptions. The below copy of the FSFs, as approved by the Board of Directors, is based on the following assumptions:

### **Revenue**

The group is expected to register revenues of €2.283M for the year ending 31<sup>st</sup> December 2025, an increase of €199K over the forecasted revenue for 2024. Centris I and Centris II are expected to have an occupancy approaching 100% by the end of 2025.

The projected revenues for 2025 are also based on having the Swieqi property generating improved rental revenues over this year.

With regard to the two Gzira properties, the 2025 forecast assumes no income as both properties would have been sold, as per announcements already issued.

### **Direct costs**

Direct costs are projected to amount to €253K in 2025, an increase of Eur3K when compared with what was projected for 2024.

### **Administrative costs**

Administrative costs are projected to amount to €158K in 2025, an increase of €20K when compared with what was projected for 2024.

## EBITDA

EBITDA in 2025 is expected to amount to € 1.872M, which would be €174K higher than as forecasted for 2024.

## Total net profit

Total net profit is projected to amount to €1.076 million, a decrease of €240K over the amount forecasted for 2024. This decrease is due to profits generated from the sale of the Gzira properties that were recognised during 2024.

## Assets, equity, and liabilities

Total assets are projected to amount to €42.0 million. Equity and total liabilities are projected to amount to €24.1 million and €17.9 million respectively.

## Cashflow

It is projected that the company will close 2025 with a positive cash balance of €800K, out of which a contribution of €750K will be made to the sinking fund as originally outlined in the CAD. This would result in a final cash balance of €50K.

### Consolidated forecasted income statement for the year ending 31<sup>st</sup> December 2025

Income statement	FSF 2025	FSF 2024
	€	€
Total Revenue	2,283,817	2,085,137
Cost of Sales	(253,518)	(249,704)
<b>Gross Profit</b>	<b>2,030,300</b>	<b>1,835,433</b>
Total Administrative Expenses	(158,584)	(138,121)
<b>EBITDA for the period</b>	<b>1,871,716</b>	<b>1,697,312</b>
Depreciation & Amortisation	(14,841)	(14,841)
Profit (net profit) from Sale of property	-	325,047
Total Interest	(468,618)	(412,485)
Taxation	(312,356)	(278,966)
<b>Net Profit</b>	<b>1,075,900</b>	<b>1,316,067</b>

Consolidated forecasted statement of financial position for the year ending 31<sup>st</sup> December 2025

<b>Balance Sheet</b>	<b>FSF 2025</b>	<b>FSF 2024</b>
	€	€
<b>Assets</b>		
Total Non-Current Assets	40,943,344	28,948,865
Total Current Assets	304,818	1,874,403
Sinking Fund	750,000	-
<b>Total Assets</b>	<b>41,998,162</b>	<b>30,823,268</b>
<b>Equity &amp; Liabilities</b>		
Total Equity	24,050,217	17,992,410
Total Non-Current Liabilities	16,669,494	11,647,084
Total Current Liabilities	1,278,451	1,183,774
Total Liabilities	17,947,945	12,830,858
<b>Total Equity &amp; Liabilities</b>	<b>41,998,162</b>	<b>30,823,268</b>

**Consolidated forecasted statement of cash flow for the year ending 31<sup>st</sup> December 2025**

<b>Cash Flow Forecast</b>	<b>FSF 2025</b>	<b>FSF 2024</b>
	€	€
<b>Cash flows from operating activities</b>		
Net income	1,075,900	1,316,067
Less sale of property	-	(325,047)
Interest	468,618	424,791
Tax	312,356	266,387
<b>Operating profit</b>	<b>1,856,875</b>	<b>1,697,312</b>
Amortisation	14,841	14,841
Changes in working capital	30,364	(466,144)
Interest Paid	(468,618)	(412,485)
Tax Paid	(298,640)	(266,387)
<b>Cash from operating activities</b>	<b>1,134,821</b>	<b>537,455</b>
<b>Cash flows from investing activities</b>		
Cash from Sale of property	-	855,800
Payments for improvements to investment property	(3,307,998)	-
Contribution to Sinking Fund	(750,000)	0
<b>Cash flows from investing activities</b>	<b>(4,057,998)</b>	<b>855,800</b>
Cash flows from financing activities	1,978,696	(318,249)
Net cash movement for the period	(944,481)	1,075,006
Opening cash balance	994,736	594,438
<b>Closing cash balance</b>	<b>50,255</b>	<b>1,669,444</b>



Kimberly Mitrovic  
EMCS Ltd.  
Company Secretary