



LLF 53

The following is a company announcement issued by Luxury Living Finance plc (the Company) pursuant to Rule 4.11.03 and 4.11.12 of the Prospectus Rules

QUOTE

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 consolidated financial information 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 is a copy of the FSFs as approved by the Board of Directors on 31 October 2023 which are based on the following assumptions:

Revenues

The Luxury Living Group's projected revenue for year ending 30 June 2024 is based on the assumption that the Luxury Living Group will continue trading goods related to renewable energy to retail customers, focusing principally on expanding commercial customers the growth of which has been based on historic trends.

Revenue generated from feed-in-tariffs, arising from photovoltaic farms energised in between FY2019 and FY2023, are based on historical trends.

During FY2022, the Rose hostel in St. Julian's opened its doors to the public. Hence the projections include revenue generated from this hostel, the growth of which has been based on figures achieved over the past two years.

Furthermore, revenue includes the expansion of the Smoochies brand and the managing of five restaurants around in Malta, as part of the Group's diversification and integration strategy.

Direct costs

Direct costs relating to the photovoltaic farms comprise maintenance cost based on historical trends.

Direct costs relating to Smoochies comprise direct costs and direct wages, whilst direct costs relating to the hostel comprise the cost of breakfast, direct wages and commissions paid to online travel agencies.

Direct costs on the restaurants mainly consists of wages and cost of food and beverage.

Administrative expenses

Administrative expenses consist primarily of payroll costs, directors' fees, marketing and distribution fees, rental costs, insurance costs, recurring admission fees, professional fees, and other corporate and general overheads. Administrative expenses are based on historical trends.

Depreciation is calculated using the straight-line method to allocate the cost of all items comprised within property, plant and equipment less their residual values over their estimated useful lives. The depreciation

charge on the photovoltaic panels installed as part of the photovoltaic farms is based on a lease term of twenty years.

Amortisation cost is calculated on the value of the Develop and Operate Agreement over its term and also includes the amortisation of the right of use asset.

3.4 Finance costs

Finance costs primarily relate to amounts due on the facilities the Group has with its bankers and the interest on the Bond and unwinding of interest expense in relation to the minimum lease payments.

3.5 Taxation

Current taxation is provided at 35% of chargeable income for the period.

3.6 Sinking fund

The Company is expected to set up a sinking fund between FY2024 and redemption date which will cover 50% of the value of the issued bonds until redemption date. The contributions to the sinking fund for the year ended 30 June 2024 are expected to be €750k.

3.7 Working capital

The Luxury Living Group's working capital mainly comprises the net impact of trade receivables, inventory and trade payables and is based on historical trends.

Projected income statement

€000	FY2024 Projected
Revenue	3,497
Cost of sales	(1,541)
Gross profit	1,956
Administrative expenses	(511)
EBITDA	1,445
Depreciation and amortisation	(598)
EBIT	847
Finance costs	(595)
Profit before tax	252
Tax for the year	(88)
Profit after tax	164

Projected statement of financial position

30 June 2024

€000

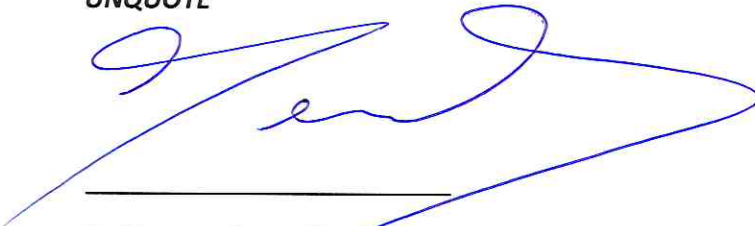
Projected

Assets	
Non-current assets	
Property, plant and equipment	5,954
Intangible Asset	3,022
Right-of-use-assets	1,633
Trade receivables	156
Sinking fund	750
Deferred tax asset	670
Total non-current assets	12,185
Current assets	
Inventories	1,838
Trade and other receivables	1,224
Cash and cash equivalents	428
Total current assets	3,490
Total assets	15,675
Equity and liabilities	
Equity	
Share capital	2,931
Retained earnings	(2,249)
Total equity	682
Liabilities	
Non-current liabilities	
Borrowings	8,939
Lease liabilities	1,844
Total non-current liabilities	10,783
Current liabilities	
Borrowings	2,204
Finance liabilities	107
Trade payables	1,900
Total current liabilities	4,211
Total liabilities	14,993
Total equity and liabilities	15,675

Projected statement of cash flows

€000	FY2024 Projected
Operating activities	
EBITDA	1,445
Interest paid	(488)
Tax paid	(5)
Operational cash flows prior to working capital	952
Net cash flows from operating activities	952
Financing activities	
Movement in bank borrowings	(241)
Payment to sinking fund	(750)
Payment of lease liabilities	(220)
Net cash flows from financing activities	(1,211)
Net change in cash and cash equivalents	(259)
Cash and cash equivalents, beginning of year	146
Cash and cash equivalents, end of year	(113)
Overdraft balance	541
Cash and cash equivalents as per SOFP	428

UNQUOTE



Dr Clarence Busuttill
Company Secretary

10th November 2023