



MERCURY TOWERS
BY ZAHA HADID ARCHITECTS

MERCURY PROJECTS FINANCE p.l.c.

1400, Block 14, Portomaso, St. Julians, Malta

Co. Reg. No. C89117

COMPANY ANNOUNCEMENT

Approval and Publication of Annual Report and Audited Financial Statements of the Company for the financial year ending 31 December 2022

The Company hereby announces that, during the meeting of its Board of Directors held today, Thursday, 27th April 2023, the Company's Annual Report and Audited Financial Statements for the financial year ended 31st December 2022 were approved in ESEF format (hereinafter the 'ESEF Audited Financial Statements').

The Board of Directors resolved that the aforesaid ESEF Audited Financial Statements be submitted to the shareholders of the Company for their approval at the forthcoming Annual General Meeting scheduled to take place on Friday, 28th April 2023 at Mercury House, St George's Road, St Julians, Malta.

The Board of Directors resolved to recommend to the Company's Annual General Meeting that no dividend be declared in respect of the financial year ended 31st December 2022.

Copies of the Company's ESEF Audited Financial Statements for the financial year ended 31st December 2022, as approved, are available for viewing at the Company's registered office and on the Company's website: www.mercuryfinance.com.mt

Attached to this Company Announcement is a Directors' Declaration on ESEF Annual Financial Reports.

Variances from projections

Issuer

It is being announced that the Company closed the Financial Year ending 31 December 2022 with a profit after tax of €72,558. The Financial Analysis Summary published in June 2022 contained a projected profit after tax of €71,000. The variance was insignificant (3%).

Furthermore, total assets of the Company for the Financial Year ending 31 December 2022 amounted to €75,332,028 when compared to the total assets projected in the Financial Analysis Summary of €75,065,000. Once again the variance is negligible (0.4%).

Directors

Joseph Portelli

Mario Vella

Peter Portelli

Stephen Muscat



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Guarantor

The financial results published in the financial statements of Mercury Towers Ltd, the guarantor of the €11,500,000 3.75% 2027 bonds and the €11,000,000 4.25% 2031 bonds issued by the Company in terms of the prospectus dated 4 March 2019 and the €50,000,000 4.3% 2032 bonds issued by the Company in terms of the prospectus dated 22 March 2022 (the “Guarantor”) and the Company (together the “Group”) for the year ended 31 December 2022 reports a profit for the year of €8,674,256 marking a positive variance of €5,557,256 (178%) mainly due to the realisation of revaluation reserve upon transfer of property from the Guarantor to Mercury Hotel Ltd.

The Group’s total assets amount to €179,437,831. Total assets forecasted in the Financial Analysis Summary amounted to €178,227,000 resulting in a minor positive variance of €1,201,831 (1%).

Although Total Assets marked no significant variances, higher variances were noted in each asset and liability category because of delays in completing some elements of the project. The hotel tower was expected to be finished during early 2023 with most of the capital expenditure occurring during the year under review. However, works have been delayed due to changes in composition of the building due to the structure and internal design of the hotel tower being altered to accommodate an additional 10 rooms. Projected Property, Plant and Equipment also included the Mercury Experience which is expected to be completed during current year.

Inventories were higher than expected due to lesser number of deeds executed during the year under review. Trade and Other Receivables and Payables are significantly higher than forecasted due to the fact that the project is still not finalised.

The Group’s cash and cash equivalents stood at €21,001,436 which represents a positive variance of €16,997,436 (425%) also due to the postponement of hotel finishing.

By order of the Board

Joseph Saliba

Company Secretary

27th April 2023

Directors

Joseph Portelli

Mario Vella

Peter Portelli

Stephen Muscat



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DIRECTORS' DECLARATION ON ESEF ANNUAL FINANCIAL REPORTS

We, Mario Vella and Peter Portelli, in our capacity as Directors of Mercury Projects Finance p.l.c. bearing registration number C89117, hereby **certify**:

- i. That the Annual Financial Report for the year ended 2022 has been approved by the Board of Directors of the Company and is hereby being made available to the public.
- ii. That the Annual Financial Report has been prepared in terms of the applicable rules and regulations, including the Commission Delegated Regulation on the European Single Electronic Format ("ESEF")¹ and the Capital Markets Rules².
- iii. That the Audit Report on the ESEF Annual Financial Report is an exact copy of the original signed by the auditor and that no alterations have been made to the audited elements of the Annual Financial Report including the annual financial statements.
- iv. That the Annual Financial Report shall serve as the official document for the purposes of the Capital Markets Rules and, the Companies Act (Chapter 386 of the Laws of Malta).

Mario Vella
Director

Peter Portelli
Director

¹ Commission Delegated Regulation 2019/815 on the European Single Electronic Format, as may be further amended from time to time.

² Capital Markets Rules as issued by the Malta Financial Services Authority (MFSA).

Directors

Joseph Portelli

Mario Vella

Peter Portelli

Stephen Muscat