MERCURY TOWERS
by Zaha Hadid Architects

MERCURY PROJECTS FINANCE p.l.c.

Mercury Towers, J Portelli Offices, Triq San Gorg, San Giljan STJ 3202, Malta
Co. Reg. No. C89117

COMPANY ANNOUNCEMENT

Approval of Company's Interim Unaudited Financial Statements June 2026

The Board of Directors of Mercury Projects Finance p.l.c. (the "Company") met on 30th July 2026 and approved the Company's interim unaudited financial statements for the period 1st January to 30th June 2026.

A copy of the financial statements is attached herewith and these are also available for viewing on the Company's website: www.mercury.com.mt

By Order of the Board

Dr. Joseph Saliba
Company Secretary

30th July 2026

MERCURY PROJECTS FINANCE P.L.C.

CONDENSED INTERIM FINANCIAL STATEMENTS

30 JUNE 2026

Company Reg. No. C89117

MERCURY PROJECTS FINANCE P.L.C.

CONDENSED INTERIM FINANICAL STATEMENTS
FOR THE PERIOD 1 JANUARY 2026 TO 30 JUNE 2026

Contents

COMPANY INFORMATION

Registration

Mercury Projects Finance p.l.c. is registered in Malta as a limited liability company under the Companies Act, (Cap. 386) with registration number C 89117. The Company was incorporated on 16 January 2019.

Board of Directors
Mr. Joseph Portelli
Mr. Stephen Muscat
Mr. Mario Vella
Mr. Peter Portelli

Company Secretary
Dr. Joseph Saliba

Registered Office
Portelli Offices
Triq San Gorg
San Giljan STJ3202
Malta

Bankers
Bank of Valletta p.l.c.
102, Republic Street
Victoria VCT 1017
Gozo

Legal Advisor
Saliba Stafrace Legal
9/4, Brittania House
Old Bakery Street
Valletta VLT 1450
Malta

Auditors
Baker Tilly Malta
Level 5
Rosa Marina Building
216, Marina Seafront
Pieta' PTA 9041
Malta

MERCURY PROJECTS FINANCE P.L.C.

Portelli Offices, Triq San Gorg, San Giljan STJ3202, Malta
Co. Reg. No. C89117

Interim directors' report

This Half-Yearly Report is being published in terms of Chapter 5 of the Capital Market Rules of the Listing Authority – Malta Financial Services Authority and the Prevention of Financial Markets Abuse Act, 2005. The condensed financial statements included in this report have been extracted from Mercury Projects Finance p.l.c.'s unaudited financial information as at 30 June 2026 and the period then ended, prepared in accordance with International Financial Reporting Standards as adopted for use in the EU for interim financial statements (International Accounting Standard 34, 'Interim Financial Reporting'). This Half-Yearly Report has been reviewed by Baker Tilly Malta, the Company's independent auditors.

Trading performance

Mercury Projects Finance p.l.c. (the 'Company') was incorporated on 16 January 2019 in terms of the Maltese Companies Act (Cap. 386). The Company was established as a special purpose vehicle to act as the finance arm to Mercury Towers Ltd. (the 'Parent Company' and 'Guarantor') and related Group companies.

On 4 March 2019, the Company issued €11,500,000 3.75% secured bonds maturing in 2027 (Series I Bonds) and a further €11,000,000 4.25% secured bonds maturing in 2031 (Series II Bonds). Both bonds were issued at a nominal value of €100 per bond. These bonds were admitted to the official list of the Malta Stock Exchange with effect from 29 March 2019 and trading in the bonds commenced on 5 April 2019.

In accordance with the provisions of the Prospectus dated 4 March 2019, the proceeds from the bond issues have been advanced by way of two loan facilities to the Parent Company and Guarantor, for the purpose of refinancing existing bank loans and for the construction and finishing of project elements at the Mercury Towers complex in St. Julians, Malta, which project is owned by the Parent Company and related Group companies.

On the 22 March 2022, the Company issued a further €50,000,000 4.3% secured bonds to mature in 2032. This bond was issued at a nominal value of €100 per bond and was admitted to the official list of the Malta Stock Exchange with effect from 26 April 2022 and trading commenced on 27 April 2022.

The proceeds from this bond issue were also advanced by way of another loan facility to the Parent Company and Guarantor, namely Mercury Towers Ltd., for the purpose of construction and finishing of the hotel forming part of the Mercury Towers project owned by Mercury Hotel Ltd., who made available the hotel property by way of a first ranking special hypothec in security for the bond, as well as for the Group's general corporate funding.

On the 25 July 2024, the Company issued a further €20,000,000 5.3% secured bonds to mature on 2034. This bond was issued at a nominal value of €100 per bond and was admitted to the official list of the Malta Stock Exchange with effect from 26 August 2024. Trading commenced on the same day.

In accordance with the provisions of the Prospectus dated 25 July 2024, the proceeds from this third bond issue were advanced by way of another loan facility to the Guarantor and Parent Company, namely Mercury Towers Ltd., for the purposes of finishing the last elements of the Mercury Tower complex and for general corporate funding.

Mercury Towers Ltd. (the 'Parent Company') is the Guarantor to the bonds issued by Mercury Projects Finance p.l.c., whilst Mercury Hotel Ltd. is acting as surety to the bond issued in 2022.

Trading performance *(Contd.)*

Interest income during this six-month period amounted to €2,217,041 (2025 - €2,217,041). Profit before taxation for the same period was €72,627 (2025 - €71,931). The accounting policies applied in these interim financial statements are consistent with those applied in the audited financial statements for the year ended 31 December 2025.

Group companies

Mercury Projects Finance p.l.c. (the 'Company') is a wholly owned subsidiary of Mercury Towers Ltd. (the 'Parent Company' and 'Guarantor'), which parent company also holds Mercury Hotel Ltd., Mercury Commercial Mall Ltd. Mercury Car Park II Ltd., Mercury Condominium Ltd. and Mercury Entertainment Ltd., as other fully owned subsidiaries.

Key risks

The key risks associated with the Company and Mercury Towers Ltd., as the Parent Company and Guarantor, as well as that of Mercury Hotel Ltd., who made available the hotel by way of a first ranking special hypothec in security for the 2022 bond, are currently those associated with the exposure to an array of competitive pressures in the operation and management of the hospitality, accommodation and commercial rental markets in Malta. The full list of all the key risks is listed in the Prospectuses for the 2019, 2022 and 2024 bond issues and are still applicable to the Company and the Guarantor.

Guarantor and Group's performance for the period and prospects for the rest of 2026

As of 2026, Mercury Tower Complex's revenue streams comprise hospitality, rentals, food and beverage, common cost recharges, car park revenue and other operational income generated from entertainment activities.

Hotel Revenue
All rooms and amenities within the hotel property are operational and recording positive occupancy results slightly above budgeted expectations, and these are expected to be maintained and improved upon.

Commercial Mall Revenue
The Mercury Shopping District is now an established retail mall destination attracting patrons seeking the various brands available. The Mercury Shopping District is operating at full capacity and expected to continue doing so.

Car Park Revenue
Management's strategy to entice more visitors to the Complex by offering very competitive car park entrance fees are paying off, with occupancy levels expected to continue increasing.

Other Operational Revenue
All revenue verticals are registering in-line or slightly above budget expectations, and management is confident to reach the full year forecasts published.

Guarantor and Group's performance for the period and prospects for the rest of 2026 *(Contd.)*

During 2026, the beneficial owner has committed to increase his risk capital in the Guarantor by a capital injection of €18 million. The capitalization of the first tranche amounting to €11.5 million was effected by the date of issue of these interim financial statements, whilst the remaining €6.5 million will be capitalized by the end of the year.

Dividends

The directors do not recommend the payment of an interim dividend.

Signed on behalf of the Board of Directors on 30 July 2026 by:

Mr. Joseph Portelli
Director

Mr. Peter Portelli
Director

DIRECTORS' RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS FOR THE PERIOD 1 JANUARY 2026 TO 30 JUNE 2026

The Companies Act, 1995 (Chapter 386, Laws of Malta) (the 'Act') requires the directors of Mercury Projects Finance p.l.c. (the 'Company') to prepare financial statements which give a true and fair view of the financial position of the Company as at the end of the financial period and of the profit or loss of the Company for that period in accordance with the requirements of International Financial Reporting Standards as adopted by the EU.

In preparing these financial statements, the directors are required to:

- Adopt the going concern basis unless it is inappropriate to presume that the Company will continue in the business;
- Select suitable accounting policies and apply them consistently;
- Make judgement and estimates that are reasonable and prudent;
- Account for income and charges relating to the accounting period on the accruals basis;
- Value separately the components of assets and liabilities;
- Report comparative figures corresponding to those of the preceding accounting period.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act (Cap. 386) enacted in Malta. This responsibility includes designing, implementing and maintaining such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. The directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Board of Directors on 30 July 2026 by:

Mr. Joseph Portelli
Director

Mr. Peter Portelli
Director

MERCURY PROJECTS FINANCE P.L.C.

Portelli Offices, Triq San Gorg, San Giljan STJ3202, Malta
Co. Reg. No. C89117

Directors' statement pursuant to Capital Markets Rule 5.75.3

We hereby confirm that, to the best of our knowledge:

1. the condensed half-yearly financial statements give a true and fair view of the financial position of the Company as at 30 June 2026, and of its financial performance and its cash flows for the period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to Interim Financial Reporting (IAS 34); and

2. the interim directors' report includes a fair review of the information required in terms of Capital Markets Rules 5.81 to 5.84.

Signed on behalf of the Board of Directors on 30 July 2026 by:

Mr. Joseph Portelli
Director

Mr. Peter Portelli
Director

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INDEPENDENT AUDITORS' REVIEW REPORT

TO THE BOARD OF DIRECTORS OF MERCURY PROJECTS FINANCE P.L.C.

REVIEW OF THE CONDENSED INTERIM FINANCIAL STATEMENTS

Introduction

We have reviewed the accompanying condensed interim statement of financial position of Mercury Projects Finance p.l.c. (the 'Company') as at 30 June 2026, the related condensed statements of comprehensive income, changes in equity and cash flows for the six-month period from 1 January 2026 to 30 June 2026 and the explanatory notes ('Interim Financial Information') set out on pages 8 to 20. The directors are responsible for the preparation and fair presentation of this interim financial information in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU applicable to interim financial reporting (International Accounting Standard 34, 'Interim Financial Reporting'). Our responsibility is to express a conclusion on this condensed interim financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'. A review of interim financial information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial information is not prepared, in all material respects, in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU applicable to interim financial reporting (International Accounting Standard 34, 'Interim Financial Reporting').

This review report has been signed by
Donald Sant for and on behalf of

Baker Tilly Malta

Registered Auditors

Level 5
Rosa Marina Building
216, Marina Seafront
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Malta

30 July 2026

CONDENSED INTERIM STATEMENT OF COMPREHENSICE INCOME FOR THE PERIOD 1 JANUARY 2026 TO 30 JUNE 2026

	Note	**2026** **6 months** ***(Unaudited)*** **Euro**	2025 6 months *(Unaudited)* Euro
Finance income		**2,217,041**	2,217,041
Finance cost		**(2,037,490)**	(2,037,490)
Net interest margin		**179,551**	179,551
Administrative expenses		**(106,924)**	(107,620)
Profit before tax	4	**72,627**	71,931
Income tax expense	5	**(25,420)**	(25,176)
Profit for the period		**47,207**	46,755
Comprehensive income for the period		**47,207**	46,755
Basic earnings per share	6	**0.188**	0.187

The notes on pages 12 to 20 form an integral part of these interim financial statements.

MERCURY PROJECTS FINANCNE P.L.C.

CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	Note	30.06.2026 (Unaudited) Euro	31.12.2025 (Audited) Euro
ASSETS			
Non-current assets			
Interest bearing receivables	7	**80,944,358**	92,444,358
Total non-current assets		**80,944,358**	92,444,358
Current assets			
Interest bearing receivables	7	**11,500,000**	-
Other receivables	8	**2,387,251**	2,934,687
Cash and cash equivalents	9	**173,906**	714,911
Total current assets		**14,061,157**	3,649,598
Total assets		**95,005,515**	96,093,956
EQUITY AND LIABILITIES			
Equity			
Share capital	10	**250,000**	250,000
Retained earnings		**532,595**	485,388
Total equity		**782,595**	735,388
Liabilities			
Non-current liabilities			
Interest bearing borrowings	11	**81,000,000**	92,500,000
Total non-current liabilities		**81,000,000**	92,500,000
Current liabilities			
Interest bearing borrowings	11	**11,500,000**	-
Other payables	12	**1,700,635**	2,844,730
Taxation payable		**22,285**	13,838
Total current liabilities		**13,222,920**	2,858,568
Total liabilities		**94,222,920**	95,358,568
Total equity and liabilities		**95,005,515**	96,093,956

The notes on pages 12 to 20 form an integral part of these unaudited interim financial statements.

The condensed interim financial statements have been approved by the Board of Directors on 30 July 2026 and signed on its behalf by:

Mr. Joseph Portelli
Director

Mr. Peter Portelli
Director

MERCURY PROJECTS FINANCNE P.L.C.

CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD 1 JANUARY 2026 TO 30 JUNE 2026

	Total	Share capital	Retained earnings
	Euro	Euro	Euro
Balance as at 1 January 2026	**735,388**	**250,000**	**485,388**
Comprehensive income for the period			
Profit for the financial period	**47,207**	**-**	**47,207**
Balance as at 30 June 2026	**782,595**	**250,000**	**532,595**
Balance at 1 January 2025	644,620	250,000	394,620
Comprehensive income for the year			
Profit for the year	90,768	-	90,768
Balance at 31 December 2025	735,388	250,000	485,388

The notes on pages 12 to 20 form an integral part of these interim financial statements.

CONDENSED INTERIM STATEMENT OF CASH FLOWS
FOR THE PERIOD 1 JANUARY 2026 TO 30 JUNE 2026

	2026 6 months *(Unaudited)* Euro	2025 6 months *(Unaudited)* Euro
Operating activities		
Operating profit for the period	**72,627**	71,931
Working capital changes:		
Accrued finance income	**1,156,709**	647,531
Accrued finance expense	**(1,011,260)**	(1,011,260)
Changes in receivables	**(26,917)**	(27,270)
Changes in payables	**179,809**	(5,349)
Cash generated/(lost) from operations	**370,968**	(324,417)
Taxes paid	**(29,730)**	(8,912)
Taxes refunded	**12,757**	29,300
Net cash from/(used in) operating activities	**353,995**	(304,029)
Financing activities		
Movement in parent company account	**(895,000)**	303,329
Net cash from/(used in) financing activities	**(895,000)**	303,329
Net movement in cash and cash equivalents	**(541,005)**	(700)
Opening cash and cash equivalents	**714,911**	13,105
Closing cash and cash equivalents	**173,906**	12,405

The notes on pages 12 to 20 form an integral part of these interim financial statements.

1. Corporate information

These interim condensed financial statements of Mercury Projects Finance p.l.c. (the 'Company') for the period 1 January 2026 to 30 June 2026 were authorised for issue in accordance with a resolution dated 30 July 2026.

Mercury Projects Finance p.l.c. is a public company incorporated and domiciled in Malta, which Company was listed on the Malta Stock Exchange following the issue of a bond for €11,500,000 3.75% Secured Bonds 2027 with a nominal value of €100 per bond at par, and a further bond for €11,000,000 4.25% Secured Bonds 2031 with a nominal value of €100 per bond. The bonds were issued on 29 March 2019 and trading of such bonds commenced on 5 April 2019. On 21 March 2022, the Company issued a further €50,000,000 4.3% Secured Bonds 2032 with a nominal value of €100 per bond. These bonds were issued on 26 April 2023 and trading in such bonds commenced on 27 April 2022. On 25 July 2024, the Company issued a further € 20,000,000 5.3% secured bonds to mature in 2034. This bond was issued with a nominal value of € 100 per bond and was admitted to the official list of the Malta Stock Exchange with effect from 26 August 2024, and trading commenced on the same day.

The principal activity of the Company is that of acting as a finance vehicle to the Parent Company and Guarantor, namely Mercury Towers Ltd., and related Group companies.

2. Basis of preparation

2.1 Statement of compliance

The condensed interim financial statements of Mercury Projects Finance p.l.c. (the 'Company') have been prepared in accordance with International Financial Reporting Standards as adopted by the EU applicable to interim financial reporting (IAS 34, 'Interim Financial Reporting') (the 'Applicable Framework'). All references in these financial statements to IAS, IFRS or SIC/IFRIC interpretations refer to those adopted by the EU. They have also been drawn up in accordance with the provisions of the Companies Act, 1995 (Chapter 386, Laws of Malta), to the extent that such provisions do not conflict with the applicable framework.

2.2 Basis of measurement

The financial statements have been prepared on the historical cost basis.

2.3 Going concern basis

During the financial period ended 31 December 2019, the Company issued €11,500,000 3.75% Secured Bonds of €100 each maturing 2027, and a further €11,000,000 4.25% Secured Bonds of €100 each maturing 2031. On 21 March 2022, the Company issued a further €50,000,000 4.3% Secured Bonds of €100 each maturing 2032. On 25 July 2024, the Company issued a further € 20,000,000 5.3% secured bonds maturing in 2034.

The net proceeds from all the bond issues were advanced as loans to Mercury Towers Ltd. (the Parent Company and Guarantor).

2. Basis of preparation *(Contd.)*

2.3 Going concern basis *(Contd.)*

The ability of the Company to meet its obligations, both in terms of servicing its debts and ultimately repaying the bond holders on the redemption dates, is dependent on the ability of Mercury Towers Ltd., as Guarantor, to meet its obligations towards the Company. Based on the recent financial and non-financial information presented to the Board of Directors, the long term financial projections that support the last bond issue and the tangible commitment by the shareholder to inject further capital and loans from own sources to support and strengthen the Guarantor's financial position, the directors are satisfied that, at the time of issue of these financial statements, it is appropriate to adopt the going concern basis as an underlying assumption in the preparation of these financial statements.

Additionally, the Group is generating more cash revenue from the mall, hotel, entertainment areas, car park and food and beverage outlets collectively and at the same time constantly reviewing costs targeting the EBITDA projections and operating efficiency targets.

2.4 Functional and presentation currency

The financial statements are presented in Euro, which is the Company's functional currency.

2.5 Use of estimates and judgements

The preparation of financial statements in conformity with IFRSs requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

In the opinion of the directors, the accounting estimates and judgments made in the course of preparing these financial statements are not difficult to reach, subjective or complex to a degree which would warrant their description as significant and critical in terms of the requirements of IAS 1 (revised).

2.6 New and amended standards and impact of standards issued but not yet applied by the Company

A number of amended standards became applicable for the current period. The impact of the adoption of these revisions on the Company's accounting policies and on the financial results are insignificant.

Certain new standards, amendments and interpretations to existing standards have been published by the date of the authorisation for issue of these unaudited financial statements but are mandatory for the Company's accounting period after 1 January 2026. The Company may early adopt these revisions to the requirements of IFRSs as adopted by the EU. The Company's directors are of the opinion that there are no requirements that will have a significant impact on the financial statements in the period of initial application.

3. Significant accounting policies

The accounting policies applied in the preparation of the half-yearly report are consistent with those of the annual financial statements for the year ended 31 December 2025 as described in those financial statements.

3.1 Finance income and finance costs

Finance income comprises interest on loans receivable from the Company's parent company. Finance costs comprise interest payable on the bonds. Interest income and interest expense is recognised when the inflow or outflow of economic benefits associated with the transaction is probable and the amount of income or cost can be measured reliably. Interest income and interest payable is recognised on an accrual of time proportion basis.

A financial asset or a financial liability is recognised on the Company's statement of financial position when the Company becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially recognised at their fair value, plus in the case of financial assets and financial liabilities not classified as held for trading and subsequently measured at fair value, transaction costs attributable to the acquisition or issue of the financial assets and financial liabilities. Financial assets and financial liabilities are derecognised if, and to the extent that, it is no longer probable that any future economic benefits associated with the item will flow to or from the entity.

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments are recorded at the proceeds received, net of direct issue costs.

A financial instrument, or its component parts, is classified as a financial liability, financial asset or an equity instrument in accordance with the substance of the contractual arrangement rather than its legal form.

i. Other receivables

Other receivables are stated at their normal value unless the effect of discounting is material, in which case, trade and other receivables are measured at amortised cost using the effective interest method. Appropriate allowances for estimated irrecoverable amounts are recognised in profit or loss when there is objective evidence of impairment.

ii. Trade and other payables

Trade and other payables are stated at their nominal value unless the effect of discounting is material, in which case trade and other payables are measured at amortised cost using the effective interest method.

iii. Borrowings

Subsequent to initial recognition, interest bearing loans are measured at the amortised cost using the effective interest method. Borrowings are carried at their face value due to their market rate of interest.

iv. Share capital issued by the Company

Ordinary shares issued by the Company are classified as equity. Dividends to ordinary shareholders are debited directly to equity and are recognised as liabilities in the period in which they are declared.

3. Significant accounting policies *(Contd.)*

3.3 Impairment

Financial assets

A financial asset or a group of financial assets is impaired and impairment losses are incurred if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

If there is objective evidence that an impairment loss on financial assets carried at amortised cost or cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The amount of the loss is recognised in profit or loss. If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed. The reversal does not result in a carrying amount of the financial asset that exceeds what the amortised cost would have been had the impairment not been recognised at the date the impairment is reversed. The amount of the reversal is recognised in profit or loss.

3.4 Cash and cash equivalents

Cash comprises cash on hand and demand deposits. Cash equivalents are short-term investments that are held to meet short-term cash commitments rather than for investment or other purposes. Bank overdrafts, which are repayable on demand and form an integral part of the Company's cash management, are presented in current liabilities in the balance sheet.

3.5 Income taxes

Income tax expense comprises current and deferred tax. Income tax expense is recognised in profit or loss except to the extent that the tax arises from a transaction or event which is recognised directly in equity, in which case it is recognised in equity or in comprehensive income. Current tax is based on the taxable profit for the period, as determined in accordance with tax laws, and measured using tax rates, which have been enacted or substantively enacted by the statement of financial position date.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is recognised on temporary differences arising from differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. The Company recognises a deferred tax liability in respect of all taxable temporary differences and a deferred tax asset in respect of all deductible temporary differences except to the extent that such deferred tax liability arises from the initial recognition of goodwill or the deferred tax asset/liability arises from the initial recognition of an asset or liability which is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit/(loss). Recognition of a deferred tax asset is however limited to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised. The Company re-assesses any unrecognised deferred tax asset at each balance sheet date to determine whether future taxable profit has become probable that allows the deferred tax asset to be recovered.

4. Profit before tax

The total remuneration paid to the Company's directors during the period amounted to €54,000 (2025 - €54,000).

5. Taxation

	2026 **6 months**	2025 6 months
	Euro	Euro
Tax charge for the period	**25,420**	25,176

6. Earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to the shareholders by the weighted average number of ordinary shares in issue during the period.

	2026 **6 months**	2025 6 months
Net profit attributable to shareholders - Euro	**47,207**	46,755
Weighted average number of ordinary shares in issue - No.	**250,000**	250,000
Basic earnings per share - Euro	**0.188**	0.187

7. Interest-bearing receivables

	30.06.26	31.12.25
	Euro	Euro
Non-current:		
Loan receivable from Parent Company I	**-**	11,500,000
Loan receivable from Parent Company II	**10,944,358**	10,944,358
Loan receivable from Parent Company III	**50,000,000**	50,000,000
Loan receivable from Parent Company IV	**20,000,000**	20,000,000
	80,944,358	92,444,358
Current:		
Loan receivable from Parent Company I	**11,500,000**	-
Total interest-bearing receivables	**92,444,358**	92,444,358

7. Interest-bearing receivables *(Contd.)*

7.1 Loan I amounting to €11,500,000 is subject to an annual interest rate of 4.75% and is repayable by 2027. Loan II amounting to €10,944,357 is repayable by 2031 and is subject to interest at the annual rate of 5.25%. These loans are secured by immovable property of the parent company. The loan balances include costs amounting to €394,352 incurred by the Company in connection with the bond issues in view that the said costs were exclusively incurred to finance the operations of the parent company.

7.2 Loan III amounting to €50,000,000 is subject to an annual interest rate of 4.50% and is repayable by 15 April 2032. This loan is guaranteed by Mercury Towers Ltd. and secured over immovable property of a related company, namely Mercury Hotel Ltd.

7.3 Loan IV amounting to €20,000,000 is subject to an annual interest rate of 5.50% and is repayable by 25 August 2034. This loan is secured by immovable property held by Mercury Towers Ltd.

8. Other receivables

	30.06.26	31.12.25
	Euro	Euro
Accrued interest on loans receivable from Parent Company	**2,337,122**	2,912,474
Other receivables	**1,000**	1,000
Prepayments	**49,129**	21,213
	2,387,251	2,934,687

8.1 The accrued interest on the loans receivable due from the parent company is due for payment on the anniversary of when the loans were advanced by the Company in terms with the conditions listed in the Company's Prospectus.

9. Cash and cash equivalents

	30.06.26	31.12.25
	Euro	Euro
Bank balances	**173,906**	714,911
Cash and cash equivalents	**173,906**	714,911

10. Share capital

	30.06.26	31.12.25
	Euro	Euro
Authorised		
500,000 ordinary shares of €1 each	**500,000**	500,000
Issued and fully paid up		
250,000 ordinary shares of €1 each	**250,000**	250,000

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

11. Interest bearing borrowings

Borrowings included under non-current liabilities comprise the following amounts:

	30.06.26	31.12.25
	Euro	Euro
Non-current:		
Series I Bonds 2027 @ 3.75% p.a.	-	11,500,000
Series II Bonds 2031 @ 4.25% p.a.	**11,000,000**	11,000,000
Bonds 2032 @ 4.30% p.a.	**50,000,000**	50,000,000
Bonds 2034 @ 5.30% p.a.	**20,000,000**	20,000,000
	81,000,000	92,500,000
Current:		
Series I Bonds 2027 @ 3.75% p.a.	**11,500,000**	-
Total interest-bearing borrowings	**92,500,000**	92,500,000

11.1 On 4 March 2019, the Company issued €11,500,000 3.75% secured Bonds maturing in 2027 (Series I Bonds) and a further €11,000,000 4.25% secured Bonds maturing in 2031 (Series II Bonds). Both Bonds were issued at a nominal value of €100 per bond. These Bonds were admitted to the official list of the Malta Stock Exchange with effect from 29 March 2019 and trading in the Bonds commenced on 5 April 2019.

In accordance with the provisions of the Prospectus dated 4 March 2019, the proceeds from the bond issues have been advanced by way of a loan facility to the Parent Company and Guarantor, for the purpose of refinancing existing bank loans and for the construction and finishing of project elements at the Mercury site in St. Julians, Malta, which project is owned by the Parent Company and the related Group companies.

11. Interest bearing borrowings *(Contd.)*

11.2 On 22 March 2022, the Company issued a further €50,000,000 4.30% secured Bonds of €100 each maturing in 2032. On 14 April 2022, the bond was fully subscribed and the proceeds from this bond issue were advanced by way of another loan facility to the Parent Company, for the purposes of construction and finishing of the hotel at the Mercury Towers project and for general corporate funding. This bond is guaranteed by Mercury Towers Ltd. (the 'Parent Company'), and secured by a first ranking special hypothec on the immoveable property of a related company, namely Mercury Hotel Ltd.

11.3 On 25 July 2024, the Company issued a further €20,000,000 5.3% secured bonds of €100 each maturing in 2034. On 26 August 2024, the bond was fully subscribed and the proceeds from this bond issue were advanced by way of another loan facility to the Parent Company, for the purpose of finishing the last elements of the Mercury Towers project and also for the Group's general corporate funding. This bond is guaranteed by the Parent Company, Mercury Towers Ltd., and secured by a first ranking special hypothec on the immoveable property held by the Parent Company.

11.4 The quoted market price as at 30 June 2026 for the 3.75% Bonds was €96.46 (Dec 2025: €97.00) whilst the quoted market price of the 4.25% Bonds was €97.45 (Dec 2025: €96.51). The quoted market price of the 4.3% Bonds was €93.00 (Dec 2025: €96.90). The quoted market price of the 5.3% Bonds was €99.90 (2025: Dec €99.75).

12. Other payables

	30.06.26	31.12.25
	Euro	Euro
Trade payables	**70,826**	-
Accrued interest on borrowings	**1,481,935**	2,493,195
Other payables	**138,273**	12,698
Accrued expenses	**9,601**	25,194
Amounts due to parent company	-	313,643
	1,700,635	2,844,730

12.1 The amounts due to the parent company in the comparative period was repayable on demand, unsecured and interest free.

13. Related party disclosures

13.1 Parent company

The Company is wholly owned, except for one share, by Mercury Towers Ltd., a company registered in Malta, with registered offices at J Portelli Projects, 1400 Block 14, Portomaso, St. Julians, Malta.

13.2 Related party transactions and balances

	2026	2025
	6 months	6 months
	Euro	Euro
Parent company		
Finance income		
Interest income	**2,217,041**	2,217,041
Financing transactions		
Funds advanced to	**(895,000)**	(202,928)

The balances due from and to the parent company are disclosed in Notes 7, 8 and 12.

14. Group capital contributions

14.1 ***Injections of funds***

During 2026, the beneficial owner has committed to increase his risk capital in the Guarantor by a capital injection of €18 million. The capitalization of the first tranche amounting to €11.5 million was effected by the date of issue of these interim financial statements, whilst the remaining €6.5 million will be capitalized by the end of the year.

14.2 ***Contribution in kind***

On 23 April 2026, the ultimate beneficial owner made a contribution in-kind to the Group amounting to €2,650,000 consisting of operational equipment within the entertainment arena which will also initiate a new revenue generating operational activity.

15. Subsequent events

The directors are not aware of any significant other event that has occurred between the closing date of these interim financial statements and the issue date of this report, which requires disclosure as it may significantly affect them.

Schedules and Appendices:

SCHEDULE I – FINANCE INCOME AND FINANCE COST FOR THE PERIOD 1 JANUARY 2026 TO 30 JUNE 2026

Finance income

	2026	2025
	6 months	6 months
	(Unaudited)	*(Unaudited)*
	Euro	Euro
Interest on Parent Company loan of €11,500,000	**270,880**	270,880
Interest on Parent Company loan of €11,944,357	**284,928**	284,928
Interest on Parent Company loan of €50,000,000	**1,115,753**	1,115,753
Interest on Parent Company loan of €20,000,000	**545,480**	545,480
	2,217,041	2,217,041

Finance cost

	2026	2025
	6 months	6 months
	(Unaudited)	*(Unaudited)*
	Euro	Euro
Interest on Series I Bonds 2027 @ 3.75% p.a.	**213,853**	213,853
Interest on Series II Bonds 2031 @ 4.25% p.a.	**231,829**	231,829
Interest on Bonds 2032 @ 4.30% p.a.	**1,066,164**	1,066,164
Interest on Bonds 2034 @ 5.30% p.a.	**525,644**	525,644
	2,037,490	2,037,490

MERCURY PROJECTS FINANCE P.L.C.

SCHEDULE II – ADMINISTRATION COSTS
FOR THE PERIOD 1 JANUARY 2026 TO 30 JUNE 2026

Administrative expenses

	2026	2025
	6 months	6 months
	(Unaudited)	*(Unaudited)*
	Euro	Euro
Directors' fees	**54,000**	54,000
Finance and bank charges	**1,861**	2,636
General expenses	**42**	42
Licences and registration fees	**6,272**	5,181
Listing fees	**28,351**	28,351
Consultancy fees	**89**	-
Professional fees	**16,309**	17,410
	106,924	107,620