



Mediterranean
Investments
Holding P.L.C.

COMPANY ANNOUNCEMENT

The following is a company announcement by Mediterranean Investments Holding p.l.c. - C37513 (the Company), pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority.

Approval of the interim unaudited Financial Statements for the six-month period ended 30 June 2024

The Company's Board of Directors approved the Group's interim unaudited Financial Statements for the six-month period ended 30 June 2024. The Financial Statements are attached herewith and are also available on the Company's website through the following link:

<https://mihplc.com/wp-content/uploads/2024/08/MIH-Group-Half-Yearly-Financial-Report-30-June-2024.pdf>

A handwritten signature in blue ink, appearing to read 'K. Ellul', with a horizontal line underneath.

Krystle Ellul
Company Secretary

Encl.

28 August 2024

Mediterranean Investments Holding
p.l.c.

Group Half-Yearly Financial Report
(Unaudited)

For the period 1 January to 30 June 2024

Company registration number: C 37513

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Half-yearly Directors' Report pursuant to Capital Markets Rule 5.75.2

The directors present their report together with the unaudited consolidated financial statements of Mediterranean Investments Holding p.l.c. (MIH) for the six-month period ended 30 June 2024. The group comprises the company, its two subsidiaries, Palm City Ltd and Palm Waterfront Ltd, and its associate, Medina Tower Joint Stock Company for Real Estate Investment and Development.

Basis of preparation

The published figures have been extracted from the unaudited consolidated financial statements of Mediterranean Investments Holding Plc for the six months ended 30 June 2024 and the comparative period in 2023. The comparative Statement of Financial Position as at 31 December 2023 has been extracted from the audited financial statements for the year then ended. This report is being published in terms of Capital Markets Rule 5.74 issued by the Malta Financial Services Authority and has been prepared in accordance with the applicable Capital Markets Rules and the International Accounting Standard 34, 'Interim Financial Reporting'. In terms of Capital Markets Rule 5.75.5, the Directors are stating that this Half-Yearly Financial Report has not been audited or reviewed by the auditors of the Group.

Accounting Policies

The accounting policies adopted in the preparation of the 2024 Group Half-Yearly Report are the same as those adopted in the preparation of the audited financial statements for the year ended 31 December 2023.

Principal activities

The principal activity of the Group is to directly or indirectly acquire, develop and operate real estate projects in North Africa and invest in any related trade or business venture.

Review of the business

During the six-month period under review, the Group's revenues amounted to €15.2 million (2023 - €13.3 million), a 13.9% increase in revenue over the corresponding period the year before. The increase in revenue was driven by both a higher average occupancy percentage rate and by higher average rental rates charged on the residences during the period under review.

Notwithstanding the improved performance, operating profit improved marginally to €9.9 million (2023 - €9.3 million). Since Palm City is treated as an investment property and does not sustain any depreciation charge, all repairs and replacements of a capital nature are expensed through the income statement as and when they are due. In view of the increased occupancy, certain such expenses, which were kept on hold for a number of years, have now become necessary with units and facilities being upgraded in time for immediate occupancy.

Finance costs marginally increased primarily due to exchange differences and a higher coupon rate payable on the bond issued in July 2023.

The consolidated profit before tax for the period under review amounted to €8.0 million (2023 - €7.4 million), a 7.5% increase over the prior period. Libya tax is being provided for on the profits generated at Palm City in these financial statements.

The average occupancy at Palm City Residences for the first six months of the year was 60.7% (2023: 54.6%).

State of Affairs


As at the end of the June 2024, the group's total assets stood at €315.5 million, up from €309.1 million as at 31 December 2023 mainly due to an increase in cash and cash equivalents and financial assets. Total liabilities have also increased, mainly due to increased accruals and deferred income. As at 30 June there was also a dividend balance payable of €2.0 million. The positive working capital position of the Group improved from €1.6 million at the end of last year to €2.2 million at the end of June 2024.

Outlook


Palm City Residences continues to register satisfactory growth. Although the political situation in Libya remains largely unchanged, the relative calm that has reigned over the past two years has led to enough stability allowing foreign investors, as well as diplomatic missions back to Tripoli and Libya. This has manifested itself in a marked rise in occupancy, as well as enquiries since the beginning of this year.

Several enquiries have developed into active lease negotiations, whilst others are still under consideration. The oil and gas sector continues to be the main catalyst for these enquiries, significantly supported by the industry stakeholders already within our portfolio as well as the diplomatic community.

Our proactive management team maintains regular communication with clients to understand their evolving needs and ensures that the property is kept in impeccable condition. This commitment allows Palm City to welcome new clients swiftly once lease agreements are finalized.



Alfred Pisani
Chairman



Ahmed Wahedi
Director

Registered office:
22, Europa Centre,
Floriana FRN 1400,
Malta

28 August 2024

Statement of total comprehensive income

	1 January to 30 June 2024	1 January to 30 June 2023
	€	€
Revenue	15,189,687	13,341,271
Operating expenses	(3,974,749)	(2,870,600)
Gross profit	11,214,938	10,470,671
Other income	-	25,000
Administrative expenses	(1,157,775)	(1,054,296)
Marketing expenses	(147,002)	(123,055)
Operating profit	9,910,161	9,318,320
Finance income	13,976	-
Finance costs	(1,994,749)	(1,881,484)
Gain in fair value of financial assets	65,610	-
Profit before tax	7,994,998	7,436,836
Tax expense		
- Current tax	(1,681,082)	(1,455,734)
Profit for the period	6,313,916	5,981,102
Earnings per share (basic and diluted)	0.132	0.125

Statement of financial position

	30 Jun 2024	31 Dec 2023
	€	€
Assets		
Non-current		
Intangible assets	2,258	2,258
Property, plant and equipment	10,038,877	10,166,938
Investment property	272,587,765	272,567,609
Investment accounted for using the equity method	7,845,472	7,845,472
	<u>290,474,372</u>	<u>290,582,277</u>
Current		
Inventories	1,649,351	1,600,441
Trade and other receivables	5,605,926	8,459,799
Financial assets at FVTPL	7,268,721	979,075
Cash and cash equivalents	10,533,286	7,469,970
	<u>25,057,284</u>	<u>18,509,285</u>
Total assets	<u>315,531,656</u>	<u>309,091,562</u>
Equity		
Share capital	48,002,000	48,002,000
Other components of equity	(4,801,730)	(4,801,730)
Retained earnings	163,021,354	162,707,438
Total equity	<u>206,221,624</u>	<u>205,907,708</u>
Liabilities		
Non-current		
Bonds	1	60,331,970
Deferred tax liability		60,245,262
Taxation		21,143,116
Security deposits		1,719,964
		<u>3,142,721</u>
		<u>86,440,535</u>
Current		
Trade and other payables		19,703,637
Current taxation		14,091,628
		<u>3,165,860</u>
		<u>22,869,497</u>
Total liabilities		<u>109,310,032</u>
Total equity and liabilities		<u>315,531,656</u>

The notes on page 8 are an integral part of this Half-Yearly Financial Report.

The interim financial statements on pages 2 to 8 were approved by the board of directors, authorised for issue on 28 August 2024 and signed on its behalf by:


Alfred Pisani
Chairman


Ahmed Wahedi
Director

Statements of changes in equity

	Share capital €	Other components of equity €	Retained earnings €	Total equity €
Balance at 1 January 2023	48,002,000	(4,662,790)	156,134,574	199,473,784
Profit for the period	-	-	5,981,102	5,981,102
Total comprehensive income for the period	-	-	5,981,102	5,981,102
Balance at 30 June 2023	48,002,000	(4,662,790)	162,115,676	205,454,886
Balance at 1 July 2023	48,002,000	(4,662,790)	162,115,676	205,454,886
Profit for the period	-	-	6,591,762	6,591,762
Other comprehensive loss	-	(138,940)	-	(138,940)
Total comprehensive income for the period	48,002,000	(138,940)	6,591,762	6,452,822
Transactions with owners				
Dividend declared	-	-	(6,000,000)	(6,000,000)
Balance at 31 December 2023	48,002,000	(4,801,730)	162,707,438	205,907,708
Balance at 1 January 2024	48,002,000	(4,801,730)	162,707,438	205,907,708
Profit for the period	-	-	6,313,916	6,313,916
Total comprehensive income for the period	-	-	6,313,916	6,313,916
Transactions with owners				
Dividend declared	-	-	(6,000,000)	(6,000,000)
Balance at 30 June 2024	48,002,000	(4,801,730)	163,021,354	206,221,624

Statement of cash flows

	1 January to 30 June 2024	1 January to 30 June 2023
	€	€
Operating activities		
Profit before tax	7,994,998	7,436,836
Adjustments	2,102,990	2,126,336
Net changes in working capital	4,584,428	605,046
Tax received	-	555,828
Tax paid	(1,314,362)	(1,237,713)
Net cash generated from (used in) operating activities	13,368,056	9,486,333
Investing activities		
Payments to acquire property, plant and equipment	(56,786)	-
Payments to acquire investment property	(20,155)	-
Payments to acquire financial assets	(6,241,776)	-
Interest received	13,977	-
Net cash used in investing activities	(6,304,740)	-
Financing activities		
Repayment of shareholders' loans	-	(1,750,000)
Payment of dividends	(4,000,000)	(1,000,000)
Net cash used in financing activities	(4,000,000)	(2,750,000)
Net change in cash and cash equivalents	3,063,316	6,736,333
Cash and cash equivalents, beginning of year	7,469,970	6,888,017
Cash and cash equivalents, end of period	10,533,286	13,624,350

Notes to the Group Half-Yearly Report

1 Bonds

	Interest Rate	Jun 2024	Dec 2023
		€	€
Bond IX	6.00%	11,000,000	11,000,000
Bond X	5.25%	29,684,627	29,636,045
Bond XI	5.85%	19,647,343	19,609,217
		60,331,970	60,245,262
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Comprising:		Jun 2024	Dec 2023
		€	€
Non-current		60,331,970	60,245,262
		60,331,970	60,245,262
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The maturity date of Bond IX which is an unlisted bond, is 3rd October 2025. This bond was issued with an early redemption option to redeem in part or in full on the interest payment dates in 2023 and 2024.

The maturity date of Bond X is 6 July 2027.

The maturity date of Bond XI is 31 July 2028.

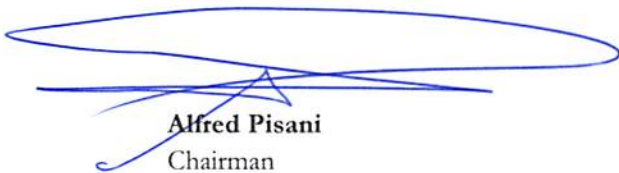
2 Post-reporting date events

No adjusting or significant non-adjusting events have occurred between the end of the reporting period and the date of authorisation by the board.

Statement pursuant to Capital Markets Rule 5.75.3 issued by MFSA

We confirm that to the best of our knowledge:

- the interim financial statements give a true and fair view of the financial position of Mediterranean Investments Holding Plc as at 30 June 2024, and of its financial performance and its cashflows for the six-month period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to interim financial reporting (International Accounting Standard 34 – Interim Financial Reporting), and
- The interim Directors' Report includes a fair review of the information required in terms of Capital Markets Rules 5.81 to 5.84.



Alfred Pisani
Chairman



Ahmed Wahedi
Director