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COMPANY ANNOUNCEMENT

Main Street Complex p.l.c.

Approval of interim financial statements

Date of Announcement:	10 August 2026
Reference No:	68/2026
Capital Markets Rule:	5.16.20

QUOTE

During the meeting of the Board of Directors of Main Street Complex p.l.c. (the "Company") held today, 10 August, 2026, the Board of Directors of the Company approved the Company's interim financial statements for the six-month period ended 30 June, 2026. The approved interim financial statements are attached herewith and are also available on the Company's website at http://mainstreetcomplex.com/investor-relations/#financial-statements.

UNQUOTE

By order of the Board.

Dr Malcolm Falzon
Company Secretary

MAIN STREET COMPLEX P.L.C.

Condensed interim financial statements
for the period 1 January 2026 to 30 June 2026

Company Registration Number: C 34767

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Directors' report pursuant to Capital Markets rule 5.75.2

*This half-yearly directors' report is being published in terms of Chapter 5 of the Capital Markets Rules published by the Malta Financial Services Authority and the Prevention of Financial Markets Abuse Act, 2005. The half-yearly report, of which the present directors' report forms part, comprises the unaudited condensed interim financial statements of Main Street Complex p.l.c. (the "**Company**") for the six months ended 30 June 2026 prepared in accordance with International Financial Reporting Standards adopted for use in the EU for interim financial statements (International Accounting Standard 34, 'Interim Financial Reporting'). The comparative statement of financial position has been extracted from the audited financial statements for the year ended 31 December 2025.*

Principal activities

The Company's principal activity, which remained unchanged since last year, is the management and granting of concessions of outlets and spaces in the 'Main Street Complex', as a retail and entertainment complex, featuring four floors of retail outlets, a bar/restaurant and entertainment area and parking facilities in the heart of Paola, Malta, against an agreed annual rate, and in some cases, a fee payable based on a percentage of the Concessionaire's turnover.

Financial results

The Company's revenues decreased by 61% from €338,578 in the first six months of 2025 to €130,869 in the corresponding period in 2026. As anticipated, this was a result of the expiration of most of tenants' leases in March 2026 and the commencement of the renovation and refurbishment program in April 2026.

Consequent to the commencement of works, operating expenses decreased by €16,108 over the previous period to €54,723 from €70,831 in 2025. Total administrative expenses and other costs remained in line with those reported for the corresponding previous period.

Trading for the period June 2026 resulted in a loss before tax amounting to €40,593 (profit before tax of €141,484 in 2025). The cost of the renovation works, estimated at around €880,000 is being financed from the accumulated cash balances which at the end of the reporting period stood at €174,332 (€724,480 as at 31 December 2025) and bank credit facilities made available to the Company.

Total equity amounted to €9,440,201 as at 30 June 2026 (€9,481,760 as at 31 December 2025).

The statement of comprehensive income is set out on page 4.

Business overview

As anticipated at the Company's Annual General Meeting held on 22 June 2026, during the current year the Company remains focused on completing the works in the Complex. The Board remains confident that the revamp of the Complex, together with the opening of Little Greens, will enhance its appeal, attract new tenants to the remaining lettable spaces, and drive increased footfall.

The Directors are confident that these initiatives will reposition the Complex for sustainable long-term growth.

Dividends

The Board of Directors did not recommend any dividend in respect of the year ended 31 December 2025 (2024: €149,571).

Having given due consideration to the current position of the Company, the Board of Directors have agreed that no dividend will be paid in respect of the current financial year 2026.

Approved by the Board of Directors on 10 August 2026 and signed on its behalf by:

Joseph A. Gasan
Chairman

Etienne Borg Cardona
Director

Statement of financial position

	As at 30 June	As at 31 December
	2026	2025
	€	€
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	**10,362,060**	9,916,827
Current assets		
Trade and other receivables	**105,069**	109,509
Cash and cash equivalents	**174,332**	724,480
Total current assets	**279,401**	833,989
Total assets	**10,641,461**	10,750,816
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital	**1,938,462**	1,938,462
Share premium	**2,876,923**	2,876,923
Revaluation reserve	**3,532,731**	3,532,731
Retained earnings	**1,092,085**	1,133,644
Total equity	**9,440,201**	9,481,760
Non-current liabilities		
Deferred tax liability	**1,000,000**	1,000,000
Total non-current liabilities	**1,000,000**	1,000,000
Current liabilities		
Trade and other payables	**115,823**	185,385
Current tax liabilities	**85,437**	83,671
Total current liabilities	**201,260**	269,056
Total liabilities	**1,201,260**	1,269,056
Total equity and liabilities	**10,641,461**	10,750,816

The notes on pages 7 to 11 are an integral part of these condensed interim financial statements.

The condensed interim financial statements on pages 3 to 11 were authorised for issue by the board on 10 August 2026 and were signed on its behalf by:

Joseph A. Gasan
Chairman

Etienne Borg Cardona
Director

Statement of comprehensive income

	Six-months ended 30 June 2026 Unaudited €	Six-months ended 30 June 2025 Unaudited €
Revenue	**130,869**	338,578
Operating expenses	**(54,723)**	(70,831)
Depreciation	**(44,231)**	(54,059)
Administrative expenses	**(72,087)**	(71,822)
Operating (loss)/profit	**(40,172)**	141,866
Finance costs	**(421)**	(382)
(Loss)/profit before tax	**(40,593)**	141,484
Tax expense	**(966)**	(51,966)
(Loss)/profit for the period - total comprehensive income	**(41,559)**	89,518
Earnings per share	-	0.005

The notes on pages 7 to 11 are an integral part of these condensed interim financial statements.

Statement of changes in equity

Unaudited	**Share capital €**	**Share premium €**	**Revaluation reserve €**	**Retained earnings €**	**Total equity €**
Balance at 1 January 2025	1,938,462	2,876,923	3,532,731	1,174,605	9,522,721
Comprehensive income					
Profit for the period	-	-	-	89,518	89,518
Transactions with owners					
Dividends paid	-	-	-	(149,571)	(149,571)
Balance at 30 June 2025	**1,938,462**	**2,876,923**	**3,532,731**	**1,114,552**	**9,462,668**
Balance at 1 January 2026	1,938,462	2,876,923	3,532,731	1,133,644	9,481,760
Comprehensive income					
Loss for the period	-	-	-	(41,559)	(41,559)
Balance at 30 June 2026	**1,938,462**	**2,876,923**	**3,532,731**	**1,092,085**	**9,440,201**

The notes on pages 7 to 11 are an integral part of these condensed interim financial statements.

Statement of cash flows

	Six-months ended 30 June 2026 Unaudited €	Six-months ended 30 June 2025 Unaudited €
Cash flows from operating activities		
Cash (used in)/generated from operations	**(61,063)**	162,301
Bank charges paid	**(421)**	(382)
Tax refunded/(paid)	**800**	(108,241)
Net cash (used in)/generated from operating activities	**(60,684)**	53,678
Cash flows from financing activities		
Dividends paid	-	(149,571)
Net cash used in financing activities	-	(149,571)
Cash flows from investing activities		
Additions to property, plant and equipment	**(489,464)**	(912)
Net cash used in investing activities	**(489,464)**	(912)
Net movement in cash and cash equivalents	**(550,148)**	(96,805)
Cash and cash equivalents at beginning of period	**724,480**	559,895
Cash and cash equivalents at end of period	**174,332**	463,090

The notes on pages 7 to 11 are an integral part of these condensed interim financial statements.

Notes to the interim financial statements

1. Basis of preparation

These condensed interim financial statements have been prepared in accordance with International Accounting Standard 34 – Interim Financial Reporting, have been extracted from the Company's unaudited accounts for the six months ended 30 June 2026.The half-yearly results are being published in terms of Chapter 5 of the Capital Markets Rules of the Malta Financial Services Authority.

The condensed interim financial statements as at, and for the six-month period ended 30 June 2026 have been prepared 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"). The condensed interim financial statements information should be read in conjunction with the annual financial statements for the year ended 31 December 2025, which have been prepared in accordance with IFRSs as adopted by the EU. The financial statements of the Company as at, and for the year ended 31 December 2025 are available upon request from the Company's registered office at Main Street Complex, Antoine De Paule Square, Paola, PLA1262, Malta. They are also available for viewing on its website at www.mainstreetcomplex.com.

2. Accounting policies

The accounting policies used in the preparation of the condensed interim financial statements are consistent with those of the annual financial statements of Main Street Complex p.l.c. for the year ended 31 December 2025, as described in those financial statements.

New and amended standards adopted by the Company

A number of amended standards became applicable for the current reporting period. There is no impact on the adoption of these revisions on the Company's accounting policies and on the Company's financial results.

Impact of standards issued but not yet applied by the Company

Certain amendments and interpretations to existing standards have been published by the date of authorisation for issue of these financial statements but are mandatory for the Company's accounting periods beginning after 1 January 2026. The Company has not early adopted these revisions to the requirements of IFRSs as adopted by the EU, and the directors are of the opinion that there are no requirements that will have a possible significant impact on the Company's financial statements in the period of initial application.

3. Property, plant and equipment

	Land and buildings including improvements to premises €	Plant, Machinery And Equipment €	Furniture, fixtures and fittings €	Total €
At 1 January 2025				
Cost or valuation	9,814,259	691,432	493,718	10,999,409
Accumulated depreciation	-	(624,103)	(375,306)	(999,409)
Net book amount	9,814,259	67,329	118,412	10,000,000
Year ended 31 December 2025				
Opening net book value	9,814,259	67,329	118,412	10,000,000
Additions	-	-	5,465	5,465
Depreciation charge	(65,277)	(8,633)	(14,728)	(88,638)
Closing net book amount	9,748,982	58,696	109,149	9,916,827
At 31 December 2025				
Cost or valuation	9,814,259	691,432	499,183	11,004,874
Accumulated depreciation	(65,277)	(632,736)	(390,034)	(1,088,047)
Net book amount	9,748,982	58,696	109,149	9,916,827
Period ended 30 June 2026				
Opening net book value	9,748,982	58,696	109,149	9,916,827
Additions	489,464	-	-	489,464
Depreciation charge	(32,548)	(4,317)	(7,366)	(44,231)
Closing net book amount	**10,205,898**	**54,379**	**101,783**	**10,362,060**
At 30 June 2026				
Cost or valuation	10,303,723	691,432	499,183	11,494,338
Accumulated depreciation	(97,825)	(637,053)	(397,400)	(1,132,278)
Net book amount	**10,205,898**	**54,379**	**101,783**	**10,362,060**

The Company operates Main Street Complex, a fully serviced shopping complex, leasing out of retail space. The extent of the services provided is deemed to be significant to the arrangement with the concessionaires as a whole. The shopping complex, which is made up of all the classes of assets included in property, plant and equipment above, is leased out under operating leases and accordingly is treated as property, plant and equipment under the requirements of IAS 16 rather than investment property under IAS 40. During the period ended 30 June 2026, the Company is undergoing a renovation and refurbishment program which is part of the 'Land and buildings including improvements to premises'.

3. Property, plant and equipment - continued

Fair value of land and buildings

The land and buildings within property, plant and equipment were revalued during the year ended 31 December 2024 by an independent property valuer having appropriate recognised professional qualifications and experience in the location and category of the property being valued. For the purposes of the fair value included within the statement of financial position, the directors have prepared a separate valuation using the same underlying cash flow projections applied by the independent property valuer and making additional prudent assumptions in line with IFRS. The directors are of the opinion that the principal assumptions used reflect a prudent approach and that the carrying amount of the Company's property as at the end of the current financial year, is an appropriate estimate of its fair value.

The Company is required to disclose fair value measurements by level of the following fair value measurement hierarchy for non-financial assets carried at fair value:
- Quoted prices (unadjusted) in active markets for identical assets (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset that are not based on observable market data (that is, unobservable inputs) (level 3).

The Company's recurring fair value measurements are categorised as level 3 as they are based on significant unobservable inputs. The Company's policy is to recognise transfers into and out of fair value hierarchy levels as of the beginning of the reporting period. During the current financial period there were no transfers between the fair value levels.

A reconciliation from the opening balance to the closing balance of land and buildings for recurring fair value measurements categorised within Level 3 of the value hierarchy, is reflected in the table above. The changes during the period are mainly attributable to additions and depreciation charge.

The Company's land and buildings represent Main Street Complex, and its current use equates to the highest and best use.

Valuation process and techniques

The Company's property is valued on periodic valuation by the directors after seeking professional advice from independent professionally qualified valuers who hold a recognised relevant professional qualification and have the necessary experience in the location and segments of the property being valued.

At the end of every reporting period during which an external valuation is not carried out, the directors also assess whether any significant changes in actual circumstances, income streams, results and developments have been experienced since the last external valuation. An adjustment to the carrying amount of the property is only reflected if it has been determined that there has been a significant change.

The valuation was determined using discounted cash flow projections considering, *inter alia*, the projected future earnings from the Complex, in the main based on current concession agreements, its ongoing maintenance needs, and other relevant market factors. Accordingly, the significant unobservable inputs applied in the Company's valuation are the following:

3. Property, plant and equipment - continued

- Earnings before interest, tax, depreciation and amortisation (EBITDA): which is based on the Company's existing concession income streams less operating costs (before depreciation) which include marketing and maintenance expenses.

- Growth rate, at an average of 2% (2025: 2%): represents the estimated average growth of the Company's concession income.

- A discount rate of 9.2% (2025: 9.2%) was applied in estimating the net present value of the projected future free cash flows, and a cap rate of 6.8% (2025: 6.8%).

An increase in the EBITDA and the growth rate and/or a decrease in the discount rate, would result in an increase to the fair value of the property. Management carried out a sensitivity analysis and determined that, as an example, a shift of +/-0.5% in the discount rate, which is deemed to be the main key input, would result in a reduction of €360,000 (or 3.8%) or an increase of €378,000 (or 3.9%) in fair value respectively.

4. Commitments

Operating lease commitments - where the Company is the lessor

The future minimum lease payments receivable under non-cancellable operating leases are as follows:

	30 June 2026 € Unaudited	31 December 2025 € Audited
Not later than 1 year	**297,278**	177,719
Later than 1 year and not later than 5 years	**1,770,036**	1,453,659
Later than 5 years	**399,622**	612,678
	2,466,936	2,244,056

Capital commitments

	30 June 2026 € Unaudited	31 December 2025 € Audited
Authorised and contracted		
Property, plant and equipment	**196,167**	-

5. Related party transactions

The Company has related party relationships with Embassy Limited (its former parent), and all entities ultimately controlled by it are still considered to be related parties, in view of Embassy Limited's interest in the Company. Gasan Group is also considered to be a related party of the Company, in view of the fact that Joseph A. Gasan, the Chairman, is the ultimate controlling party of the Gasan Group. Related entities ultimately controlled by Embassy Limited and Gasan Group, together with the Company's directors ('key management personnel') are also considered to be related parties.

The following principal operating transactions, which were carried out with related parties, have a material effect on the operating results and financial position of the Company:

	Six-months ended 30 June 2026 € Unaudited	Six-months ended 30 June 2025 € Unaudited
Management fees	**22,526**	22,194

Statement pursuant to Capital Markets Rule 5.75.3

I confirm that to the best of my knowledge:

- the condensed interim 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 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');

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

Joseph A. Gasan
Chairman

10 August 2026