The following is a Company Announcement issued by ST. ANTHONY CO. P.L.C., a company registered under the laws of Malta with company registration number C 95618 (hereinafter the "Company"), pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority in accordance with the provisions of the Financial Markets Act (Chapter 345 of the laws of Malta), as amended from time to time.

Quote

Publication of Financial Analysis Summary

The Company hereby announces that the updated Financial Analysis Summary dated 20th June 2025 is available for viewing below as an attachment to this announcement and at the Company's registered office, and is also available for download from the following link on the Company's website: https://stanthonyplc.com.mt/company-notifications-and-publications/.

Unquote

By order of the Board

____
Dr Luca Vella
Company Secretary

20th June 2025

Company Announcement: STA26

Calamatta Cuschieri

The Directors
St. Anthony Co. p.l.c.
Casa Antonia,
Pope Alexander VII Junction
Balzan BZN 1530
Malta

20 June 2025

Re: Financial Analysis Summary – 2025

Dear Board Members,

In accordance with your instructions, and in line with the requirements of the MFSA Listing Policies, we have compiled the Financial Analysis Summary (the "**Analysis**") set out on the following pages and which is being forwarded to you together with this letter.

The purpose of the financial analysis is that of summarising key financial data appertaining to St. Anthony Co. p.l.c. (the "**Issuer**") as explained in part 1 of the Analysis. The data is derived from various sources or is based on our own computations as follows:

(a) Historical financial data for the three years ended 31 December 2022, 2023 and 2024 have been extracted from the audited financial statements of St. Anthony Co. p.l.c.

(b) The forecast data for the financial years ending 2025 has been provided by management.

(c) Our commentary on the Issuer's results and financial position is based on the explanations set out by the Issuer in the Prospectus and on the MFSA Listing Policies.

(d) The ratios quoted have been computed by us applying the definitions set out in Part 4 of the Analysis.

(e) The principal relevant market players listed in Part 3 of the document have been identified by management. Relevant financial data in respect of competitors has been extracted from public sources such as the web sites of the companies concerned or financial statements filed with the Registrar of Companies or websites providing financial data.

The Analysis is meant to assist potential investors by summarising the more important financial data set out in the Prospectus. The Analysis does not contain all data that is relevant to potential investors and is meant to complement, and not replace, the contents of the full Prospectus. The Analysis does not constitute an endorsement by our firm of the proposed bond issue and should not be interpreted as a recommendation to invest in the Issuer's securities. We shall not accept any liability for any loss or damage arising out of the use of the Analysis and no representation or warranty is provided in respect of the reliability of the information contained in the Prospectus. Potential investors are encouraged to seek professional advice before investing in the Issuer's securities.

Yours sincerely,

Patrick Mangion
Head of Capital Markets

FINANCIAL ANALYSIS SUMMARY 2025

St. Anthony Co. p.l.c.

20 June 2025

Prepared by Calamatta Cuschieri Investment Services Limited

Table of Contents

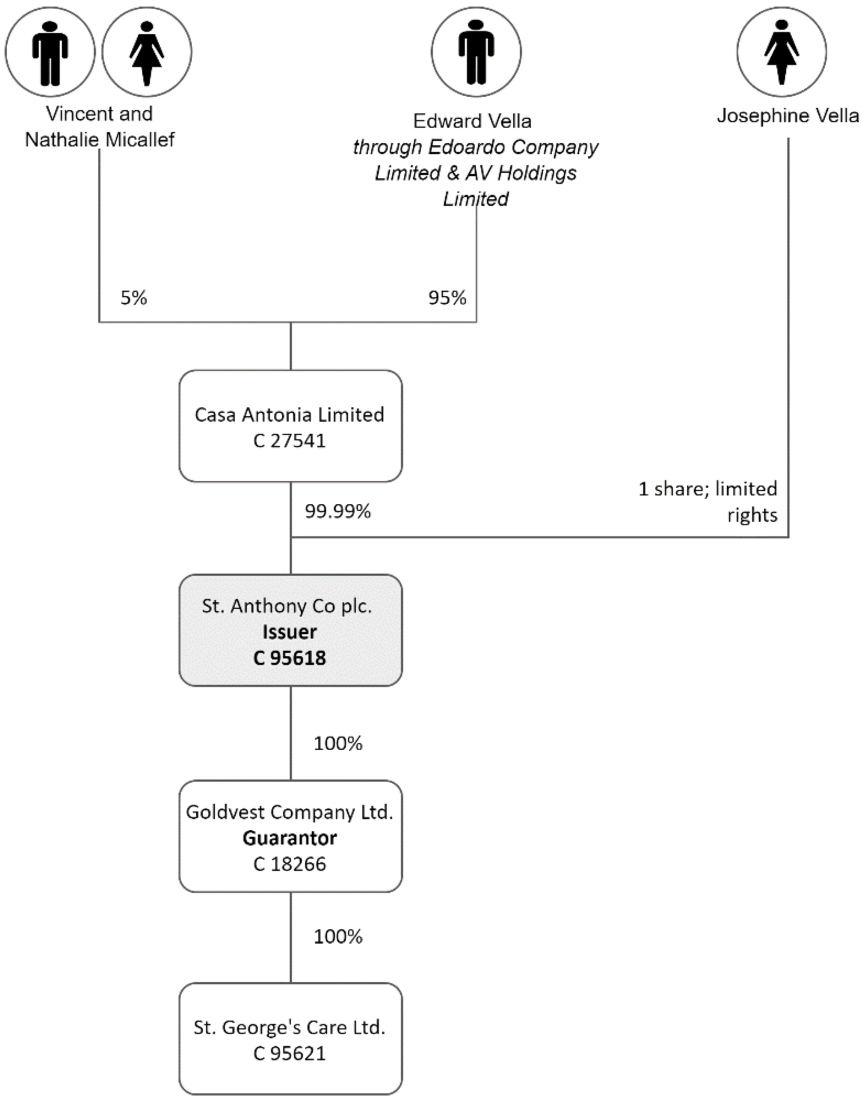
Part 1 - Information about the Group 4
1.1. Issuer's Key Activities and Structure 4
1.2. Directors and Key Employees 5
1.3. Major Assets owned by the Group 5
1.4. Operational Developments 6
1.5. Impact of geopolitical and macroeconomic events on the Group's operations 6
Part 2 - Historical Performance and Forecasts 8
2.1 The Group's Statement of Comprehensive Income 8
2.1.1. Variance Analysis 11
2.2. The Group's Statement of Financial position 13
2.3. Group's Statement of Cash Flows 16
Part 3 - Key Market and Competitor Data 18
3.1 General Market Conditions 18
3.2. Comparative Analysis 21
Part 4 - Glossary and Definitions 24

Part 1 - Information about the Group

St. Anthony Co. p.l.c. issued €15.5 million 4.55% Secured Bonds 2032 pursuant to a prospectus dated 6 December 2021. This Financial Analysis Summary has been prepared in line with the MFSA Listing Policies.

1.1. Issuer's Key Activities and Structure

The Group structure is as follows:



The "**Group**" of companies or the "**Casa Antonia Group**", consists of St. Anthony Co. p.l.c. (the "**Issuer**" or "**SACL**"); Casa Antonia Limited as the parent company of said Issuer; and the Issuer's two subsidiary companies, Goldvest Company Limited, acting as the "**Guarantor**" of the Group, and St. George's Care Ltd. The principal business activity of the Group is the ownership, development, and operation of retirement homes.

Prior to a group restructuring exercise carried out in 2020, Casa Antonia Limited ("**CAL**") directly owned and operated the Casa Antonia retirement home, and directly owned Goldvest Company Limited, which owns the new Imperial retirement home. Further detail may be found in section 1.4. of this Analysis.

The Issuer, which is a fully owned subsidiary of CAL, was incorporated on 18 May 2020 and registered under Maltese Law as a public liability company with registration number C

95618. The Issuer has an authorised share capital of €30,000,000 divided into 2,499,999 Ordinary A Shares, 1 Ordinary B Share, 20,000,000 Ordinary C Shares, and 7,500,000 Ordinary D Shares, all having a nominal value of €1 each. The issued share capital of the Issuer is €14,676,284 divided into 1,199 Ordinary A Shares, 1 Ordinary B Share, and 14,675,084 Ordinary C Shares of €1 each, all fully paid up.

The principal objective of the Issuer is that of a holding and finance company and to promote, through its subsidiaries the ownership and operation of nursing and residential retirement homes, offering long-term, short-stay, and respite care. As such, the Issuer is mainly dependent on the business prospects of the subsidiaries.

Goldvest Company Limited ("**Goldvest**"), company registration number C 18266, was set up on 12 April 1995 and currently acts as the Guarantor for the Bond. It is a property holding company and is the legally registered owner of the Casa Antonia and Imperial properties retirement homes, which will be further explained in section 1.4 of the analysis.

The Guarantor has an authorised share capital of €46,625,895.75 divided into 8,586,002 Ordinary shares, 2,844,497 cumulative A preference shares, and 20,000,000 gross cumulative B redeemable preference shares. The ordinary and the cumulative A preference shares all have a nominal value of €2.329373 each, while the gross cumulative B redeemable preference shares have a nominal value of €1 each. The issued share capital is €35,050,851.48 divided into 6,348,900 Ordinary shares, 2,194,537 cumulative A preference shares, and 15,150,000 gross cumulative B redeemable preference shares.

St. George's Care Limited ("**SGCL**"), company registration number C 95621, was incorporated on 18 May 2020. The principal activity of SGCL is to carry out the operations of both the Casa Antonia retirement home and the Imperial retirement home.

1.2. Directors and Key Employees

Board of Directors - Issuer

As of the date of this Analysis, the board of directors of the Issuer is constituted by the following persons:

Name	Office Designation
Dr Sarah Cassar	Managing Director
Mr Edward Vella	Chairman, Executive Director
Mr Joshua Vella	Executive Director
Ms Lora Cascun	Independent Non-Executive Director
Mr Stephen Paris	Independent Non-Executive Director
Mr Joseph M. Zrinzo	Independent Non-Executive Director

The business address of all the directors is the registered office of the Issuer.

Dr Luca Vella is the company secretary of the Issuer.

The board of the Issuer is composed of six directors who are entrusted with its overall direction and management. The executive directors are entrusted with the decision-making and the day-to-day management of the Issuer, whereas the non-executive directors, all of whom are independent of the Issuer, monitor the executive activity of the Issuer and contribute to the development of its corporate strategy, by providing objective and impartial scrutiny.

Board of Directors - Guarantor

As of the date of this Analysis, the board of directors of the Guarantor is constituted by the following persons:

Name	Office Designation
Dr Malcolm Cassar	Executive Director
Dr Sarah Cassar	Executive Director
Ms Josephine Vella	Executive Director
Mr Edward Vella	Executive Director

The business address of all of the directors is the registered office of the Issuer.

Dr Malcolm Cassar is the company secretary of the Guarantor.

The board of the Guarantor is composed of four directors who are entrusted with its overall direction and management of the day-to-day management as shown in the table above.

1.3. Major Assets owned by the Group

Casa Antonia Retirement Home

Casa Antonia is a nursing and residential home, offering long-term care, short-stay convalescent, and respite care. The home started operating in 2003 and is located in Balzan, overlooking the Presidential Palace and the San Anton Gardens.

The home has 82 rooms with a capacity of 165 beds. Facilities within Casa Antonia include an outdoor swimming pool equipped with rails; a chapel; and a library. In its current state, this property is valued at €19.9 m. During 2024, the Group undertook a phased refurbishment of Casa Antonia funded by a new bank loan of €1m (of which approximately €0.56m remained unutilised as at 31 December 2024). The refurbishment is being carried out in stages to ensure regular activities at the home continue with minimal disruption. An independent valuation of the Group's properties was conducted as at the end of 2024, resulting in a significant uplift in their carrying values (reflected in the revaluation reserve – see Section 2.1.) relative to prior valuations.

Imperial Retirement Home

The Imperial retirement home is situated in central Sliema. The retirement home is positioned at the higher end of the market by offering an upmarket location and wide-ranging amenities. The project incorporates extensive features such as a cinema, gym, meeting rooms, foyers, billiard room, a state-of-the-art spa and indoor pool. Certain amenities are also open for use by non-residents in order to generate additional income for the Group.

The Imperial retirement home currently comprises 314 beds across a variety of single, double, and shared rooms, including a high dependency unit accommodating 27 residents. This number of available beds increased from the 301 beds reported in last year's Analysis, as some rooms were converted from single to shared configurations to expand capacity and address demand for sharing rooms.

1.4. Operational Developments

As provided for in section 1.1 above, the principal activity of the Issuer is the ownership, development, and operation of retirement homes.

Prior to the group restructuring exercise carried out in 2020, CAL owned and operated the Casa Antonia retirement home, and directly owned the Guarantor, which owns the new Imperial.

Following the restructuring, Casa Antonia Limited became the parent company of the Group, however did not in itself own the Group's assets or manage its operations. CAL now owns 100% of St. Anthony Co. p.l.c., which is the Issuer of the bond. St. Anthony Co. p.l.c. in turn owns 100% of Goldvest which owns Casa Antonia and the Imperial retirement homes and is also the Guarantor of the bond. Goldvest owns 100% of St. George's Care Ltd which manages the Group's day-to-day operations.

On 27 June 2023, the Imperial retirement home entered into an addendum to the Contract Agreement with Active Ageing & Community Care (AACC), extending the availability of long-term beds to a maximum of 70 (previously 30 beds). Another addendum to the Contract Agreement with AACC was made on 23 March 2024, increasing the maximum number of long-term beds to 106. As of the date of this Analysis, the number of beds falling under the AACC scheme has further increased to 118.

The Imperial has been operating at a high occupancy level; as of the date of this Analysis it is running at approximately 98% occupancy, a level which has been consistently maintained since August 2024, reflecting the strong demand for its services. (For context, Active Ageing and Community Care (AACC[1]) is a Maltese government programme that subsidises long-term care beds to support the well-being and care of older adults, thereby ensuring high occupancy through public referrals.) With both homes now at or near full capacity, the Group has effectively reached its full operational occupancy potential. There have been no other significant operational changes since the last Analysis.

Management is currently focusing on initiatives to further improve and consolidate the Group's operational and financial position, including:

- Assessing a number of incremental income streams from currently unutilised parts of the Group's investment properties;
- Implementing cost-efficiency measures that do not compromise the quality of service;
- Improving revenue yields through optimized pricing and value-added services.

Management has also confirmed that there have been no material changes to the originally stated use of proceeds from the €15.500,000 4.55% bond issue. The funds raised continue to be applied as outlined in the prospectus, and no new financing arrangements have altered the intended use of these proceeds.

1.5. Impact of geopolitical and macroeconomic events on the Group's operations

The Group faced elevated finance costs, mostly in FY22 and FY23, attributable to broader macroeconomic factors, which

[1] Active Ageing and Community Care (AACC) is a concept and programme in Malta that focuses on promoting and supporting the well-being, independence, and active participation of older adults in society. It is a comprehensive approach to ageing that emphasises the importance of maintaining physical, mental, and social well-being as individuals age.

escalated borrowing expenses. A persistent uptick in Euribor rates through 2022-2023 compounded financial strain by amplifying interest payment requirements on the Group's variable-rate loans and new financing agreements.

However, effective February 2024, the Group successfully renegotiated its bank facilities, extending loan maturities (from 15 to 20 years) and securing a fixed interest rate of 4.5% on its bank borrowings. This measure has significantly reduced the Group's exposure to Euribor volatility and will remain in effect until a scheduled review in 2027. The inflationary environment – particularly the steep increases in costs of living in 2023 and 2024 – has also had a ripple effect on the Group's cost base (especially on wages and food expenses, as discussed in section 2.1).

There have been no new regulatory, licensing, or healthcare policy changes in the past year that materially affect the Group's operations. Similarly, the Group's exposure to geopolitical events, supply chain disruptions, energy cost fluctuations, and local labour market challenges remains largely unchanged from previous years, and management continues to monitor these external factors as in prior periods.

Part 2 - Historical Performance and Forecasts

The Group's historical financial information for the year ended 31 December 2024, in addition to the financial forecast for the year ending 31 December 2025, are set out below in sections 2.1 to 2.3 of this Analysis. Historical information is based on audited consolidated financial statements of the Issuer, while the forecast data for FY25 has been provided by management.

2.1 The Group's Statement of Comprehensive Income

Income Statement	2022A	2023A	2024A	2025F
	€000s	€000s	€000s	€000s
Revenue	7,076	10,905	14,002	14,596
Cost of sales	(5,411)	(7,044)	(8,347)	(9,176)
Gross profit	**1,665**	**3,861**	**5,655**	**5,420**
Administration expenses	(1,146)	(1,288)	(1,595)	(1,558)
EBITDA	**519**	**2,573**	**4,060**	**3,862**
Depreciation	(954)	(1,135)	(1,203)	(1,274)
Operating profit/ (loss)	**(435)**	**1,438**	**2,857**	**2,588**
Net finance costs	(1,335)	(2,205)	(1,799)	(1,801)
Profit/ (Loss) before tax	**(1,770)**	**(767)**	**1,058**	**787**
Income tax	411	135	(383)	(131)
Profit/ (Loss) for the Year	**(1,359)**	**(632)**	**675**	**656**
Revaluation	46	47	4,639	47
Total comprehensive income/ (loss)	**(1,313)**	**(585)**	**5,314**	**703**

Ratio Analysis	2022A	2023A	2024A	2025F
Profitability				
Growth in Revenue (YoY Revenue Growth)	48.0%	54.1%	28.4%	4.2%
Gross Profit Margin (Gross Profit / Revenue)	23.5%	35.4%	40.4%	37.1%
EBITDA Margin (EBITDA / Revenue)	7.3%	23.6%	29.0%	26.5%
Operating (EBIT) Margin (EBIT / Revenue)	-6.1%	13.2%	20.4%	17.7%
Net Margin (Profit for the year / Revenue)	-19.2%	-5.8%	4.8%	4.5%
Return on Common Equity (Net Income / Total Equity)	-6.2%	-3.0%	2.9%	2.5%
Return on Assets (Net Income / Total Assets)	-2.1%	-1.0%	1.0%	0.9%

The main source of revenue for the Group can be broken down into three parts: room revenue, care revenue, and income from amenities.

Room revenue relates to income from the provision of accommodation to the elderly. Care revenue includes income from the provision of general care and health care services provided by caring staff to residents of the home. Room rates are charged on a per bed or per room basis, whilst care revenue is charged on a needs basis.

Other revenue includes the provision of one-to-one care services and out-of-pocket costs, which are then recharged back to clients. It also includes income from parking facilities and the renting out of wellness areas.

The Group achieved a turnover of €14m in FY24 (FY23: €10.9m) and a slight positive variance of €0.2m (+2%) compared to the €13.8m revenue projected in last year's FAS. €11.4m or 84% of the Group's revenue comes from accommodation i.e. room revenue while the remainder is income from services. The €3.1m increase constitutes a 28% revenue growth YoY. The share of room revenue in total revenue grew by 3% from FY23 to FY24.

Management has clarified that this variance was primarily driven by a higher-than-anticipated take-up of accommodation beds earlier in the year, which boosted accommodation income. Additionally, improved revenue yields and continued growth in the number of residents under the AACC scheme contributed to the uplift in FY2024 revenue versus forecast.

For FY25, the Group is projecting a 4.2% increase in revenue, with total income expected to reach €14.6m. This marks a stabilisation in revenue growth, as both retirement homes have now reached full operational capacity. The projected increase aligns closely with the anticipated inflation rate for the year, indicating a shift toward a more mature and steady-state phase of operations.

Cost of Sales for St. Anthony primarily comprises direct service costs within the care facilities, including salaries and utilities. In FY24, Cost of Sales totalled €8.3m (FY23: €7.0m), with salaries accounting for 72% of the total—a year-on-year increase of €1.0m. For FY25, this figure is projected to rise to €9.2m, largely driven by upward pressure on wages due to prevailing market conditions.

The main driver behind the increase in Cost of Sales was higher salary expenses, which rose to €6.0m in FY24 (FY23: €5.0m). This rise reflects the central role of staffing costs in retirement home operations. As occupancy levels increased, generating higher revenue, additional personnel were required to maintain care standards—leading to a corresponding increase in direct staff costs.

In FY24, direct variable costs—including laundry, cleaning, water, and electricity—also increased as a result of higher occupancy levels achieved throughout the year.

Management expects that in FY25 the trend of increasing variable costs will persist until both homes have been at steady-state full occupancy for a full year. While a portion of the Group's cost base is fixed, the variable components will continue to fluctuate directly with resident numbers – thus, with The Imperial now effectively full and Casa Antonia near full capacity, certain cost lines (especially utilities and other resident services) will likely rise slightly in FY25 before stabilising.

In FY24, gross profit significantly improved, reaching €5.7 m (FY23: €3.9 m), with a Gross Profit Margin of 40.4%—an increase of circa five percentage points compared to FY23. This boost in profitability can be attributed to higher-than-forecasted occupancy levels, improved cost efficiencies, and stronger revenue yields.

Gross profit is projected at €5.4m for FY25, implying a gross margin of about 37.1% (compared to 40.4% achieved in FY24). This forecasted slight dip in margin reflects expectations of continued cost pressures (chiefly staff and utility costs) outpacing the revenue growth now that occupancy levels have plateaued. The Group's focus on cost control and efficient operations will be important to uphold healthy margins going forward.

Administrative expenses include directors' remuneration, costs related to the Group's finance function, legal, audit, and other professional fees, as well as rent and lease of equipment.

The Group's administrative expenses also showed an upward trend, increasing from €1.3m in FY23 to €1.6m in FY24, mainly due to higher professional and directors' fees.

Looking ahead to FY25, administrative expenses are projected to edge down slightly by €37k, as management implements cost containment measures. This would mark a marginal decrease from the €1.6m incurred in FY24, indicating management's efforts to stabilise overhead costs even as operations mature.

In FY24, the audited EBITDA surged to €4.1m (FY23: €2.6m), accompanied by an EBITDA margin of 29% (FY23: €23.6%). Looking forward, the forecast EBITDA for FY25 stands at €3.86m, yielding an EBITDA margin of roughly 26.5%. This represents a slight reduction in operating profitability compared to FY24's EBITDA (which was €4.06m, 29% margin), reflecting the full-year effect of reaching capacity (with fewer opportunities for large revenue gains) and ongoing inflationary pressures on costs.

Depreciation increased slightly year-over-year, from €1.1m in FY23 to €1.2m in FY24, and it is expected to continue rising in FY25 to approximately €1.3m, in line with the completion of refurbishment works at Casa Antonia and continuous investment in facility upgrades.

In FY24, net finance costs amounted to €1.8m, down from €2.2m in the previous year. This decrease is primarily attributed to the delayed utilisation of loan proceeds, resulting in lower interest payments to the ultimate parent company (€0.6m in FY24 vs €0.8m in FY23). Additionally, the Group incurred €0.1m less in interest on its bank loans compared to FY23, following a loan restructuring that secured a lower interest rate.

Finance costs are projected to remain around €1.8m in FY25, essentially unchanged from FY2024. The impact of the extended fixed-rate loan terms (4.5% interest as mentioned in Part 1) is that interest expenses should stabilise at this level, assuming no significant new borrowings.

SACL reported a profit before tax of €1.1m in FY24 (FY23: €0.8m loss). The resulting income tax expense of €0.4m was primarily driven by €0.2m in temporary differences related to property, plant, and equipment. This tax expense is also reflected in a corresponding decrease in the deferred tax asset on the Balance Sheet. As a result, SACL reported a profit after tax of €0.7m for FY24.

The Group also recorded a significant revaluation gain on its properties amounting to €5.1m, net of a deferred tax liability of €0.4m. This resulted in a revaluation adjustment of €4.6m recognised in Other Comprehensive Income. Further details can be found in Section 2.2 of this analysis.

The Group is forecasting a profit before tax of €0.8m for FY25. This reflects the expectation of steady revenue at full occupancy offset by slightly higher costs and depreciation as discussed. As the Group is anticipated to remain profitable in FY25, a tax expense of approximately €0.1m has been forecast.

After this tax charge, the anticipated profit after tax for FY25 is €0.7m. which will continue to solidify the Group's equity base and reflects a level of stability in earnings as both homes enter a phase of normalised operations.

2.1.1. Variance Analysis

Income Statement	2024F	2024A	Variance
	€000s	€000s	€000s
Revenue	**13,790**	**14,002**	**212**
Cost of sales	(8,336)	(8,347)	(11)
Gross profit	**5,453**	**5,655**	**201**
Administrative expenses	(1,418)	(1,595)	(177)
EBITDA	**4,036**	**4,060**	**24**
Depreciation and amortisation	(1,252)	(1,203)	49
EBIT	**2,784**	**2,857**	**73**
Finance costs	(1,839)	(1,799)	40
Profit before tax	**945**	**1,058**	**113**
Income tax	(331)	(383)	(52)
Profit after tax	**614**	**675**	**61**
Revaluation	46	4,639	4,593
Total Comprehensive income	**660**	**5,314**	**4,654**

The Issuer reported revenue of €14.0m in FY24, reflecting a positive variance of €0.2m or 2% when compared to the forecast of €13.8m. This positive variance was mainly due to The Imperial achieving higher occupancy faster than expected. The Imperial's strong market establishment and reputation led to a greater take-up of beds earlier in the year than originally forecast. In addition, targeted marketing efforts and high service standards boosted demand. The number of beds contracted under the AACC scheme also increased to 118 (versus 106 anticipated), contributing to higher occupancy and revenue.

Actual Cost of Sales came in virtually on target at €8.3m, with the €11k variance considered negligible—highlighting management's strong budgeting accuracy for operating costs. The stable variance also suggests that improved efficiencies in some areas offset unexpected cost pressures. Notably, staffing costs—the largest component of Cost of Sales—rose in absolute terms, with personnel expenses increasing to €6.0m in FY24 (FY23: €5.0m). This was largely anticipated and reflects a combination of COLA adjustments, increased headcount to support higher occupancy, and salary increases driven by rising market rates in the healthcare sector. Other variable costs such as food, laundry, and utilities also grew in line with occupancy, but these movements remained well within forecasted expectations.

The Group's gross profit was €5.7m, about €0.2m (+3.7%) above forecast. This upside resulted from the revenue variance described, as the cost base was controlled per plan. Higher occupancy and better revenue yields (such as premium services or effective pricing strategies) fed directly into a stronger gross profit than envisaged. Gross profit margin for FY24 was 40.4%, slightly above the forecasted 39.5%, reflecting this operational outperformance.

Administrative overheads were €1.6m, which is €0.2m (12.5%) higher than the forecast €1.4m. The main contributors to this variance were: (i) Professional Fees & Compliance Costs related to the consultancy costs related to the refinancing of bank loans and (ii) Administrative Salaries & Recruitment – the Group incurred higher recruitment and training expenses than expected. Enhanced advertising for staff and continuous training programs were implemented to maintain service standards and staff engagement, leading to an uptick in HR-related expenses. Aside from these areas, other admin cost lines were kept in check, but the above items caused the overall figure to exceed projections.

EBITDA stood at €4.1m, surpassing the forecast by €24k or 1%. In practice, the revenue gains offset the additional overheads almost exactly, resulting in an EBITDA that was essentially on budget.

The depreciation charge was €49k lower than the forecast €1,252k. This 3.9% variance is relatively minor and can be attributed to slight delays in capital expenditures (for instance, certain equipment purchases or the phasing of the Casa Antonia refurbishment) which meant some depreciation that was expected to hit in FY24 will instead be recorded in FY25.

The combination of higher gross profit, higher admin costs, and slightly lower depreciation resulted in an EBIT of €2,857k, which is €73k (+2.6%) above the forecast €2,784k. This variance is chiefly the net effect of the factors discussed: better occupancy-driven income and tight cost of sales control, partially offset by increased admin costs.

Finance costs for FY24 amounted to €1.8m, coming in €40k (2%) lower than expected This favorable variance arose because the Group did not utilise certain loan facilities as early as assumed – hence interest on those funds was not incurred for the full year. Furthermore, from February 2024, the Group's bank loans were refinanced to a fixed 4.5% rate and extended tenure, which improved the interest cost profile slightly (the forecast had conservatively assumed higher rates aligned with rising Euribor). Additionally, interest on intra-group or shareholder loans was a bit lower than expected (€0.6m in FY24 vs €0.8m in FY23). Overall, the proactive debt restructuring and prudent cash management yielded a small saving on finance costs.

As a result of the above, profit before tax (PBT) came in at €1,058k, exceeding the forecast of €945k by €113k (+12%). This improvement is largely attributable to the stronger operational performance (higher EBIT) and the slight reduction in net finance costs. It's a noteworthy turnaround from the prior year (FY23 PBT was a loss of €767k), underlining the significant improvement in the Group's financial performance in 2024.

The tax expense for the year was €383k, higher than the forecast of €331k by €52k or 16%. The tax charge consists of a combination of current tax and movements in deferred tax. A portion of the FY24 tax expense relates to the reduction of deferred tax assets on the balance sheet (these deferred tax assets had accumulated from prior years' losses and as the Group earned profits, it could utilise these, thereby converting them into actual tax expense). This explains why the deferred tax asset balance decreased from €1m in FY23 to €0.6m in FY24. For the same reason a further decrease of €62k is forecasted on the deferred tax balance for FY25

The Group's net profit for the year (after tax) was €675k, which is about €61k higher than the €614k forecast (+10%). This positive outcome underscores that the Group not only met but exceeded its financial projections for FY24. The better-than-expected profit was driven by the revenue and efficiency gains mentioned, and achieved despite the challenges of higher admin costs and a rising cost environment. This level of net profit strengthens the Group's ability to cover bond interest obligations and contributes to retained earnings.

Overall, the Group's actual performance in FY24 slightly surpassed the projections on most operational fronts, and the value of the Group's assets was revised significantly higher. The forecast for FY25, as discussed, anticipates the Group remaining profitable albeit at a more moderate level, with stable revenues (given capacity constraints) and diligent cost management being key to sustaining margins. The successful locking-in of fixed interest rates for the coming years and the lack of unforeseen shocks in the macro environment (so far) provide a measure of stability as the Group moves through 2025. Management's ongoing initiatives to improve efficiencies and explore new revenue streams (see section 1.4) will also be important in ensuring that the Group continues to strengthen its financial position.

2.2. The Group's Statement of Financial position

Statement of Financial Position	2022A	2023A	2024A	2025F
	€'000s	€'000s	€'000s	€'000s
Assets				
Non-current assets				
Property, Plant and Equipment	62,127	61,425	65,904	65,057
Deferred tax assets	848	984	601	539
Total Non-Current Assets	**62,975**	**62,409**	**66,505**	**65,596**
Current assets				
Inventories	113	151	219	241
Trade and Other Receivables	889	1,322	1,427	1,261
Cash and Cash Equivalents	2,231	1,966	2,047	2,596
Total Current Assets	**3,233**	**3,439**	**3,693**	**4,098**
Total Assets	**66,208**	**65,848**	**70,198**	**69,694**
Equity				
Share Capital	14,676	14,676	14,676	14,676
Revaluation Reserve	10,468	10,514	15,153	15,200
Reorganisation reserve	(1,241)	(1,241)	(1,241)	(1,241)
Retained earnings	(2,825)	(3,456)	(2,781)	(2,126)
Total Equity attributable to owners of the Group	**21,078**	**20,493**	**25,807**	**26,509**
Liabilities				
Non-current liabilities				
Trade and Other Payables	283	94	-	
Borrowings	37,068	37,040	35,708	34,829
Deferred Tax Liabilities	3,400	3,400	3,910	3,910
Total non-Current Liabilities	**40,751**	**40,534**	**39,618**	**38,739**
Current liabilities				
Borrowings	189	731	957	954
Trade and Other Payables	4,188	4,088	3,816	3,422
Current Tax liabilities	2	2	-	70
Total Current Liabilities	**4,379**	**4,821**	**4,773**	**4,446**
Total Liabilities	**45,130**	**45,355**	**44,391**	**43,185**
Total equity and liabilities	**66,208**	**65,848**	**70,198**	**69,694**

Ratio Analysis	2022A	2023A	2024A	2025F
Financial Strength				
Gearing 1 (Net Debt / Net Debt and Total Equity)	62.4%	63.6%	57.3%	55.6%
Gearing 2 (Total Liabilities / Total Assets)	68.2%	68.9%	63.2%	62%
Gearing 3 (Net Debt / Total Equity)	166.2%	174.7%	134.1%	125.2%
Net Debt / EBITDA	67.6x	13.9x	8.5x	8.6x
Current Ratio (Current Assets / Current Liabilities)	0.74x	0.71x	0.77x	0.92x
Interest Coverage level 1 (EBITDA / Cash interest paid)	1.6x	2.1x	3.6x	3.3x
Interest Coverage level 2 (EBITDA / Finance costs)	0.4x	1.2x	2.3x	2.1x

In FY24, the Group's total assets increased to €70.2m, up from €65.8m in FY23. This growth primarily stemmed from a revaluation of property, plant and equipment, which remained the largest component of total assets, accounting for 93.9% of the total (FY23: 93.3%).

Specifically, property, plant and equipment rose to €65.9m in FY24 (FY23: €61.4m), mostly reflecting asset revaluations during the year. This category continued to be dominated by freehold land and buildings, which amounted to €56.2m in FY24 (FY23: €51.1m), while plant, machinery and equipment totalled €11.2m in FY24 (FY23: €10.8m). In FY25 property, plant and equipment is projected to decline by €0.8m to €65.1m, mainly due to the depreciation charge for the year. Additions to fixed assets are forecast at €0.4m, partially offsetting the impact of depreciation.

The asset revaluation of €5.1m impacted both The Imperial (revalued to €34.6m, excluding plant, equipment, fixtures, and furniture valued at €10.7m) and, to a lesser extent, Casa Antonia (revalued to €19.7m, excluding plant, equipment, fixtures, and furniture valued at €0.9m).

As explained in the Group's financial statements, the Group applies a combination of the market comparable approach and the discounted cash flow method to revalue its investment properties. Additionally, the Group's land and buildings were independently valued by Architect and Civil Engineer Charles Buhagiar as at 31 December 2024. These valuations were found to be consistent with the Group's fair value measurement.

The Group's property valuation methodology is known as the income capitalisation approach, which is based on the following factors: the land value of the property, capital investment made in the property, the operational contents required to carry out the relevant activities, and the discount rate applied to estimated future cash flows.

The discount rate reflects market-based borrowing rates, the specific risk profile of the property, and expected future economic conditions.

Deferred tax assets decreased from €1m in FY23 to €0.6m in FY24, in line with the €0.3m tax expense reported in the income statement. This mirrors the utilisation of deferred tax assets in the Income statement as discussed in section 2.1. For FY25 deferred tax assets are projected to decline to €539k.

Current assets also increased modestly from €3.4m in FY23 to €3.7m in FY24. Inventories grew to €219k (FY23: €151k), representing a continued but immaterial increase. Current assets are projected to reach €4.1m in FY25 mainly due to the expected increase in cash and cash equivalents from €2m to €2.6m in FY25.

Trade and other receivables increased from €1.3m in FY2023 to €1.4m in FY24, in line with growing revenue and occupancy rates. Despite this growth, ageing profiles remained stable, indicating effective receivables management. Trade and other receivables are projected to decrease to €1.3m in FY25 driven by improved collection efforts and tighter credit control.

Cash and cash equivalents rose slightly to €2.0m in FY24 (FY23: €2.0m) by €81k, maintaining overall liquidity. Looking ahead, a notable increase is projected in FY25, with cash expected to reach €2.6m, reflecting stronger operating inflows and prudent cash management.

Total equity increased significantly to €25.8m in FY24 from €20.5m in FY23. This improvement was largely driven by a €5.1m revaluation gain recognised in the revaluation reserve. Retained losses narrowed from €3.5m in FY23 to €2.8m in FY24, reflecting the Group's net income of €0.7m. In FY25, retained earnings are expected to improve further in line with the projected net profit of €0.7m.

Total liabilities declined to €44.4m in FY24 from €45.4m in FY23 and they are projected to decline further in FY25 to €43.2m.

Non-current liabilities slightly decreased to €39.6m (FY23: €40.5m). Borrowings fell to €35.7m (FY23: €37.0m), partially offset by a €0.5m increase in deferred tax liabilities to €3.9m, primarily due to the revaluation adjustments.

The €1.3m decrease in borrowings was driven by a €4.2m reduction in amounts due to the ultimate parent, partially offset by a €2.8m increase in bank loans. In early 2024 the Group undertook a significant restructuring of its banking facilities. The term of all existing loans was extended to 20 years from the date of review, with a fixed coupon rate of 4.5%.

In FY25, non-current borrowings are projected to decrease further to €34.8m, reflecting the scheduled repayment of loan principal as instalments continue to fall due over time.

Current liabilities decreased marginally by €48k to €4.8m in FY24 (FY23: €4.8m). Current borrowings increased slightly to €1m (FY23: €0.7m), mainly due to the €1m loan used for the refurbishment of the Casa Antonia property. This was partially offset by ongoing repayments of existing bank loans. In FY25, current liabilities are expected to ease slightly to €4.4m, driven by a reduction in trade and other payables, partially offset by higher current tax obligations.

Trade and other payables decreased to €3.8m in FY24 (FY23: €4.1m), reflecting improved business conditions and the settlement of outstanding creditors. The reduction was primarily driven by lower payments due to the National Insurance and Final Settlement System (NI & FSS)

In FY25, trade and other payables are expected to further decline to €3.4m, contingent on continued timely settlement of liabilities.

Additionally, Short-term borrowings are projected to remain broadly unchanged at around €1m in FY25.

2.3. Group's Statement of Cash Flows

Cash Flows Statement	2022A	2023A	2024A	2025F
	€'000s	€'000s	€'000s	€'000s
Cash flows from operating activities				
Profit before tax	(1,770)	(767)	1,058	787
Adjustments for:				
Depreciation	954	1,135	1,203	1,274
Expected credit losses	12	33	2	2
Interest expense	1,264	2,025	1,717	1,709
Other interest	33	36	40	44
Operating profit/(loss) before Working Capital changes:	**493**	**2,462**	**4,020**	**3816**
Movement in trade and other receivables	(222)	(466)	(107)	163
Movement in inventories	(25)	(38)	(69)	(22)
Movement in trade and other payables	(670)	(268)	(366)	(395)
Cash (used in)/generated from operations	**(424)**	**1,690**	**3,478**	**3562**
Interest paid	(326)	(1,253)	(1,142)	(1,170)
Tax Paid	-	-	(2)	-
Net cash (outflow)/inflow from operating activities	**(750)**	**437**	**2,334**	**2392**
Cash flows from investing activities				
Acquisition of property, plant and equipment	(114)	(387)	(532)	(381)
Net cash outflow from investing activities	**(114)**	**(387)**	**(532)**	**(381)**
Cash flows from financing activities				
Repayment of bank loans	(9,862)	-	3,011	(98)
Advances of bond and bank loans	15,500	-	-	(10)
Movement in related parties' balances	(3,037)	(315)	(4,726)	(1,355)
Net cash inflow from financing activities	**2,601**	**(315)**	**(1,715)**	**(1463)**
Net movement in cash and cash equivalents	**1,737**	**(265)**	**87**	**548**
Cash and cash equivalents at beginning of year	497	2,225	1,959	2,047
Expected credit losses on bank balances	(9)	(1)	1	1
Cash and cash equivalents at end of year	**2,225**	**1,959**	**2,047**	**2,596**

Ratio Analysis	2022A	2023A	2024A	2025F
Cash Flow				
Free Cash Flow (Net cash from operations + Interest - Capex)	(538)	1,303	2,944	2,955

In FY24, the Group generated €4.0m in cash from operating activities before working capital changes, significantly up from €2.5m in FY23 and €0.5m in FY22. After adjusting for working capital movements—namely, a €0.1m increase in trade and other receivables, a €0.1m increase in inventories, and a €0.4m decrease in trade and other payables—cash generated from operations amounted to €3.5m. After deducting €1.1m in interest paid and minor tax payments, net cash generated from operating activities amounted to €2.3m (FY23: €0.4m).

Cash flow from investing activities remained negative at €0.5m in FY24 (FY23: €0.4m outflow), mainly due to capital expenditure on property, plant, and equipment.

Cash flow from financing activities resulted in a net outflow of €1.7m in FY24, primarily due to the €4.7m outflow in connection with the reduction in related party balances, partly offset by €3.0m inflows from bank loans.

Overall, the Group generated a net positive cash movement of €0.1m in FY24, compared to a €0.3m outflow in FY23. Cash and cash equivalents at year-end stood at €2.0m, marginally higher than €2.0m in FY23.

Cash flow from operating activities after interest payments was initially projected at €1.4m for FY2024 but exceeded expectations, reaching €2.3m. The stronger result was primarily due to a more favourable working capital position, as the anticipated drag from trade receivables and payables proved less severe than forecast.

For FY25, cash generated from operations is forecast at €2.2m, reflecting a decrease from FY24. This is primarily attributable to a projected increase in trade receivables of €0.2m. Depreciation is projected to increase marginally from €1.2m in FY24 to €1.3m in FY25, while interest paid is expected to remain flat.

The FY25 forecast includes a similar level of investment at €0.4m, indicating a consistent approach to asset upkeep, with no major expansionary capex planned. No significant disposals of property, plant, or equipment are anticipated, resulting in a stable but negative net investing cash flow.

In FY25, financing cash outflows are projected at around €1.5m, in line with FY24, mainly driven by the decrease in balances due to related parties. No major new financing is expected, and no dividend payments are planned, resulting in a net financing outflow of €1.5m.

In summary, net cash movement for FY25 is projected to be positive, with closing cash balances expected to reach €2.4m—driven by continued strong operating performance and stable capital and financing requirements.

Part 3 - Key Market and Competitor Data

3.1 General Market Conditions

At the time of publication of this Analysis, management considers that generally, it shall be subject to the normal business risks associated with the industries in which the companies are involved and operate and, barring unforeseen circumstances, does not anticipate any trends, uncertainties, demands, commitments or events outside the ordinary course of business that could be deemed likely to have a material effect on the upcoming prospects of the companies and their respective businesses, at least with respect to the financial year 2025. However, investors are strongly advised to carefully read the risk factors disclosed in the Prospectus.

Economic Update[2]

The Bank's Business Conditions Index (BCI) suggests that in April, annual growth in activity rose slightly, and continued to stand moderately above its long-term average estimated since January 2000.

The European Commission's confidence surveys show that sentiment in Malta decreased in April but remained above its long-term average, estimated since November 2002. In month-on-month terms, the largest deterioration was recorded in the services sector.

Meanwhile, the Bank's Economic Policy Uncertainty Index (EPU) rose further above its historical average estimated since 2004, indicating higher economic policy uncertainty. However, the

European Commission's Economic Uncertainty Indicator (EUI) for Malta decreased compared with March, indicating lower uncertainty to make business decisions. The largest decrease was recorded in industry.

In March, industrial production rose at a faster pace compared to February, while annual growth in retail trade turned positive. In February, services production contracted on a year earlier for the first time since 2022.

In March, the unemployment rate remained the same at 2.8% as in the previous month but stood below that of 3.4% in March 2024.

In March, commercial building permits rose compared with February, as did residential permits.

They were also higher on a year earlier. In April, the number of residential promise-of-sale agreements increased on a year earlier, while the number of final deeds of sale was lower.

The annual inflation rate based on the Harmonised Index of Consumer Prices (HICP) rose to 2.6% in April, from 2.1% in the previous month. HICP excluding energy and food in Malta stood at 2.5%. The latter stood below the euro area average. Inflation based on the Retail Price Index (RPI) rose to 2.4% in April, from 2.1% in March.

In March, the Consolidated Fund registered a larger deficit than that registered a year earlier. This was due to a rise in government expenditure which offset a smaller increase in government revenue.

The annual rate of change of Maltese residents' deposits edged up compared to February, while the annual growth of credit remained unchanged.

Economic Outlook[3]

According to the Bank's latest forecasts, Malta's real GDP growth is set to ease from 6.0% in 2024 to 4.0% in 2025. Growth is set to moderate further in the following two years, reaching 3.3% in 2027. Compared to the Bank's previous projections, the outlook for GDP growth is broadly unchanged as some small downward revisions related to the effects of additional US tariffs announced since the previous projections exercise are counterbalanced by a reassessment for government consumption and investment.

Growth over the projection horizon is expected to be driven by domestic demand, reflecting continued brisk growth in private consumption, while investment should also continue to recover. Furthermore, net exports are projected to retain a positive contribution over the forecast horizon, driven by trade in services, although the contribution is expected to be smaller than that of domestic demand.

Together with GDP, employment growth is expected to moderate gradually from 5.1% in 2024 to 2.3% by 2026 and 2027. The unemployment rate is forecast to edge down slightly to 3.0% in 2025 and remain at this rate throughout the forecast horizon.

[2] Central Bank of Malta – Economic Update 05/2025
[3] Central Bank of Malta – Economic Porjections 2025-2027

As tightness in the labour market is projected to dissipate over time and inflation continues to moderate, this should dampen upward pressure on wages. Wage growth is expected to moderate to 4.4% in 2025 from 5.9% in the previous year, and is then expected to decelerate further in the following years.

Annual inflation based on the Harmonised Index of Consumer Prices (HICP) is projected to moderate further, falling from 2.4% in 2024, to 2.3% this year and further to 2.0% by 2027. Compared to the Bank's previous forecast publication, overall HICP inflation has been revised up by 0.2 percentage points in 2025 and 0.1 percentage points in 2026, while it remains unchanged in 2027. In 2025, the upward revision mostly reflects recent outcomes. The upward revision for 2026 reflects an upward revision in services inflation due to some spillover from the upward revisions in 2025.

The general government deficit-to-GDP ratio is set to narrow to 3.4% in 2025, to 3.0% in 2026 and to 2.7% in 2027. The government debt-to-GDP ratio is to reach 48.6% by 2026 and remain around this level in 2027. The forecast deficit-to-GDP ratio between 2025 and 2027 is slightly higher compared with the Bank's March projections. Meanwhile, the debt-to-GDP ratio was revised slightly downwards, largely due to revisions in national accounts data.

Risks to activity are broadly balanced. Downside risks largely emanate from possible adverse effects on foreign demand arising from geopolitical tensions, US tariffs higher than those included in the baseline, and the possibility of additional retaliatory measures. On the other hand, the labour market could exhibit stronger dynamics than envisaged, which could result in stronger private consumption and investment growth than envisaged.

Risks to inflation are broadly balanced over the projection horizon and mainly related to external factors. Upside risks to inflation in the short term could arise from developments in global trade policy. Retaliatory measures by the EU, would also have an immediate upward impact on inflation in the near term. Such risks could also be counterbalanced by the rerouting of exports from competitor countries to the EU and heightened competitive pressures in markets targeted by tariffs. On the downside, imported inflation could fall more rapidly than expected if the adverse effects of trade barriers on global demand turn out stronger than expected.

Fiscal risks are mostly tilted to the downside (deficit-increasing). These mainly reflect the possibility of slippages in current expenditure. They also reflect the possibility of additional increases in pensions and wages in the outer years.

Market Analysis – Elderly Care in Malta

Malta's population continues to grow and age, driving consistent pressure on long-term care services. At the end of 2023, Malta's total population stood at 563,443, marking a 3.9% year-on-year increase. Children (aged 0–17) comprised 14.7%, while those aged 65 and over made up 18.4%, including 3,611 persons aged 90+[4].

The median age in Malta, estimated at 39.8 years in 2024, remains substantially lower than the EU average of 44.7 years[5]. As a result, Malta maintains the lowest total age-dependency ratio in the EU at approximately 44.3%, compared to the EU average of 56.8%[6].

This demographic profile reflects both sustained immigration and delayed population ageing. However, Eurostat projects that, over time, Malta will follow the European trajectory, with the 65+ share increasing significantly and the median age across the EU rising to 48.8 years by 2070[7]. As of 2024, the elderly population in the EU already accounted for 18.4% of residents[8]. These shifts are expected to intensify pressure on residential and community-based care services

Elderly Care Demand and Government Response in Malta

The demand for public elderly care services in Malta continues to exceed supply, placing considerable pressure on state-run facilities. As of mid-2023, more than 1,000 individuals were on waiting lists for admission into government care homes. This situation was described by the authorities as one of "extreme urgency," with hospital

[4] NSO Website – various publications and statistical database
[5] **Eurostat – *Median Age by Country (2023)*** https://ec.europa.eu/eurostat/statistics-explained/index.php?title=Population_structure_and_ageing
[6] **Eurostat – Age Dependency Ratios (2024)** https://ec.europa.eu/eurostat/statistics-explained/index.php?title=Population_structure_and_ageing#Old-age_dependency_ratio
[7] **European Commission – 2024 Ageing Report, Summary** https://economy-finance.ec.europa.eu/publications/2024-ageing-report-economic-and-budgetary-projections-eu-member-states-2022-2070_en
[8] **Eurostat – Population Structure 2023** https://ec.europa.eu/eurostat/statistics-explained/index.php?title=File:Population_age_structure_by_major_age_groups,_2014,_2023_and_2024_(%25_of_the_total_population)_1.png

administrators reporting they were "inundated" with requests from Mater Dei Hospital to transfer elderly patients to long-term care facilities[35]. This reflects a chronic bottleneck in the healthcare system, as elderly patients occupy acute hospital beds while waiting for places in residential care homes.[9]

To address this growing demand, the Maltese government has significantly increased its investment in the elderly care sector. According to a 2023 report, residential homes for the elderly now cost the government approximately €160 million per year. This figure includes the operation of state-run facilities and bed spaces procured from private providers under public-private partnership agreements. However, despite this investment, the shortage of space in public homes persists, leading to a growing reliance on the private sector, which many elderly residents find financially burdensome.[10]

Public vs Private Sector

Malta operates a dual LTC system, with state-subsidised homes serving lower-income residents, and private providers catering to higher-income groups. Public care is heavily subsidized: eligible residents contribute 60–80% of their pensions, plus 60% of any other income towards their care fees[11]. In contrast, private facilities often come with higher fees than public homes, which may create affordability challenges for some households.[11]

To reduce strain on public homes, the government has increased public-private collaboration. In 2024, 909 privately operated care-home beds were secured through direct contracts with major operators (e.g. Golden Care, Residenza San Ġużepp) at a cost of €124.6 million[12]. These measures aim to alleviate the pressure caused by extended waiting lists and staff shortages. However, trade unions have raised concerns over the replacement of nurses with care workers in private facilities.[13]

Public funding remains skewed toward institutional care: 85% of long-term care public spending is allocated to in-kind institutional services, and only 15% to community or home-based care[14]. While Malta promotes ageing in place via services like home help and respite care, these programmes cover only a fraction of actual demand. Many families resort to hiring live-in migrant carers, primarily from the Philippines[15].

European Context and Outlook

Malta's care sector reflects wider European patterns. Across the EU, the number of people requiring LTC is projected to rise from 30.8 million in 2019 to 38.1 million by 2050[16] — a 25% increase. Countries like Italy already report elderly shares above 24%, while Malta is climbing from a lower baseline[17], possibly due to the higher share of immigration when compared to other countries. Nevertheless, with longevity rising and fertility declining, Malta is expected to converge with broader EU trends.

In terms of spending, Malta lags behind: in 2016, it devoted just 0.9% of GDP to long-term care, compared to an EU average of 1.6%.[18] However, the increasing state contracts with private providers suggest that expenditure is on the rise. The outlook is clear: ageing will intensify demand, and financial sustainability, accessibility, and staffing capacity will be key challenges for the sector.

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[9] https://theshiftnews.com/2023/08/14/extreme-urgency-as-government-inundated-by-mater-dei-with-requests-for-beds-for-the-elderly/
[10] https://tvmnews.mt/en/news/residential-homes-for-the-elderly-cost-government-e160-million-per-year/
[11] Malta – Eurocarers - https://eurocarers.org/country-profiles/malta/
[12] Government renews private elderly home contracts worth €125 million - Newsbook - https://newsbook.com.mt/en/government-renews-private-elderly-home-contracts-worth-e125-million/
[13] Times of Malta – Nurses Replaced by Care Workers (2023) - https://timesofmalta.com/article/will-see-die-bureaucracy-traps-foreign-nurses-malta.1027096
[14] Joint Report on Health Care and Long-Term Care Systems and Fiscal Sustainability Volume 2 – Country Documents 2019 Update – page 430 - https://economy-finance.ec.europa.eu/system/files/2019-06/ip105_en.pdf
[15] Malta – Eurocarers - https://eurocarers.org/country-profiles/malta/
[16] COUNCIL RECOMMENDATION - on access to affordable high-quality long-term care -eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX%3A52022DC0441&utm
[17] Demography of Europe – 2023 edition - Interactive publications - Eurostat - https://ec.europa.eu/eurostat/web/interactive-publications/demography-2023?utm
[18] Malta – Eurocarers - https://eurocarers.org/country-profiles/malta/

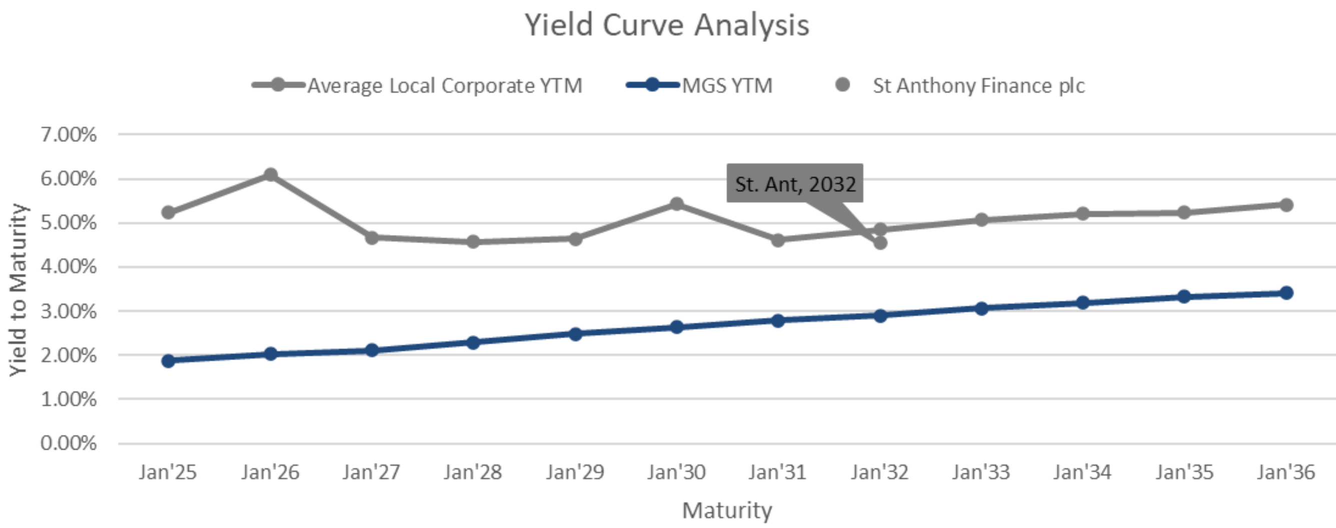
3.2. Comparative Analysis

The purpose of the table below compares the proposed debt issuance of the Issuer to other debt instruments. Additionally, we believe that there is no direct comparable company related to the Issuer and as such, we included a variety of Issuers with different maturities. More importantly, we have included different issuers with a similar maturity to the Issuer. One must note that given the material differences in profiles and industries, the risks associated with the business and that of other issuers are therefore different.

Security	Nom Value €000's	Yield to Maturity (%)	Interest coverage (EBITDA) (times)	Total Assets (€'millions)	Total Equity (€'millions)	Total Liabilities / Total Assets (%)	Net Debt / Net Debt and Total Equity (%)	Net Debt / EBITDA (times)	Current Ratio (times)	Return on Common Equity (%)	Net Margin (%)	Revenue Growth (YoY) (%)
4.25% Mercury Projects Finance plc Secured € 2031	11,000	4.85%	(.8)x	279.0	66.1	76.3%	73.2%	(46.3)x	0.6x	-1.8%	-12.5%	-58.8%
3.9% Browns Pharma Holdings plc Unsec Call € 2027-2031	13,000	4.47%	3.2x	99.7	38.2	61.7%	40.7%	5.7x	1.0x	5.8%	4.4%	30.6%
3.65% Mizzi Organisation Finance plc Unsecured € 2028-2031	45,000	4.41%	2.1x	308.6	95.8	69.0%	55.2%	11.4x	0.8x	0.7%	0.4%	3.7%
3.65% IHI plc Unsecured € 2031	80,000	4.75%	1.7x	1,795.3	910.4	57.5%	42.2%	8.8x	0.8x	-0.1%	-0.4%	6.6%
3.5% AX Real Estate plc Unsecured € 2032	40,000	4.74%	2.6x	513.1	248.8	51.5%	41.6%	8.5x	1.3x	2.1%	6.1%	67.1%
4.55% St. Anthony Co. p.l.c. Secured € 2032	15,500	4.55%	3.6x	70.2	25.8	63.2%	57.3%	8.5x	0.8x	2.9%	4.8%	28.4%
4.85% JD Capital plc Secured € 2032 S1 T1	11,000	5.53%	5.8x	0.1	0.0	73.2%	99.5%	564.4x	1.7x	19.4%	40.5%	26.0%
4.65% Smartcare Finance plc Secured € 2032	7,500	4.65%	0.6x	46.7	10.1	78.4%	73.5%	38.4x	1.9x	-9.9%	-18.9%	-16.3%
5% Von der Heyden Group Finance plc Unsecured € 2032	35,000	5.16%	0.7x	154.2	29.4	80.9%	78.4%	75.6x	0.3x	-10.1%	-20.4%	-8.5%
4% Central Business Centres plc Unsecured € 2027-2033	21,000	4.28%	(1.6)x	77.6	27.3	64.8%	57.7%	18.2x	0.1x	13.6%	146.7%	35.2%
6% JD Capital plc Secured Bonds 2033 S2 T1	11,000	5.53%	5.8x	0.1	0.0	73.2%	99.5%	564.4x	1.7x	19.4%	40.5%	26.0%
4.75% Dino Fino Finance plc Secured € 2033	7,800	4.66%	(1.4)x	14.8	1.6	88.9%	83.2%	(15.7)x	0.4x	-38.2%	-19.4%	-3.1%
	*Average	4.76%										

Source: Latest available audited financial statements

Last closing price as at 12/06/2025
*Average figures do not capture the financial analysis of the Issuer



The above graph illustrates the average yearly yield of all local issuers as well as the corresponding yield of MGSs (Y-axis) vs the maturity of both Issuers and MGSs (X-axis), in their respective maturity bucket, to which the spread premiums can be noted. The graph illustrates on a stand-alone basis, the yield of the 4.55% St. Anthony Co. p.l.c. bond.

As at 12 June 2025, the average spread over the Malta Government Stocks (MGS) for comparable issuers with maturity range of 7 years was 195 basis points. The 4.55% St. Anthony Co. p.l.c. 2032 bond is trading at a YTM of 4.55%, meaning a spread of 165 basis points over the equivalent MGS, and therefore at a discount to the average on the market of 30 basis points.

It is pertinent to note that the above analysis is based on a maturity-matching basis and that the Issuer's industry is significantly different to the corporates identified and as such its risks also differ to that of other issuers.

Part 4 - Glossary and Definitions

Income Statement	
Revenue	Total revenue generated by the Group/Company from its principal business activities during the financial year.
Costs	Costs are expenses incurred by the Group/Company in the production of its revenue.
EBITDA	EBITDA is an abbreviation for earnings before interest, tax, depreciation and amortisation. It reflects the Group's/Company's earnings purely from operations.
Operating Profit (EBIT)	EBIT is an abbreviation for earnings before interest and tax.
Depreciation and Amortisation	An accounting charge to compensate for the decrease in the monetary value of an asset over time and the eventual cost to replace the asset once fully depreciated.
Net Finance Costs	The interest accrued on debt obligations less any interest earned on cash bank balances and from intra-group companies on any loan advances.
Net Income	The profit made by the Group/Company during the financial year net of any income taxes incurred.

Profitability Ratios	
Growth in Revenue (YoY)	This represents the growth in revenue when compared with previous financial year.
Gross Profit Margin	Gross profit as a percentage of total revenue.
EBITDA Margin	EBITDA as a percentage of total revenue.
Operating (EBIT) Margin	Operating margin is the EBIT as a percentage of total revenue.
Net Margin	Net income expressed as a percentage of total revenue.
Return on Common Equity	Return on common equity (ROE) measures the rate of return on the shareholders' equity of the owners of issued share capital, computed by dividing the net income by the average common equity (average equity of two years financial performance).
Return on Assets	Return on assets (ROA) is computed by dividing net income by average total assets (average assets of two years financial performance).
Cash Flow Statement	
Cash Flow from Operating Activities (CFO)	Cash generated from the principal revenue producing activities of the Group/Company less any interest incurred on debt.
Cash Flow from Investing Activities	Cash generated from the activities dealing with the acquisition and disposal of long-term assets and other investments of the Group/Company.
Cash Flow from Financing Activities	Cash generated from the activities that result in change in share capital and borrowings of the Group/Company.
Capex	Represents the capital expenditure incurred by the Group/Company in a financial year.
Free Cash Flows (FCF)	The amount of cash the Group/Company has after it has met its financial obligations. It is calculated by taking Cash Flow from Operating Activities less the Capex of the same financial year.

Balance Sheet	
Total Assets	What the Group/Company owns which can de further classified into Non-Current Assets and Current Assets.
Non-Current Assets	Assets, full value of which will not be realised within the forthcoming accounting year
Current Assets	Assets which are realisable within one year from the statement of financial position date.
Inventory	Inventory is the term for the goods available for sale and raw materials used to produce goods available for sale.
Cash and Cash Equivalents	Cash and cash equivalents are Group/Company assets that are either cash or can be converted into cash immediately.
Total Equity	Total Equity is calculated as total assets less liabilities, representing the capital owned by the shareholders, retained earnings, and any reserves.

Total Liabilities	What the Group/Company owes which can de further classified into Non-Current Liabilities and Current Liabilities.
Non-Current Liabilities	Obligations which are due after more than one financial year.
Total Debt	All interest-bearing debt obligations inclusive of long and short-term debt.
Net Debt	Total debt of a Group/Company less any cash and cash equivalents.
Current Liabilities	Obligations which are due within one financial year.

Financial Strength Ratios	
Current Ratio	The Current ratio (also known as the Liquidity Ratio) is a financial ratio that measures whether or not a company has enough resources to pay its debts over the next 12 months. It compares current assets to current liabilities.
Quick Ratio (Acid Test Ratio)	The quick ratio measures a Group's/Company's ability to meet its short-term obligations with its most liquid assets. It compares current assets (less inventory) to current liabilities.
Interest Coverage Ratio	The interest coverage ratio is calculated by dividing EBITDA of one period by cash interest paid of the same period.
Gearing Ratio	The gearing ratio indicates the relative proportion of shareholders' equity and debt used to finance total assets.
Gearing Ratio Level 1	Is calculated by dividing Net Debt by Net Debt and Total Equity.
Gearing Ratio Level 2	Is calculated by dividing Total Liabilities by Total Assets.
Gearing Ratio Level 3	Is calculated by dividing Net Debt by Total Equity.
Net Debt / EBITDA	The Net Debt / EBITDA ratio measures the ability of the Group/Company to refinance its debt by looking at the EBITDA.

Other Definitions	
Yield to Maturity (YTM)	YTM is the rate of return expected on a bond which is held till maturity. It is essentially the internal rate of return on a bond and it equates the present value of bond future cash flows to its current market price.

Calamatta Cuschieri

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