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143, The Strand, Gzira. Malta

## COMPANY ANNOUNCEMENT

Stivala Group Finance p.l.c. (the “Company”)

Approval of half-yearly financial report

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Date of Announcement	28 August 2024
Reference	STV56/2024

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**ERRATA CORRIGE** - Company Announcement issued by Stivala Group Finance p.l.c. (the “Company”) pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority.

**This announcement replaces STV55/2024 in which the interim report was not enclosed**

### QUOTE

During a meeting of the Board of Directors of the Company held on the 27<sup>th</sup> August 2024, the Board of Directors approved the Company’s interim (unaudited) financial statements for the period ended 30<sup>th</sup> June 2024.

The aforementioned financial statements are enclosed herewith and are also available for viewing on the Company’s website, Investor Relations Section, through the following link:

[https://stivalagroup.com/?page\\_id=21](https://stivalagroup.com/?page_id=21)

### UNQUOTE

By order of the Board

A handwritten signature in black ink, appearing to read 'Antoinette Scerri', with a long horizontal flourish extending to the right.

Antoinette Scerri  
f: Stivala Group Finance PLC  
Company Secretary



**Stivala Group  
Finance p.l.c.**

**STIVALA GROUP FINANCE P.L.C.**

Condensed Consolidated  
Interim Financial Statements

For the period 01 January 2024 to 30 June 2024

**STIVALA GROUP FINANCE P.L.C.**  
**Condensed Consolidated Interim Financial Statements**  
**For the period 01 January 2024 to 30 June 2024**

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## **Interim Directors' Report**

This Half-Yearly Report is being published in terms of Chapter 5, Rule 5.75 of the Capital Markets Rules of the Malta Financial Services Authority and the Prevention of Financial Markets Abuse Act, Chapter 476 of the Laws of Malta. The condensed set of financial statements included in this report has been extracted from Stivala Group Finance p.l.c.'s unaudited financial information for the six months commencing 01.01.2024 to 30.06.2024 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'). This half yearly report has not been audited or reviewed by the Company's auditors.

### **Principal Activities**

The Group's main business is the acquisition of real estate for long term investment purposes, principally in Gzira, Msida, Sliema and St. Julians areas. Once acquired, the Group is engaged in the development of these properties and their conversion into residential and commercial properties. Most properties are retained by the Group to generate rental revenues both from short letting and tourist accommodation as well as from long-term residential, office and retail lets.

### **Business Review**

During the six-month period that ended on 30 June 2024, the Company registered a profit before tax of €4,475,452 (profit of €20,994,255 June 2023). The difference in profit before tax is mainly attributable to sale of property in 2023 and an adjustment in the Expected Credit Losses (ECL) in 2023.

The Maltese economy continues to grow robustly driven by strong exports and domestic demand. Tourism flows bounced back to well above pre-pandemic levels and the strong inflow of workers is boosting domestic demand. After reaching 5.6% GDP growth in 2023, the Maltese economy is expected to achieve a growth rate of 4.4% in 2024 and 4.3% in 2025. The government deficit stood at 4.9% of GDP in 2023, and it is expected to only gradually decrease in 2024 and 2025. Thanks to robust nominal GDP growth, the public debt-to-GDP ratio is forecast to increase only slightly despite the still high primary deficit.

Throughout the year, the Group has continued to invest and expand its property portfolio. The development of ST Tower in Ta' Xbiex is now in a complete state, which has been finished high-quality standards. The Group is now actively marketing ST Tower's commercial space for lease. Additionally, the construction of the international branded ACCOR 'Novotel Malta Sliema' is nearing completion, with finishing works progressing well. This property will be ST Hotels' first 4-star hotel, featuring 293 rooms. The Novotel Hotel will also offer meeting, conference and events facilities, spacious spa amenities complete with an indoor heated swimming pool, a roof top panoramic fitness centre and an infinity pool overlooking the magnificent capital city of Valletta. The hotel is scheduled to open in March 2025.

ST Hotels plans to further expand its 4-star offerings by the demolition of the ST Sliema Hotel and reconstructing it as an international brand ACCOR Movenpick Hotel. The demolition of the Sliema property is expected to be in Q4 of 2024.

Through its portfolio of 3-star hotels, self-catering apartments and the newly constructed Novotel, ST Group is committed to maintaining consistency in product development and services offerings in one of Malta's prime locations.

The published figures have been extracted from the unaudited interim financial statements for the six-month period ending 30 June 2024.

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## Interim Directors' report - continued

### Dividends

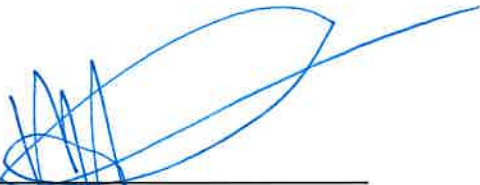
The Board of Directors has resolved to determine the extent of any dividend distribution for 2024 on the basis of the full year results. Accordingly, no dividends are declared upon the issue of the results for the six-month period ended 30 June 2024.

### Director's statement pursuant to Capital Markets Rules

We hereby confirm that to the best of our knowledge:

1. the condensed consolidated Interim financial statements gives a true and fair view of the financial position of the company as at 30 June 2024 and of its financial performance and its cash flows for the period then ended in accordance with the IFRS as adopted by the EU applicable to Interim Financial Reporting (IAS 34)
2. the interim directors' report includes a fair review of the information required in terms of Capital Markets Rules 5.81.1]

Approved by the Board of Directors on 27th August 2024 and signed on its behalf by:



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**Michael Stivala**  
CEO & Executive Director



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**Ivan Stivala**  
Chairman & Executive Director



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**Martin John Stivala**  
Executive Director

**Registered Office:**  
**Bayview Hotel**  
**143, The Strand**  
**Gzira**  
**GZR1026**  
**Malta**

**STIVALA GROUP FINANCE P.L.C.**  
**Condensed Consolidated Interim Financial Statements**  
**For the period 01 January 2024 to 30 June 2024**

**Condensed Consolidated Interim Statement of financial position**

		<b>As at 30.06.24</b>	<b>As at 31.12.23</b>
		<b>(unaudited)</b>	<b>(audited)</b>
	Notes	€	€
<b>ASSETS</b>			
<b>Non-current assets</b>			
Intangible Assets		36,510,800	36,509,600
Right of use Asset		293,164	203,934
Investment Property	3	213,346,744	213,443,800
Property, plant and equipment	3	195,747,658	180,630,232
Deferred Tax asset		8,455,788	10,240,518
Investment in associates	4	294,368	280,334
		<u>454,648,522</u>	<u>441,308,418</u>
<b>Current Assets</b>			
Inventory	5	31,945	25,556
Property held for sale	5	2,744,801	2,919,629
Trade and other receivables		11,720,117	11,582,941
Bank and cash equivalents	2	1,601,914	730,112
Other Financial Assets		12,745,197	13,095,197
		<u>28,843,974</u>	<u>28,353,435</u>
<b>Total Assets</b>		<u><b>483,492,497</b></u>	<u><b>469,661,853</b></u>

**STIVALA GROUP FINANCE P.L.C.**  
**Condensed Consolidated Interim Financial Statements**  
**For the period 01 January 2024 to 30 June 2024**

**Condensed Consolidated Interim Statement of financial position - continued**

		As at 30.06.24 (unaudited) €	As at 31.12.23 (audited) €
<b>EQUITY AND LIABILITIES</b>	Notes		
<b>Capital and reserves</b>			
Called up issued share capital	6	255,000	255,000
Retained earnings		71,071,115	67,112,217
Revaluation Reserve		261,160,764	261,160,764
<b>Total Equity</b>		<b>332,486,879</b>	<b>328,527,981</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Long term Borrowings	7	34,784,967	27,145,419
Other non current-liabilities	8	59,820,000	59,790,000
Finance Lease liability		197,628	172,360
Deferred tax liability		32,327,635	30,409,757
<b>Total Non current liabilities</b>		<b>127,130,231</b>	<b>117,517,536</b>
<b>Current liabilities</b>			
Current borrowings	2,7	11,527,544	11,311,262
Trade and other payables		11,088,274	10,798,886
Finance Lease liability		101,805	52,684
Current tax liabilities		1,157,765	1,453,504
<b>Total Current liabilities</b>		<b>23,875,388</b>	<b>23,616,336</b>
<b>Total equity and liabilities</b>		<b>483,492,497</b>	<b>469,661,853</b>

The notes on pages 8 to 11 are an integral part of these condensed consolidated interim financial statements.

The condensed consolidated interim financial statements on pages 3 to 12 were authorised for issue by the Board on 23rd August 2023 and were signed on its behalf by :

  
 \_\_\_\_\_  
**Michael Stivala**  
 Director

  
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**Martin John Stivala**  
 Director

  
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**Ivan Stivala**  
 Director

**STIVALA GROUP FINANCE P.L.C.**  
**Condensed Consolidated Interim Financial Statements**  
**For the period 01 January 2024 to 30 June 2024**

**Condensed Consolidated Statement of comprehensive Income**

	Notes	6 months Jan - Jun 2024 (unaudited) €	6 months Jan - Jun 2023 (unaudited) €
<b>Revenue</b>	9	14,535,797	25,796,706
Cost of sales		(3,597,042)	(6,849,562)
<b>Gross operating Profit</b>		<u>10,938,755</u>	<u>18,947,144</u>
Other Net operating costs		(1,980,561)	(2,170,673)
<b>EBITDA</b>		<u>8,958,194</u>	<u>16,776,471</u>
Depreciation & Amortisation		(2,238,233)	(1,838,418)
<b>Operating Profit</b>		<u>6,719,961</u>	<u>14,938,053</u>
Share of results of associated undertakings		14,034	13,445
Dividend income		123,250	63,750
ECL provision	10	(111,262)	8,057,776
Net Finance Costs		(2,270,531)	(2,078,769)
<b>Profit before tax</b>		<u>4,475,452</u>	<u>20,994,255</u>
Taxation		(516,554)	(4,039,077)
<b>Profit for the period</b>		<u>3,958,898</u>	<u>16,955,178</u>
<b>Total Comprehensive income</b>		<u><u>3,958,898</u></u>	<u><u>16,955,178</u></u>



**Condensed Consolidated Interim Statement of changes in Equity**

	Share Capital €	Revaluation Reserve €	Retained Earnings €	Incentives & Benefits €	Total €
<b>At 31 Dec 2023</b>	255,000	261,160,764	67,112,217	0	328,527,981
Profit for the period	0	0	3,958,898	0	3,958,898
Dividends Paid	0	0	0	0	0
Total Comprehensive income	0	0	3,958,898	0	3,958,898
<b>At 30 June 2024</b>	<b>255,000</b>	<b>261,160,764</b>	<b>71,071,115</b>	<b>0</b>	<b>332,486,879</b>

**STIVALA GROUP FINANCE P.L.C.**  
**Condensed Consolidated Interim Financial Statements**  
**For the period 01 January 2024 to 30 June 2024**

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**Condensed Consolidated Interim Statement of Cash Flows**

	Notes	6 months Jan - Jun 2024 Unaudited €	6 months Jan - Jun 2023 Unaudited €
Net cash from operating activities		13,298,781	7,138,386
Net cash from investing activities		(16,295,320)	(11,696,339)
Net cash from financing activities		5,123,798	5,072,569
<b>Net movement in cash and cash equivalents</b>		<b>2,127,259</b>	<b>514,616</b>
Cash and cash equivalents at beginning of year		(2,129,083)	90,397
<b>Cash and cash equivalents at end of year</b>		<b>(1,824)</b>	<b>605,013</b>
<b>Cash and cash equivalents at beginning of year</b>	2	<b>(1,824)</b>	<b>605,013</b>

**Notes to the condensed consolidated interim financial statements**

**1 Basis of operation**

These condensed consolidated interim financial statements have been prepared in accordance with Internal Accounting Standards 34 - 'Interim Financial Reporting', and have been extracted from the company's unaudited accounts for the six month period commencing 01 January 2024 to 30 June 2024. The half yearly results have been published in terms of the Capital Markets Rules of the Malta Financial Services Authority.

**1.1 Foreign Currency Translation**

(a) Functional and presentation currency

Items included in these financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in euro, which is the company's functional and presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into functional currency using the exchange rates prevailing at the date of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

**1.2 Investment Property**

Investment Property comprises residential apartments and commercial properties leased out to third parties.

**Notes to the condensed consolidated interim financial statements - continued**

**2 Cash and cash equivalents**

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise the following:

	<b>Jan - Jun 2024</b> <b>Unaudited</b> <b>€</b>
Cash at bank and in hand	1,601,914
Bank overdrafts	(1,603,738)
	<b>(1,824)</b>

Cash at bank is included within current assets whilst bank overdrafts are included within the current liabilities (Short-term borrowings) in the statement of financial position.

**3 Property, Plant & Equipment**

The fair value is based on a valuation made by a Directors on 31st December 2021.

**4 Investment in Associates**

<b>Company</b>	<b><u>Registered Address</u></b>	<b><u>% of ordinary capital held</u></b>
		<b>Jan - Jun 2024</b>
Platinum Developments Ltd	143, The strand, Gzira GZR 1026, Malta	50
Civala Limited	Vincenti Buildings 22/25, Strait street, Valletta, VLT1432, Malta.	50
Sliema Creek Lido Limited	No.2, Geraldus Farrugia Street Zebbug, ZBG 4351, Malta	33.33
Aqualuna Lido Limited	No.2, Geraldus Farrugia Street Zebbug, ZBG 4351, Malta	33.33

**Notes to the condensed consolidated interim financial statements - continued**

<b>5</b>	<b>Inventory</b>	<b>Jan - Jun 2024</b>
		<b>Unaudited</b>
		<b>€</b>
	Goods held for resale	31,945
	Property for resale	2,744,801
		<b>2,776,746</b>
<b>6</b>	<b>Share capital</b>	<b>Jan - Jun 2024</b>
		<b>Unaudited</b>
		<b>€</b>
	<b>Authorised</b>	
	500,000 ordinary shares of €1 each	500,000
		<b>500,000</b>
	<b>Called up issued and fully paid-up</b>	
	255,000 ordinary shares of €1 each	255,000
		<b>255,000</b>

Each ordinary share gives the right to 1 vote, participates equally in profits distributed by the company and carries equal rights upon the distribution of assets by the company in the event of a winding up.

**7 Long Term Borrowings**

*Bank Loans*

The bank loans are secured by a general hypothec over the company's assets, by guarantees of the parent company, by a special hypothec over property in Gzira, by pledges taken over various insurance policies, and by personal guarantees of the Executive Directors. A bank loan amounting to €7,859,769 bears interest at 3% per annum and is repayable at monthly installments of €61,516 inclusive of interest. Another loan amounting to €4,000,000 bears interest at 4% per annum and is repayable at aggregate monthly instalments of €40,605 inclusive of interest. On 11th October 2018 another loan drawdown was granted amounting to €5,000,000 bearing an interest rate of 4% and is repayable over 120 months commencing on 1st May 2019 of €50,755 monthly installments inclusive interest. On the 4th of June 2020, the Group applied for the MBD COVID-19 Assist loan amounting to €5,000,000 which bears interest rate of 2.5% per annum and it is repayable over a period of 6 years. During 2021 ST Hotels took a loan amounting to €2,300,000 to refurbish Bayview Hotel at The Strand in Gzira. The loan bears interest rate of 4% per annum and it is repayable over a period of 11 years. During 2022 Carmelo Stivala Group Ltd took a temporary increase of €2,600,000 to honour a promise of sale, which will was converted to loan. During 2023 Carmelo Stivala Group took a loan of €10,000,000 to part finance the construction of ST Tower in Ta' Xbiex. During 2024 the Group signed the loan deed of €16,000,000 to finance the construction delopement Novotel Hotel in Gzira and anther loan of €4,500,000 to acquire property for future development.

**Notes to the condensed consolidated interim financial statements - continued**

**8 Other non current liabilities**

	<b>Jan - Jun 2024</b>
	<b>Unaudited</b>
	<b>€</b>
Face value	60,000,000
Bond issue costs	(600,000)
Bond issue costs amortisation b/f	390,000
Bond issue costs amortisation for the period	30,000
Amortised cost as at 30 June 2023	<b>59,820,000</b>

**9 Revenue**

The revenue is generated mainly from rental income of €4,131,610 (€4,212,179 June 2023) from various properties, the operation of three 3 star hotels (Bayview Hotel, Azur Hotel, Sliema Hotel and Alavits hotel) and Blubay Apartments and Valletta View Apartment, which generated €9,455,059 (€7,306,160 June 2023). Carmelo Stivala Group Ltd generated €949,128 from the remaining properties available for sale at Msida Park Residence in Gzira and a plot in Handaq (€14,278,366 June 2023). The bulk of the sales for both projects was made during 2023.

**10 Revision of ECL Provision**

The revision of ECL provision in 2023 was derived from a balance between Carmelo Stivala Group and North Harbour Limited which is projected to be paid over 2 years.

**STIVALA GROUP FINANCE P.L.C.**  
**Condensed Consolidated Interim Financial Statements**  
**For the period 01 January 2024 to 30 June 2024**

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**Directors' statement Pursuant to Capital Market Rule 5.75.3**

I confirm to the best of my knowledge:

- the condensed consolidated interim financial information gives a true and fair view of the financial position of the group from 1st January 2024 to 30th June 2024, 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 Standards 34, 'Interim Financial Reporting');
  
- the Interim Directors' report includes a fair review of the information required in terms of Capital Market Rule 5.81 to 5.84.



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Mr. Michael Stivala  
Director