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COMPANY ANNOUNCEMENT

MM Triton Malta Finance p.l.c.

Approval of interim financial statements

Date of Announcement:	24 August 2026
Reference No:	2/2026
Capital Markets Rule:	5.16.20

QUOTE

The Board of Directors of MM Triton Malta Finance p.l.c. (the "Company") hereby announces the approval of the unaudited interim financial statements of the Company for the financial period ended 30 June 2026, a copy of which is attached herewith and is also available for viewing on the Company's website: MM Triton Malta - Half yearly 2026

UNQUOTE

By order of the Board.

Dr. Malcolm Falzon
Company Secretary

MM Triton Malta Finance P.L.C.

Condensed Interim Financial Statements

05 December 2025 to 30 June 2026

Contents

REPORT OF THE DIRECTORS

Directors' report

The Directors present their first interim report, prepared in accordance with Chapter 5 of the Capital Markets Rules issued by the Listing Authority of the Malta Financial Services Authority. This report comprises the condensed interim financial statements of MM Triton Malta Finance P.L.C. (C 114072) (the "Company") for the period from incorporation, 05 December 2025, to 30 June 2026.

The Company was incorporated on 05 December 2025 and this is its first published interim financial report. The condensed interim financial statements have been prepared in accordance with International Accounting Standard 34, *Interim Financial Reporting*, as adopted by the European Union.

The figures included in these condensed interim financial statements have been extracted from the Company's unaudited accounting records for the period 30 June 2026 and were approved by the Board of Directors on 24 August 2026.

These condensed interim financial statements have not been reviewed or audited by the Company's independent auditors.

The first audited financial statements which will be prepared will comprise the period from the company’s incorporation date, 05 December 2025, to 31 December 2026.

Principal activity

MM Triton Malta Finance P.L.C. (” the Company”) is a public limited liability company and was registered in Malta on 05 December 2025. The Company is a subsidiary of MM Triton Holdco Limited; a Company registered in England and Wales. Its principal activity is to raise capital on the Malta Stock Exchange for use in the MM Triton Holdco group (“the Group”).

Important events during the period

During the period 30 June 2026, the Company commenced its operations as the financing vehicle of the MM Triton Group. In line with its principal activity, the Company completed its inaugural bond issue and advanced the proceeds to its parent company, MM Triton Holdco Limited, under the terms of an intragroup loan agreement.

On 30 March 2026, the Company successfully issued €45 million 5.50% secured bonds due 2032, which were subsequently admitted to the Official List of the Malta Stock Exchange. The proceeds from the bond issue were intended to finance, either directly or indirectly, the acquisition of the Crowne Plaza Marlow Hotel and the Crowne Plaza Reading Hotel in the United Kingdom, together with related transaction costs, in accordance with the objectives set out in the Prospectus.

On 09 April 2026, the net proceeds of the bond issue were advanced to MM Triton Holdco Limited under an intragroup loan arrangement. The loan constitutes the Company's principal asset and generates the income required to enable the Company to meet its obligations towards bondholders, including interest and principal repayments.

Other than the matters disclosed above, there were no significant transactions, events or circumstances during the reporting period which materially affected the Company's financial position or performance.

Review of business development

During the period ended 30 June 2026, the Company sustained a loss before and after taxation amounting to €51,348.

Directors

The names of the directors who held office during the period were:

Demeter Peter Kovacs (Executive Director)
Winston J. Zahra (Executive Director)
Albert Frendo (Independent Non-Executive Director)
Kenneth Abela (Independent Non-Executive Director)
Steven Coleiro (Non-Executive Director (Independent until 1 August 2026))

In accordance with the Company's memorandum and articles of association, the Directors remain in office until they resign or are otherwise removed.

Principal risks and uncertainties faced by the Company

The principal risks and uncertainties affecting the Company remain substantially unchanged from those disclosed in the Prospectus dated 27 February 2026.

As a special purpose financing vehicle, the Company is primarily exposed to credit, liquidity and foreign exchange risks arising from the financing structure whereby the proceeds of the bond issue have been advanced to its parent company, MM Triton Holdco Limited, under an intragroup loan agreement. Accordingly, the Company's ability to meet its obligations to bondholders is dependent on MM Triton Holdco Limited fulfilling its obligations under the intragroup loan agreement and, ultimately, on the financial performance and cash flows generated by the MM Triton Group.

The Directors continue to monitor these risks on an ongoing basis and are satisfied that appropriate risk management procedures remain in place.

Contracts of significance with the parent company

The Company's principal contract with its parent company, MM Triton Holdco Limited, is the intragroup loan agreement pursuant to which substantially all of the net proceeds of the €45 million 5.50% secured bond issue were advanced to the parent company to finance the MM Triton Group in accordance with the objectives set out in the Prospectus.

The intragroup loan agreement remains the Company's principal asset and the primary source of income used to service its obligations towards bondholders. There were no material amendments to this agreement during the period 30 June 2026.

REPORT OF THE DIRECTORS – continued

Statement pursuant to Capital Markets Rule 5.75.3 issued by the Malta Financial Services Authority

We confirm that to the best of our knowledge:

The condensed report gives a true and fair view of the financial position of the Company as at 30 June 2026, and of its financial performance and its cash flows for the period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to Interim Financial Reporting (International Accounting Standard 34, 'Interim Financial Reporting'); and

The interim directors' report includes a fair review of the information required in terms of Capital Markets Rule 5.81.

By order of the Board

Signed by:
Demeter Kovacs
092FE20183874FC...
Demeter Kovacs
Director

Signed by:
Winston J. Zahra
C94EF38712974AC...
Winston J. Zahra
Director

24 August 2026

Condensed Interim Statement of Comprehensive Income

		Period from 05 December 2025 to 30 June 2026 €
Interest income	3	**638,239**
Interest expense	4	**(654,135)**
Net interest expense		**(15,896)**
Administrative expense		**(35,452)**
Loss before tax		**(51,348)**
Tax expense		**-**
Loss for the period		**(51,348)**
Other comprehensive income for the period		**-**
Total comprehensive loss for the period		**(51,348)**

The notes on pages 10 to 13 are an integral part of these condensed interim financial statements.

Condensed Interim Statement of Financial Position

		As at 30 June 2026 €
Assets		
Total non-current assets	**3**	**43,736,542**
Total current assets		**1,552,151**
Total assets		**45,288,693**
Equity and Liabilities		
Total equity		**198,652**
Liabilities		
Total non-current liabilities	**4**	**44,157,840**
Total current liabilities		**932,201**
Total Liabilities		**45,090,041**
Total Equity and Liabilities		**45,288,693**

The notes on pages 10 to 13 are an integral part of these condensed interim financial statements.

The condensed interim financial statements on pages 6 to 9 were authorised for issue by the board on 24 August 2026 and were signed on its behalf by:

Signed by:
Demeter Kovacs
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Demeter Kovacs
Director

Signed by:
Winston J. Zahra
C94EF38712974AC...

Winston J. Zahra
Director

Condensed Interim Statement of Changes in Equity

	Issued Capital	Retained Earnings	Total
	€	**€**	**€**
Issued share capital	250,000	-	250,000
Loss for the period	-	(51,348)	(51,348)
Balance at 30 June 2026	**250,000**	**(51,348)**	**198,652**

The notes on pages 10 to 13 are an integral part of these condensed interim financial statements.

Condensed Interim Statement of Cash Flows

	Period from 05 December 2025 to 30 June 2026 €
Net cash used in operating activities	**(2,753)**
Net cash used in investing activities	**(44,337,362)**
Net cash from financing activities	**44,639,763**
Net movement in cash and cash equivalents	**299,648**
Cash and cash equivalents at beginning of period	**-**
Cash and cash equivalents at end of period	**299,648**

The notes on pages 10 to 13 are an integral part of these condensed interim financial statements.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS

1. General information

MM Triton Malta Finance P.L.C. (the 'Company') is a public limited liability company domiciled and incorporated in Malta on 05 December 2025, bearing registration number C 114072 and having its registered office address at Level 3, Valletta Buildings, Triq Nofs In-Nhar, Valletta,VLT 1103, Malta.

This is the first set of Interim financial statements. There are no comparatives shown in these financial statements.

This condensed unaudited interim financial information was approved for issue by the Board of Directors on 24 August 2026.

2. Basis of preparation

These condensed interim financial statements for the period ended 30 June 2026 are prepared under the historical cost convention, as modified to include fair values where it is stated in the accounting policies below. These 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').

2.1 Critical accounting estimates and judgements

The preparation of these condensed interim financial statements in conformity with IFRS's as adopted by the EU requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

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

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

<u>Expected credit loss allowances on loans and advances</u>
The Directors have assessed the recoverability of loans receivable by reference to the cashflow projections of the Company including planned inflows, outflows and available financing facilities with a focus on updates made to respond to the expected impacts of past events, current conditions and forecasts of economic conditions. The Directors have also considered the financial position and performance of the other related parties within the Group.

2.2 Functional and presentation currency

Items included in the condensed interim financial statements are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The condensed interim financial statements are presented in Euro which is the Company's functional and presentation currency.

3. Loans receivable

	2026
	€
Non-current	
Loans to parent company	**44,387,362**
Capitalized arrangement fee	**(665,810)**
Accrued interest	**14,991**
	43,736,542
Current	
Accrued interest	**623,247**
Total accrued interest	**638,238**

The Company advanced funds to its parent company, MM Triton Holdco Limited, a company incorporated with limited liability in England and Wales (registered number 16726512) whose registered office is at 2, Babmaes Street, London SW1Y 6HD, United Kingdom, on 09 April 2026.

The Company does not hold collateral as security for the loan receivable.

The loan bears contractual interest at a fixed rate of 6.25% per annum on the principal balance, payable annually in arrears. For accounting purposes, the loan is measured at amortised cost using the effective interest method in accordance with IFRS 9. Accordingly, interest income is recognised using an effective interest rate of 6.51%, which reflects the impact of the arrangement fee and other directly attributable transaction costs.

In accordance with IFRS 9, fees directly attributable to the arrangement of the loan have been capitalised and deducted from the initial carrying amount of the loan receivable in the Statement of Financial Position.

4. Debt securities in issue

	As at 30 June 2026
	€
Non-current	
Original face value of bonds issued	**45,000,000**
Capitalised bond issuance cost	**(877,545)**
	44,122,455
Accrued interest	**35,385**
Carrying value of bonds in issue	**44,157,840**
Current	
Accrued interest	**618,750**
Total accrued interest	**654,135**

By virtue of the Prospectus dated 27 February 2026, the Company issued €45,000,000 secured callable bonds bearing contractual interest at a fixed coupon rate of 5.50% per annum, maturing in 2032. Interest on the Bonds accrues from 30 March 2026 and is payable annually in arrears on 2 April, with the first interest payment falling due on 2 April 2027.

For accounting purposes, the Bonds are measured at amortised cost using the effective interest method in accordance with IFRS 9. Accordingly, finance costs are recognised using an effective interest rate of 5.88%, which reflects the impact of directly attributable transaction costs incurred in connection with the issue of the Bonds.

In accordance with IFRS 9, costs directly attributable to the issue of the Bonds have been capitalised and deducted from the initial carrying amount of the bond liability in the Statement of Financial Position.

5. Related parties

Related party transactions

Related party transactions are entered into on a commercial basis with entities which are related by way of common shareholders who are able to exercise significant influence over the Company's operations.

During the period, the Company entered into the following transaction with its immediate and ultimate parent company, MM Triton Holdco Limited:

	As at 30 June 2026
	€
Interest income	**638,239**

Related party balances

The following balances were outstanding with MM Triton Holdco Limited as at 30 June 2026:

	As at 30 June 2026
	€
Loan receivable	43,732,107
Interest receivable	638,239
Other receivables	187,000
	44,557,346

The immediate and ultimate parent company of MM Triton Malta Finance P.L.C. is MM Triton Holdco Limited, incorporated in England and Wales. Consolidated financial statements are prepared by MM Triton Holdco Limited, whose registered office is at 2 Babmaes Street, London SW1Y 6HD, United Kingdom.

6. Financial risk management

The Company's financial risk management objectives and policies remain consistent with those described in the Prospectus dated 27 February 2026.