Calamatta Cuschieri

The Directors
Tum Finance p.l.c.
Tum Invest Head Office, Zentrum Business Centre
Mdina Road
Qormi QRM 9010
Malta

27 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 Tum Finance p.l.c. (the "**Issuer**"), including the prospectus dated 1 November 2024 published by the Issuer (the "**Prospectus**"), or is based on our own computations as follows:

a) Historical financial data for the three years ending 31 December 2022, 2023 and 2024 have been extracted from the audited financial statements of the Issuer.

b) The forecast data for the financial year ending 31 December 2025 has been provided by management.

c) Our commentary on the Issuer results and financial position is based on the explanations provided by management.

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

e) 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.

The Analysis is meant to assist investors in the Issuer's securities and potential investors by summarising the more important financial data of the Group. The Analysis does not contain all data that is relevant to investors or potential investors. The Analysis does not constitute an endorsement by our firm of any securities of the Issuer and should not be interpreted as a recommendation to invest in any of the Issuer's securities. We shall not accept any liability for any loss or damage arising out of the use of the Analysis. As with all investments, potential investors are encouraged to seek professional advice before investing in the Issuer's securities.

Yours sincerely,

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Patrick Mangion
Head of Capital Markets

FINANCIAL ANALYSIS SUMMARY 2025

Tum Finance p.l.c.

27 June 2025

Prepared by Calamatta Cuschieri Investment Services Limited

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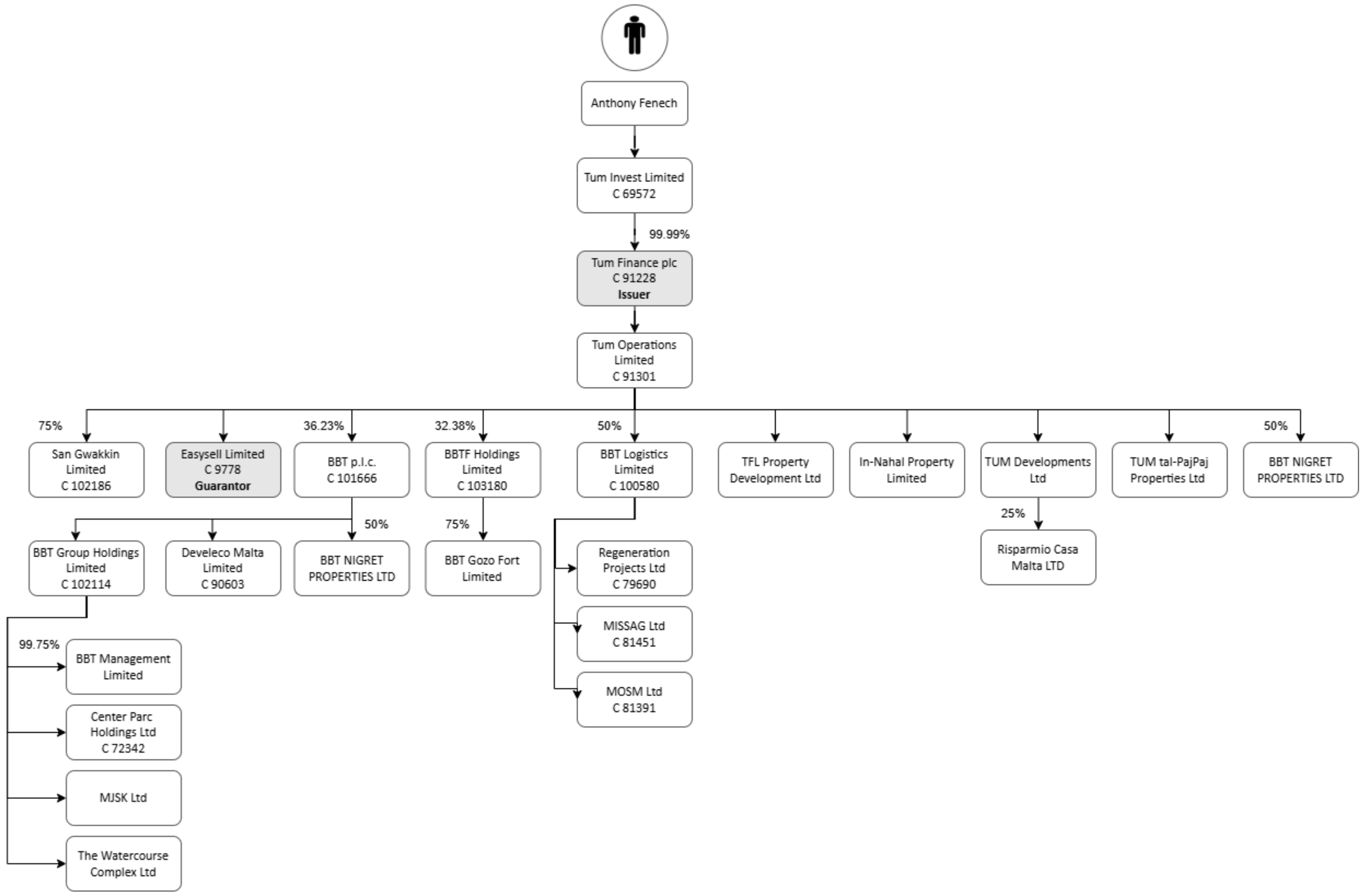
Part 1 - Information about the Group

1.1 Issuer's Key Activities and Structure



**100% Ownership unless indicated otherwise*

The "**Group"** of companies consists of Tum Finance p.l.c. which acts as the Group's finance and holding company, as well as Tum Operations Limited ("**TOL**") and its various subsidiaries and associates. The principal subsidiaries relevant to the new bond issue include Easysell Limited ("**ESL**"), which is the guarantor of the 2019 bond; Tum Developments Limited; and TFL Property Development Limited. The Group's objective involves the management of investment properties held for rental income, alongside the acquisition and development of new properties to enhance the Group's existing revenue base.

Tum Finance p.l.c. was incorporated on 26 March 2019 under the laws of Malta as a public limited company with registration number C 91228. The Issuer's registered office is located at Tum Invest Head Office, Zentrum Business Centre, Mdina Road, Qormi. Apart from two ordinary shares held by Mr. Anthony Fenech, the Issuer is a wholly owned subsidiary of Tum Invest Limited (the "**Parent**"). The Issuer was established as a special-purpose vehicle to act as the Group's finance arm and holds an authorised share capital of €20,000,000 divided into 20,000,000 ordinary shares of €1.00 each. The issued and fully paid-up share capital stands at €17,693,000.

Tum Operations Limited, a wholly owned subsidiary of the Issuer, was incorporated on 1 April 2019 under the laws of Malta, with company registration number C 91301 and the same registered office as the Issuer. TOL has an authorised share capital of €23,600,000, comprising 2,000,000 ordinary shares, 10,000,000 Class A redeemable preference shares (at 3.75%), and 11,600,000 Class B redeemable preference shares (at 5.32%). The issued share capital amounts to €17,951,200, consisting of 1,200 ordinary shares, 6,350,000 Class A, and 11,600,000 Class B preference shares, all fully paid.

Easysell Limited was incorporated on 5 July 1988 with registration number C 9778 and shares the Group's registered office. ESL is a wholly owned subsidiary of TOL and has an authorised and issued share capital of €4,889,684.70, divided into 500,000 ordinary shares and 1,599,142 redeemable preference shares of €2.329373 each, all fully paid. The principal objective of ESL is to acquire, develop and manage property primarily for commercial purposes.

Tum Developments Limited was incorporated on 22 January 2018 under registration number C 84520. It is wholly owned by TOL, and its authorised and issued share capital is €1,596,000, divided into 450,000 ordinary shares and 1,146,000 redeemable preference shares of €1.00 each. TUM Development Limited's current objective is to import, export, and trade as a wholesaler, franchisee and retailer for various home goods.

TFL Property Development Limited, incorporated on 8 April 2024 under registration number C 108290, is a wholly owned subsidiary of TOL. The company has an authorised share capital of €1,957,500, divided into 1,500 ordinary shares and 1,956,000 redeemable preference shares of €1.00 each. Its primary objective is the acquisition and development of immovable property. In-Nahal Property Limited and BBT Nigret Properties Ltd were incorporated in 2024 and issued 1,200 ordinary shares each with a nominal value of € 1.00. These companies were formed as subsidiaries of the group indirectly through TUM Operations Limited.

1.2 Directors

Board of Directors - Issuer

As at the date of this Analysis, the following persons constitute the board of directors of the Issuer:

Name	Designation
Mr Anthony Fenech	Chairman and executive director
Mr Silvan Fenech	Executive director
Mr Matthew Fenech	Executive director
Dr Stanley Portelli	Independent non-executive director
Mr Mario Vella	Independent non-executive director
Mr William Wait	Independent non-executive director

The business address of all of the directors of the Issuer is the registered office of the Issuer. Dr Malcolm Falzon is the company secretary of the Issuer.

The board of the Issuer is composed of six directors who are responsible for its overall direction and management. The three executive directors are entrusted with the Issuer's day-to-day management whereas the three non-executive directors, all of whom are independent of the Issuer, provide direction and strategy, monitoring and supervision of company performance while ensuring that controls and risk management systems are adequately in place.

As from 1 January 2024, the three non-executive directors listed above have formed part of the Issuer's payroll. The day-to-day business was and still is being handled by the delegated employees of the Parent.

1.3 Major Assets owned by the Group

1.3.1 Easysell Investment Properties

This property consists of two buildings:

1. The original KIA showroom and adjacent offices, constructed in 1986.
2. A newer complex featuring six underground parking levels, a ground-floor showroom of approximately 2,450 sqm, and two upper floors of office space totaling around 4,100 sqm.

The property is secured against an existing €20.0m bond maturing in 2029.

1.3.2 Parilja Property

In 2024, the Group agreed to acquire a 2,750 sqm site in Santa Venera for €3.0m, designated for the development of 8 semi-detached villas. This development has a full permit (PA/5484/18), having had its final setting-out concluded in May 2025. With reference to the Financial Analysis Summary issued in the Prospectus in November 2024 this project was originally expected to be completed in Q1 2025 with full sales by Q4 2025, however, property sales are now projected to commence in Q1 2027 to allow for the maximisation of the expected value the Group expects to generate therefrom.

1.3.3 In-Nahal Property

In July 2023, the Group signed a promise of sale for a 3,900 sqm site in Qormi for €11.5m. The development plan includes 114 residential units, three terraced houses, 112 garages, and nine commercial outlets. This transaction was structured with favourable financing terms. A full development permit application has been submitted and the permit (PA/00715/24) has been approved in June 2025. With reference to the FAS issued in the Prospectus, this project was forecast to generate sales of €3.17m in FY25, however, sales are now expected to begin in Q1 2027. As with other development projects, the introduction of certain design enhancements and subsequent interaction with the competent authorities resulted in delays not projected at the time of the Prospectus.

1.3.4 Mosta Property

Alongside the Ta' Natu acquisition, the Group has partnered to develop a 2,000 sqm adjacent site into 40 residential units and four floors of underground parking. The existing owner will contribute the land, while the Group will manage development, retaining 18 residential units, 67 underground car spaces and 27 small stores. Property sales are expected to commence in Q2 2028.

1.3.5 Geblin Property

In August 2015, a related party acquired two adjacent properties on Saint Elia Street, St. Julians. These are now being transferred to the Group for the development of six semi-detached villas. The planning application process is currently underway. This project was expected to contribute €6.2m in FY25, however, in part due to the delays encountered in the planning application process, which progress is still ongoing, property sales are now expected to commence in Q2 2027.

1.3.6 Investment in BBT Group

BBT Group owns a portfolio of rental-generating investment properties. In Q1 2023, TOL and other investors contributed assets to BBT plc to support capital appreciation and recurring income.

In January 2024, the Group exchanged its 750 ordinary shares in Develeco Malta Limited for 1,270 ordinary shares in BBT plc. The Group also transferred its shareholdings in MOSM Ltd, Missag Ltd, and Regeneration Projects Ltd to BBT Logistics Limited.

1.3.7 Investment in Risparmio Casa Malta

In 2023, the Group entered into a joint venture with Risparmio Casa's parent company, Rica Gest S.r.l., to establish a franchise presence in Malta. The operations will be managed through Risparmio Casa Malta Limited, of which Tum Developments Ltd holds a 25% stake.

1.4 Operational Developments

1.4.1 San Gwakkin Site

The Group, through TOL, owns a 75% stake in a development located in the Central Business District near the TG Complex (housing Forestals and Deloitte). The project includes a showroom, 8,062 sqm of office space, and 245 parking spaces. The Group's shareholding in the project will be transferred to BBT plc by the second half of 2025 in exchange for shares and cash. The site is expected to be fully operational by year-end FY2025.

1.4.2 Ta' Natu Commercial Outlet:

In September 2023, a related entity entered a promise of sale agreement to acquire the Ta' Natu commercial outlet for €2.25m, together with two finished penthouses. The outlet, which will be leased to Risparmio Casa Malta (in which the Group has a 25% interest), was officially assigned to the Group in January 2025.

1.4.3 Independent 2 Property

In 2024, The Group acquired a commercial property in St. Julians for €2.8m, with €1.0m allocated to settle existing obligations and development costs. The property is intended for retail use; however, if the permit change is denied, it will instead be leased as office space.

1.5 Issuers current Debt Securities in issue

Debt Security	ISIN	€m
3.75% Secured Bonds 2029	MT0002271204	20
5.20% Secured Callable Bonds 2031 - 2034	MT0002271212	12

Part 2 - Historical Performance and Forecasts

The Guarantor's historical financial information for the three years ending 31 December 2022, 2023 and 2024, as set out in the audited financial statements of the Guarantor may be found in section 2.1 to 2.3 of this Analysis. These sections also include the projected performance of the Guarantor for the year ending 31 December 2025. Moreover, the Group's historical financial information for the three years ending 31 December 2022, 2023 and 2024, together with the Group's projected performance for the year ending 31 December 2025 are set out in section 2.4 to section 2.6.

The projected financial statements detailed below relate to events in the future and are based on assumptions which the Company believes to be reasonable. Consequently, the actual outcome may be adversely affected by unforeseen situations and the variation between forecast and actual results may be material.

The present financial analysis summary includes a forecast for FY2025F which features certain variances from the forecast for FY2025F contained in the financial analysis summary dated 1st November 2024 forming part of the prospectus of even date. Such variances are mainly attributable to delays encountered with respect to the commencement of sales of a number of development projects, as set out in section 1.3 above, which delays materialised in the interposing period between the said prospectus and the date of the present financial analysis summary.

2.1 Guarantor's Income Statement

Income Statement for the year ended 31 December	2022A	2023A	2024A	2025F
	€000s	€000s	€000s	€000s
Rental income	1,511	1,771	1,748	1,977
Other operating income	239	146	171	139
Total revenue	**1,750**	**1,917**	**1,919**	**2,116**
Administrative expenses	(476)	(570)	(263)	(319)
EBITDA	**1,274**	**1,347**	**1,656**	**1,797**
Depreciation and amortisation	(25)	(50)	(55)	(55)
EBIT	**1,249**	**1,297**	**1,601**	**1,742**
Change in fair value of investment property	-	-	-	3,155
Finance income	-	31	-	-
Finance costs	(128)	(110)	(114)	(293)
Profit / (loss) before taxation	**1,121**	**1,218**	**1,487**	**4,604**
Taxation	(344)	(353)	(701)	(735)
Profit / (loss) after taxation	**777**	**865**	**786**	**3,869**

The Guarantor primarily generates revenue through rental income from the Zentrum Business Centre, which continues to be a stable source of income. In FY24, rental income remained relatively stable at €1.75m. The rental income is expected to increase to approximately €1.98m in FY25 due to contractual rent escalations and new rental income.

Other operating income which comprises of recharges for utilities and miscellaneous fees, increased slightly in FY24. However, this income line is expected to decrease going forward, as tenants now manage their own water and electricity consumption through individual meters, ending the previous recharge model.

Administrative expenses fell significantly in FY24 to €263k from €570k in FY23. This improvement stems primarily from the installation of solar panels, which resulted in a credit adjustment rather than an expense. FY23 had also included one-off repairs and maintenance costs related to the Zentrum Building that did not occur in FY24. In FY25 administrative expenses are projected to increase slightly to €319k, reflecting normalized operational levels.

EBITDA improved to €1.66m in FY24, compared to €1.35m in FY23. Depreciation remained broadly stable, resulting in an EBIT of €1.6m. Notably, a fair value gain of €3.16m is forecast in FY25, driven by a property revaluation.

Finance costs remained stable at €114k (FY23: €110k). These costs are expected to increase to €293k in FY25 following a full year of dividends on the newly issued preference shares along with interest on amounts due.

Profit before tax rose to €1.49m in FY24, up from €1.22m in FY23. However, despite higher pre-tax earnings, profit after tax fell to €786k (FY23: €865k) due to a higher tax charge. A significant jump in net profit is forecasted in FY25, reaching €3.87m, largely attributable to the €3.16m revaluation uplift.

2.2 Guarantor's Statement of Financial Position

Statement of Financial Position as at 31 December	2022A	2023A	2024A	2025F
	€000s	€000s	€000s	€000s
Assets				
Non-current assets				
Investment property	30,472	30,500	33,367	36,865
Property, plant and equipment	93	316	320	303
Total non-current assets	**30,565**	**30,816**	**33,687**	**37,168**
Current assets				
Trade and other receivables	133	146	430	265
Due from related parties	367	414	1,829	956
Cash and cash equivalents	13	44	1,545	2,971
Total current assets	**513**	**604**	**3,804**	**4,192**
Total assets	**31,078**	**31,420**	**37,491**	**41,360**
Equity and liabilities				
Capital and reserves				
Share capital	1,165	1,165	1,165	1,165
Other equity	6,300	6,300	6,300	6,300
Retained earnings	15,990	16,856	16,642	20,510
Total equity	**23,455**	**24,321**	**24,107**	**27,975**
Non-current liabilities				
Preference shares	-	-	3,725	3,725
Lease liabilities	192	192	192	192
Loans from related parties	2,832	2,538	2,538	2,539
Deferred tax liabilities	3,030	3,031	3,318	3,570
Total non-current liabilities	**6,054**	**5,761**	**9,773**	**10,026**
Current liabilities				
Trade and other payables	489	336	294	346
Due to related parties	662	615	2,805	2,530
Tax payable	418	387	512	483
Total current liabilities	**1,569**	**1,338**	**3,611**	**3,359**
Total liabilities	**7,623**	**7,099**	**13,384**	**13,385**
Total equity and liabilities	**31,078**	**31,420**	**37,491**	**41,360**

As at 31 December 2024, the Guarantor's total assets stood at €37.5m, reflecting a €6.1m increase year-on-year from €31.4m. This growth is primarily attributable to higher investment property which represents approximately 89% of total assets. The increase reflects ongoing enhancements to the Guarantor's property portfolio. A further 10% increase in investment property is forecasted in FY25, bringing the total to €36.9m.

Property, plant and equipment ("**PPE**") remained stable at €320k in FY24 (FY23: €316k), despite ongoing depreciation charges. This increase was driven by the acquisition of operational assets linked to the Guarantor's investment activities. PPE is expected to decrease slightly to €303k in FY25 due to depreciation and minimal capital expenditure.

Current assets grew significantly in FY24 to €3.8m from €604k in FY23, largely driven by a substantial rise in amounts due from related parties (from €414k to €1.83m) and an increase in cash and cash equivalents, which reached €1.55m (FY23: €44k). This growth in liquidity is expected to continue into FY25 with cash balances forecasted to reach €2.9m. This will be partly offset by a reduction in amounts due from related parties following anticipated repayments.

The Guarantor's equity base remained stable with a minor decrease of €214k in FY24 to €24.1m, driven by a drop in retained earnings. However, this is forecasted to rebound strongly in FY25, reaching €28.0m, supported by expected profit generation and valuation gains.

On the liabilities side, total liabilities increased from €7.1m in FY23 to €13.4m in FY24, mainly driven by €3.7m worth of preference shares and an increase of €2.2m in the form of current amounts due to related parties. Non-current liabilities now account for approximately 73% of total liabilities and include the preference shares, related party loans (€2.54m), lease liabilities (€192k), and deferred tax liabilities, which rose to €3.32m

Current liabilities also increased to €3.6m in FY24 (FY23: €1.34m). The increase in amounts due to related parties was attributed to temporary intercompany balances which management expects to partially unwind through an intercompany clearance exercise in FY25.

2.3 Guarantor's Statement of Cash Flows

Cash Flow Statement for the year ended 31 December	2022A	2023A	2024A	2025F
	€000s	€000s	€000s	€000s
Cash flows from operating activities				
Profit before taxation	**1,121**	**1,218**	**1,487**	**4,604**
Adjustments for:				
Interest expense	128	110	114	293
Fair value gain on investment property	-	-	-	(3,155)
Depreciation	27	51	56	55
Operating profit before working capital movement	**1,276**	**1,379**	**1,657**	**1,797**
Working capital:				
Movement in trade and other receivables	118	(12)	(285)	165
Movement in due from related parties	182	(47)	(392)	873
Movement in due to related parties	(2)	(138)	2,189	(568)
Movement in trade and other payables	(860)	(153)	(41)	52
Cash generated from operations	**714**	**1,029**	**3,128**	**2,319**
Tax paid	(338)	(502)	(290)	(512)
Net cash flows generated from operating activities	**376**	**527**	**2,838**	**1,807**
Cash flows from investing activities				
Additions to investment property	(62)	(30)	(2,868)	(343)
Additions to property, plant and equipment	(73)	(271)	(59)	(38)
Net cash flows used in investing activities	**(135)**	**(301)**	**(2,927)**	**(381)**
Cash flows from financing activities				
Proceeds from related parties	-	-	1,599	-
Loans from related parties	(415)	(182)	-	-
Repayment of lease liabilities	(10)	(11)	(11)	-
Net cash flows (used in) / generated from financing activities	**(425)**	**(193)**	**1,588**	**-**
Movement in cash and cash equivalents	**(184)**	**33**	**1,499**	**1,426**
Cash and cash equivalents at start of year	197	13	46	1,545
Cash and cash equivalents at end of year	**13**	**46**	**1,545**	**2,971**

In FY24, the Guarantor generated €2.8m in net cash from operating activities, a significant increase from €527k in FY23. This was primarily driven by a stronger operating performance and a substantial positive movement in amounts due to related parties amounting to €2.2m. Operating profit before working capital movements stood at c. €1.7m, up from €1.4m the previous year, reflecting improved rental income and lower administrative expenses.

However, despite a further increase in operating profit forecasted for FY25, net cash generated from operations is expected to decrease to €1.8m mainly due to a forecasted reversal in the related party balance and higher tax payments.

Cash used in investing activities surged to €2.9m in FY24, compared to €301k in FY23. This was driven by increases in investment properties. PPE additions were modest at €59k related to minor asset purchases. For FY25, investing outflows are projected to drop significantly to €381k, with no major additions expected.

In terms of financing activities, the Guarantor received €1.6m in proceeds from related parties during FY24. There were no repayments of related party loans in the year. No financing inflows or outflows are projected for FY25.

As a result of the above, the Guarantor recorded a net positive cash movement of €1.5m in FY24, ending the year with a closing cash balance of €1.55m (FY23: €46k). Management forecasts a further €1.3m increase in cash in FY25 supported by positive operational cash flows and minimal investment requirements, bringing the expected year-end cash balance to €2.9m.

2.4 Group's Income Statement

Income Statement for the year ended 31 December	2022A	2023A	2024A	2025F
	€000s	€000s	€000s	€000s
Revenue	3,746	3,693	1,869	2,521
Cost of sales	-	-	-	(225)
Administrative expenses	(868)	(588)	(847)	(678)
EBITDA	**2,878**	**3,105**	**1,022**	**1,618**
Depreciation and amortisation	(49)	(53)	(61)	(61)
EBIT	**2,829**	**3,052**	**961**	**1,557**
Fair value movement on property	-	-	-	3,155
Share of profit / (loss) in associates	(89)	(114)	(238)	5,285
Finance income	39	14	50	34
Finance expense	(840)	(855)	(954)	(1,450)
Profit / (loss) before taxation	**1,939**	**2,097**	**(181)**	**8,581**
Taxation	(533)	(395)	(1,297)	(750)
Profit / (loss) after taxation	**1,406**	**1,702**	**(1,478)**	**7,831**
Profit from discontinued operations	-	3,648	-	6,959
Total comprehensive income	**1,406**	**5,350**	**(1,478)**	**14,790**

Ratio Analysis	2022A	2023A	2024A	2025F
Profitability				
Growth in Revenue (YoY Revenue Growth)	6.0%	(1.4)%	(49.4)%	34.9%
EBITDA Margin (EBITDA / Revenue)	76.8%	84.1%	54.7%	64.2%
Operating (EBIT) Margin (EBIT / Revenue)	75.5%	82.6%	51.4%	61.9%
Net Margin (Profit after taxation / Revenue)	37.5%	46.1%	(79.1)%	310.7%
Return on Common Equity (Profit after taxation / Average Equity)	3.6%	4.1%	(3.6)%	13.6%
Return on Assets (Profit after taxation / Average Assets)	2.0%	2.3%	(1.4)%	5.6%

The Group's revenue for FY24 declined to €1.87m, down 49% year-on-year (FY23: €3.69m). This decrease reflects the fact that revenue in the year under review was derived solely from rental income. Management expects revenue to rebound by 34.9% to €2.52m in FY25, due to scheduled rental increases from existing tenants as well as projected property sales to occur in FY25. As mentioned in Section 1.3 of this analysis, property development sales were delayed which is why there is a significant difference between the figures in the Group Income Statement found in the Prospectus and the income statement found in section 2.4 of this analysis.

Administrative expenses rose to €847k in FY24 (FY23: €588k), primarily due to additional overheads linked to the internal reorganisation of the Group's corporate structure, including the transfer of an associate and a subsidiary to BBT plc, an associate entity. These costs are expected to stabilise in FY25, with a projected reduction to €678k.

EBITDA declined from €3.1m in FY23 to €1.0m in FY24, reflecting the significant drop in revenue and increased expenses. However, EBITDA is projected to recover to €1.6m in FY25. EBIT followed a similar trajectory declining to €961k in FY24 before recovering to €1.6m in FY25.

A fair value gain of €3.16m is expected in FY25 resulting from property revaluations. Additionally, the Group anticipates that a €5.3m share of profit from associates in FY25 will be generated.

Net finance costs increased to €904k in FY24 (FY23: €841k), largely due to higher interest on bank borrowings and debt securities. With the full-year impact of the €12m bond issued in November 2024, finance costs are forecasted to rise to €1.45m in FY25. Finance income is expected to remain stable at €34k.

FY24 ended with a loss before tax of €181k, mainly due to the significant decrease in revenue and increased financing and administrative expenses. Following a tax charge of €1.3m, the Group reported a loss after tax of €1.48m. However, in FY25 management is forecasting a turnaround with a profit after tax of €7.83m and an additional €7.0m gain from discontinued operations (following the transfer of an asset to a related party) which will contribute to a record total comprehensive income of €14.8m.

2.4.1 Variance Analysis

Income Statement for the year ended 31 December	**2024F**	**2024A**	**Variance**
	€000s	**€000s**	**€000s**
Revenue	1,924	1,869	(55)
Administrative expenses	(531)	(847)	(316)
EBITDA	**1,393**	**1,022**	**(371)**
Depreciation and amortisation	(923)	(61)	862
EBIT	**470**	**961**	**491**
Fair Value movement on property	2,469	-	(2,469)
Share of (profit) / loss in associates	922	(238)	(1,160)
Finance income	75	50	(25)
Finance costs	(1,141)	(954)	187
Profit / (loss) before taxation	**2,795**	**(181)**	**(2,976)**
Taxation	(819)	(1,297)	(478)
Profit / (loss) after taxation	**1,976**	**(1,478)**	**(3,454)**

Revenue for FY24 was relatively in line with forecasts. Administrative expenses however, came in €316k higher-than-expected in connection with the transfers of an associate company and subsidiary outside of the Group.

Bank charges also increased due to additional bank loan facilities taken by a subsidiary of the Group to finance development costs and working capital requirements.

A fair value movement of investment property attributable to increases in the fair value of property was initially forecast for 2024. Management noted that this revaluation exercise has now been delayed to 2025.

A forecasted share of profit in associates of €922k turned out to be a loss of €238k resulting in a negative variance of €1.2m.

This led to a loss of €181k during the year versus an expected profit of €2.8m. Profit after tax was also projected at €2.0m but the realised result was actually a loss of €1.5m after taking into account the variance between the actual and projected tax charge.

2.5 Group's Statement of Financial Position

Statement of Financial Position as at 31 December	2022A	2023A	2024A	2025F
	€000s	**€000s**	**€000s**	**€000s**
Assets				
Non-current assets				
Investment property	65,406	30,500	79,626	36,865
Property, plant and equipment	118	8,567	14,710	312
Investment in associates	3,774	29,619	28,387	31,741
Loans due from related parties	-	325	325	414
Other non-current assets	-	-	1,905	3,075
Total non-current assets	**69,298**	**69,011**	**124,953**	**72,407**
Current assets				
Inventory	-	-	-	50,575
Amounts due from related parties	1,653	4,816	4,486	7,241
Trade and other receivables	283	262	293	352
Cash and cash equivalents	105	846	8,074	10,736
Tax recoverable	184	154	-	-
Total current assets	**2,225**	**6,078**	**12,853**	**68,904**
Total assets	**71,523**	**75,089**	**137,806**	**141,311**
Equity and liabilities				
Capital and reserves				
Share capital	17,693	17,693	17,693	37,693
Retained earnings	13,984	19,251	9,039	23,910
Capital contribution	3,916	3,916	3,916	3,916
Other reserves	543	543	9,392	9,392
Non-controlling interest	4,624	(9)	(22)	(22)
Total equity	**40,760**	**41,394**	**40,018**	**74,889**
Non-current liabilities				
Deferred tax liability	5,751	3,031	3,317	3,570
Loans due to related parties	-	1,756	23,471	94
Lease liabilities	192	192	192	192
Bank debt	-	5,216	23,465	15,745
Debt securities in issue	19,658	19,703	31,432	31,505
Capital Creditors	-	-	-	1,575
Total non-current liabilities	**25,601**	**29,898**	**81,877**	**52,681**
Current liabilities				
Bank loan and overdraft	-	-	488	422
Trade and other payables	1,350	753	2,429	1,018
Debt securities in issue	440	391	398	398
Deposits on POSA	-	-	-	160
Capital Creditors	-	-	-	575
Amounts due to related parties	1,268	2,277	12,068	10,630
Loans due from related parties	1,200	-	-	-
Tax payable	904	376	529	538
Total current liabilities	**5,162**	**3,797**	**15,912**	**13,741**
Total liabilities	**33,763**	**33,695**	**97,789**	**66,422**
Total equity and liabilities	**71,523**	**75,089**	**137,807**	**141,311**

Ratio Analysis	2022A	2023A	2024A	2025F
Financial Strength				
Gearing 1 (Net Debt / Net Debt and Total Equity)	33.1%	37.3%	54.2%	33.1%
Gearing 2 (Total Liabilities / Total Assets)	43.0%	44.9%	71.0%	47.0%
Gearing 3 (Net Debt / Total Equity)	49.5%	59.6%	118.5%	49.5%
Net Debt / EBITDA	7.0x	7.9x	46.4x	22.9x
Current Ratio (Current Assets / Current Liabilities)	0.4x	1.6x	0.8x	5.0x
Interest Coverage 1 (EBITDA / Cash interest paid)	4.1x	4.2x	1.4x	1.2x
Interest Coverage 2 (EBITDA / finance costs)	3.4x	3.6x	1.1x	1.1x

As at FY24, the Group's total assets stood at €137.8m, nearly doubling from €75.1m in FY23. This growth is primarily attributable to a €49.1m increase in investment property reflecting major strategic acquisitions and developments. Total assets are projected to grow further to €141.3m in FY25, underpinned by an increase in current assets, mainly reclassified development inventory.

In FY24, non-current assets accounted for 90% of total assets, predominantly comprising

- Investment property (€79.6m), primarily the Zentrum building, Zurrieq land, Parilja, Geblin and Independent.
- Investments in associates (€28.4m), including the Group's interests in BBT and BBT Logistics Limited.
- PPE (€14.7m), which includes San Ġwakkin (under construction), solar panels at Easysell, and fit-outs at Risparmio Casa

The increase in investment property in FY24 was mainly driven by the acquisition of Zurrieq land and development-related capitalisation.

In FY25, non-current assets are expected to decline to €68.9m, mainly due to a reclassification from investment property to inventory (€42.7m) following a change in use of the property in question.

PPE is expected to decline sharply to €312k in FY25, reflecting the transfer of the asset in the course of construction to a related party.

The investment in associates is forecast to increase to €31.7m in FY25, primarily driven by revaluation gains and operating profits.

Historically, current assets were composed mainly of amounts due from related parties and cash. However, in FY25, this will change with the reclassification of various assets to inventory as detailed above. Cash and cash equivalents increased significantly to €8.1m in FY24 and are projected to reach €10.7m in FY25, supported by positive operating cash flows.

Total equity was stable at €40.0m in FY24 and is forecast to rise to €74.9m in FY25, due to a €14.9m increase in retained earnings following strong profit contributions from associates and property revaluations. Share capital is also forecast to increase to €37.7m due to the capitalisation of an intercompany loan.

Total non-current liabilities rose to €81.9m in FY24, made up of debt securities in issue (€31.4m) and loans due to related parties (€23.5m), reflecting financing from the ultimate parent. Non-current liabilities also include bank borrowings of €23.5m. Non-current liabilities are forecast to decrease substantially due to bank debt repayments and the aforementioned capitalisation of an intercompany loan.

Current liabilities increased to €15.9m in FY24 driven by €12.1m due to related parties and €2.4m in trade and other payables, up from €753k in FY23. Current liabilities are forecasted to decrease to €13.7m in FY25, largely due to lower amounts due to related parties.

Gearing peaked in FY24 due to the bond issue and development-stage borrowing but is forecast to moderate in FY25 with improved profitability and equity growth. The Current Ratio is projected to improve significantly to 5.0x in FY25, indicating strong short-term liquidity.

2.6 Group's Statement of Cash Flows

Cash Flow Statement for the year ended 31 December	2022A	2023A	2024A	2025F
	€000s	€000s	€000s	€000s
Cash flows from operating activities				
Profit before taxation	1,939	2,097	(181)	8,581
Adjustments for:				
Depreciation	49	53	61	61
Finance costs	840	855	856	1,447
Finance income	(39)	(14)	(51)	-
Allowance for expected credit losses	(46)	-	-	-
Recognised cumulative share in losses in associates	-	160	(211)	-
Share of (profit) / loss of associates	89	(46)	(27)	-
Gain from bargain purchase	-	(884)	-	-
Gain from disposal of hotel	-	(892)	-	-
Increase in fair value of investment property	-	-	-	(3,155)
Other	-	-	(246)	-
Operating profit before working capital movement	**2,832**	**1,329**	**201**	**6,934**
Working capital:				
Movement in trade and other receivables	111	(8,441)	19	(1,228)
Movement in dues to related parties	(1,234)	-	-	8,798
Movement in dues from related parties	1,050	-	-	(2,755)
Movement in trade and other payables	(327)	13,172	23,364	899
Cash generated from operations	**2,432**	**6,060**	**23,584**	**12,648**
Operating activities of discontinued operation	**-**	553	-	-
Tax paid	(484)	(527)	(703)	(488)
Bond interest paid	(699)	(750)	(750)	(1,374)
Net cash flows generated from operating activities	**1,249**	**5,336**	**22,131**	**10,786**
Cash flows from investing activities				
Purchase of property, plant and equipment	(93)	(8,522)	(6,174)	(36)
Purchase of investment property	(453)	(137)	(49,127)	(4,648)
Investment in associates	(1,200)	-		(3,273)
Advance payments to acquire property	-	-	(1,559)	-
Net cash flows used in investing activities	**(1,746)**	**(8,659)**	**(56,860)**	**(7,957)**
Cash flows from financing activities				
Proceeds from debt securities issued	-	-	11,636	-
Net Proceeds from / (payments made to) bank loan	-	5,216	18,781	(66)
Repayment of lease liabilities	(11)	(11)	(11)	(11)
Loans (advanced to) / received from related parties		(1,130)	11,589	(90)
Net cash flows (used in) / generated from financing activities	**(14)**	**4,071**	**41,995**	**(167)**
Movement in cash and cash equivalents	**(511)**	**748**	**7,266**	**2,662**
Cash and cash equivalents at start of year	616	105	868	8,074
Cash and cash equivalents at end of year	**105**	**853**	**8,134**	**10,736**
Cash and cash equivalents included in disposal group	-	(8)	-	-
Cash and cash equivalents for continuing operations	**105**	**845**	**8,134**	**10,736**

Ratio Analysis	2022A	2023A	2024A	2025F
Cash Flow	**€000s**	**€000s**	**€000s**	**€000s**
Free Cash Flow (Net cash from operations + Interest - Capex)	1,402	(2,573)	(33,420)	8,476

Cash generated from operations amounted to €201k during FY24 significantly lower than the 1.3m in FY23. After adjusting for the movement in working capital, which included a €23.4m increase in trade and other payables, and deducting tax payments and bond interest, the Group registered a net cash inflow from operating activities of €22.1m in FY24.

Net cash flows used in investing activities totalled €56.9m in FY24, primarily due to the acquisition and development of investment properties.

The Group's net cash flows generated from financing activities amounted to €42.0m, mostly reflecting the €11.6m in proceeds from the bond issue, €18.8m from bank loans, and €11.6m from related party funding inflows. In FY25, management is anticipating a net outflow of €167k which includes minimal new bank borrowing, and the continuation of scheduled repayments including lease liabilities.

Overall, the Group generated a net positive cash movement of €7.3m in FY24, resulting in a year-end cash position of €8.1m, up from €853k in the previous year. A further positive cash movement of €2.6m is forecast for FY25, bringing the expected closing cash balance to €10.7m.

Free cash flow during FY24 remained negative at €33.4m, largely due to the Group's heavy investment cycle. However, this is forecast to turn positive in FY25 to €8.5m, as the Group begins to benefit from the cash returns of its completed development portfolio and enters a less capital-intensive phase of its strategy.

Part 3 - Key Market and Competitor Data

3.1 General Market Conditions

The Group is subject to general market and economic risks that may have a significant impact on its current and future property developments and their timely completion within budget and their profitable operation. These include factors such as the health of the local property market, inflation and fluctuations in interest rates, exchange rates, property prices and rental rates. In the event that general economic conditions and property market conditions experience a downturn, which is not contemplated in the Group's planning during development, this shall have an adverse impact on the financial condition of the Group and may therefore affect the ability of the Issuer to meet its obligations under the Bonds.

3.1 Economic Update[1]

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.

The largest improvement was recorded in the construction sector, though the sentiment indicator in this sector remained negative. Additional data show that in month-on-month terms, price expectations decreased across all sectors, bar among consumers. The largest decreases were recorded in the services and retail sectors. In August, the European Commission's Economic Uncertainty Indicator (EUI) for Malta increased compared with July, indicating higher uncertainty, with the largest increase recorded in industry.

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.

3.2 Economic Outlook[2]

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

[1] Central Bank of Malta – Economic Update 5/2025

[2] Central Bank of Malta – Economic Projections 2025 – 2027

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. 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. This publication includes two boxes. The first looks at Malta's trade in goods exposure to the US and carries a preliminary assessment of the macroeconomic impact of a 10% tariff by the US on EU products, and assuming that the EU would not retaliate. The second box looks at the composition of government capital expenditure.

3.3 The retail sector[3]

The confidence indicator in the retail sector improved slightly but remained negative and below its long-term average of 0.0. It stood at -7.1, up from -8.8 in the previous month. The latest improvement in sentiment largely reflected a decrease in the net share of respondents assessing stocks of finished goods to be above normal. At the same time, retailers' expectations of business activity over the next three months improved. On the other hand, their assessment of sales over the past three months stood more negative compared to March.

3.2 Commercial property market[4]

The majority of commercial property on the market is available on a rental basis rather than being offered for sale. The average asking rental rates for office space was €234/sqm in 2024, up from €214/sqm in 2023, while average asking rental rates for retail properties reached €294/sqm, up from €243/sqm.

Rental data for office space presents an intriguing contrast to the generally sluggish environment as expressed by industry players during consultations. Several factors may be behind this reasoning, including a mismatch in expectations between property owners and rent seekers. It is also key to note that as these are advertised prices, they will fail to capture the extent of negotiating that is likely to occur.

[3] Central Bank of Malta – Economic Update 5/2025

[4] KPMG – Construction Industry and Property Market Report 2024

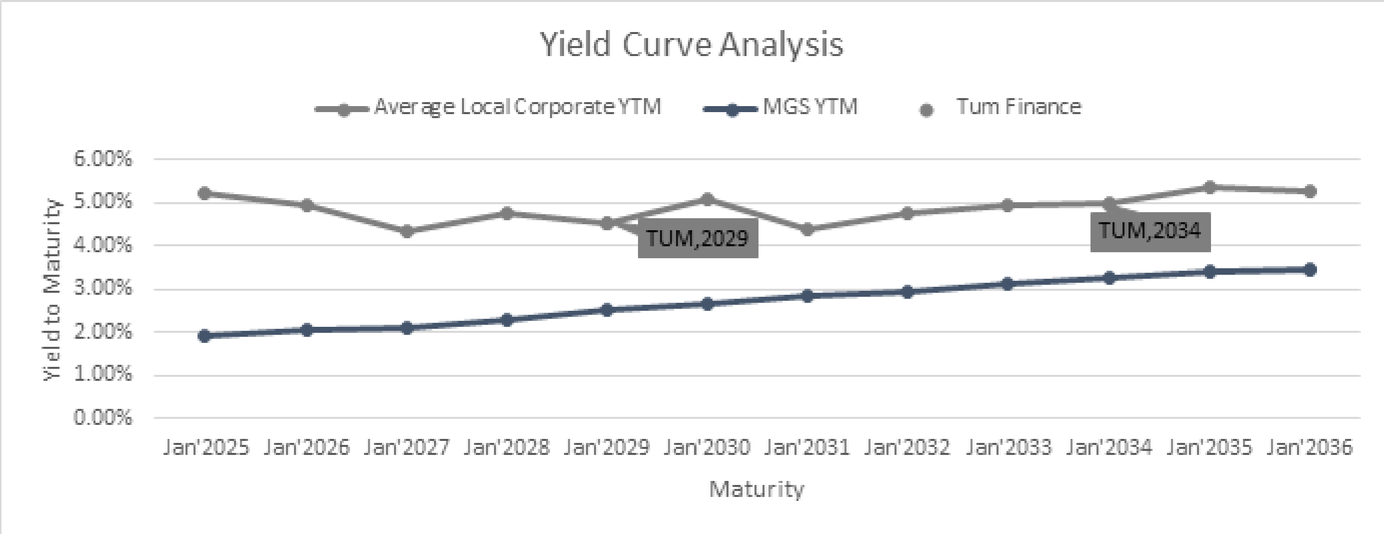
The largest increase in rental rates for office space were recorded in the Central region which saw growth of 12.5%, reaching €167/sqm (2023: €148). The highest Priced region for office space is the North Harbour, with rental rates of €275/sqm, while the lowest rate of €136/sqm hailed from the southern region. Both the Grand Harbour and Southern region saw declining growth in rental rates in office space of -2.1% and -2.2% respectively.

3.3 Comparative Analysis

The purpose of the table below compares the debt issuance of the Issuer to other debt instruments. We have included different securities with a similar maturity as the debt securities of the Issuer. One must note that, given the material differences in profiles and industries, the risks associated with the Issuer's business and that of other issuers is therefore different.

Security	Nom Value	Yield to Maturity	Interest coverage (EBITDA)	Total Assets	Total Equity	Total Liabilities / Total Assets	Net Debt / Net Debt and Total Equity	Net Debt / EBITDA	Current Ratio	Return on Common Equity	Net Margin	Revenue Growth (YoY)
	€000's	(%)	(times)	(€'millions)	(€'millions)	(%)	(%)	(times)	(times)	(%)	(%)	(%)
3.25% AX Group plc Unsec Bds 2026 Series I	15,000	3.24%	2.6x	513.1	248.8	51.5%	41.6%	8.5x	1.3x	2.1%	6.1%	67.1%
3.75% Mercury Projects Finance plc Secured € 2027	11,500	3.46%	(.8)x	279.0	66.1	76.3%	73.2%	(46.3)x	0.6x	-1.8%	-12.5%	-58.8%
4% Eden Finance plc Unsecured € 2027	40,000	4.02%	7.3x	281.3	169.6	39.7%	28.6%	3.1x	0.8x	9.7%	32.5%	0.4%
4.4% Central Business Centres plc Unsecured € 2027 S1/17 T1	6,000	5.41%	(1.6)x	77.6	27.3	64.8%	57.7%	18.2x	0.1x	13.6%	146.7%	35.2%
4% Stivala Group Finance plc Secured € 2027	45,000	3.99%	22.9x	510.6	358.9	29.7%	22.0%	1.9x	0.9x	14.0%	170.8%	-10.7%
4.75% Best Deal Properties Holding Plc Secured € 2025-2027	14,438	4.74%	97.3x	41.8	8.0	80.9%	78.3%	10.4x	8.9x	20.0%	12.1%	-4.8%
4% Exalco Finance plc Secured € 2028	15,000	4.00%	6.0x	83.0	58.3	29.8%	16.6%	2.8x	1.2x	5.0%	49.9%	5.1%
5.75% Best Deal Properties Holding plc Secured € 2027-2029	15,000	5.17%	97.3x	41.8	8.0	80.9%	78.3%	10.4x	8.9x	20.0%	12.1%	-4.8%
3.75% TUM Finance plc Secured € 2029	20,000	4.55%	1.3x	137.8	40.0	71.0%	54.2%	46.4x	0.8x	-3.6%	-79.1%	-49.4%
3.65% Stivala Group Finance plc Secured € 2029	15,000	4.41%	22.9x	510.6	358.9	29.7%	22.0%	1.9x	0.9x	14.0%	170.8%	-10.7%
3.75% AX Group plc Unsec Bds 2029 Series II	10,000	3.75%	2.6x	513.1	248.8	51.5%	41.6%	8.5x	1.3x	2.1%	6.1%	67.1%
4.25% Mercury Projects Finance plc Secured € 2031	11,000	4.25%	(.8)x	279.0	66.1	76.3%	73.2%	(46.3)x	0.6x	-1.8%	-12.5%	-58.8%
3.65% IHI plc Unsecured € 2031	80,000	4.83%	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	5.12%	2.6x	513.1	248.8	51.5%	41.6%	8.5x	1.3x	2.1%	6.1%	67.1%
4.3% Mercury Projects Finance plc Secured € 2032	50,000	4.30%	(.8)x	279.0	66.1	76.3%	73.2%	(46.3)x	0.6x	-1.8%	-12.5%	-58.8%
5.85% AX Group plc Unsecured € 2033	40,000	4.98%	2.6x	513.1	248.8	51.5%	41.6%	8.5x	1.3x	2.1%	6.1%	67.1%
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% International Hotel Investments plc 2033	60,000	5.32%	1.7x	1,795.3	910.4	57.5%	42.2%	8.8x	0.8x	-0.1%	-0.4%	6.6%
5.3% Mercury Projects Finance plc Secured € Bonds 2034	20,000	5.02%	(.8)x	279.0	66.1	76.3%	73.2%	(46.3)x	0.6x	-1.8%	-12.5%	-58.8%
5.2% TUM Finance plc Secured Callable € Bonds 2031 -2034	12,000	4.96%	1.3x	137.8	40.0	71.0%	54.2%	46.4x	0.8x	-3.6%	-79.1%	-49.4%
	Average	4.44%										

Source: Latest available audited financial statements
Last closing price as at 20/06/2025
*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 plots the entire MGS yield curve, thus taking into consideration the yield of comparable issuers. The graph illustrates on a stand-alone basis, the yield of comparable issuers having a maturity between 2-9 years (Peers YTM).

As at 20 June 2025, the average spread over the Malta Government Stocks (MGS) for corporates with maturity range of 4 years was 193 basis points. The 3.75% TUM Finance plc 2029 is currently trading at a YTM of 4.55%, meaning a spread of 203 basis points over the equivalent MGS. This means that this bond is trading at a premium of 262 basis points in comparison to the market.

As at 20 June 2025, the average spread over the Malta Government Stocks (MGS) for corporates with maturity range of 6-9 years was 173 basis points. The 5.2% TUM Finance plc 2031-2034 is currently trading at a YTM of 4.96%, meaning a spread of 170 basis points over the equivalent MGS. This means that this bond is trading at a premium of 323 basis points in comparison to the market

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.
EBIT (Operating Profit)	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.
Profit After Taxation	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.
Current Liabilities	Obligations which are due within 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.

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

Calamatta Cuschieri Investment Services Limited

Ewropa Business Centre, Triq Dun Karm, Birkirkara BKR 9034, Malta
www.cc.com.mt