

Easysell Limited  
Report & Financial Statements  
31 December 2025

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## General information

### Registration

Easysell Limited is registered in Malta as a limited liability company under the Companies Act, Cap. 386 with registration number C 9778.

### Directors

Mr Anthony Fenech  
Mr Silvan Fenech  
Mr Matthew Fenech

### Registered office

TUM Invest Head Office  
Zentrum Business Centre  
Mdina Road  
Qormi QRM 9010  
Malta

### Auditors

Grant Thornton  
Fort Business Centre  
Triq L-Intornjanut, Zone 1  
Central Business District  
Birkirkara CBD 1050  
Malta

## Directors' report

The directors present their report and the audited financial statements of EasySell Limited ('the company') for the year ended 31 December 2025.

### Principal activity

The company's principal activity is to hold and manage immovable property.

### Results

The statement of profit or loss is set out on page 5. During the year, the company generated profit for the year of € 3,819,994 (2024: € 786,127).

### Dividends

During the year ended 31 December 2025, the company declared a dividend amounting to €400,000 (2024: €1,000,000).

### Financial risk management

The company's activities expose it to a variety of financial risks, which includes credit risk, market risk and liquidity risk, as described in detail in note 25 to these financial statements.

### Future developments

The directors expect that the present level of activity will remain the same in 2026. Rental agreements are in place with tenants, ensuring significant occupancy of the premises.

### Directors

The names of the directors of the company who held office during the year to date are set out on page 2. In accordance with the company's Memorandum of Articles of Association, the present directors remain in office.

### Disclosure of information to the auditor

At the date of making this report the directors confirm the following:

- as far as the directors are aware, there is no relevant information needed by the independent auditor in connection with preparing the audit report of which the independent auditor is unaware; and
- the directors have taken all steps that they ought to have taken as directors in order to make themselves aware of any relevant information needed by the independent auditor in connection with preparing the audit report and to establish that the independent auditor is aware of that information.

### Statement of directors' responsibilities

The Companies Act, Cap. 386 requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company as at the end of the financial year of the profit or loss of the company for that year. In preparing these financial statements, the directors are required to:

- adopt the going concern basis unless it is inappropriate to presume that the company will continue in the business;
- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- account for income and charges relating to the accounting period on the accruals basis;
- value separately the components of asset and liability items; and
- report comparative figures corresponding to those of the preceding accounting period.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements have been properly prepared in accordance with the Companies Act, Cap. 386 enacted in Malta. This responsibility includes designing, implementing, and maintaining such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. The directors are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Auditor

The auditor Grant Thornton has intimated its willingness to continue in office and a resolution proposing its reappointment will be put to the Annual General Meeting.

  
Anthony Fenech  
Director

  
Silvan Fenech  
Director

30 April 2026

## Statement of profit or loss

	Notes	2025	2024
		€	€
Rental income	5	1,969,426	1,748,436
Other operating income	6	196,791	171,111
Administrative and other operating expenses	7	(401,095)	(318,206)
<b>Operating profit</b>		<b>1,765,122</b>	<b>1,601,341</b>
Fair value gain on investment property	11	3,155,163	-
Finance costs	8	(306,665)	(113,501)
<b>Profit before tax</b>		<b>4,613,620</b>	<b>1,487,840</b>
Tax expense	9	(793,626)	(701,713)
<b>Profit for the year</b>	10	<b>3,819,994</b>	<b>786,127</b>

## Statement of financial position

	Notes	2025	2024
		€	€
<b>Assets</b>			
<b>Non-current</b>			
Investment properties	11	38,653,079	33,367,045
Property, plant and equipment	12	338,014	320,630
		<u>38,991,093</u>	<u>33,687,675</u>
<b>Current</b>			
Trade and other receivables	13	105,272	429,967
Amounts due from related parties	14	889,354	1,828,586
Cash and cash equivalents	15	232,978	1,544,597
		<u>1,227,604</u>	<u>3,803,150</u>
<b>Total assets</b>		<u>40,218,697</u>	<u>37,490,825</u>

## Statement of financial position – continued

	Notes	2025 €	2024 €
<b>Equity</b>			
Share capital		1,164,687	1,164,687
Other equity		6,300,076	6,300,076
Retained earnings		20,062,088	16,642,094
<b>Total equity</b>	16	<b>27,526,851</b>	<b>24,106,857</b>
<b>Liabilities</b>			
<b>Non-current</b>			
Lease liabilities	18	191,736	191,736
Other financial liabilities	19	6,263,044	6,263,044
Deferred tax liabilities	22	3,638,561	3,318,124
		<b>10,093,341</b>	<b>9,772,904</b>
<b>Current</b>			
Trade and other payables	20	492,699	294,387
Amounts due to related parties	21	1,480,877	2,804,559
Tax payable		624,929	512,118
		<b>2,598,505</b>	<b>3,611,064</b>
<b>Total liabilities</b>		<b>12,691,846</b>	<b>13,383,968</b>
<b>Total equity and liabilities</b>		<b>40,218,697</b>	<b>37,490,825</b>

The financial statements on pages 5 to 32 were approved, authorised for issue by the board of directors on 30 April 2026 and signed on its behalf by:

  
 Anthony Fenech  
 Director

  
 Silvan Fenech  
 Director

## Statement of changes in equity

	Share capital €	Retained earnings €	Other equity €	Total €
At 1 January 2025	1,164,687	16,642,094	6,300,076	24,106,857
Profit for the year	-	3,819,994	-	3,819,994
Dividends paid	-	(400,000)	-	(400,000)
<b>At 31 December 2025</b>	<b>1,164,687</b>	<b>20,062,088</b>	<b>6,300,076</b>	<b>27,526,851</b>
At 1 January 2024	1,164,687	16,855,967	6,300,076	24,320,730
Profit for the year	-	786,127	-	786,127
Dividends paid	-	(1,000,000)	-	(1,000,000)
<b>At 31 December 2024</b>	<b>1,164,687</b>	<b>16,642,094</b>	<b>6,300,076</b>	<b>24,106,857</b>

## Statement of cash flows

	Notes	2025	2024
		€	€
<b>Operating activities</b>			
Profit before tax		4,613,620	1,487,840
Adjustments	23	(2,792,388)	169,180
Net changes in working capital	23	(557,542)	1,471,974
Taxes paid		(360,378)	(290,185)
<b>Net cash generated from operating activities</b>		<b>903,312</b>	<b>2,838,809</b>
<b>Investing activities</b>			
Additions resulting from subsequent expenditures		(2,132,481)	(2,868,205)
Additions to property, plant and equipment	12	(71,884)	(58,867)
<b>Net cash used in investing activities</b>		<b>(2,204,365)</b>	<b>(2,927,072)</b>
<b>Financing activities</b>			
Proceeds from related party	19	-	1,599,142
Repayment of lease liabilities	18	(10,566)	(10,567)
<b>Net cash generated (used in) from financing activities</b>		<b>(10,566)</b>	<b>1,588,575</b>
Movement in cash and cash equivalents		(1,311,619)	1,500,312
Cash and cash equivalents, beginning of year		1,544,597	44,285
<b>Cash and cash equivalents, end of year</b>	15	<b>232,978</b>	<b>1,544,597</b>

## Notes to the financial statements

### 1 Nature of operations

Easysell Limited (‘the company’) was incorporated on 5 July 1988. The company’s principal activity is to hold and manage immovable property.

### 2 Basis of preparation

#### 2.1 General Information and statement of compliance with International Financial Reporting Standards (IFRS)

Easysell Limited is a limited liability company incorporated and domiciled in Malta. The registered office is located at TUM Invest Head Office, Zenitrum Business Centre, Mdina Road, Qormi QRM 9010, Malta.

The financial statements have been prepared in accordance with the requirements of IFRS, as issued by the International Accounting Standards Board (IASB) and as adopted by the European Union (EU) and in accordance with the Companies Act, Cap. 386.

The financial statements are presented in euro (€), which is also the functional currency of the company. The amounts presented in the financial statements have been rounded to the nearest euro.

#### 2.2 Going concern

As of 31 December 2025, the company’s net current liabilities of by € 1,370,901 (2024: net current assets of € 192,086). As at the same date, the company’s total assets exceed its total liabilities by € 27,526,851 (2024: € 24,106,857) and it held € 232,978 (2024: € 1,544,597) in cash and cash equivalents. Furthermore, the company registered a profit after tax of € 3,819,994 (2024: € 786,127) for the year ended 31 December 2025.

The directors have assessed the appropriateness of the going concern on the basis of cash forecasts prepared by management. These projections indicate that the company will have sufficient resources to meet its obligations as they fall due. The shareholders of the group, of which the company forms part of, have further confirmed their commitment to financially support the company.

At the time of approving these financial statements, the directors have determined that there is reasonable expectation that the company has adequate resources to continue operating for the foreseeable future and continue adopting the going concern basis in preparing the financial statements.

### 3 New or revised Standards or Interpretations

#### 3.1 New standards adopted as at 1 January 2025

Some accounting pronouncements which have become effective from 1 January 2025 and have therefore been adopted do not have a significant impact on the company's financial results or position.

Amendments that are effective for the first time in 2025 and could be applicable to the company are:

- Lack of Exchangeability (Amendments to IAS 21).

These amendments do not have a significant impact on these financial statements and therefore the disclosures have not been made.

#### 3.2 Standards, amendments and Interpretations to existing Standards that are not yet effective and have not been adopted early by the company

At the date of authorisation of these financial statements, several new, but not yet effective, Standards and amendments to existing Standards, and Interpretations have been published by the IASB or IFRIC. None of these Standards or amendments to existing Standards have been adopted early by the company and no Interpretations have been issued that are applicable and need to be taken into consideration by the company at either reporting date.

Standards and amendments that are not yet effective and have not been adopted early by the company include:

- Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and 7)
- *Contracts Referencing Nature-dependent Electricity* (Amendments to IFRS 9 and IFRS 7)
- *Annual Improvements to IFRS Accounting Standards—Volume 11*
- IFRS 19 'Subsidiaries without Public Accountability: Disclosures'
- Amendments to IFRS 19 'Subsidiaries without Public Accountability: Disclosures'

These Standards and amendments are not expected to have a significant impact on the financial statements in the period of initial application and therefore no disclosures have been made.

Management anticipates that all relevant pronouncements will be adopted for the first period beginning on or after the effective date of the pronouncement.

In April 2024, the IASB issued IFRS 18, which replaces IAS 1 'Presentation of Financial Statements'. The adoption of IFRS 18 'Presentation and Disclosure in financial statements', effective for periods commencing on or after 1 January 2027, is expected to have a material impact on the presentation of the financial Statements, and therefore relevant disclosures are included below.

Although IFRS 18 includes many of the requirements of IAS 1, it introduces new requirements to better structure financial statements and to provide more detailed and useful information to investors, including:

- two new subtotals defined in the statement of profit or loss, namely (1) operating profit and (2) profit or loss before financing and income taxes
- the classification of all income and expenses within the statement of profit or loss in one of five categories
- a new requirement to disclose performance measures defined by management, and
- an improvement in the principles related to the aggregation and disaggregation of information in the financial statements and accompanying notes.

IFRS 18 will be applied retrospectively with specific transitional provisions.

The company is currently working to identify all of the impacts that IFRS 18 will have on the primary financial statements and notes to the financial statements.

Other new standards, amendments and Interpretations not adopted in the current year have not been disclosed as they are not expected to have a material impact on the company's financial statements.

#### **4 Material accounting policies**

An entity should disclose its material accounting policies. Accounting policies are material and must be disclosed if they can be reasonably expected to influence the decisions of users of the financial statements.

Management has concluded that the disclosure of the entity's material accounting policies in the succeeding pages are appropriate.

##### **4.1 Overall considerations and presentation of financial statements**

The financial statements have been prepared using the measurement bases specified by IFRS for each type of asset, liability, income, and expense. The measurement bases are more fully described in the accounting policies below.

The material accounting policies applied by the company are consistent with those used in previous years.

##### **4.2 Presentation of financial statements**

The financial statements are presented in accordance with IAS 1 'Presentation of Financial Statements' (Revised 2007). The company has elected to present the statement of profit or loss in one statement.

##### **4.3 Revenue**

Revenue is measured at fair value of the consideration received or receivable for services provided in the normal course of business, net of value added tax and discounts, where applicable. Revenue is recognised to the extent that it is probable that future economic benefits will flow to the company, and these can be measured reliably.

To determine whether to recognise revenue, the company follows a 5-step process:

1. Identifying the contract with a customer
2. Identifying the performance obligations
3. Determining the transaction price
4. Allocating the transaction price to the performance obligation(s)
5. Recognising revenue when/as performance obligation(s) is/are satisfied.

The company recognises revenue from the following major sources:

- Rental income from the renting of investment property
- Recharge of expenses

The following specific recognition criteria must also be met before revenue is recognised:

- i. Rental income from investment property is recognised in profit or loss on a straight-line basis over the lease term.
- ii. Expenses and costs incurred to properties are recharged to tenants in the period in which they are incurred.

Revenue is recognised either at a point in time or over time, when (or as) the company satisfies performance obligations by providing the promised services to its customers.

The company recognises contract liabilities for consideration received in respect of unsatisfied performance obligations and reports these amounts as other liabilities in the statement of financial position. Similarly, if the company satisfies a performance obligation before it receives the consideration, the company recognises either a contract asset or a receivable in the statement of financial position, depending on whether something other than the passage of time is required before the consideration is due.

#### 4.4 Operating expenses

Operating expenses are recognised in statement of profit or loss upon utilisation of the service or at the date they incurred.

#### 4.5 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised from the time that expenditure for these assets and borrowing costs are being incurred and activities that are necessary to prepare these assets for their intended use or sale are in progress. Borrowing costs are capitalised until such time as the assets are substantially ready for their intended use or sale.

Borrowing costs are suspended during extended periods in which active development is interrupted. All other borrowing costs are recognised as an expense in the statement of profit or loss in the period in which they are incurred.

#### 4.6 Property, plant and equipment

Items of property, plant and equipment are initially recognised at acquisition cost. Subsequently, they are carried at acquisition cost less accumulated depreciation and impairment losses.

Depreciation is calculated, using the straight-line method, to write off the cost of assets over their estimated useful lives on the following bases:

Plant machinery	%
	6.67 – 25
Office furniture and fittings	10

Material residual value estimates and estimates of useful lives are updated as required, but at least annually, whether or not the asset is revalued. Gains or losses arising on the disposal of property, plant and equipment are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognised in statement of profit or loss within 'other income' or 'administrative and other operating expenses'.

Subsequent costs are included in the carrying amount of the asset or recognised as separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are recognised in statement of profit or loss.

#### **4.7 Investment properties**

Investment property is property held to earn rentals and/or for capital appreciation. Investment property is recognised as an asset when it is probable that the future economic benefits that are associated with the investment property will flow to the entity and the cost can be measured reliably.

Investment property is initially measured at cost, including transaction costs. Subsequent to initial recognition, investment property is stated at fair value at the end of the reporting period. Gains or losses arising from changes in the fair value of investment property are recognised in statement of profit or loss in the period in which they arise, including the corresponding tax effect. Fair values are determined by a professionally qualified architect/surveyor on the basis of market values.

Investment property is derecognised on disposal or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal. Gains or losses on derecognition represent the difference between the net disposal proceeds, if any, and the carrying amount and are recognised in statement profit or loss in the period of derecognition. The amount of consideration to be included in the gain or loss arising from the de-recognition of investment property is determined in accordance with the requirements for determining the transaction price in IFRS 15.

Rental income and operating expenses from investment property are reported within 'revenue' and 'administrative and other operating expenses'.

#### **4.8 Leases**

##### **Company as a Lessee**

The company considers whether a contract is or contains a lease at inception of a contract. A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (underlying asset) for a period of time in exchange for a consideration'. To apply this definition, the company assesses whether the contract meets three key evaluations which are whether:

- the contract contains an identified asset, which is either explicitly identified in the contract or implicitly specified by being identified at the time the asset is made available to the company;
- the company has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defined scope of the contract; and
- the company has the right to direct the use of the identified asset throughout the period of use. The company assesses whether it has the right to direct 'how and for what purpose' the asset is used throughout the period of use.

For leases of land and buildings, the minimum lease payments are first allocated to each component based on the relative fair values of the respective lease interests. Each component is then evaluated separately for possible treatment as a finance lease, taking into consideration the fact that land normally has an indefinite economic life.

##### **Measurement and recognition of lease**

At lease commencement date, the company recognises a right-of-use asset and a lease liability on the statement of financial position. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the company, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received).

The company depreciates the right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The company also assesses the right-of-use asset for impairment when such indicators exist.

At the commencement date, the company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the company's incremental borrowing rate.

Lease payments included in the measurement of the lease liability are made up of fixed payments.

Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments.

When the lease liability is remeasured, the corresponding adjustment is reflected in the right-of-use asset, or statement of profit or loss if the right-of-use asset is already reduced to zero.

On the statement of financial position, the company has opted to disclose right-of-use asset as part of the investment properties, and lease liabilities as a separate financial statement line item.

#### **Company as a Lessor**

Leases for which the company is a lessor continue to be classified as finance or operating leases. Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership to the lessee. All other leases are classified as operating leases. Lease classification is made at the inception of the lease, which is the earlier of the date of the lease agreement and the date of commitment by the parties to the principal provisions of the lease.

When the company is an intermediate lessor, it accounts for the head lease and the sublease as two separate contracts. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

Leased assets are presented in the statement of financial position according to their nature and are tested for impairment in accordance with the company's accounting policy on impairment. Depreciable leased assets are depreciated in accordance with the company's accounting policy on depreciation. Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease unless another systematic basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.

#### **4.9 Financial Instruments**

##### **Recognition and derecognition**

Financial assets and financial liabilities are recognised on the company's statement of financial position when the company becomes a party to the contractual provisions of the financial instrument.

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and all substantial risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expired.

##### **Classification and initial measurement of financial assets**

Except for those trade receivables that do not contain a significant financing component and are measured at the transaction price in accordance with IFRS 15, all financial assets are initially measured at fair value adjusted for transaction costs (where applicable).

Financial assets are classified into the following categories:

- amortised cost;
- fair value through profit or loss (FVTPL); and
- fair value through other comprehensive income (FVOCI).

The company does not have any financial assets categorised as FVTPL and FVOCI in the periods presented.

The classification is determined by both:

- the entity's business model for managing the financial asset; and
- the contractual cash flow characteristics of the financial asset.

All income and expenses relating to financial assets that are recognised in the statement of profit or loss are presented within 'finance income' or 'finance cost'.

#### **Subsequent measurement of financial assets**

##### *Financial assets at amortised cost*

Financial assets are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- they are held within a business model whose objective is to hold the financial assets and collect its contractual cash flows; and
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial recognition, these are measured at amortised cost using the effective interest method.

Discounting is omitted where the effect of discounting is immaterial. The company's cash and cash equivalents and trade and other receivables fall into this category of financial instruments.

#### **Impairment of financial assets**

IFRS 9's impairment requirements use forward-looking information to recognise expected credit losses – the 'expected credit loss (ECL) model'. Instruments within the scope of the requirements include loans and other debt-type financial assets measured at amortised cost and FVOCI, trade receivables, contract assets recognised and measured under IFRS 15 and loan commitments and some financial guarantee contracts (for the issuer) that are not measured at FVTPL.

The company considers a broad range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

In applying this forward-looking approach, a distinction is made between:

- financial instruments that have not deteriorated significantly in credit quality since initial recognition or that have low credit risk (Stage 1); and
- financial instruments that have deteriorated significantly in credit quality since initial recognition and whose credit risk is not low (Stage 2).

'Stage 3' would cover financial assets that have objective evidence of impairment at the reporting date.

'12-month expected credit losses' are recognised for the first category while 'lifetime expected credit losses' are recognised for the second category.

Measurement of the expected credit losses is determined by a probability-weighted estimate of credit losses over the expected life of the financial instrument.

#### **Trade and other receivables**

The company makes use of a simplified approach in accounting for trade and other receivables and records the loss allowance as lifetime expected credit losses. These are the expected shortfalls in contractual cash flows, considering the potential for default at any point during the life of the financial instrument. In calculating, the company uses historical experience, external indicators and forward-looking information to calculate the expected credit losses using a provision matrix.

#### **Classification and measurement of financial liabilities**

The company's financial liabilities include loans due to related parties, most of its trade and other payables and lease liabilities.

Financial liabilities are initially measured at fair value, and, where applicable, adjusted for transaction costs unless the company designates a financial liability at FVTPL.

Subsequently, financial liabilities are measured at amortised cost using the effective interest method except for derivatives and financial liabilities designated at FVTPL, which are carried subsequently at fair value with gains or losses recognised in the statement of profit or loss (other than derivative financial instruments that are designated and effective as hedging instruments).

#### **4.10 Cash and cash equivalents**

For the purpose of the statement of financial position and statement of cash flows, cash at bank comprises demand deposits with the bank.

#### **4.11 Equity and reserves**

Share capital represents the nominal value of shares that have been issued.

Retained earnings include current and prior period results as disclosed in the statement of profit or loss.

#### **4.12 Income taxes**

Tax expense recognised in the statement of profit or loss comprises the sum of deferred tax and current tax not recognised directly in equity.

Current income tax assets and/or liabilities comprise those obligations to, or claims from, fiscal authorities relating to the current or prior reporting periods, that are unpaid at the reporting date. Current tax is payable on taxable profit, which differs from profit or loss in the financial statements. Calculation of current tax is based on tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

Deferred income taxes are calculated using the liability method on temporary differences between the carrying amounts of assets and liabilities and their tax bases. However, deferred tax is not provided on the initial recognition of an asset or liability unless the related transaction is a business combination or affects tax or accounting profit. Deferred tax on temporary differences associated with shares in subsidiaries and joint ventures is not provided if reversal of these temporary differences can be controlled by the company and it is probable that reversal will not occur in the foreseeable future.

In addition, tax losses available to be carried forward are assessed for recognition as deferred tax assets.

Deferred tax assets and liabilities are calculated, without discounting, at tax rates that are expected to apply to their respective period of realisation, provided they are enacted or substantively enacted by the end of the reporting period.

Deferred tax assets are recognised to the extent that it is probable that the underlying tax loss or deductible temporary difference will be able to be utilised against future taxable income. This is assessed based on the company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss or credit. Deferred tax liabilities are always provided for in full.

Changes in deferred tax assets or liabilities are recognised as a component of tax income or expense in the statement of profit or loss, except where they relate to items that are recognised directly in equity, in which case the related deferred tax is also recognised in equity.

#### **4.13 Fair values of financial assets and liabilities**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

For financial reporting purposes, fair value measurements are categorised into level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

For assets and liabilities that are recognised in the financial statements at fair value on a recurring basis, the company determines when transfers are deemed to have occurred between levels in the hierarchy at the end of each reporting period.

#### **4.14 Impairment of non financial assets**

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are largely independent cash inflows (cash generating units). As a result, some assets are tested individually for impairment and some are tested at cash-generating unit level.

All individual assets or cash-generating units are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount. The recoverable amount is the greater of its fair value less costs to sell and its value in use. To determine the value in use, the company's management estimates expected future cashflows from each cash-generating unit and determines a suitable interest rate in order to calculate the present value of those cashflows. Discount factors are determined individually for each cash-generating unit and reflect their respective risk profiles as assessed by the company's management.

Impairment losses are recognised immediately in the statement of profit or loss. Impairment losses for cash-generating units are charged pro-rata to the assets in the cash-generating unit. All assets are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

The highest and best use of a non-financial asset takes into account the use of the asset that is physically possible, legally permissible and financially feasible, as follows:

- A use that is physically possible, takes into account the physical characteristics of the asset that market participants would take into account when pricing the asset (e.g. the location or size of a property);
- A use that is legally permissible takes into account any legal restrictions on the use of the asset that market participants would take into account when pricing the asset (e.g. the zoning regulations applicable to a property);
- A use that is financially feasible takes into account whether a use of the asset that is physically possible and legally permissible generates adequate income or cash flows (taking into account the costs of converting the asset to that use) to produce an investment return that market participants would require from an investment in that asset put to that use.

The company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. As described in note 11, the company uses valuation techniques that include inputs that are not always based on observable market data in order to estimate the fair value of the investment properties. Detailed information regarding these valuation methods and key assumptions used in performing such valuations are described in note 11.

## 5 Revenue

	2025	2024
	€	€
Rental income	<u>1,969,426</u>	<u>1,748,436</u>

## 6 Other operating income

	2025	2024
	€	€
Sundry charges	189,179	20,257
Recharges of expenses	7,612	150,854
	<u>196,791</u>	<u>171,111</u>

## 7 Administrative and other operating expenses

	2025	2024
	€	€
Wages and salaries	90,753	26,206
Social security costs	33,549	13,208
Wages and salaries recharged by related parties	-	46,498
Audit fees	9,865	10,200
Water and electricity	55,458	14,428
Repairs and maintenance	52,146	47,175
Other expenses	159,324	160,491
	<u>401,095</u>	<u>318,206</u>

The company had an average of 4 (2024: 2) employees during the year under review.

**8 Finance costs**

	2025	2024
	€	€
Interest on loans	95,177	97,807
Interest on lease liabilities	10,566	10,566
Interest on preference shares	200,922	5,128
	<u>306,665</u>	<u>113,501</u>

**9 Tax expense**

The relationship between the expected tax expense based on the effective tax rate of the company at 35% (2024: 35%) and the tax expense recognised in the statement of profit or loss can be reconciled as follows:

	2025	2024
	€	€
Profit before tax	4,613,620	1,487,840
Tax rate	35%	35%
<b>Expected tax expense</b>	<b>(1,614,767)</b>	<b>(520,744)</b>
Adjustments for the tax effects of:		
Non-deductible expenses	(192,584)	(91,610)
Income taxed on different basis at different rates	179,606	135,407
Revaluation of investment property	783,869	(286,821)
Other	50,250	62,055
<b>Actual tax expense, net</b>	<b>(793,626)</b>	<b>(701,713)</b>
Current tax expense	(473,189)	(414,892)
Deferred tax expense	(320,437)	(286,821)
	<u>(793,626)</u>	<u>(701,713)</u>

**10 Profit for the year**

The profit for the year is stated after charging the following:

	2025	2024
	€	€
Auditor's remuneration	9,865	10,200

## 11 Investment properties

	Building	Right-of-use asset	Total
	€	€	€
<b>Cost</b>			
At 1 January 2025	33,181,238	195,452	33,376,690
Additions resulting from subsequent expenditure	2,132,481	-	2,132,481
Fair value	3,155,163	-	3,155,163
<b>At 31 December 2025</b>	<b>38,468,882</b>	<b>195,452</b>	<b>38,664,334</b>
At 1 January 2024	30,313,033	195,452	30,508,485
Additions resulting from subsequent expenditure	2,868,205	-	2,868,205
<b>At 31 December 2024</b>	<b>33,181,238</b>	<b>195,452</b>	<b>33,376,690</b>
<b>Accumulated Depreciation</b>			
At 1 January 2025	-	9,645	9,645
Depreciation for the year	-	1,610	1,610
<b>At 31 December 2025</b>	<b>-</b>	<b>11,255</b>	<b>11,255</b>
At 1 January 2024	-	8,034	8,034
Depreciation for the year	-	1,611	1,611
<b>At 31 December 2024</b>	<b>-</b>	<b>9,645</b>	<b>9,645</b>
<b>Carrying amount</b>			
At 31 December 2025	<b>38,468,882</b>	<b>184,197</b>	<b>38,653,079</b>
At 31 December 2024	<b>33,181,238</b>	<b>185,807</b>	<b>33,367,045</b>

The company continued to develop its investment properties during the year. Additions for the year consisted of new acquisition of property and modifications to current properties held. The right-of-use asset pertains to ground rents payable on the land over which the property is constructed. The remaining term of the lease is until 30 April 2138.

Investment properties are revalued by professionally qualified architects or surveyors based on assessments of the fair value of the property in accordance with international valuations standards and professional practice.

In the years where a valuation is not obtained, management verifies all major inputs to the independent valuation report, assesses any property valuation movements when compared to the prior year valuation report and holds discussions with the independent valuer, as necessary. The most recent valuation has been reflected in the 2025 financial statements. For property held, the current use equates to the highest and best use.

Rental income derived from the investment property amounted to € 1,969,426 (2024: € 1,748,436). Direct operating expenses incurred in the generation of this rental income amounted to € 206,403 (2024: € 270,753).

The company has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance, and enhancements.

The company's investment properties have been determined to fall within level 3 of the fair valuation hierarchy. The different levels in the fair value hierarchy are defined in note 4.13.

The company's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. There were no transfers between levels during the year.

*Description of valuation techniques used and key inputs to valuation of investment properties*

The valuation was determined based on the income approach (discounted projected cash flows, "DCF"). Using the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including a terminal value. This method involves the projection of cash flows to which a market-derived discount rate is applied to establish the present value of the income stream associated with the asset. Rental values and rent growth rates have been determined based on contractual agreements currently in place used as a benchmark for the calculation of the terminal value.

Valuation technique	Significant unobservable inputs	Range	Narrative sensitivity
Investment properties	Income approach	Discount rate 6%	The higher the discount rate, the lower the fair value
	Rental value per square meter	€ 104	The higher the price per square meter, the higher the fair value
	Rent growth per annum	3-5%	The higher the rent growth, the higher the fair value

*Sensitivity analysis*

	Change in rate	Change in value €'million
Discount rate sensitivity	1%/(1%)	(0.4m)/0.4m
Rental value per square meter sensitivity	5%/(5%)	(0.4m)/0.4m

**12 Property, plant and equipment**

Cost	Plant and machinery	Office furniture and fittings	Total
	€	€	€
At 1 January 2025	315,766	146,857	462,623
Additions	23,871	48,013	71,884
At 31 December 2025	<b>339,637</b>	<b>194,870</b>	<b>534,507</b>
At 1 January 2024	300,155	103,601	403,756
Additions	15,611	43,256	58,867
At 31 December 2024	<b>315,766</b>	<b>146,857</b>	<b>462,623</b>
Accumulated depreciation			
At 1 January 2025	101,732	40,261	141,993
Depreciation	30,625	23,875	54,500
At 31 December 2025	<b>132,357</b>	<b>64,136</b>	<b>196,493</b>
At 1 January 2024	66,452	21,473	87,925
Depreciation	35,280	18,788	54,068
At 31 December 2024	<b>101,732</b>	<b>40,261</b>	<b>141,993</b>
Carrying amount			
At 31 December 2025	<b>207,280</b>	<b>130,734</b>	<b>338,014</b>
At 31 December 2024	<b>214,034</b>	<b>106,596</b>	<b>320,630</b>

**13 Trade and other receivables**

	2025	2024
	€	€
Trade receivables	4,151	36,195
Other receivables	101,121	380,598
<b>Financial assets</b>	<b>105,272</b>	<b>416,793</b>
Advanced payments	-	13,174
<b>Total trade and other receivables</b>	<b>105,272</b>	<b>429,967</b>

Trade receivables are non-interest bearing and are generally on terms of 30 days. As at 31 December, no receivable balance was past due.

Included with other receivables, the company has in place deposits made in respect of guarantees amounting to € 39,752 (2024: € 71,360).

**14 Amounts due from related parties**

	2025	2024
	€	€
Amount due from related parties	889,354	1,828,586
	<b>889,354</b>	<b>1,828,586</b>

The amounts due from ultimate parent company and related parties are unsecured, interest-free and repayable on demand.

**15 Cash and cash equivalents**

Cash and cash equivalents included in the statement of cash flows reconcile to the amounts shown in the statement of financial position sheet as follows:

	2025	2024
	€	€
Cash at bank	232,978	1,544,597
<b>Cash and cash equivalents in the statement of cash flows</b>	<b>232,978</b>	<b>1,544,597</b>

The company did not have any restrictions on its cash at bank balances at year-end.

**16 Equity**

	Authorised, issued and called up No. of shares	€
Share capital	500,000	1,164,687

At 1 January 2024 and 31 December 2024 and 2025

The total authorised numbers of ordinary shares are 500,000 with a par value of € 2.329373 each and all of which are issued and called up at 100%.

**Other equity**

Other equity represents amounts due to the parent which are repayable exclusively at the option of the company. These amounts are unsecured and interest-free. Capital contribution also includes the impact of discounting on the interest-free loan provided by the parent.

**Retained earnings**

This reserve represents accumulated retained profits less dividend distribution.

**17 Dividends**

Dividends were declared and paid to the ordinary shares for the year amounted to € 400,000 (2024: € 1,000,000).

**18 Leases**

**Company as a lessee**

Disclosures about right-of-use assets that meet the definition of investment properties are provided in note 11.

**Lease liabilities**

	2025	2024
	€	€
As at 1 January	191,736	191,737
Accretion of interest	10,566	10,566
Payments	(10,566)	(10,567)
Amounts included in non-current liabilities	<u>191,736</u>	<u>191,736</u>

The total cash outflow leases amount to € 10,566 for the year (2024: € 10,567). The amounts recognised in the statement of profit or loss as interest expense is disclosed in note 8. No other changes in relation to leases were recorded in the statement of profit or loss.

The maturity analysis of undiscounted lease liabilities is presented below:

	2025	2024
	€	€
Within one year	10,566	10,567
Between two-five years	42,261	42,262
After five years	1,130,495	1,141,058
	<u>1,183,322</u>	<u>1,193,887</u>

Right-of-use assets	No of right-of-use assets leased	Range of remaining term	Average remaining lease term	No of leases with	
				extension options	termination options
Leased property	1	1-112 years	112 years	-	1

The lease liabilities are secured by the related underlying assets. Future minimum lease payments at 31 December 2025 for the company were as follows:

	Minimum lease payments			
	Later than one Not later than year but not later one year €	than five years €	Later than five years €	Total €
<b>31 December 2025</b>				
Lease payments	10,565	42,261	1,130,495	1,183,321
Finance charges	(10,534)	(42,153)	(938,926)	(991,613)
<b>Net present values</b>	<b>31</b>	<b>108</b>	<b>191,569</b>	<b>191,708</b>

	Minimum lease payments			
	Later than one Not later than year but not later one year €	than five years €	Later than five years €	Total €
<b>31 December 2024</b>				
Lease payments	10,567	42,262	1,141,058	1,193,887
Finance charges	(10,536)	(42,159)	(949,456)	(1,002,151)
<b>Net present values</b>	<b>31</b>	<b>103</b>	<b>191,602</b>	<b>191,736</b>

#### Company as a lessor

The company has entered into operating leases on its investment properties consisting of office and warehouses. These leases have terms of between 5 and 20 years. Future minimum rentals receivable under non-cancellable operating leases as at 31 December are as follows:

	2025 €	2024 €
Within one year	1,602,879	1,373,234
Between one and two years	1,539,450	1,427,970
Between two and three years	1,478,232	1,427,970
Between three and four years	1,532,819	1,363,474
Between four and five years	1,048,062	1,417,723
More than five years	2,276,124	3,172,931
	<b>9,477,566</b>	<b>10,183,302</b>

#### 19 Other financial liabilities

	2025 €	2024 €
Loan from parent company	2,538,044	2,538,044
Preference shares	3,725,000	3,725,000
	<b>6,263,044</b>	<b>6,263,044</b>

The loan from parent company due as at 31 December 2025 and 2024 is unsecured, denominated in €, interest free and repayable by 20 June 2029. Discounting at the rate of 3.75% has been applied on this loan. The undiscounted loan due on 20 June 2029 amounts to € 4,500,000 (2024: € 4,500,000).

The company has also provided a corporate guarantee in favour of the bondholders of TUM Finance Plc, to effect the due and punctual performance of all payment obligations under the bond if it fails to do so.

Preference shares are classified as redeemable preference shares. The company has received € 1,599,142 with the remaining balance recorded as part of amounts due from related parties. They are redeemable on the 25 November 2034.

**20 Trade and other payables**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Trade payables	108,905	124,750
Accruals	73,055	61,509
Security deposits	44,000	44,000
Deferred income	104,957	-
<b>Financial liabilities measured at amortised cost</b>	<b>330,917</b>	<b>230,259</b>
VAT payable	142,976	61,289
FSS payable	18,806	2,839
<b>Total trade and other payables</b>	<b>492,699</b>	<b>294,387</b>

The carrying value of financial liabilities is considered a reasonable approximation of fair value.

**21 Amounts due to related parties**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Amounts due to ultimate parent company	-	912,409
Amounts due to other related parties	1,429,572	1,840,845
Amounts due to parent company	-	-
Amounts due to ultimate shareholder	51,305	51,305
	<b>1,480,877</b>	<b>2,804,559</b>

The amounts owed to ultimate parent company, shareholders, parent company, and other related parties are unsecured, interest-free and repayable on demand.

**22 Deferred tax liabilities**

<b>2025</b>	<b>2024</b>
<b>€</b>	<b>€</b>

**Arising on revaluation of investment properties**

Opening balance 1 January	3,318,124	3,031,303
Movement for the year	320,437	286,821
Closing balance as at 31 December	<b>3,638,561</b>	<b>3,318,124</b>

### 23 Cash flow adjustments and changes in working capital

The following cash flow adjustments and adjustments to changes in working capital have been made to the profit before tax to arrive at operating cash flow:

	2025	2024
	€	€
<b>Adjustments:</b>		
Interest expense	306,665	113,501
Depreciation	56,110	55,679
Fair value gain on investment property	(3,155,163)	-
	<u>(2,792,388)</u>	<u>169,180</u>
<b>Net changes in working capital:</b>		
Trade and other receivables	324,695	(284,677)
Amounts due from related parties	939,232	(391,517)
Amounts due to related parties	(2,019,781)	2,189,394
Trade and other payables	198,312	(41,226)
	<u>(557,542)</u>	<u>1,471,974</u>

### 24 Related party transactions

The parent, intermediate, and ultimate parent company of EasySell Limited are TUM Operations Limited, TUM Finance plc, and TUM Invest Limited respectively. The registered office of these companies is TUM Invest Head Office, Zentrum Business Centre, Mdina Road, Qormi QRM 9010, Malta. The ultimate controlling party is Anthony Fenech.

#### Related party transactions

During the course of the year, the company entered into transactions with related parties which are detailed below. Furthermore, as outlined in Note 19, the company has also provided corporate guarantee in favour of the bondholders of TUM Finance plc. Other related parties are entities having the same ultimate parent.

	2025		2024	
	Related party activity €	Total activity €	Related party activity €	Total activity €
<b>Transactions with -Parent</b>				
Finance expense	95,176	95,176	97,807	95,442
		%		%
		100		100
<b>Transactions with -Other related parties</b>				
Revenue	1,352,130	1,969,426	1,160,683	1,748,436
Salaries re-charged	49,690	49,690	46,498	46,498
		%		%
		69		66
<b>Loans from Related party transactions with: -Parent</b>				
	<u>2,538,044</u>	<u>2,538,044</u>	<u>2,538,044</u>	<u>2,538,044</u>
		100		100

At year end, the company had outstanding balances with the shareholders and other related parties. The amounts due from/to these specific categories of related parties and shareholders at year-end are disclosed in notes 14, 19 and 21 respectively. The terms and conditions in respect of these balances do not specify the nature of the consideration to be provided in settlement. No guarantees have been given or received.

No directors' remuneration was paid during the year.

## 25 Risk management objectives and policies

The exposures to risk and the way risks arise, together with the company's objectives, policies and processes for managing and measuring these risks are disclosed in more detail below.

The objectives, policies and processes for managing financial risks and the methods used to measure such risks are subject to continual improvement and development.

Where applicable, any significant changes in the company's exposure to financial risks or the manner in which the company manages and measures these risks are disclosed below.

Where possible, the company aims to reduce and control risk concentrations. Concentrations of financial risk arise when financial instruments with similar characteristics are influenced in the same way through changes in economic or other factors. The amount of the risk exposure associated with financial instruments sharing similar characteristics is disclosed in detail in the notes to the financial statements.

The most significant financial risks to which the company are exposed are described below. See also note 25.4 for a summary of the company's financial assets and liabilities by category.

### 25.1 Credit risk

Credit risk refers to the risk that a counterparty will cause a financial loss for the company by failing to discharge an obligation. Financial assets which potentially subject the company to concentrations of credit risk consist principally of amounts due from related parties, trade and other receivables and cash at bank.

The exposure to credit risk is influenced mainly by the individual characteristics of each customer. Credit risk with respect to receivables is limited due to credit control procedures and the minimal balance outstanding at year-end. An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for customers with similar loss patterns (i.e., by customer type). The analysis did not result in material amounts and the company did not recognise any impairment allowance on trade receivables.

The company holds bank account with a local institution. At 31 December 2025, the company held cash and cash equivalents amounting to € 232,978 (2024: € 1,544,597) with a local counterparty with good credit ratings. The amounts held are callable on demand. Management considers the probability of default to be close to zero as the counterparty has a strong capacity to meet its contractual obligations in the near term. As a result, no loss allowance has been recognised based on 12 month expected credit losses as any such impairment would be insignificant to the company.

In measuring credit losses, the amounts due from related parties have been assessed on a collective basis as they possess shared credit risk characteristics. They have been grouped based on the days past due. The company assesses the credit quality of these related parties by taking into account financial position, performance and other factors. Management takes cognisance of the related party relationship with these entities and settlement arrangements in place and does not expect any losses from non-performance or default.

Carrying amount of financial assets recorded in the financial statements represents the company's maximum exposure to credit risk, as detailed below.

None of the company's financial assets are secured by collateral or other credit enhancements.

	Notes	2025	2024
		€	€
Trade and other receivables	13	105,272	416,793
Amounts due from related parties	14	889,354	1,828,586
Cash at bank	15	232,978	1,544,597
		<u>1,227,604</u>	<u>3,789,976</u>

## **25.2 Market risk**

### **Foreign currency risk**

The company transacts business mainly in euro and had no significant foreign currency denominated financial assets and liabilities at the end of the financial reporting period under review. Consequently, the company's exposure to foreign currency risk is considered to be negligible.

### **Interest rate risk**

The company has taken out loans to finance its operations from the related parties as mentioned in note 19. The interest rates thereon and the terms of such borrowings are disclosed accordingly.

Management monitors the movement in interest rates and, where possible, reacts to material movement in such rates by adjusting its selling prices or by restructuring its financing structure.

The carrying amounts of the company's financial instruments carrying a rate of interest at the end of the reporting period are disclosed in the notes to the financial statements.

## **25.3 Liquidity risk**

The company is exposed to liquidity risk in relation to meeting future obligations associated with its financial liabilities, which comprise principally of lease liabilities, other financial liabilities, trade and other payables, and due to related parties (notes 18, 19, 20 and 21, respectively). Prudent liquidity risk management includes maintaining sufficient cash and committed credit lines to ensure the availability of an adequate amount of funding to meet the company's obligations.

Undiscounted contractual cash flows for non-current financial liabilities are disclosed in notes 18 and 19.

Management monitors liquidity risk by means of cash flow forecasts on the basis of expected cash outflows over a twelve-month period. This approach ensures that the company is adequately financed and that no additional financing facilities are expected to be required over the coming year.

The company enjoys the full support of its shareholders and its other related parties. The shareholders' advances are expected to continue to form part of the company's effective financing structures. The directors are therefore confident that the company will be in a position to continue to meet its commitments as and when they fall due.

As at 31 December 2025, the company's financial liabilities have contractual maturities as summarised below.

	Current Within 1 year	Non-current 2 to 5 years	Later than 5 years
	€	€	€
<b>Non-current</b>			
Lease liabilities	31	108	191,569
Loans from related parties	-	-	2,538,044
Preference shares			3,725,000
	<b>31</b>	<b>108</b>	<b>6,454,613</b>
<b>Current</b>			
Trade and other payables	330,917	-	-
Amounts due to related parties	1,480,877	-	-
	<b>1,811,794</b>	<b>-</b>	<b>-</b>

As at 31 December 2024, the company's financial liabilities have contractual maturities as summarised below:

	Current Within 1 year	Non-current 2 to 5 years	Later than 5 years
	€	€	€
<b>Non-current</b>			
Lease liabilities	31	103	191,602
Loans from related parties	-	-	2,538,044
Preference shares	-	-	3,725,000
	<b>31</b>	<b>103</b>	<b>6,454,646</b>
<b>Current</b>			
Trade and other payables	230,259	-	-
Amounts due to related parties	2,804,559	-	-
	<b>3,034,818</b>	<b>-</b>	<b>-</b>

#### 25.4 Summary of financial assets and liabilities by category

The carrying amounts of the company's financial assets and liabilities as recognised at the end of the reporting period under review may also be categorised as follows. See note 4.9 for explanations about how the category of financial instruments affects their subsequent measurement.

	Notes	2025	2024
		€	€
<b>Current assets</b>			
Financial assets at amortised cost:			
- Trade and other receivables	13	105,272	416,793
- Amounts due from related parties	14	889,354	1,828,586
- Cash and cash equivalents	15	232,978	1,544,597
		<b>1,227,604</b>	<b>3,789,976</b>
<b>Current liabilities</b>			
Financial assets at amortised cost:			
- Trade and other payables	20	330,917	230,259
- Amounts due to related parties	21	1,480,877	2,804,559
		<b>1,811,794</b>	<b>3,034,818</b>
<b>Non-current liabilities</b>			
Financial assets at amortised cost:			
- Lease liabilities	18	191,736	191,736
- Other financial liabilities	19	6,263,044	6,263,044
		<b>6,454,780</b>	<b>6,454,780</b>

## **26 Capital management policies and procedures**

The company's objective when managing capital are to safeguard its ability to continue as a going concern and to maximise the return to stakeholders through the optimisation of the debt and equity balance.

The capital structure of the company consist of shareholder's loans disclosed in note 19, and the items presented within equity in the statement of financial position.

The company's directors manage the company's capital structure and make adjustments, in light of changes in economic conditions. The capital structure is reviewed on an ongoing basis. Based on the recommendations of the directors, the company balances its overall capital structure through the new share issues as well as the issue of new debt.

The company's overall strategy remains unchanged from the prior year.

## **27 Post-reporting date events**

There were no adjusting or significant non-adjusting events between the end of the reporting period and the date of authorisation of these financial statements.



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## Independent auditor's report

To the shareholders of Easysell Limited

**Report on the audit of the financial statements**

### Opinion

We have audited the financial statements of Easysell Limited ('the company') set out on pages 5 to 32 which comprise the statement of financial position as at 31 December 2025, and the statement of profit or loss, statement of changes in equity and statement of cash flows for the year then ended and notes to the financial statements including material accounting policies information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the company as at 31 December 2025, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union (EU), and have been properly prepared in accordance with the requirements of the Companies Act, Cap. 386 ('the Act').

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISA). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements of the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act, Cap. 281 that are relevant to our audit of the financial statements in Malta. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other information

The directors are responsible for the other information. The other information comprises the directors' report shown on pages 3 and 4 which we obtained prior to the date of this auditor's report, but does not include the financial statements and our auditor's report thereon.



Our opinion on the financial statements does not cover the other information.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

With respect to the directors' report, we also considered whether the directors' report includes the disclosures required by Article 177 of the Act.

Based on the work we have performed, in our opinion:

- The information given in the directors' report for the financial period for which the financial statements are prepared is consistent with the financial statements, and
- the directors' report has been prepared in accordance with the Act.

In addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the directors' report and other information that we obtained prior to the date of this auditor's report. We have nothing to report in this regard.

#### **Responsibilities of those charged with governance for the financial statements**

The directors are responsible for the preparation of financial statements that give a true and fair view in accordance with IFRS as adopted by the EU and are properly prepared in accordance with the provisions of the Act, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for overseeing the company's financial reporting process.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISA will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



As part of an audit in accordance with the ISA, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

#### **Report on other legal and regulatory requirements**

We also have responsibilities under the Companies Act, Cap. 386 to report to you if, in our opinion:

- adequate accounting records have not been kept;
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.



We have nothing to report to you in respect of these responsibilities.

The Principal on the audit resulting in this independent auditor's report is Sharon Causon.

Sharon Causon (Principal) for and on behalf of  
**GRANT THORNTON**  
**Certified Public Accountants**

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30 April 2026