Company Registration Number: C91408

AGORA ESTATES PLC

Unaudited Condensed Consolidated Interim Financial Statements

For the period from 1 January 2026 to 30 June 2026

Contents

Directors' Report Pursuant to Capital Markets Rule 5.75.2

This Half-Yearly Report is being published in terms of Chapter 5 of the Capital Markets Rules of the Malta Financial Services Authority and the Prevention of Financial Markets Abuse Act, 2005. The Half-Yearly Report comprises the condensed consolidated interim financial statements for the six months ended 30 June 2026 prepared in accordance with International Financial Reporting Standards adopted by the EU for interim financial statements (International Accounting Standard 34, 'Interim Financial Reporting') and have not been audited or reviewed by the auditors of the Company. The comparative consolidated statement of financial position has been extracted from the audited financial statements for the year ended 31 December 2025.

This interim Directors' Report includes a fair review of the information required in terms of Capital Markets Rules 5.81 to 5.84.

Principal Activities

The parent Company's principal activity is to hold shares in two subsidiary companies registered in Malta. The subsidiary companies hold investment properties for capital appreciation or for rental income and properties held-for-resale.

Review of Financial Performance

During the first six months of 2026, the Group's revenue amounted to €2,949,532 (2025: €1,494,717), an increase of €1,454,815 or 97%, over the comparative period in 2025.

The Group continued to increase its rental income from the Group's investment properties.

Consolidated operating profit amounted to €1,720,115 (2025: €748,016) whilst profit before income tax for the first six months of 2026 amounted to €2,009,855 (2025: €547,713). The increase in profit before income tax was mainly due to the increase in revenue as expenses remained stable compared to prior period.

Review of Financial Position

As at 30 June 2026, the Group continues to strengthen its financial position. As at period end, the Group's total assets amounted to €80,629,405 (31 December 2025: €79,803,038), an increase of €826,367 or 1% from 31 December 2025.

Directors' Report Pursuant to Capital Markets Rule 5.75.2 – continued

Results and dividends

The condensed consolidated statement of profit or loss and other comprehensive income is set out on page 4. The Board of Directors do not recommend the payment of an interim dividend for the period under review.

Outlook for Full-Year 2026

Trading in the first months of the third quarter of 2026 has been consistent, driven by stability of rental revenues. The property sales are expected to be consistent with the projections provided in the financial analysis summary.

Board of Directors

The Board of Directors of the Group who held office during the period ended 30 June 2026 and as at the date of this report are:

Mr Joseph Schembri (Chairman)
Ms Audrey Anne Hughes
Mr James Zammit
Mr Silvio Mifsud
Mr Calvin Benjamin Bartolo

In accordance with the Group's Articles of Association, the present Board of Directors shall remain in office.

Going concern

As at 30 June 2026, the Group's current assets exceeded its current liabilities by €3,276,104 (31 December 2025: €4,055,461) whereas the Group's total assets exceeded its total liabilities by €34,930,068 (31 December 2025: €33,564,917). Having made an appropriate assessment of going concern as discussed in Note 3 to these condensed consolidated interim financial statements, the Board of Directors, at the time of approving these condensed consolidated interim financial statements, have determined that these condensed consolidated interim financial statements have been prepared on a going concern basis, on the basis of undertakings given by the Group's ultimate parent company to continue to provide financial support to the Group in the foreseeable future. At period end the Group held investment properties amounting €66,805,923 (2025: €64,388,111). The Group always has the option to sell any of such assets. For this reason, these condensed consolidated interim financial statements have been prepared on a going concern basis which assumes that the Group will continue in operational existence for the foreseeable future and will meet its financial obligations as and when they fall due.

Directors' Report Pursuant to Capital Markets Rule 5.75.2 – continued

Principal risks and uncertainties faced by the Group

The Board as a whole, including the Audit Committee members, considers the nature and extent of the risk management framework and risk profile that is acceptable to the Board of Directors. The Audit Committee regularly reviews the work carried out and ensures that any weaknesses identified are remedied so as not to pose a risk to the Group.

The Audit Committee regularly reviews the work carried out by the Group to manage these risks and to mitigate them where possible and the Audit Committee is satisfied that these risks are being managed effectively.

Related party transactions

Except for related party transactions noted in Note 10 of these condensed consolidated interim financial statements, there are no other related party transactions.

Approved by the Board of Directors on 24 August 2026 and signed on its behalf by:

Mr. James Zammit
Director

Mr. Joseph Schembri
Director

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Period ended 30 June	
	The Group 2026 (6 months) Unaudited €	**The Group 2025 (6 months) Unaudited €**
Revenue	**2,949,532**	1,494,717
Direct costs	**(929,399)**	(506,062)
Gross profit	**2,020,133**	988,656
Administrative expenses	**(300,018)**	(240,639)
Operating profit	**1,720,115**	748,016
Investment income	**4,270**	78,737
Finance costs	**(426,841)**	(368,091)
Other income	**663,335**	89,051
Waiver of payable balances	**48,976**	-
Profit before income tax	**2,009,855**	547,713
Income tax expense	**(644,704)**	(413,420)
Profit / (Loss) for the financial period and total comprehensive profit / (loss) for the financial period	**1,365,151**	134,293

The notes on pages 9 to 19 are an integral part of these condensed consolidated interim financial statements.

Condensed Consolidated Statement of Financial Position

		As at	
		The Group 30 June 2026 € Unaudited	The Group 31 Dec 2025 € Audited
ASSETS			
Non-current assets			
Intangible assets	7	**1,977**	3,307
Deferred tax asset		**19,166**	19,166
Property, plant and equipment	6	**71,005**	76,106
Investment properties		**66,805,923**	64,388,111
Investments in financial assets		**203,868**	199,700
		67,101,939	64,686,390
Current assets			
Investments in financial assets		**-**	-
Inventories		**1,808,985**	2,346,920
Trade and other receivables		**11,668,510**	12,690,933
Restricted cash		**8,684**	23,591
Cash and cash equivalents		**41,287**	55,204
		13,527,466	15,116,648
Total assets		**80,629,405**	79,803,038

Condensed Consolidated Statement of Financial Position – continued

		As at	
		The Group 30 June 2026 €	The Group 31 Dec 2025 €
EQUITY		**Unaudited**	Audited
Capital and reserves			
Share capital		**10,360,000**	10,360,000
Retained earnings		**24,570,069**	23,204,917
Total equity		**34,930,069**	33,564,917
LIABILITIES			
Non-current liabilities			
Interest-bearing borrowings	8	**25,064,835**	24,990,183
Deferred taxation		**5,735,437**	5,539,048
Trade and other payables		**4,647,702**	4,647,703
		35,447,974	35,176,934
Current liabilities			
Interest-bearing borrowings	8	**2,258,954**	1,921,167
Trade and other payables		**7,432,913**	8,936,179
Current taxation		**559,494**	203,841
		10,251,362	11,061,187
Total liabilities		**45,699,336**	46,238,121
Total equity and liabilities		**80,629,405**	79,803,038

The notes on pages 9 to 19 are an integral part of these condensed consolidated interim financial statements. The condensed consolidated interim financial statements on pages 4 to 19 were approved, authorised for issue by the Board of Directors on 24 August 2026 and were signed on its behalf by:

Mr. James Zammit
Director

Mr. Joseph Schembri
Director

Condensed Consolidated Statement of Changes in Equity

The Group

Unaudited	Share capital €	Retained earnings €	Total reserve €	Non-controlling Interests €	Total Equity €
Balance at 1 January 2025 (as restated)	10,360,000	17,129,011	27,489,011	-	27,489,011
Comprehensive profit					
Total comprehensive profit for the financial period	-	134,293	134,293	-	134,293
Balance at 30 June 2025	**10,360,000**	**17,263,304**	**27,623,304**	**-**	**27,623,304**
Unaudited					
Balance at 1 January 2026	10,360,000	23,204,917	33,564,917	-	33,564,917
Comprehensive profit					
Total comprehensive profit for the financial period	-	1,365,151	1,365,151	-	1,365,151
Balance at 30 June 2026	**10,360,000**	**24,570,069**	**34,930,069**	**-**	**34,930,069**

Included in the Group's retained earnings are fair value gains net of deferred tax on investment properties amounting to €26,122,436 (2025: €25,926,047) which are not distributable to the Group's ultimate parent company.

The notes on pages 9 to 19 are an integral part of these condensed consolidated interim financial statements.

Condensed Consolidated Statement of Cash Flows

		Period ended 30 June	
		The Group 2026 (6 months) Unaudited €	The Group 2025 (6 months) Unaudited €
Operating activities			
Cash (used in)/generated from operations	9	**957,574**	587,334
Other income		**663,335**	89,051
Tax paid		**(105,115)**	(77,047)
Net cash (used in)/generated from operating activities		**1,515,794**	599,338
Investing activities			
Investment income received		**4,270**	63,973
Purchase of property, plant, and equipment	6	**(1,356)**	(16,180)
Purchase and development of investment properties		**(2,417,812)**	(2,930,494)
Purchase of financial assets		**-**	(2,494,513)
Net cash used in investing activities		**(2,414,898)**	(5,377,214)
Financing activities			
Finance interest paid		**(426,841)**	(368,091)
Proceeds received from secured callable notes		**970,700**	-
Repayment of short and long-term borrowings		**(975,906)**	(231,437)
Other movements in short and long-term borrowings		**418,139**	386,222
Movement in ultimate beneficial owner balance		**267,545**	801,967
Movement in ultimate parent company balance		**(48,935)**	510,829
Movement in related party balance		**608,231**	(929,997)
Net cash generated from financing activities		**812,933**	169,493
Movement in cash and cash equivalents		**(86,171)**	(4,608,383)
Cash and cash equivalent at beginning of period		**(303,409)**	4,877,268
Cash and cash equivalents at end of period		**(389,580)**	268,885

The notes on pages 9 to 19 are an integral part of these condensed consolidated interim financial statements.

Notes to the Condensed Consolidated Interim Financial Statements

1 General information

Agora Estates plc (the “Company”) is a limited liability company domiciled and incorporated in Malta. The condensed consolidated interim financial statements of the Group as at 30 June 2026 and for the six-month period then ended comprise the Company and its subsidiaries (together referred to as the “Group”). The Group holds various investment properties and properties held-for-sale in Malta.

The consolidated financial statements of the Group as at and for the year ended 31 December 2025 are available upon request from the Company’s registered office at Agora Business Centre, Level 3, Valley Road, Msida, MSD 9020, Malta. They are also available for viewing on its website at https://agora-estates.com/investor-relations/.

2 Basis of preparation

The Condensed Consolidated Interim Financial Statements for the period ended 30 June 2026 have been prepared in accordance with International Accounting Standard 34 Interim Financial Reporting and in terms of the Capital Markets Rules 5.81 to 5.84. These Condensed Consolidated Interim Financial Statements are being published pursuant to Capital Markets Rule 5.74 issued by the Malta Financial Services Authority and the Prevention of Financial Markets Abuse Act, 2005.

The financial information of the Group as at 30 June 2026 and for the six-month period then ended reflect the financial position and the performance of Agora Estates p.l.c. and all its subsidiaries. The comparative amounts reflect the position of the Group as included in the audited financial statements ended 31 December 2025 and the unaudited results for the six-month period ended 30 June 2025. The Condensed Consolidated Interim Financial Statements have been prepared under the historical cost convention, except for investment properties which are stated at fair value.

The same material accounting policies, presentation and methods of computation have been followed in these Condensed Consolidated Interim Financial Statements as were applied in the preparation of the Group’s annual financial statements for the year ended 31 December 2025. The Condensed Consolidated Interim Financial Statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the Group’s annual financial statements as at 31 December 2025, which form the basis for these Condensed Consolidated Interim Financial Statements. These Condensed Consolidated Interim Financial Statements are intended to provide an update on the latest complete set of interim financial statements and accordingly they focus on new activities, events and circumstances.

Notes to the Condensed Consolidated Interim Financial Statements – continued

3 Going Concern

As at 30 June 2026, the Group's current assets exceeded its current liabilities by €3,276,104 (31 December 2025: €4,055,461) whereas the Group's total assets exceeded its total liabilities by €34,930,068 (31 December 2025: €33,564,917). These condensed consolidated interim financial statements have been prepared on a going concern basis, on the basis of undertakings given by the Group's ultimate parent company to continue to provide financial support to the Group in the foreseeable future. At period end the Group held investment properties amounting to €66,805,923 (2025: €64,388,111). The Group can raise finance by selling any of such assets.

4 Application of New or Revised International Financial Reporting Standards

Standards, interpretations and amendments effective in the current period

During the current period, the Group adopted the amendments to IFRS Accounting Standards that became effective for financial periods beginning on or after 1 January 2026, including the amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures relating to the classification and measurement of financial instruments.

The adoption of these amendments did not have a material effect on these condensed consolidated interim financial statements.

Standards, interpretations and amendments not yet effective

Certain new standards and amendments to existing standards have been issued but are not yet effective for the current reporting period and have not been adopted early by the Group.

These include IFRS 18 *Presentation and Disclosure in Financial Statements*, which is effective for financial periods beginning on or after 1 January 2027 and will replace IAS 1 *Presentation of Financial Statements*. The Group is currently assessing the impact of IFRS 18 on the presentation and disclosure of its consolidated financial statements.

Other standards and amendments not yet effective are not expected to have a material impact on the Group's consolidated financial statements.

Notes to the Condensed Consolidated Interim Financial Statements – continued

5 Fair values of financial and non-financial instruments

Financial instruments

The Group is required to disclose fair value measurements by level of a fair value measurement hierarchy for financial instruments (Level 1, 2 or 3). The different levels of the fair value hierarchy are defined as fair value measurements using:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1)
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability either directly i.e. as prices, or indirectly i.e. derived from prices (Level 2)
- Inputs for the asset or liability that are not based on observable market data i.e. unobservable inputs (Level 3)

At 30 June 2026 and 31 December 2025, the carrying amounts of certain financial instruments not carried at fair value, principally comprising cash at bank, receivables, payables, accrued expenses and borrowings, reflected in the financial statements are reasonable estimates of fair value in view of the nature of these instruments or the relatively short period of time between the origination of the instruments and their expected realisation. The fair value of advances to related parties and other balances with related parties, which are short-term or repayable on demand, is equivalent to their carrying amount.

Non-financial instruments

The recoverable amount of the cash-generating units (CGUs), to which intangible assets were allocated, as at 30 June 2026 was determined on value-in-use (VIU) calculations consistent with the methods used as at 31 December 2025.

6 Property, plant and equipment

During the six months ended 30 June 2026, the Group acquired property, plant and equipment, at a cost of € 1,356 (six months ended 30 June 2025: €16,180). Also, the Group did not dispose of property, plant and equipment during the six months ended 30 June 2026 (six months ended 30 June 2025: Nil; accumulated depreciation Nil).

7 Intangible assets

During the six months ended 30 June 2026, the Group did not acquire intangible assets (six months ended 30 June 2025: €Nil).

Notes to the Condensed Consolidated Interim Financial Statements – continued

8 Borrowings

	30 June 2026 €	31 December 2025 €
Debt securities in issue (Note i)		
- 5.8% secured bonds 2036	**11,391,046**	11,368,180
- 5.5% secured bonds 2036	**8,780,440**	8,772,538
Secured callable notes		
- 6.75% secured notes 2027 (Note ii)	**4,893,349**	4,849,465
- 8% secured notes 2027 (Note iii)	**977,834**	-
Bank Loan I (Note iv)	**403,669**	404,526
Bank Loan II (Note v)	**437,900**	1,134,437
Bank overdraft	**439,551**	382,204
	27,323,789	26,911,350

Notes to the Condensed Consolidated Interim Financial Statements – continued

8 Borrowings - continued

Notes:

i) By virtue of a prospectus dated 9 February 2024, Agora Estates plc (the 'Issuer') issued €21,000,000 secured bonds with a nominal value of €100 each. These bonds were issued in two tranches.

- First tranche amounting to €12,000,000 was issued on 8 March 2024. These bonds have a coupon interest of 5.8% which is payable annually in arrears on 1 March of each year. The bonds are redeemable at par and are due for redemption on 1 March 2036.

  The bonds shall constitute the general, direct, unconditional, and unsecured obligations of the Issuer to the Bondholders and shall at all times rank *pari passu*, without any priority or preference among themselves and with other outstanding and unsecured debt of the Issuer, present and future. The bonds are secured by first ranking special hypothec over two of the Group's investment properties, pursuant to and subject to the terms and conditions in the final terms of this tranche.

  These bonds were admitted to the Official List of the Malta Stock Exchange on 8 March 2024. The quoted market price as at 30 June 2026 for the bonds was €101.00 (31 December 2025: €102.00). In the opinion of the Board of Directors, the market price fairly represents the fair value of this financial liability.

- Second tranche amounting to €9,000,000 was issued on 11 October 2024. These bonds have a coupon interest of 5.5% which is payable annually in arrears on 8 October of each year. The bonds are redeemable at par and are due for redemption on 8 October 2036.

  The bonds shall constitute the general, direct, unconditional, and unsecured obligations of the Issuer to the Bondholders and shall at all times rank *pari passu*, without any priority or preference among themselves and with other outstanding and unsecured debt of the Issuer, present and future. The bonds are secured by first ranking special hypothec over one of the Group's investment properties, pursuant to and subject to the terms and conditions in the final terms of this tranche.

  These bonds were admitted to the Official List of the Malta Stock Exchange on 11 October 2024. The quoted market price as at 30 June 2026 for the bonds was €100.49 (31 December 2025: €101.40). In the opinion of the Board of Directors, the market price fairly represents the fair value of this financial liability.

Notes to the Condensed Consolidated Interim Financial Statements – continued

8 **Borrowings** - continued

	30 June 2026 €	31 December 2025 €
Original face value of the bonds issued	**21,000,000**	21,000,000
Bond issue costs	**859,282**	917,413
Accumulated amortisation	**(30,768)**	(58,131)
Unamortised bond issue costs	**828,514**	859,282
Amortised costs and closing carrying amount of the debt securities in issue	**20,171,486**	20,140,718

Secured callable notes

ii) By virtue of a prospectus dated 7 August 2025, the Company issued €5,000,000 6.75% secured callable notes with a nominal value of €1,000 each, redeemable on 28 August 2027 at par. The issue was fully taken up with total proceeds amounted to €5,000,000. The notes will not be listed on the Malta Stock Exchange or any other regulated market.

The notes were secured through a first ranking special hypothec over properties owned, or being acquired, by one of the subsidiaries.

	30 June 2026 €	31 December 2025 €
Total face value	**5,000,000**	5,000,000
Issue costs	**179,716**	179,716
Accumulated amortisation	**(73,065)**	(29,181)
	106,651	150,535
Amortised cost and closing carrying amount	**4,893,349**	4,849,465

Notes to the Condensed Consolidated Interim Financial Statements – continued

8 **Borrowings** – continued

iii) By virtue of a prospectus dated 18 May 2026, the Company issued €1,000,000 8% secured callable notes with a nominal value of €1,000 each, redeemable on 25 May 2027 *at par*. The issue was fully taken up with total proceeds amounted to €1,000,000. The notes will not be listed on the Malta Stock Exchange or any other regulated market.

	30 June 2026 €	31 December 2025 €
Total face value	**1,000,000**	-
Issue costs	**29,300**	-
Accumulated amortisation	**(7,134)**	-
	22,166	-
Amortised cost and closing carrying amount	**977,834**	-

iv) The Bank Loan I facility bears effective interest at the rate of 4.25% per annum plus the applicable base rate, i.e. variable rate which is 3 months Euribor. The amount is repayable from 80% of the sale proceeds of the properties owned by one of the Group's subsidiaries by 30 November 2026 and is secured by:

- a first general hypothec over the present and future assets of one of the Group's subsidiaries as collateral for the loan facility of €1,425,000
- a special hypothec for €1,425,000 over a property owned by one of the Group's subsidiaries
- pledge on cash collateral amounting to €3,867 covering the bank guarantee issued in the name of one of the Group's subsidiaries
- pledge on cash collateral amounting to a total of €18,533 covering the bank guarantee issued.

Notes to the Condensed Consolidated Interim Financial Statements – continued

8 **Borrowings** - continued

v) The Bank Loan II facility bears effective interest at the rate of 4.75% per annum. Interest shall accrue on a quarterly basis on 25 March, 25 June, 25 September and 25 December of every respective year. The loan amount is repayable through 75% of the proceeds from the sale of properties as per bank facility letter or 75% of the final contract selling price, whichever is higher, by not later than 19 June 2028. The Bank Loan II is secured by the following:

- a first general hypothec over the present and future assets of one of the Group's subsidiaries as collateral for the loan facility of €1,410,000
- a first special hypothec and first special privilege over the property disclosed as 'inventory' by a contractual undertaking not to give, in favour of any third party, any further general hypothecs and/or special hypothecs over the property, by a contractual undertaking not to transfer such property to any third party or allow third party to use the said hypothecated property under any title
- pledge on insurance policy covering the works to be carried out at the site being financed during the construction and finishing phase. Once constructed to shell form this insurance is to be converted into a comprehensive property insurance policy covering the property full replacement value
- an amount of €15,000 to be deposited in the Group's account with the bank, supported by a pledge agreement on bank accounts/balances over accounts in the name of the Group
- a personal guarantee provided by the ultimate beneficial owner and other related party for the full loan amount, including interest and associated fees

Notes to the Condensed Consolidated Interim Financial Statements – continued

9 Cash (used in)/generated from operations

Reconciliation of operating profit to cash (used in)/generated from operations:

	2026 (6 months) € Unaudited	2025 (6 months) € Unaudited
Operating profit	**1,720,115**	748,016
Adjustments for:		
Depreciation of property, plant, and equipment	**6,458**	23,303
Amortisation of intangible assets	**1,330**	30,728
Changes in working capital:		
Inventories	**(537,935)**	(468,063)
Trade and other receivables	**(1,721,746)**	(1,184,378)
Trade and other payables	**1,489,352**	1,437,728
Cash (used in)/generated from operations	**957,574**	587,334

For the purposes of the condensed consolidated statement of cash flows, the cash and cash equivalents at the end of the period comprise the following:

	2026 (6 months) € Unaudited	2025 (6 months) € Unaudited
Cash at bank	**49,971**	375,232
Bank overdraft (Note 8)	**(439,551)**	(106,347)
Balance as at 30 June	**(389,580)**	268,885

Notes to the Condensed Consolidated Interim Financial Statements – continued

10 Related party transactions

Parent and ultimate controlling party

As at 30 June 2026 and 31 December 2025, the ownership of Agora Estates plc was held by Zammit Holdings Limited (C70104), private company registered in Malta with its registered address at Aries House, Triq tal-Hlas, Zebbug, Malta.

The ultimate controlling party of the Group is Mr. James Zammit of J House, Triq E. Pirotta, Bahar ic-Caghaq, Naxxar.

Related party transactions and balances

Consistent with the disclosures in the audited financial statements for the year ended 31 December 2025, the Group has a related party relationship with its current shareholder, ultimate beneficial owner and other related parties.

The principal related party transactions during the six-month period under review comprise:

	Period ended 30 June	
	The Group 2026 (6 months) Unaudited €	The Group 2025 (6 months) Unaudited €
Other related entities		
Other income	**660,000**	60,000
Rental income	**55,230**	53,619
Recharge of wages and salaries	**7,192**	-
Recharge of expenditure	**(12,185)**	(13,589)
Interest paid	**(2,796)**	(715)
Waiver of payable balances	**48,976**	-
	756,417	99,315

Notes to the Condensed Consolidated Interim Financial Statements – continued

10 Related party transactions - continued

Related party transactions and balances - continued

The principal balances with related parties are analysed as follows

	The Group Jun-2026 € Unaudited	The Group Dec-2025 € Audited
Ultimate beneficial owner, ultimate parent company and other related parties		
Amounts due from	**1,013,000**	297,185
Amounts due to	**(5,625,903)**	(5,963,734)
	(4,612,903)	(5,666,549)

11 Events after the reporting period

There were no adjusting or significant non-adjusting events between the end of the reporting period and the date of authorisation by the Board of Directors.

12 Guarantees

One of the Group's subsidiary, J. Zammit Developments Limited, holds bank guarantees in favour of third parties for any applications or permits granted to the subsidiary and to other related parties amounting to €22,400 (2025: €22,400).

13 Contingencies

As at the end of the reporting period, the Group has contingent liabilities amounting to €35,866 (2025: €493,067) in respect of guarantees given to secure the banking facilities of other related parties.

Statement pursuant to Capital Markets Rule 5.75.3

We hereby confirm that to the best of our knowledge

- The unaudited condensed consolidated interim financial statements give a true and fair view of the financial position of the Group as at 30 June 2026, and of its financial performance and cash flows for the six-month period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to Interim Financial Reporting (International Accounting Standard 34, "Interim Financial Reporting").

- The interim Directors' report includes a fair review of the information required in terms of Capital Markets Rules 5.81 to 5.84.

Signed on its behalf of the Board of Directors on 24 August 2026

James Zammit
Director

Joseph Schembri
Director