

LUXURY LIVING FINANCE p.l.c.

Half Yearly Report

31 December 2025

Company Registration Number C 85987

CONTENTS

| Page | |
|-------|---|
| 1 | Directors' report pursuant to Prospects MTF Rule 4.1.1.12 |
| 2 | Directors' statement |
| 3 | Condensed interim statement of comprehensive income |
| 4 | Condensed interim statement of financial position |
| 5 | Condensed interim statement of changes in equity |
| 6 | Condensed interim statement of cash flows |
| 7 - 8 | Notes to the condensed interim financial statements |

The directors present their half yearly report in terms of Chapter 4 of the Prospects MTF Rules of the Malta Stock Exchange and the Prevention of Financial Markets Abuse Act, 2005. The Half-Yearly Report comprises the unaudited interim financial statements for the six months ending 31 December 2025 prepared in accordance with IAS 34, 'Interim Financial Reporting'. In accordance with Prospects MTF Rule 4.11.12 the interim report has not been audited or reviewed by the Company's independent auditors.

Principal Activities

Luxury Living Finance p.l.c. was incorporated on 25 April 2018.

The principal activity of the Company (Luxury Living Finance p.l.c.) is to carry on the business of a finance company, principally by advancing capital raised to its parent company Luxury Living Technologies Limited, when and as required.

Performance Review

During the period under review the Company's objectives remained focus on financing. To this end the Company generated finance income amounting to €215,800 from a loan advanced to its parent company, while accrued interest on Bonds amounted to €200,000 for the six months ending 31 December 2025. The Company also received other income of €25,000. The Company's profit before taxation amounted to €6,175. After accounting for taxation, the profit for the period amounted to €4,014.

As stated in the Director Report of the Company for financial year end June 2025, the Guarantor did not make any payments to the Company, and as a result the sinking fund obligations have not been met. However following recent improvements in financial performance the guarantor began making payments to the company starting in July 2025 directed towards the sinking fund.

The directors expect the present level of activity to be sustained in the foreseeable future.

Dividends and Reserves

The results for the period are set in the financials on page 3 to 8.

No interim dividends are being proposed as at the date of this report.

These condensed interim financial statements have been approved by the Board of Directors on the 28th day of February 2026.



Ms Sophie Ann Busuttill
Director



Dr. Paul DeBattista
Director

Registered address:

Greentek Business Complex,
New Street in Triq il-Hofor,
Qormi

We confirm that, to the best of our knowledge, the condensed interim financial statements, which have been prepared in accordance with IAS 34 'Interim Financial Reporting' give a true and fair view of the assets, liabilities, financial position and profit of Luxury Living Finance p.l.c as at 31 December, 2025 and the Interim Directors' report comprises a fair review of the information required in terms of the Prospects MTF Rule 4.11.12.



Ms Sophie Ann Busuttill
Director



Dr. Paul DeBattista
Director

Registered address:
Greentek Business Complex,
New Street in Triq il-Hofor,
Qormi

28th day of February 2026

| | | 31-Dec-25 6 months | 31-Dec-24 6 months |
|--|------|----------------------------|----------------------------|
| | Note | (Unaudited) € | (Unaudited) € |
| Finance income | 2 | 215,800 | 207,000 |
| Finance costs | 3 | <u>(200,000)</u> | <u>(200,000)</u> |
| Net interest income | | 15,800 | 7,900 |
| Other income | | 25,000 | 22,500 |
| Administrative expenses | | <u>(34,625)</u> | <u>(25,189)</u> |
| Profit before taxation | | 6,175 | 5,211 |
| Income tax | | <u>(2,161)</u> | <u>(1824)</u> |
| Profit for the period | | <u>4,014</u> | <u>3,387</u> |
| Total comprehensive income for the period | | <u><u>4,014</u></u> | <u><u>3,387</u></u> |

| | Note | 31-Dec-25 (Unaudited) € | 30-Jun-25 (Audited) € |
|-------------------------------------|------|-------------------------------|-----------------------------|
| ASSETS | | | |
| Non-current Assets | | | |
| Loan receivable | 4 | 7,918,521 | 7,918,521 |
| | | <u>7,918,521</u> | <u>7,918,521</u> |
| Current Assets | | | |
| Other receivables | | 240,800 | 1,719,975 |
| Cash and cash equivalents | | 126,245 | 122,231 |
| | | <u>367,045</u> | <u>1,842,206</u> |
| Total Assets | | <u>8,285,566</u> | <u>9,760,727</u> |
| EQUITY AND LIABILITIES | | | |
| Capital and Reserves | | | |
| Share capital | | 50,000 | 50,000 |
| Retained earnings | | 106,894 | 102,880 |
| | | <u>156,894</u> | <u>152,880</u> |
| Non-Current Liabilities | | | |
| Borrowings | 5 | 7,891,886 | 9,143,281 |
| Current Liabilities | | | |
| Trade and other payables | | 234,625 | 462,758 |
| Taxation | | 2,161 | 1,808 |
| | | <u>236,786</u> | <u>464,566</u> |
| Total Equity and Liabilities | | <u>8,285,566</u> | <u>9,760,727</u> |

The financial statements on pages 3 to 8 were approved and signed by the Directors on the 28th day of February 2026

Ms Sophie Ann Busuttil
 Director

Dr Paul DeBattista
 Director

| | Share Capital € | Accumulated Profit € | Total € |
|---------------------------------------|-----------------------|----------------------------|----------------|
| Balance as at 1 July 2024 | 50,000 | 83,361 | 133,361 |
| Profit for the period | - | 19,519 | 19,519 |
| Balance at 30 June 2025 | 50,000 | 102,880 | 152,880 |
| Balance as at 1 July 2025 | 50,000 | 102,880 | 152,880 |
| Profit for the period | - | 4,014 | 4,014 |
| Balance as at 31 December 2025 | 50,000 | 106,894 | 156,894 |

| | 31-Dec-2025 6 months (unaudited) € | 31-Dec-2024 6 months (unaudited) € |
|--|---|---|
| Note | | |
| Net cash generated from operating activities | <u>40,800</u> | <u>3,323</u> |
| Movement in cash and cash equivalents | (36,786) | 3,323 |
| Cash and cash equivalents at beginning of period | <u>122,231</u> | <u>610</u> |
| Cash and cash equivalents at end of period | <u><u>126,245</u></u> | <u><u>3,933</u></u> |

The notes on pages 7 and 8 are an integral part of these financial statements.

1 Basis of preparation

1.1 Statement of compliance

The interim condensed financial information for the six-month period ended 31st December 2025 has been prepared in accordance with IAS 34 “Interim Financial Reporting”.

The interim condensed financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Company’s annual financial statement as at 30 June 2025, which have been prepared in accordance with International Financial Reporting Standards as adopted by the EU.

1.2 Basis of measurement

The financial statements are prepared on the historical cost basis.

2 Finance income

| | 31-Dec-25 | 31-Dec-24 |
|---|----------------|----------------|
| | (unaudited) | (unaudited) |
| | € | € |
| Interest receivable on long term loan due from parent | <u>234,625</u> | <u>207,900</u> |

3 Finance costs

| | 31-Dec-25 | 31-Dec-24 |
|---------------------------|----------------|----------------|
| | (unaudited) | (unaudited) |
| | € | € |
| Interest payable on bonds | <u>200,000</u> | <u>200,000</u> |
| | <u>200,000</u> | <u>200,000</u> |

4 Loan receivable

| | 31-Dec-25 | 30-Jun-25 |
|-------------------------------------|------------------|------------------|
| | (unaudited) | (audited) |
| | € | € |
| Non-current | | |
| Loan receivable from parent company | <u>7,918,521</u> | <u>7,918,521</u> |

4 Loan receivable (continued)

Loan receivable relates to the transfer of funds to parent company, generated by the Company from the issue of bonds.

Non-current portion of loan receivable from parent company is unsecured, carries interest at 5.25% per annum and is repayable in full by not later than 30 June 2028.

At December 2025, the financial asset was fully performing and hence does not contain impaired assets.

5 Borrowings

| | 31-Dec-2025 (unaudited) € | 30-Jun-2025 (audited) € |
|--|---------------------------------|-------------------------------|
| Non-current | | |
| 8,000,000 5% Secured Bonds 2028 | 7,9730,98 | 7,964,362 |
| Bonds outstanding (face value) | <u>8,000,000</u> | <u>8,000,000</u> |
| Gross amount of bond issue costs | (87,375) | (87,375) |
| Amortised bond issue costs brought forward | 60,474 | 51,738 |
| Amortisation charge for the period | 4,368 | 8,736 |
| Unamortised bond issue costs | <u>(22,533)</u> | <u>(26,901)</u> |
| Amortised cost and closing carrying amount | <u>7,977,466</u> | <u>7,973,098</u> |
| Amount due to parent company | <u>26,725</u> | <u>659,378</u> |
| | <u>8,204,191</u> | <u>8,632,476</u> |

Interest on the 5% Secured Bonds 2028 is payable annually in arrears, on 29 July of each year.

The Secured Bonds shall constitute the general, direct and unconditional obligations of the Issuer, and shall at all times rank pari passu, without any priority or preference among themselves. The Secured Bonds shall be guaranteed in respect of both the interest and the principal amount due under said Secured Bonds by the Guarantor in terms of the Guarantee. The Secured Bonds shall rank with priority in relation to the Pledged Shares.

Pursuant to the Pledge Agreement, the Pledgor has agreed to constitute in favour of the Security Trustee for the benefit of Bondholders as Beneficiaries, a pledge over the shares held in Luxury Living Technologies Limited.

The Pledge will secure the claim of the Security Trustee, for the benefit and in the interest of Bondholders, for the repayment of the principal and interest under the Secured Bonds.