

SUMMARY

Dated 8 November 2023

In respect of an issue of up to €12,000,000 5.75% secured bonds 2028 of a nominal value of €100 per bond, issued and redeemable at par by

PLAN GROUP

PLAN GROUP P.L.C. (C 103062)

with the joint and several Guarantee of
PLAN (BBG) LIMITED (C 106559)

ISIN: MT0002771203

THIS SUMMARY HAS BEEN APPROVED BY THE MALTA FINANCIAL SERVICES AUTHORITY, AS COMPETENT AUTHORITY UNDER THE PROSPECTUS REGULATION. THE MALTA FINANCIAL SERVICES AUTHORITY ONLY APPROVED THIS SUMMARY AS MEETING THE STANDARDS OF COMPLETENESS, COMPREHENSIBILITY AND CONSISTENCY IMPOSED BY THE PROSPECTUS REGULATION. SUCH APPROVAL SHOULD NOT BE CONSIDERED AS AN ENDORSEMENT OF THE ISSUER AND THE SECURITIES THAT ARE THE SUBJECT OF THIS SUMMARY.

THIS SUMMARY IS VALID FOR A PERIOD OF 12 MONTHS FROM THE DATE THEREOF. FOLLOWING THE LAPSE OF THIS VALIDITY PERIOD, THE ISSUER IS NOT OBLIGED TO SUPPLEMENT THIS SUMMARY IN THE EVENT OF SIGNIFICANT NEW FACTORS, MATERIAL MISTAKES OR MATERIAL INACCURACIES.

APPROVED BY THE DIRECTORS



Paul Attard
Director



Alfred Attard
Director

signing in their own capacity as directors of the Issuer and on behalf of each of William Wait and Edward Grech as their duly appointed agents.

Legal Counsel to the Sponsor,
Manager and Registrar



CAMILLERI PREZIOSI
ADVOCATES

Legal Counsel
to the Issuer

Dr. Chris Cilia

Security Trustee

EQUINOX INTERNATIONAL
LIMITED

Sponsor,
Manager & Registrar



MZ INVESTMENTS

This Summary is prepared in accordance with the requirements of the Prospectus Regulation and the delegated acts issued thereunder. This Summary contains key information which will enable investors to understand the nature and the risks associated with the Issuer and the Secured Bonds. Except where the context otherwise requires or where otherwise defined herein, the capitalised words and expressions used in this Summary shall bear the meanings assigned thereto in the Registration Document and the Securities Note, respectively, as the case may be.

1. INTRODUCTION AND WARNINGS

This Summary contains key information on the Issuer, the Guarantor and the Secured Bonds, summarised details of which are set out below:

Issuer	PLAN Group p.l.c., a public limited liability company registered in Malta with company registration number C 103062 and legal entity identifier ("LEI") number 4851009X887E3QPTGP81.
Address	PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR 5235, Malta.
Telephone number	+356 2145 6700
Website	www.plangroup.com.mt
Competent authority approving the Prospectus	the MFSA, established in terms of the Financial Markets Act (Cap. 345 of the laws of Malta).
Address	Malta Financial Services Authority, Triq l-Imdina, Zone 1, Central Business, District, Birkirkara, CBD 1010, Malta.
Telephone number	+356 2144 1155
Website	https://www.mfsa.mt/
Name of the securities	5.75% Secured Bonds 2028
ISIN number of the Secured Bonds	MT0002771203
Prospectus approval date	8 November 2023

Prospective investors are hereby warned that:

- (i) this Summary should be read as an introduction to the Prospectus. It is being provided to convey the key characteristics and risks associated with the Issuer and the Secured Bonds being offered pursuant to the Prospectus. It is not and does not purport to be exhaustive and investors are warned that they should not rely on the information contained in this Summary in making a decision as to whether to invest in the securities described in this document;
- (ii) any decision of the investor to invest in the securities should be based on the consideration of the Prospectus as a whole by the investor;
- (iii) an investor may lose all or part of the capital invested in subscribing for Secured Bonds;
- (iv) where a claim relating to the information contained in the Prospectus is brought before a court, the plaintiff investor might, under the national legislation of Malta, have to bear the costs of translating the Prospectus before the legal proceedings are initiated; and
- (v) civil liability attaches only to those persons who have tabled the Summary including any translation thereof but only if the Summary, when read together with the other parts of the Prospectus, is misleading, inaccurate, or inconsistent or does not provide key information in order to aid investors when considering whether to invest in the Secured Bonds.

2. KEY INFORMATION ON THE ISSUER

2.1 Who is the Issuer of the Securities?

2.1.1 Domicile and legal form, its LEI and country of incorporation

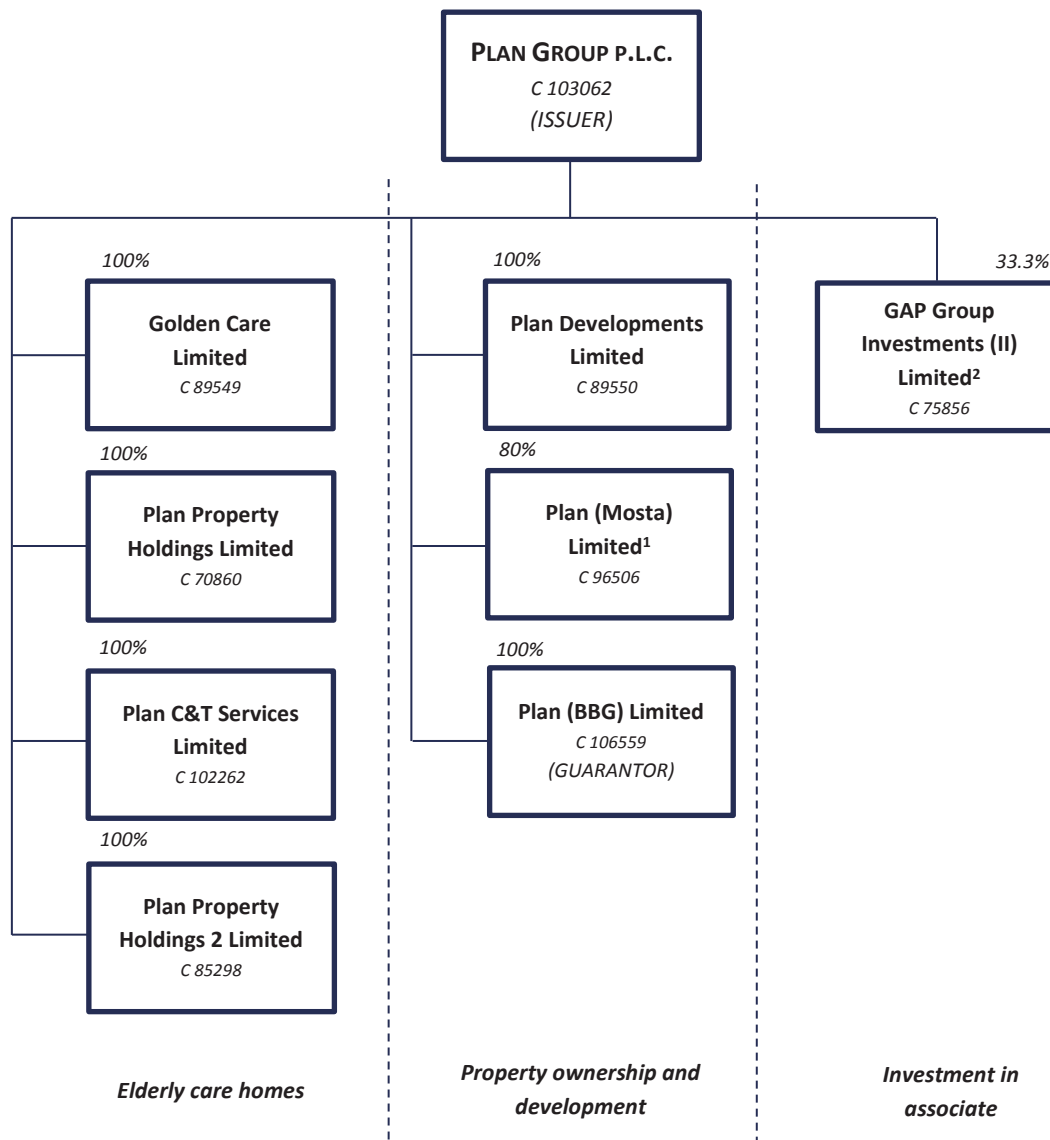
The Issuer is PLAN Group p.l.c., a public limited liability company registered in Malta in terms of the Companies Act. The Issuer was incorporated, and is domiciled, in Malta and with LEI number 4851009X887E3QPTGP81.

2.1.2 Principal activities of the Issuer

The Issuer is the holding and finance company of the Group and was incorporated for the purposes of financing the requirements of its Subsidiaries. The Issuer does not carry out any trading activities of its own and its revenue is limited to the dividends it receives from its Subsidiaries and interest receivable due under intra-group loan agreements.

2.1.3 Organisational Group Structure

The organisational structure of the Group is depicted below:



Notes:

¹ 20% shareholding is held by Mr Christopher Paul Gauci (ID: 269291M)

² 66.6% shareholding is held in equal parts by Juel Group p.l.c. (C 101395) and the late Mr George Muscat (ID: 312355M)

2.1.4 Major Shareholders of the Issuer

The Issuer's majority shareholder is Paul Attard (99.9%) whilst one share is held by Ms. Lorraine Attard.

2.1.5 Key Managing Directors

The Board is composed of the following persons: Paul Attard (Executive Director); William Wait (Independent Non-Executive Director); Alfred Attard (Independent Non-Executive Director); and Edward Grech (Independent Non-Executive Director).

2.1.6 Statutory Auditors

The Issuer was incorporated on 26 August 2022 and accordingly, as the date of the Prospectus, has not yet published its first set of audited financial statements. The auditor of the Issuer is Paul Mifsud, a certified public accountant and auditor, holding a warrant to practice the profession of auditor in terms of the Accountancy Profession Act (Cap. 281 of the laws of Malta). The Accountancy Board registration number of Paul Mifsud is 10635.

2.2 What is the key financial information regarding the Issuer?

The Issuer is a newly incorporated company and has not published its first set of audited financial statements. The financial information set out below consists of the Group's pro forma consolidated income statement for the year ended 31 December 2022, and the pro forma consolidated income statement for the six-month period ended 30 June 2023 and the pro forma consolidated statement of financial position for the six-month period ended 30 June 2023. The pro forma financial information has been prepared for illustrative purposes only to show how the Issuer's consolidated income statement for the year ended 31 December 2022 and for the six-month period ended 30 June 2023 and the Issuer's consolidated statement of financial position as at 30 June 2023, would have looked like had the corporate restructuring resulting in the formation of the Group in its present form (resulting in the Issuer subscribing to: the entire issued share capital of Golden Care, PLAN Property Holdings, PLAN C&T Services, PLAN Developments and PLAN Property Holdings 2; 80% of the issued share capital of PLAN (Mosta); and 33.3% of the issued share capital of GAP Group Investments (II)), been hypothetically carried out as at 1 January 2022 and 1 January 2023, respectively.

Pro Forma Consolidated Income Statement	Financial year ended 31 Dec'22	6-mth period ended 30 Jun'23
Operating profit (€'000)	1,498	3,408

Pro Forma Consolidated Statement of Financial Position	As at 30 Jun'23
Total assets (€'000)	53,190
Equity (€'000)	27,635
Net debt (€'000)	21,097

2.3 What are the key risks that are specific to the Issuer

The most material risk factors specific to the Issuer, which may negatively impact the operations and financial position of the Issuer should the circumstances mentioned therein materialise, are as follows:

2.3.1 *Risks associated with the dependency of the Issuer on the performance of its Subsidiaries*

As a finance and holding company, the majority of the Issuer's assets consist of loans granted to its Subsidiaries and shares held in its Subsidiaries, with the only revenue-generating activities of the Issuer being the receipt of interest income on funds advanced to its Subsidiaries and dividends received from its Subsidiaries. The Issuer is thus economically dependent on the operational results, the financial position, and the financial performance of its Subsidiaries.

2.3.2 *Risks relating to the loss of senior management and other key personnel*

The Group believes that its growth is partially attributable to the efforts and abilities of the members of its executive management team and other key personnel. Moreover, if one or more of the members of this team were unable or unwilling to continue in their present position, the Group might not be able to replace them within the short term, which could have a material adverse effect on the Group's business, financial condition, and results of operations.

2.3.3 *Risks associated with the acquisition, development, and sale of property*

Property acquisition and development is subject to several specific risks including: (i) the risk of delays, including delays (and, or refusals) in obtaining any necessary permits and cost overruns; (ii) the risk of sales transactions not being effected at the prices and within the timeframes envisaged; (iii) general industry trends, including the cyclical nature of the real estate market, economic depressions, increased competition, and a change in market conditions; (iv) the possibility of delays pursuant to a strain on the availability of human and capital resources required for such projects; and (v) extensive regulation and administrative requirements which relate to, among other things, planning, developing, land use, local urban regeneration strategy, fire, health and safety, and others. The occurrence of any of foregoing could have a material adverse effect on the Group's business, financial condition, and results of operations, including the increase of projected costs and times for the completion of ongoing development projects.

2.3.4 *Risks associated with property valuations and net realisable value*

The valuation of property is intrinsically subjective and based on several assumptions at a given point in time. Property valuations are largely dependent on current and, or, expected market conditions which are susceptible to fluctuation and therefore, there can be no assurance that such property valuations will reflect actual market values. Furthermore, the Group may purchase and, or may have purchased property on the basis of inaccurate valuations.

2.3.5 *Litigation risk*

All industries, including the property development industry, are subject to legal claims, with or without merit. Defence and settlement costs can be substantial, even with respect to claims that have no merit. Due to the inherent uncertainty of litigation and dispute resolution processes, there can be no assurance that the resolution of any legal proceeding or dispute will not have a material adverse effect on the Group's future cash flow, results of operations or financial condition.

2.3.6 *Risks relating to the operation of care homes for the elderly, generally*

The Group is subject to general risks inherent in the provision of accommodation and care for elderly persons and patients suffering from forms of memory loss, including: (i) changes in policies, regulations, and laws relating to such operations and the healthcare industry as a whole; (ii) changes in consumer preferences, fluctuations in occupancy levels, increases in labour costs and other operating costs, competition from other healthcare operators, the oversupply of long-term care beds, market saturation and general economic conditions; (iii) breaches of law or license conditions

which could lead to, among other things, penalties, loss of operating licenses, adverse media attention and damage to reputation; (iv) the risk of actual or threatened medical indemnity or similar claims and litigation, including for medical negligence or malpractice; (v) the inability to recruit and retain medical and nursing staff; (vi) revenue leakages arising from empty beds and the turnover of patients as a result of inductive and preparatory assessments for prospective residents; and (vii) susceptibility to the outbreak of pandemic and other forms of sickness. The occurrence of any of the foregoing, may result in increased operational costs for the care homes operated and owned by the Group and in turn, the financial condition of the relative Subsidiaries and the Group as a whole.

2.3.7 Risks relating to labour force supply and staffing requirements

Labour force supply is a major challenge for the healthcare sector, including services targeted at the care for the elderly. The Group's care homes may not be able to maintain sufficient human resources for various reasons. The inadequacy and, or lack of sufficient human resources for whatever reason, may negatively impact the operation of the Group's care homes, adversely affect the profitability of such operations as well erode the Group's overall competitiveness in this sector.

2.3.8 Risks relating to the termination of the AACCD Services Agreement

A significant portion of the revenue generated from Golden Care's operation of the Golden Care Home emanates from payments received from the AACCD in terms of a services agreement whereby Golden Care, as service provider, agreed to provide a number of long-term care beds at Golden Care Home to the AACCD, for a fixed period of five years ending in 2024, subject to a renewal of a further year. Should the AACCD decide to terminate or discontinue its relationship with Golden Care or, alternatively, seek a reduction in long-term care beds at Golden Care Home, Golden Care shall be made increasingly reliant on private clients for the occupation of beds at Golden Care Home, which gives rise to certain risks inherent in the private sector to which Golden Care Home is not exposed when having the AACCD as a single counterparty, representing the vast majority of long-term care beds available at the care home.

3. KEY INFORMATION ON THE SECURITIES

3.1 What are the main features of the Securities?

The Secured Bonds are being issued in an aggregate amount of up to €12,000,000 with a nominal value of €100 per Secured Bond issued at par and redeemable on 23 November 2028. The Secured Bonds bear interest at the rate of 5.75% per annum on the nominal value of the Secured Bonds.

The Secured Bonds shall be issued in fully registered and dematerialised form and shall be represented in uncertificated form by the appropriate entry in the electronic register maintained on behalf of the Issuer at the CSD. On admission to trading, the Secured Bonds shall have the following ISIN: MT0002771203. The Secured Bonds shall be freely transferable.

The Secured Bonds constitute the general, direct, unconditional, and secured obligations of the Issuer and shall be guaranteed in respect of both the interest due and the principal amount, by the Guarantor. The Secured Bonds shall at all times rank *pari passu* without any priority or preference among themselves. The Secured Bonds are secured by the following collateral constituted in favour of the Security Trustee for the benefit of Bondholders: (i) a first-ranking general hypothec over the Issuer's assets, present and future, for the full nominal value of the Secured Bonds and interest thereon; (ii) a first-ranking general hypothec over the Guarantor's assets, present and future, for the full nominal value of the Secured Bonds and interest thereon; (iii) a first ranking special hypothec over the Birżebbuġa Site (and any developments and constructions thereon) for the full nominal value of the Secured Bonds and interest thereon; (iv) a first ranking special privilege over the Birżebbuġa Site (and any developments and constructions thereon) for the amount of €9,923,420; (v) the Share Pledge; and (vi) the Pledge of Insurances Agreement.

There are no special rights attached to the Secured Bonds other than the right of the Bondholders to: (i) attend, participate in, and vote at, meetings of Bondholders in accordance with the terms and conditions of the Secured Bonds; (ii) the payment of capital and interest in accordance with the ranking of the Secured Bonds; (iii) the benefit of security interests through the Security Trustee; and (iv) such other rights attached to the Secured Bonds.

3.2 Where will the securities be traded?

Application has been made to the MSE for the Secured Bonds to be listed and traded on its Official List.

3.3 Is there a guarantee attached to the securities?

The Secured Bonds are guaranteed by the Guarantor, as guarantor, on a joint and several basis (the "**Guarantee**"), which shall become effective upon the admission to listing of the Secured Bonds on the Official List. The Guarantee shall constitute a direct, secured, and unconditional obligation of the Guarantor. Accordingly, the Security Trustee, for the benefit of the Bondholders, shall be entitled to request the Guarantor to pay both the interest due and the principal amount under the Secured Bonds on first demand, if the Issuer fails to meet any amount, when due in terms of the Prospectus. The joint and several Guarantee also entitles the Security Trustee to take action against the Guarantor without having to first take action against the Issuer.

3.4 The Guarantor

The Guarantor is PLAN (BBG) Limited (the "**Guarantor**"). The Guarantor was established on 29 September 2023 as a single member private limited liability company registered in Malta, in terms of the Companies Act, with company registration number C 106559. The Guarantor has LEI number 485100DD8G23RSCD2210. The Guarantor was established as a special purpose vehicle for the purpose of acquiring a site in Birżebbuġa, Malta, comprised of three adjacent portions of land (the "**Birżebbuġa Site**"). Since incorporation to the date of the Prospectus, the Guarantor was not involved in any trading or business activities and accordingly, no key financial information pertaining to the Guarantor is available.

3.5 Key risks that are specific to the Guarantor and the Guarantee

3.5.1 Risks relating to the business of the Guarantor

The terms of the Guarantee are such that the Security Trustee may, upon an Event of Default, demand a cash payment in an amount equal to the principal and interest under the Secured Bonds from the Guarantor, on first demand. The Guarantor's sole asset shall be the Birżebbuġa Site. The strength of the Guarantee (as a first-demand cash guarantee) depends on several factors, including (i) whether the permits submitted to the Planning Authority in Malta will be approved; and (ii) the timing for the development of the Birżebbuġa Site. No assurance can be given that the Guarantor will have sufficient funds available to make good for principal and interest payable to Bondholders following an Event of Default.

3.5.2 Risks relating to the ranking of the Collateral

The hypothecs forming part of the Collateral shall rank after the claims of privileged creditors should a note of inscription of a special privilege be registered with the Registry in Malta securing the privileged creditor's claim. The ranking of collateral has a bearing on the success of a creditor to get paid should the Issuer or the Guarantor not have sufficient assets to pay all its creditors. The Security Trustee will be paid out of the assets of the Issuer and, or the Guarantor after privileged creditors and those creditors which are given priority over the relevant Collateral by law. Accordingly, in the case of a competition of creditors, Bondholders may not recover their investment in the Secured Bonds, whether in full or in part.

3.5.3 Risks relating to the Guarantee provided by the Guarantor

Pursuant to the Guarantee, the Security Trustee, for the benefit of the Bondholders, is entitled to request the Guarantor to pay both the interest due and the principal amount under the said Secured Bonds, on first demand (subject to the terms of the Guarantee) if the Issuer fails to meet any amount, when due in terms of the Prospectus. The joint and several Guarantee also entitles the Security Trustee to take action against the Guarantor without having to first take action against the Issuer. The strength of the undertakings given under the Guarantee and, accordingly, the level of recoverability by the Security Trustee from the Guarantor of any amounts due under any of the Secured Bonds, is dependent upon and directly linked to the financial position and solvency of the Guarantor.

3.6 What are the key risks that are specific to the securities?

3.6.1 No prior market for the Secured Bonds

Prior to the Bond Issue and Admission, there has been no public market for the Secured Bonds within or outside Malta. Due to the absence of any prior market for the Secured Bonds, there can be no assurance that the price of the Secured Bonds will correspond to the price at which the Secured Bonds will trade in the market subsequent to the Bond Issue. The market price of the Secured Bonds could be subject to significant fluctuations in response to numerous factors, including the occurrence of any of the risk factors identified herein, and elsewhere, in the Prospectus.

3.6.2 Orderly and liquid secondary market

The existence of an orderly and liquid market for the Secured Bonds, depends on a number of factors, including but not limited to, the presence of willing buyers and sellers of the Secured Bonds at any given time and the general economic conditions in the market in which the Secured Bonds are traded. Such factors are dependent upon the individual decisions of investors and the general economic conditions of the market, over which the Issuer has no control. Accordingly, there can be no assurance that an active secondary market for the Secured Bonds will develop, or, if it develops, that it will continue. Furthermore, there can be no assurance that an investor will be able to trade in the Secured Bonds at all.

3.6.3 Future public offers

No prediction can be made about the effect which any future public offerings or listings of the Issuer's securities (including but not limited to, the effects arising out of a change in the cash flow requirements of the Issuer or other commitments of the Issuer *vis-à-vis* the new security holders), or any takeover or merger activity involving the Issuer (including but not limited to a delisting, in full or in part, of the Secured Bonds), will have on the market price of the Secured Bonds prevailing from time to time.

3.6.4 Subsequent changes in interest rate and the potential impact of inflation

Investment in the Secured Bonds involves the risk that subsequent changes in market interest rates may adversely effect the market value of the Secured Bonds. The coupon payable on the Secured Bonds is a nominal interest rate. The real interest rate is computed by subtracting inflation from the nominal interest rate, the result of which indicates the real return on the Secured Bond coupons. In a period of high inflation, an investor's real return on the Secured Bonds will be lower than the Secured Bonds' nominal interest rate and thus undermine an investor's expected return. Furthermore, an increase in inflation may result in a decrease in the traded price of the Secured Bonds on the secondary market.

4. KEY INFORMATION ON THE OFFER OF SECURITIES TO THE PUBLIC AND THE ADMISSION TO TRADING ON A REGULATED MARKET

4.1 Under which conditions and timetable can I invest in this security?

Application for the Secured Bonds

The Secured Bonds shall be made available for subscription to all categories of investors. The Secured Bonds shall be offered exclusively to the Authorised Financial Intermediary. During the Offer Period, the Authorised Financial Intermediary shall subscribe for Secured Bonds by virtue of the Subscription Agreement to be entered into by and between the Issuer, the Guarantor, and the Authorised Financial Intermediary.

Pursuant to the Subscription Agreement to be entered into during the Offer Period, the Authorised Financial Intermediary may subscribe for Secured Bonds for its own account or for its underlying clients, including retail customers, and shall in addition, be entitled to either (i) distribute to underlying clients any portion of the Secured Bonds subscribed to upon commencement of trading; or (ii) complete a data file representing the amount its underlying clients have been allocated in terms of the Subscription Agreement, as provided by the Registrar by the closing of the Offer Period. The Authorised Financial Intermediary must effect payment to the Issuer for the Secured Bonds subscribed to by not later than the closing of the Offer Period.

The total estimated expenses of the Bond Issue are €300,000.

Expected Timetable

1. Offer Period	13 November 2023 to 23 November 2023
2. Commencement of interest on the Secured Bonds	23 November 2023
3. Expected date of announcement of basis of acceptance	24 November 2023
4. Refunds of unallocated monies (if any)	29 November 2023
5. Expected dispatch of allotment advices	29 November 2023
6. Expected date of admission of the securities to listing	29 November 2023
7. Expected date of commencement of trading in the securities	30 November 2023

Plan of Distribution, Allotment and Allocation Policy

The Issuer has reserved the full amount of the Secured Bonds for the Authorised Financial Intermediary, which shall enter into the Subscription Agreement by the close of the Offer Period. Pursuant to the Subscription Agreement, the Issuer shall bind itself to allocate the full nominal value of the Secured Bonds, to the Authorised Financial Intermediary, and the Authorised Financial Intermediary shall bind itself to subscribe to up to €12,000,000 in nominal value of Secured Bonds, conditional upon the admission to listing of the Secured Bonds.

Pursuant to the Subscription Agreement, the Authorised Financial Intermediary may subscribe for Secured Bonds for its own account or for its underlying clients. The allocation of the Secured Bonds shall be conditional upon the Secured Bonds being admitted to the Official List. It is expected that an allotment advice will be dispatched to Applicants within five Business Days of the announcement of the allocation policy.

The Issuer has established a minimum aggregate subscription amount of €12,000,000 on which the Bond Issue is conditional. Accordingly, should the Secured Bonds not be fully subscribed to, the Secured Bonds will not be admitted to listing and trading on the Official List and all funds received from Applicants will be returned to Bondholders. The Issuer shall announce the result of the Bond Issue through a company announcement by not later than 24 November 2023.

4.2 Why is this prospectus being produced?

Through the Subsidiary PLAN Developments Limited (C 89550), the Group entered into a promise of sale agreement on 12 June 2021 for the purchase of the Birżebbuġa Site. On the deed of sale, PLAN Developments Limited (C 89550) shall assign and novate all its rights and obligations under the said promise of sale agreement to the Guarantor.

The proceeds from the Bond Issue, which net of Bond Issue expenses are expected to amount to approximately €11.7 million, shall be used as follows:

- The amount of €10.7 million shall be utilised for the acquisition of the Birżebbuġa Site, including cost of acquisition; and
- The remaining €1.0 million shall be utilised for general corporate funding purposes of the Group.

Following the Bond Issue, all proceeds shall be held by the Security Trustee. The Security Trustee shall, save for the payment of the expenses related to the Bond Issue, retain all remaining Secured Bond proceeds until the Secured Bonds are admitted to the Official List. It is expected that within 15 Business Days from listing of the Secured Bonds, the Collateral shall be constituted in favour of the Security Trustee.

Upon the entry of the public deed relating to the acquisition of the Birżebbuġa Site by the Guarantor, the Issuer, the Security Trustee and Gap Group Investments (II) Limited (C 75856) shall enter into the Share Pledge, pursuant to which the Issuer shall pledge the shares it holds in GAP Group Investments (II) Limited (C 75856) in favour of the Security Trustee, for the benefit of Bondholders, subject to the terms stipulated therein.

The Pledge of Insurances Agreement shall be executed should, and if, development works commence on the Birżebbuġa Site.

The Sponsor, Manager and Registrar do not have any material interest in the Issuer or the Guarantor. The Bond Issue is not subject to an underwriting agreement on a firm commitment basis.

REGISTRATION DOCUMENT

Dated 8 November 2023

This document is a Registration Document issued in accordance with the provisions of Chapter 4 of the Capital Markets Rules published by the Malta Financial Services Authority and in accordance with the provisions of the Prospectus Regulation.

PLAN

G R O U P

PLAN GROUP P.L.C.

A PUBLIC LIMITED LIABILITY COMPANY REGISTERED IN MALTA
WITH COMPANY REGISTRATION NUMBER C 103062

THIS REGISTRATION DOCUMENT HAS BEEN APPROVED BY THE MALTA FINANCIAL SERVICES AUTHORITY AS THE COMPETENT AUTHORITY UNDER THE PROSPECTUS REGULATION. THIS MEANS THAT THE MALTA FINANCIAL SERVICES AUTHORITY HAS ONLY APPROVED THIS REGISTRATION DOCUMENT AS MEETING THE STANDARDS OF COMPLETENESS, COMPREHENSIBILITY AND CONSISTENCY AS PRESCRIBED BY THE PROSPECTUS REGULATION. SUCH APPROVAL SHOULD NOT HOWEVER BE CONSIDERED AS AN ENDORSEMENT OF THE ISSUER THAT IS THE SUBJECT OF THIS REGISTRATION DOCUMENT. IN PROVIDING THIS AUTHORISATION, THE MALTA FINANCIAL SERVICES AUTHORITY DOES NOT GIVE ANY CERTIFICATION REGARDING THE POTENTIAL RISKS IN INVESTING IN ANY INSTRUMENT ISSUED BY THE ISSUER AND SUCH AUTHORISATION SHOULD NOT BE DEEMED OR BE CONSTRUED AS A REPRESENTATION OR WARRANTY AS TO THE SAFETY OF INVESTING IN SUCH INSTRUMENTS.

THE MALTA FINANCIAL SERVICES AUTHORITY ACCEPTS NO RESPONSIBILITY FOR THE CONTENTS OF THE PROSPECTUS, MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR COMPLETENESS AND EXPRESSLY DISCLAIMS ANY LIABILITY WHATSOEVER FOR ANY LOSS HOWSOEVER ARISING FROM, OR IN RELIANCE UPON, THE WHOLE OR ANY PART OF THE CONTENTS OF THE PROSPECTUS INCLUDING ANY LOSSES INCURRED BY INVESTING IN THE SECURITIES ISSUED BY THE ISSUER.

A PROSPECTIVE INVESTOR SHOULD ALWAYS SEEK FINANCIAL ADVICE BEFORE DECIDING TO INVEST IN ANY LISTED FINANCIAL INSTRUMENTS. A PROSPECTIVE INVESTOR SHOULD BE AWARE OF THE POTENTIAL RISKS IN INVESTING IN THE SECURITIES OF AN ISSUER AND SHOULD MAKE THE DECISION TO INVEST ONLY AFTER CAREFUL CONSIDERATION AND CONSULTATION WITH HIS OR HER OWN FINANCIAL ADVISOR.

APPROVED BY THE DIRECTORS



Paul Attard
Director



Alfred Attard
Director

signing in their own capacity as directors of the Issuer and on behalf of each of William Wait and Edward Grech as their duly appointed agents.

Legal Counsel to the Sponsor,
Manager and Registrar



CAMILLERI PREZIOSI
ADVOCATES

Legal Counsel
to the Issuer

Dr. Chris Cilia

Security Trustee

EQUINOX INTERNATIONAL
LIMITED

Sponsor,
Manager & Registrar



MZ INVESTMENTS

IMPORTANT INFORMATION

THIS REGISTRATION DOCUMENT CONTAINS INFORMATION ON PLAN GROUP P.L.C. (IN ITS CAPACITY AS ISSUER) AND THE GUARANTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CAPITAL MARKETS RULES OF THE MALTA FINANCIAL SERVICES AUTHORITY, THE COMPANIES ACT AND THE PROSPECTUS REGULATION.

NO BROKER, DEALER, SALESMAN OR OTHER PERSON HAS BEEN AUTHORISED BY THE ISSUER, GUARANTOR OR THEIR RESPECTIVE DIRECTORS TO ISSUE ANY ADVERTISEMENT OR TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS IN CONNECTION WITH THE SALE OF SECURITIES OF THE ISSUER OTHER THAN THOSE CONTAINED IN THIS REGISTRATION DOCUMENT AND IN THE DOCUMENTS REFERRED TO HEREIN, AND IF GIVEN OR MADE, SUCH INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORISED BY THE ISSUER, THE GUARANTOR OR THEIR RESPECTIVE DIRECTORS AND, OR ADVISORS.

THE MALTA FINANCIAL SERVICES AUTHORITY ACCEPTS NO RESPONSIBILITY FOR THE CONTENTS OF THE PROSPECTUS, MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR COMPLETENESS, AND EXPRESSLY DISCLAIMS ANY LIABILITY WHATSOEVER FOR ANY LOSS HOWSOEVER ARISING FROM OR IN RELIANCE UPON THE WHOLE OR ANY PART OF THE CONTENTS OF THE PROSPECTUS.

THE PROSPECTUS DOES NOT CONSTITUTE, AND MAY NOT BE USED FOR PURPOSES OF, AN OFFER OR INVITATION TO SUBSCRIBE FOR SECURITIES ISSUED BY THE ISSUER BY ANY PERSON IN ANY JURISDICTION: (I) IN WHICH SUCH OFFER OR INVITATION IS NOT AUTHORISED; OR (II) IN WHICH THE PERSON MAKING SUCH OFFER OR INVITATION IS NOT QUALIFIED TO DO SO; OR (III) TO ANY PERSON TO WHOM IT IS UNLAWFUL TO MAKE SUCH OFFER OR INVITATION. THE DISTRIBUTION OF THE PROSPECTUS IN CERTAIN JURISDICTIONS MAY BE RESTRICTED AND, ACCORDINGLY, PERSONS INTO WHOSE POSSESSION IT IS RECEIVED ARE REQUIRED TO INFORM THEMSELVES ABOUT, AND TO OBSERVE, SUCH RESTRICTIONS.

THE PROSPECTUS AND THE OFFERING, SALE OR DELIVERY OF ANY SECURITIES ISSUED BY THE ISSUER MAY NOT BE TAKEN AS AN IMPLICATION: (I) THAT THE INFORMATION CONTAINED IN THE PROSPECTUS IS ACCURATE AND COMPLETE SUBSEQUENT TO ITS DATE OF ISSUE; OR (II) THAT THERE HAS BEEN NO MATERIAL ADVERSE CHANGE IN THE FINANCIAL POSITION OF THE ISSUER OR THE GUARANTOR SINCE SUCH DATE; OR (III) THAT ANY OTHER INFORMATION SUPPLIED IN CONNECTION WITH THE PROSPECTUS IS ACCURATE AT ANY TIME SUBSEQUENT TO THE DATE ON WHICH IT IS SUPPLIED OR, IF DIFFERENT, THE DATE INDICATED IN THE DOCUMENT CONTAINING THE SAME.

THIS PROSPECTUS IS VALID FOR A PERIOD OF 12 MONTHS FROM THE DATE HEREOF. FOLLOWING THE LAPSE OF THIS VALIDITY PERIOD, THE ISSUER IS NOT OBLIGED TO SUPPLEMENT THE PROSPECTUS IN THE EVENT OF SIGNIFICANT NEW FACTORS, MATERIAL MISTAKES OR MATERIAL INACCURACIES.

IT IS THE RESPONSIBILITY OF ANY PERSONS IN POSSESSION OF THIS DOCUMENT AND ANY PERSONS WISHING TO APPLY FOR ANY SECURITIES ISSUED BY THE ISSUER TO INFORM THEMSELVES OF, AND TO OBSERVE AND COMPLY WITH, ALL APPLICABLE LAWS AND REGULATIONS OF ANY RELEVANT JURISDICTION. PROSPECTIVE INVESTORS OF ANY SECURITIES THAT MAY BE ISSUED BY THE ISSUER SHOULD INFORM THEMSELVES AS TO THE LEGAL REQUIREMENTS OF APPLYING FOR ANY SUCH SECURITIES AND ANY APPLICABLE EXCHANGE CONTROL REQUIREMENTS AND TAXES IN THE COUNTRIES OF THEIR NATIONALITY, RESIDENCE, OR DOMICILE.

SAVE FOR THE OFFERING IN THE REPUBLIC OF MALTA, NO ACTION HAS BEEN OR WILL BE TAKEN BY THE ISSUER THAT WOULD PERMIT A PUBLIC OFFERING OF THE SECURITIES DESCRIBED IN THE SECURITIES NOTE OR THE DISTRIBUTION OF THE PROSPECTUS (OR ANY PART THEREOF) OR ANY OFFERING MATERIAL IN ANY COUNTRY OR JURISDICTION WHERE ACTION FOR THAT PURPOSE IS REQUIRED. ACCORDINGLY, NO SECURITIES MAY BE OFFERED OR SOLD, DIRECTLY OR INDIRECTLY, AND NEITHER THIS PROSPECTUS NOR ANY ADVERTISEMENT OR OTHER OFFERING MATERIAL MAY BE DISTRIBUTED OR PUBLISHED IN ANY JURISDICTION, EXCEPT UNDER CIRCUMSTANCES THAT WILL RESULT IN COMPLIANCE WITH ANY APPLICABLE LAWS AND REGULATIONS. PERSONS INTO WHOSE POSSESSION THIS PROSPECTUS OR ANY SECURITIES MAY COME MUST INFORM THEMSELVES ABOUT, AND OBSERVE, ANY SUCH RESTRICTIONS ON THE DISTRIBUTION OF THE PROSPECTUS AND THE OFFERING AND SALE OF SECURITIES.

A COPY OF THIS DOCUMENT HAS BEEN SUBMITTED TO THE MALTA FINANCIAL SERVICES AUTHORITY IN SATISFACTION OF THE CAPITAL MARKETS RULES AND TO THE MALTA STOCK EXCHANGE IN SATISFACTION OF THE MALTA STOCK EXCHANGE BYE-LAWS AND HAS BEEN DULY FILED WITH THE MALTA BUSINESS REGISTRY, IN ACCORDANCE WITH THE COMPANIES ACT.

STATEMENTS MADE IN THIS REGISTRATION DOCUMENT ARE, EXCEPT WHERE OTHERWISE STATED, BASED ON THE LAW AND PRACTICE CURRENTLY IN FORCE IN MALTA AND ARE SUBJECT TO CHANGES THEREIN.

ALL THE ADVISORS TO THE ISSUER NAMED IN THIS REGISTRATION DOCUMENT UNDER THE HEADING ENTITLED **"ADVISORS"** IN SECTION 3.3 OF THIS REGISTRATION DOCUMENT HAVE ACTED AND ARE ACTING EXCLUSIVELY FOR THE ISSUER IN RELATION TO THIS PUBLIC OFFER AND HAVE NO CONTRACTUAL, FIDUCIARY OR OTHER OBLIGATION TOWARDS ANY OTHER PERSON AND WILL ACCORDINGLY NOT BE RESPONSIBLE TO ANY INVESTOR OR ANY OTHER PERSON WHOMSOEVER IN RELATION TO THE TRANSACTIONS PROPOSED IN THE PROSPECTUS.

UNLESS INCORPORATED BY REFERENCE IN THIS REGISTRATION DOCUMENT, THE CONTENTS OF THE ISSUER'S WEBSITE OR ANY WEBSITE DIRECTLY OR INDIRECTLY LINKED TO THE ISSUER'S WEBSITE DO NOT FORM PART OF THE PROSPECTUS. ACCORDINGLY, NO RELIANCE OUGHT TO BE MADE BY ANY INVESTOR ON ANY INFORMATION OR OTHER DATA CONTAINED IN SUCH WEBSITES AS THE BASIS FOR A DECISION TO INVEST IN THE SECURED BONDS.

THE VALUE OF INVESTMENTS CAN GO UP OR DOWN AND PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE PERFORMANCE. PROSPECTIVE INVESTORS SHOULD CAREFULLY CONSIDER ALL THE INFORMATION CONTAINED IN THE PROSPECTUS AS A WHOLE AND SHOULD CONSULT THEIR OWN FINANCIAL AND OTHER PROFESSIONAL ADVISORS.

TABLE OF CONTENTS

1.	DEFINITIONS	5
2.	RISK FACTORS	7
	2.1 Forward-looking Statements	7
	2.2 Risk Factors	7
3.	DIRECTORS, SENIOR MANAGEMENT, ADVISORS AND AUDITORS	11
	3.1 Directors	11
	3.2 Senior Management	12
	3.3 Advisors	12
	3.4 Auditor of the Issuer and the Guarantor	12
	3.5 Security Trustee	13
4.	INFORMATION ABOUT THE ISSUER	13
	4.1 Historical Development of the Issuer	13
	4.2 Overview of the Issuer's Business and Principal Activities	14
	4.3 Group Organisational Structure	14
	4.4 Group Operations	15
	4.5 Operation of Care Homes for the Elderly	16
	4.6 Property Acquisition and Development	17
5.	INFORMATION ABOUT THE GUARANTOR	19
	5.1 Historical Development of the Guarantor	19
	5.2 Overview of the Guarantor's Business	19
6.	THE ACQUISITION OF THE BIRŽEBBUĢA SITE	19
7.	FUNDING STRUCTURE AND SOLVENCY	20
8.	TREND INFORMATION AND FINANCIAL PERFORMANCE	20
	8.1 Trend Information	20
	8.2 Historical and Financial Information	21
	8.3 Pro Forma Financial Information	22
9.	ADMINISTRATIVE, MANAGEMENT AND SUPERVISORY BODIES	26
	9.1 Board of the Issuer	26
	9.2 Board of Directors of the Guarantor	26
	9.3 <i>Curriculum Vitae</i> of Directors of the Issuer and the Guarantor	26
	9.4 Management Structure	27
	9.5 <i>Curriculum Vitae</i> of Members of Senior Management	27
	9.6 Conflicts of Interest	28
	9.7 Board Practices	28
	9.8 Major Shareholders	29
10.	LEGAL AND ARBITRATION PROCEEDINGS	29
11.	SHARE CAPITAL	30
	11.1 Share Capital of the Issuer	30
	11.2 Share Capital of the Guarantor	30
12.	MEMORANDUM AND ARTICLES OF ASSOCIATION	30
	12.1 The Issuer	30
	12.2 The Guarantor	30
13.	MATERIAL CONTRACTS	30
14.	PROPERTY VALUATION REPORT	31
15.	STATEMENTS BY EXPERTS AND DECLARATIONS BY EXPERTS AND DECLARATIONS OF ANY INTEREST	31
16.	DOCUMENTS AVAILABLE FOR INSPECTION AND INCORPORATED BY REFERENCE	31

1. DEFINITIONS

In this Registration Document the following words and expressions shall bear the following meanings, except where the context otherwise requires:

AACCD	the Active Ageing and Community Care Department of the Government of Malta;
Birżebbuġa Site	the site in Birżebbuġa, Malta, comprised of three adjacent portions of land, as further detailed in section 6 of this Registration Document;
Bond Issue	the issue of the Secured Bonds;
Capital Markets Rules	the capital markets rules published by the Malta Financial Services Authority in terms of the Financial Markets Act;
Companies Act	the Companies Act, Cap. 386 of the laws of Malta;
Directors or Board	the directors of the Issuer whose names are set out in section 3.1 of this Registration Document under the heading entitled “ Directors, Senior Management, Advisors and Auditors ”;
Euro or €	the lawful currency of the Republic of Malta;
Fgura Development	the development to be built over a site situated on Triq-Sardinella c/w Triq Kent in Fgura, Malta, which shall consist of 25 apartments, three maisonettes, and 19 garages at lower and basement levels, as further detailed in section 4.6.2 of this Registration Document;
Financial Markets Act	the Financial Markets Act, Cap. 345 of the laws of Malta;
GAP Group p.l.c.	GAP Group p.l.c., a public limited liability company registered under the laws of Malta, bearing company registration number C 75875, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar, NXR 5232, Malta;
GAP Group Investments (II)	GAP Group Investments (II) Limited, a private limited liability company registered under the laws of Malta, bearing company registration number C 75856, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar, NXR 5232, Malta;
Golden Care	Golden Care Limited, a private limited liability company registered under the laws of Malta, bearing company registration number C 89549, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR 5232, Malta;
Golden Care Home	the development located in Gharghur, Malta from which accommodation and care services for elderly persons are provided under the name “Golden Care Home”, as further detailed in section 4.5 of this Registration Document;
Group or Plan Group	the Issuer and its direct or indirect Subsidiaries;
Guarantor or PLAN BBG	PLAN (BBG) Limited, a private limited liability company registered under the laws of Malta, bearing company registration number C 106559 and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR 5232, Malta;
Iklin Development	the completed development situated on Triq Stefano Erardi c/w Triq Censu Bugeja in Iklin, Malta which consists of 12 apartments, two penthouses and nine basement garages, as further detailed in section 4.6.1 of this Registration Document;
Issuer	PLAN Group p.l.c., a public limited liability company registered under the laws of Malta bearing company registration number C 103062 and having its registered office at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR 5232, Malta;
Luqa Development	the completed development situated on Triq Indri Micallef and Triq I-Ahwa Vassallo in Luqa, Malta, comprised of 14 apartments and ten basement garages, as further detailed in section 4.6.1 of this Registration Document;
Malta Financial Services Authority or MFSA	the Malta Financial Services Authority, established in terms of the Financial Markets Act as the competent authority to approve prospectuses of any offer of securities to the public in Malta;
Malta Stock Exchange or MSE	Malta Stock Exchange p.l.c., as originally constituted in terms of the Financial Markets Act, with company registration number C 42525 and having its registered office at Garrison Chapel, Castille Place, Valletta VLT 1063, Malta;
Mellieħa Development	the completed development situated on Triq Santa Marija in Mellieħa, Malta, comprised of three apartments, one maisonette, one basement garage and a setback floor unit, as further detailed in section 4.6.1 of this Registration Document;
Memorandum and Articles of Association	the memorandum and articles of association of the Issuer in force at the time of publication of the Prospectus. The terms “ Memorandum ”, “ Articles ” and “ Articles of Association ” shall be construed accordingly;
Mosta Development	the completed development situated on Triq il-Kbira c/w Triq il-Fmistax t’ Awissu and Triq il-Wej in Mosta, Malta comprised of one office, three maisonettes, 17 apartments, three penthouses and 29 garages, as further detailed in section 4.6.1 of this Registration Document;

PLAN C&T Services	PLAN C&T Services Limited (formerly known as Katari C&T Services Limited), a private limited liability company registered under the laws of Malta, bearing company registration number C 102262, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Bahar ic-Caghaq, Naxxar NXR 5232, Malta;
PLAN Developments	PLAN Developments Limited (formerly known as Katari Developments Limited), a private limited liability company registered under the laws of Malta, bearing company registration number C 89550, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Bahar ic-Caghaq, Naxxar NXR 5232, Malta;
PLAN Property Holdings	PLAN Property Holdings Limited (formerly known as Katari Holdings Limited), a private limited liability company registered under the laws of Malta, bearing company registration number C 70860, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Bahar ic-Caghaq, Naxxar NXR 5232, Malta;
PLAN Property Holdings 2	PLAN Property Holdings 2 Limited (formerly known as Katari Holdings 2 Limited), a private limited liability company registered under the laws of Malta, bearing company registration number C 85298, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Bahar ic-Caghaq, Naxxar NXR 5232, Malta;
PLAN (Mosta)	PLAN (Mosta) Limited (formerly known as Katari (Mosta) Limited), a private limited liability company registered under the laws of Malta, bearing company registration number C 96506, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Bahar ic-Caghaq, Naxxar NXR 5232, Malta;
Porziuncola Care Home	the development located in Madliena, Malta from which accommodation and care services are provided for elderly persons and patients suffering from forms of memory loss under the name “Porziuncola by Golden Care”, as further detailed in section 4.5 of this Registration Document;
Prospectus	collectively, this Registration Document, the Securities Note and the Summary;
Prospectus Regulation	Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market and repealing Directive 2003/71/EC;
Redemption Date	has the meaning assigned to it in the Securities Note;
Registration Document	this document in its entirety;
Saint Paul’s Bay Development	the development to be built over a site situated on Triq il-Mazzjola and Triq l-Imsej in St. Paul’s Bay, Malta to be comprised of eight apartments and three garages at basement levels, as further detailed in section 4.6.2 of this Registration Document;
Secured Bonds	has the meaning assigned to it in the Securities Note;
Securities Note	the securities note issued by the Issuer dated 8 November 2023, forming part of the Prospectus;
Sponsor, Manager and Registrar or MZI	M.Z. Investment Services Limited, a private limited liability company registered under the laws of Malta, bearing company registration number C 23936, and having its registered office at 63, M.Z. House, St. Rita Street, Rabat RBT 1523, Malta, licensed by the MFSA and a member of the MSE;
Subsidiary	means an entity over which the parent has control. In terms of the International Financial Reporting Standards adopted by the European Union, a group controls an entity when the group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. The term “ Subsidiaries ” shall collectively refer to the said entities;
Summary	the summary issued by the Issuer dated 8 November 2023, forming part of the Prospectus;
Security Trustee	Equinox International Limited, a private limited liability company registered under the laws of Malta, bearing company registration number C 29674, and having its registered office at Level 3, Valletta Buildings, South Street, Valletta VLT 1103, Malta, duly authorised to act as a trustee or co-trustee in terms of article 43(3) of the Trusts and Trustees Act, Cap. 331 of the laws of Malta;
Trust Deed	the trust deed entered into by and between the Issuer, the Guarantor and the Security Trustee dated 8 November 2023; and
Valuation Report	the property valuation report on the Birzebbuga Site dated 26 October 2023 incorporated by reference in the Prospectus.

Unless it appears otherwise from the context:

- (a) words importing the singular shall include the plural and *vice-versa*;
- (b) words importing the masculine gender shall also include the feminine gender and *vice-versa*; and
- (c) the word “may” shall be construed as permissive and the word “shall” shall be construed as imperative.

2. RISK FACTORS

BEFORE MAKING ANY INVESTMENT DECISION WITH RESPECT TO THE SECURITIES ISSUED BY THE ISSUER, PROSPECTIVE INVESTORS SHOULD CAREFULLY CONSIDER WITH THEIR OWN FINANCIAL AND OTHER PROFESSIONAL ADVISORS, THE FOLLOWING RISK FACTORS AND OTHER INVESTMENT CONSIDERATIONS AS WELL AS ALL THE OTHER INFORMATION CONTAINED IN THE PROSPECTUS. SOME OF THESE RISKS ARE SUBJECT TO CONTINGENCIES WHICH MAY OR MAY NOT OCCUR AND THE ISSUER IS NOT IN A POSITION TO EXPRESS ANY VIEWS ON THE LIKELIHOOD OF ANY SUCH CONTINGENCIES OCCURRING.

THE RISK FACTORS BELOW HAVE BEEN CATEGORISED UNDER CERTAIN CATEGORIES, ACCORDING TO SUBJECT-MATTER. THE RISK FACTOR FIRST APPEARING UNDER EACH CATEGORY CONSTITUTES THAT RISK FACTOR WHICH THE DIRECTORS HAVE ASSESSED TO BE THE MOST MATERIAL RISK FACTOR UNDER SUCH CATEGORY AS AT THE DATE OF THIS REGISTRATION DOCUMENT. IN MAKING THIS ASSESSMENT OF MATERIALITY, THE DIRECTORS HAVE EVALUATED THE COMBINATION OF: (I) THE PROBABILITY THAT THE RISK FACTOR OCCURS; AND (II) THE EXPECTED MAGNITUDE OF THE ADVERSE EFFECT ON THE FINANCIAL CONDITION AND PERFORMANCE OF THE ISSUER OR THE GROUP, IF THE RISK FACTOR WERE TO MATERIALISE.

IF ANY OF THE RISKS DESCRIBED BELOW WERE TO MATERIALISE, THEY COULD HAVE A SERIOUS EFFECT ON THE ISSUER'S AND, OR THE GROUP'S FINANCIAL RESULTS, FINANCIAL CONDITION, OPERATIONAL PERFORMANCE, BUSINESS AND, OR, TRADING PROSPECTS AS WELL AS THE ABILITY OF THE ISSUER TO FULFIL ITS OBLIGATIONS UNDER THE SECURITIES ISSUED BY IT. THE RISKS AND UNCERTAINTIES DISCUSSED BELOW ARE THOSE IDENTIFIED AS SUCH BY THE DIRECTORS OF THE ISSUER AS AT THE DATE OF THE PROSPECTUS, BUT THESE RISKS AND UNCERTAINTIES MAY NOT BE THE ONLY ONES THAT THE ISSUER AND, OR THE GROUP FACE. ADDITIONAL RISKS AND UNCERTAINTIES, INCLUDING THOSE WHICH THE ISSUER'S DIRECTORS ARE NOT CURRENTLY AWARE OF, MAY WELL RESULT IN A MATERIAL IMPACT ON THE FINANCIAL RESULTS, FINANCIAL CONDITION, OPERATIONAL PERFORMANCE, BUSINESS AND, OR TRADING PROSPECTS OF THE ISSUER AND, OR THE GROUP.

THE PROSPECTUS, THE DOCUMENTATION INCORPORATED BY REFERENCE HEREIN AND, OR ANY OTHER INFORMATION SUPPLIED IN CONNECTION WITH SECURITIES ISSUED BY THE ISSUER:

- (I) IS NOT INTENDED TO PROVIDE THE BASIS FOR ANY CREDIT OR OTHER EVALUATION;
- (II) IS NOT AND SHOULD NOT BE CONSIDERED AS A RECOMMENDATION BY THE ISSUER, THE DIRECTORS, THE SPONSOR, MANAGER AND REGISTRAR OR ANY OF THE AUTHORISED FINANCIAL INTERMEDIARIES THAT ANY RECIPIENT OF THE PROSPECTUS, THE DOCUMENTATION INCORPORATED BY REFERENCE HEREIN, OR ANY OTHER INFORMATION SUPPLIED IN CONNECTION THEREWITH, SHOULD PURCHASE ANY SECURITIES ISSUED BY THE ISSUER (PROSPECTIVE INVESTORS SHOULD MAKE THEIR OWN INDEPENDENT EVALUATION OF ALL RISK FACTORS, AND SHOULD CONSIDER ALL OTHER SECTIONS IN THIS DOCUMENT); AND
- (III) CONTAIN STATEMENTS THAT ARE, OR MAY BE DEEMED TO BE, "FORWARD LOOKING STATEMENTS".

2.1 Forward-looking Statements

The Prospectus and the documents incorporated therein by reference or annexed thereto, contain forward-looking statements that include, among others, statements concerning the Issuer's and, or, the Group's strategies and plans relating to the attainment of their respective objectives, capital requirements and other statements of expectations, beliefs, future plans and strategies, anticipated developments and other matters that are not historical facts and which may involve predictions of future circumstances. Investors can generally identify forward-looking statements by the use of terminology such as "may", "will", "expect", "intend", "plan", "estimate", "anticipate", "believe", or similar phrases. These forward-looking statements are inherently subject to a number of risks, uncertainties, and assumptions. Important factors that could cause actual results to differ materially from the expectations of the Issuer and, or the Group include those risks identified under the heading "Risk Factors" and elsewhere in the Prospectus.

Accordingly, the Issuer cautions prospective investors that these forward-looking statements are subject to risks and uncertainties that could cause actual events or results to differ materially from those expressed or implied by such statements, that such statements do not bind the Issuer with respect to future results and no assurance is given that the projected future results or expectations covered by such forward-looking statements will be achieved.

2.2 Risk Factors

2.2.1 Risks relating to the Issuer and the Group

2.2.1.1 Risks associated with the dependency of the Issuer on the performance of its Subsidiaries

As further described in section 4 of this Registration Document, the Issuer is the ultimate holding company of the Group. As a finance and holding company, the majority of the Issuer's assets consist of loans granted to its Subsidiaries and shares held in the Guarantor and other Subsidiaries of the Issuer, with the only revenue-generating activities of the Issuer being the receipt of interest income on funds advanced to its Subsidiaries and dividends received from its Subsidiaries, from time to time. The Issuer is thus economically dependent on the operational results, the financial position and the financial performance of the Guarantor and its other Subsidiaries. Consequently, the financial and operational results of the Guarantor and other Subsidiaries of the Issuer have a direct effect on the Issuer's financial position.

The ability of a Subsidiary of the Issuer to effect payments of principal and interest to the Issuer in the repayment of a loan, and the distribution of dividends by a Subsidiary in favour of the Issuer, is dependent on the cash flows and earnings of the relative Subsidiary, which may be restricted by: (i) changes in applicable laws and regulations; (ii) the terms of agreements to which they are or may become party, including the agreement governing their existing indebtedness, if any; (iii) risks of delays in completion of development projects; (iv) slowdowns in the tempo of property sales; and, or (v) other factors beyond the control of the relative Subsidiary.

The distribution of a dividend to the Issuer will depend upon, amongst other factors, the profit for the year, the view of the board of directors of the respective Subsidiary on the prevailing market outlook and future investments, any debt servicing requirements, the cash flows of the relative Subsidiary, working capital requirements, and the requirements of the Companies Act. In terms of Maltese law, a company may not make a distribution except out of profits available for distribution or if the directors of the respective Subsidiary conclude that it would not be in the company's best interests. Any of the foregoing could limit the payment of dividends to the Issuer or, if the Subsidiary does pay a dividend, the amount thereof.

2.2.1.2 Risks relating to the loss of senior management and other key personnel

The Group believes that its growth is partially attributable to the efforts and abilities of the members of its executive management team and other key personnel, including executive, management, sales, investment, and project management personnel and upon its ability to attract, develop and retain such key personnel to manage and grow the business.

Moreover, if one or more of the members of this team were unable or unwilling to continue in their present position, particularly if such members are lost to competitors of the Group, the Group might not be able to replace them within the short term, which could have a material adverse effect on the Group's business, financial condition, and results of operations.

2.2.2 Risks relating to the property sector

The Group is heavily invested in the property acquisition, development, and management markets, which are constantly evolving market segments characterised by specific risks and uncertainties. The Issuer is thus intrinsically susceptible to the risks associated with activities in these market segments.

The occurrence of any of the factors referred to below could result in a Subsidiary of the Issuer defaulting in its obligation to pay any amounts due to the Issuer or the inability of a Subsidiary of the Issuer to distribute a dividend which, in turn, may negatively affect the Issuer's financial condition and results.

2.2.2.1 Risks associated with the acquisition, development, and sale of property

The Group's business relates to property acquisition and development targeted at the local commercial and residential market, which is subject to several specific risks:

- a) the risk of delays, including albeit not limited to, delays (and, or refusals) in obtaining any necessary permits and cost overruns;
- b) the risk of sales transactions not being made at the prices and within the timeframes envisaged, which may lead to difficulty in obtaining payment from third parties as well as risks of ultimate unfeasibility of development projects;
- c) general industry trends, including the cyclical nature of the real estate market, economic depressions, change in market conditions including an oversupply of similar properties, a reduction in demand for real estate, changes in local preferences and tastes, as well as increased competition in any of the markets or sectors in which the Group is undertaking real estate development;
- d) the possibility of delays pursuant to a strain on the availability of human and other capital resources required for the development and completion of such projects resulting from heightened levels of activity in the sector;
- e) legal claims, with or without merit, instituted by third parties against the members of the Group; and
- f) extensive regulation, including national and local regulation and administrative requirements and policies which relate to, among other things, planning, developing, land use, local urban regeneration strategy, fire, health and safety, and others.

The occurrence of any of the risk factors described above could have a material adverse effect on the Group's business, financial condition, and results of operations, including the increase of projected costs and times for completion of ongoing development projects.

2.2.2.2 Risks associated with property valuations and net realisable value

The valuation referred to in the Prospectus is prepared by an independent qualified architect in accordance with the valuation standards published by the Royal Institution of Chartered Surveyors ('RICS'). However, the valuation of property is intrinsically subjective and based on several assumptions at a given point in time. In providing a market value of the respective property, the architect has made certain assumptions which ultimately may cause the actual values to be materially different from any future values that may be expressed or implied by such forward-looking statements or anticipated on the basis of historical trends as reality may not match the assumptions. Subsequently, the Group may purchase and, or have purchased, property on the basis of inaccurate valuations. Moreover, property valuations are largely dependent on current and, or expected market conditions which may fluctuate from time to time. There can be no assurance that such property valuations will reflect actual market values.

2.2.2.3 *Risks associated with the engagement and, or the involvement of service providers and associated counterparty risks*

The project companies forming part of the Group rely upon service providers such as architects, building contractors and suppliers for the construction and completion of each of their respective developments. In terms of the contracts of works entered into between the project companies of the Group and third-party contractors, the latter is generally entitled to sub-contract its services to other third-party providers for the construction of the respective developments. This gives rise to counter-party risks in those instances where such service providers do not perform in line with the Group's expectations and in accordance with their contractual obligations. Failure to complete developments in a timely manner or, at all, may reduce the level of return on such developments and the Group may incur a loss. Furthermore, if these risks were to materialise, this will result in delays in development and completion which could have an adverse impact on the Group's business, its financial condition, results of operations and prospects, particularly if it is unable to sell the units by a certain date. Delays in the development and completion of the Group's developments could have a material adverse impact on the Issuer's cash flows and revenue generation.

2.2.2.4 *Risks relating to health and safety*

The Group's construction arm is susceptible to risks relating to the health and safety of employees and third parties, including the risk of serious injury or even fatality. The Group is required to adopt, maintain, and constantly review comprehensive health and safety policies and practices.

Any failure in health and safety performance may result in penalties for non-compliance with the relevant regulatory requirements. A failure which results in a major or significant health and safety incident, such as injury to, or fatality of, members of the construction workforce or bystanders may be costly in terms of potential liabilities as well as the generation of adverse publicity having a negative impact on the Group's reputation. There can be no assurance that the Group's health and safety policies and practices will prove effective in ensuring health and safety on its property development sites.

Any penalties or damages incurred by a Subsidiary of the Issuer, in the exercise of its obligations as contractor may, indirectly, affect the financial performance of the Issuer.

2.2.2.5 *Risks relating to environmental-related liabilities*

There can be no guarantee that the Group will not incur unexpected liabilities such as fines for environmental pollution in respect of any developments of the Group. These additional liabilities may only become apparent after the acquisition of sites by the Group. This could result in significant additional costs and, or delays in the completion of developments. Additional costs and, or fines may affect the ability of the Group to service or repay the Secured Bonds.

The reputation of the Group could be adversely affected if unexpected environmental issues are identified. Environmental issues that affect one site could affect the saleability of units forming part of the Group's developments which share the Group's branding. A negative reputation may affect the Group's ability to complete and, or dispose of developments, and to use any such proceeds to service or repay the Secured Bonds.

2.2.2.6 *The Group's insurance policies*

The Group has maintained insurance at levels determined by the Group to be appropriate in light of the cost of cover and the risk profiles of the business in which the Group operates. Although the Group insures against damage incurred throughout the construction process, it may be difficult and may take time to recover such losses from insurers. In addition, the Group may not be able to recover the full amount from the insurer due to procedural restrictions or formalities, or due to substantive exclusions, exemptions, limitations on coverage, *de minimis* liability coverage limitations, prescriptive time periods and limitations, reporting or other disclosure requirements, licensing or other authorisation or registration requirements, breach of restrictive covenants or undertakings, breach of warranties and, or, representations, as well as restrictions or formalities relating to the initiation of, and control over, litigation, investigations or other proceedings relating thereto.

No assurance can be given that the Group's current insurance coverage would be sufficient to cover all potential losses, regardless of the cause, nor can any assurance be given that an appropriate coverage would always be available at acceptable commercial rates. In addition, changes in legislation or judicial interpretation, or the issuance or alteration of directives, orders, or other measures (whether interim or otherwise), by the relevant authorities (including but not limited to governmental departments or authorities, planning authorities, health and safety authorities, environmental authorities, among others) may impact the ability to recoup losses under insurance coverage held by the Group. Furthermore, the actions, or inactions of employees or other officials of the Group, or of contractors, sub-contractors, outsourcing parties, or other third-parties engaged by the Group from time to time, may affect the ability of the Group to successfully make a claim under its insurance policies. Any realized losses that are not covered by an insurance arrangement may have an adverse effect on the Group's financial performance.

2.2.2.7 *Competing developments*

Similar developments to any of the Group's developments may result in the Group not being able to sell the residential units forming part of such developments within the projected timelines or at the prices envisaged by the Directors. Although the Directors are of the view that their pricing strategy is attractive, should competing developments be completed within the same timeframe as any of the Group's developments, the Group's business, financial condition, and results of operations could be adversely affected.

2.2.2.8 *Litigation risk*

All industries, including the property development industry, are subject to legal claims, with or without merit. Defence and settlement costs can be substantial, even with respect to claims that have no merit. Due to the inherent uncertainty of litigation and dispute resolution processes, there can be no assurance that the resolution of any legal proceeding or dispute will not have a material adverse effect on the Group's future cash flow, results of operations or financial condition.

2.2.3 **Risks relating to the operation of care homes**

2.2.3.1 *Risks relating to the operation of care homes for the elderly, generally*

As at the date of this Registration Document, the Group, through Golden Care, operates Golden Care Home, and through PLAN C&T Services, shall operate Porziuncola Care Home, which is in the process of being completed. Both Golden Care Home and Porziuncola Care Home provide long term care, post operative, rehab and respite services as well as dementia and memory loss services as further detailed in section 4.5 of this Registration Document. Pursuant to such operations, the Group is subject to general risks inherent in the provision of accommodation and care for elderly persons and patients suffering from forms of memory loss, as follows:

- policies, regulations, and laws relating to such operations and the healthcare industry as a whole are constantly evolving and relatively untested by the local courts;
- healthcare operations may be affected by changing consumer preferences, fluctuations in occupancy levels, increases in labour costs and other operating costs, competition from other healthcare operators (whether public or private), the oversupply of long-term care beds, market saturation and general economic conditions;
- breaches of law or license conditions could lead to, among other things, penalties, loss of operating licenses, adverse media attention and damage to reputation;
- if the care homes are not able to recruit and retain medical and nursing staff, their cost structure and profitability, but also their reputation and offering on the local market, will suffer;
- healthcare operators are exposed to the risk of actual or threatened medical indemnity or similar claims and litigation, including for medical negligence or malpractice. Although professional indemnity and public liability insurance in respect of a range of events to which the operation of such care homes may be susceptible has been taken out, no assurance can be given that such insurance will remain available in the future on commercially viable terms or at all;
- revenue leakages arising from empty beds and the turnover of patients as a result of inductive and preparatory assessments for prospective residents; and
- as highlighted during the outbreak of the COVID-19 pandemic, care homes are susceptible to the outbreak of pandemics and other forms of sickness which could present major operational difficulties in protecting residents and maintaining an adequate staffing profile, in addition to disrupting normal business activities.

If any of the risks set out above were to materialise, this may result in increased operational costs for the care homes operated and owned by the Group. Should the operating Subsidiaries be unable to reduce such costs in a timely manner and thus fail to adequately respond to the occurrence of any of events set out above, this may adversely affect the profitability of the Group's operations in this sector and in turn, the financial condition of the relative Subsidiaries and the Group as a whole.

2.2.3.2 *Risks relating to labour force supply and staffing requirements*

Through its operation of Golden Care Home and the eventual operation of the Porziuncola Care Home, the Group provides long term care services, post-operative rehab, and respite services as well as dementia and memory loss services. At each care home, residents are able to avail themselves of several services depending on their individual needs and capabilities, on a short-term or long-term basis. Residents require a variety of services and different levels of care at any point in time, which are subject to continuous reassessment throughout the residents' stay at the Group's care homes. The Group's care homes rely on their team of healthcare workers, nurses, and other members of staff to provide the range of services available at the care home in accordance with a resident's individual needs and condition. The team must comprise the appropriate workers at all times in order to meet the day-to-day operational requirements of the care home as well as the individual requirements of each resident. Additionally, the team must be equipped to manage risks whilst responding quickly to medical emergencies.

Whilst the operation of care homes relies heavily on its workforce, labour force supply is a major challenge for the healthcare sector, including services targeted at the care for the elderly. The Group's care homes may not be able to maintain sufficient human resources as a result of any of the below:

- Healthcare workers and other members of staff may find more lucrative opportunities in the public sector as a result of the benefits available to public sector employees. Moreover, individuals may be discouraged from the healthcare sector as a whole and therefore opt for more financially rewarding sectors;
- The bulk of healthcare workers are third country nationals. Expatriates must meet certain requirements in order to obtain the necessary single permit which allows them to reside and work in Malta. The relative process for obtaining such permit is subject to labour market considerations, health screening, administrative processes, and lengthy corresponding processing times;
- Sector-specific requirements mandate the maintenance of staffing ratios in line with established standards and recommendations of regulatory authorities thus necessitating the continuous availability and employment of staff in accordance with applicable qualitative and quantitative requirements. Failure to meet such requirements may result in penalties and, in certain cases, the revocation of licenses;

- The sector is generally characterised by high turnover. Recruitment and retention of staff remains a significant challenge. A constant turnover of staff may lead to operational inefficiencies, increased monetary as well as opportunity costs, restricts training possibilities and causes disruptions in the operation and administration of the care home;
- The sector is generally characterised by low wages and demanding work conditions given that residents require 24-hour care at all times of the year; and
- Lack of human resources may encourage unsustainable increases in wage, erode revenues due to lost business and hamper growth and investment.

The inadequacy and, or lack of sufficient human resources for whatever reason, may negatively impact the operation of the Group's care homes, adversely affect the profitability of such operations as well erode the Group's overall competitiveness in this sector.

2.2.3.3 Risks relating to the termination of the AACCD Services Agreement

A significant portion of the revenue generated from Golden Care's operation of the Golden Care Home emanates from payments received from the AACCD in terms of a services agreement entered into in 2019. Pursuant to this services agreement, Golden Care, as service provider, agreed to provide a number of long-term care beds at Golden Care Home to the AACCD, for a fixed period of five years ending in 2024, subject to a renewal of a further year.

As at the date of this Registration Document, 216 long-term care beds have been made available to the AACCD, in terms of the services agreement. This effectively means that through AACCD, the Government of Malta procures 96% of Golden Care Home's available long-term care beds. An additional number of beds was also made available to the Ministry for Health pursuant to an agreement entered into in 2021. As at the date of this Registration Document only nine long-term care beds are occupied by the Ministry of Health and said agreement is in the process of being phased out.

A breach of the AACCD services agreement on the part of Golden Care could entitle AACCD to the imposition of penalties and, in the case of a material breach by Golden Care, the early termination of the services agreement.

Should the AACCD services agreement be terminated or otherwise not renewed, or be renewed on less favourable terms, the profitability and financial condition of Golden Care Home and in turn, the Group, may be materially adversely affected. Therefore, should the AACCD decide to terminate or discontinue its relationship with Golden Care or alternatively, seek a reduction in long-term care beds at Golden Care Home, Golden Care shall be made increasingly reliant on private clients for the occupation of beds at Golden Care Home, which gives rise to certain risks inherent in the private sector to which Golden Care Home is not exposed when having the AACCD as a single counterparty representing the vast majority of long-term care beds available at the care home.

The termination of the AACCD agreement in respect of the Golden Care Home or of any similar contract entered into in the future with respect to any of the care homes operated by the Group, may have a negative effect on the financial performance of the operating Subsidiary and in turn, on the Group as a whole.

3. DIRECTORS, SENIOR MANAGEMENT, ADVISORS AND AUDITORS

3.1 Directors

As at the date of this Registration Document, the Board is constituted as follows:

Name	Designation	Date of Appointment
Paul Attard ID Card: 359775(M)	Executive Director	26 August 2022
Alfred Attard ID Card:481458(M)	Director	29 August 2023
William Wait ID Card: 253668(M)	Director	29 August 2023
Edward Grech ID Card: 275265(M)	Director	29 August 2023

The business address of the Directors is PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR 5232, Malta.

Mr. Paul Attard, having the same business address as that of the Issuer, is the company secretary of the Issuer.

This Registration Document includes information given in compliance with the Capital Markets Rules and the Prospectus Regulation for the purpose of giving information on the Issuer. All of the Directors, whose names appear under section 3.1 of this Registration Document, accept responsibility for the information contained herein.

To the best of the knowledge and belief of the Directors (who have all taken reasonable care to ensure such is the case), the information contained in this Registration Document is in accordance with the facts and does not omit anything likely to affect the import of such information. The Directors accept responsibility accordingly.

The persons listed under section 3.3 entitled “**Advisors**” have advised and assisted the Directors in the drafting and compilation of the Prospectus, but they do not make any representation or statement unless otherwise expressly stated in the Prospectus, and each of them disclaims any responsibility for any representations and other statements made in the Prospectus.

As at the date of this Registration Document, the board of directors of the Guarantor is constituted as follows:

Name	Designation	Date of Appointment
Paul Attard ID Card: 359775M	Director	29 September 2023
Alfred Attard ID Card: 481458M	Director	29 September 2023

The business address of the directors of the Guarantor is PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR 5232, Malta.

Mr. Paul Attard, having the same business address as that of the Guarantor, is the company secretary of the Guarantor.

3.2 Senior Management

The Issuer is managed directly by its Board. As further detailed in section 9.4 of this Registration Document, the Group also engages a number of individuals which form part of the Group’s senior management team. The Group adopts a centralised management structure whereby it can deploy senior management personnel to perform duties in different parts of the Group depending on the requirements of each Subsidiary - those services are then re-charged to the Subsidiary where they are from time to time deployed.

In addition to the senior management team detailed above, the Subsidiaries of the Issuer employ management personnel and, or other employees devoted to the operations undertaken by a respective company.

3.3 Advisors

Legal Counsel to the Issuer

Name: Dr Christopher Cilia
Address: I C Law, Maisonette 1, Triq L-Għenba, Attard, Malta

Financial Advisors to the Issuer

Name: Grant Thornton
Address: Fort Business Centre, Level 2
Triq L-Intornjatur, Zone 1, Central Business District,
Birkirkara CBD 1050, Malta

Sponsor, Manager and Registrar

Name: M.Z. Investment Services Limited
Address: 63, M.Z. House, St. Rita Street
Rabat RBT 1523, Malta

Legal Counsel to the Sponsor, Manager and Registrar

Name: Camilleri Preziosi
Address: Level 3, Valletta Buildings, South Street
Valletta VLT 1103, Malta

3.4 Auditor of the Issuer and the Guarantor

The Auditor of the Issuer

The Issuer was incorporated on 26 August 2022 and accordingly has not published its first set of audited financial statements.

As at the date of this Registration Document, the auditor of the Issuer is Paul Mifsud, a certified public accountant and auditor holding a warrant to practice the profession of auditor in terms of the Accountancy Profession Act, Cap. 281 of the laws of Malta. The Accountancy Board registration number of Paul Mifsud is 10635.

Name: Paul Mifsud
Address: 14, Triq l-Isqof Pace, Mellieħa MLH 1067, Malta

The Auditor of the Guarantor

The Guarantor is a newly incorporated company and has not published its first set of audited financial statements.

As at the date of this Registration Document, the auditor of the Guarantor is Paul Mifsud, a certified public accountant and auditor holding a warrant to practice the profession of auditor in terms of the Accountancy Profession Act, Cap. 281 of the laws of Malta. The Accountancy Board registration number of Paul Mifsud is 10635.

3.5 Security Trustee

Name: Equinox International Limited
Address: Level 3, Valletta Buildings, South Street,
Valletta VLT 1103, Malta

Equinox International Limited is licensed by the MFSA to act as a trustee in terms of the Trusts and Trustees Act, Cap. 331 of the laws of Malta.

4. INFORMATION ABOUT THE ISSUER

4.1 Historical Development of the Issuer

4.1.1 Introduction

Full Legal and Commercial Name of the Issuer: PLAN Group p.l.c. (previously known as Katari Group Limited)
Registered Address: PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR5232, Malta
Place of Registration and Domicile: Malta
Registration Number: C 103062
Legal Entity Identifier: 4851009X887E3QPTGP81
Date of Registration: 26 August 2022
Legal Form: the Issuer is lawfully existing and registered as a public limited liability company in terms of the Companies Act
Telephone Number: 2145 6700
Email: info@plan.com.mt
Website: www.plangroup.com.mt

Unless otherwise incorporated by reference herein, the information on the Issuer's website does not form part of the Prospectus.

4.1.2 Recent Corporate Restructuring

The Issuer was incorporated in 2022, with the name Katari Group Limited, and was subsequently converted to a public limited liability company on 29 September 2023. Historically, the companies forming part of the Group, save for PLAN (Mosta) (in which Mr. Paul Attard held an 80% interest), were wholly owned directly by Mr. Paul Attard.

In 2023, the operating Subsidiaries of the Issuer were the subject of a restructuring exercise resulting in the creation and formation of the Group in its present form. This restructuring entailed a share for share exchange whereby the Issuer issued 23.1 million shares of €1.00 each to Mr. Paul Attard in return for the following shares previously held by Mr. Paul Attard:

- 50,000 shares of a nominal value of €1.00 each in Golden Care representing 100% of the issued share capital of Golden Care.
- 1,000,000 shares of a nominal value of €1.00 each in PLAN Property Holdings representing 100% of the issued share capital of PLAN Property Holdings.
- 800,000 shares of a nominal value of €1.00 each in PLAN C&T Services representing 100% of the issued share capital of PLAN C&T Services.
- 400,000 shares of a nominal value of €1.00 each in PLAN Property Holdings 2 representing 100% of the issued share capital of PLAN Property Holdings 2.
- 1,200 shares of a nominal value of €1.00 each in PLAN Developments representing 100% of the issued share capital of PLAN Developments.
- 960 shares of a nominal value of €1.00 each in PLAN (Mosta) representing 80% of the issued share capital of PLAN (Mosta).
- 600 Ordinary A Shares of a nominal value of €1.00 each in GAP Group Investments (II) representing 33.3% of the issued share capital of GAP Group Investments (II).

Pursuant to the restructuring of the Group, the Issuer became the finance and holding company of the Group. Within the Group six centralised departments were constituted, as follows:

- Human resources
- Finance
- Procurement
- Property sale
- Marketing
- Project office

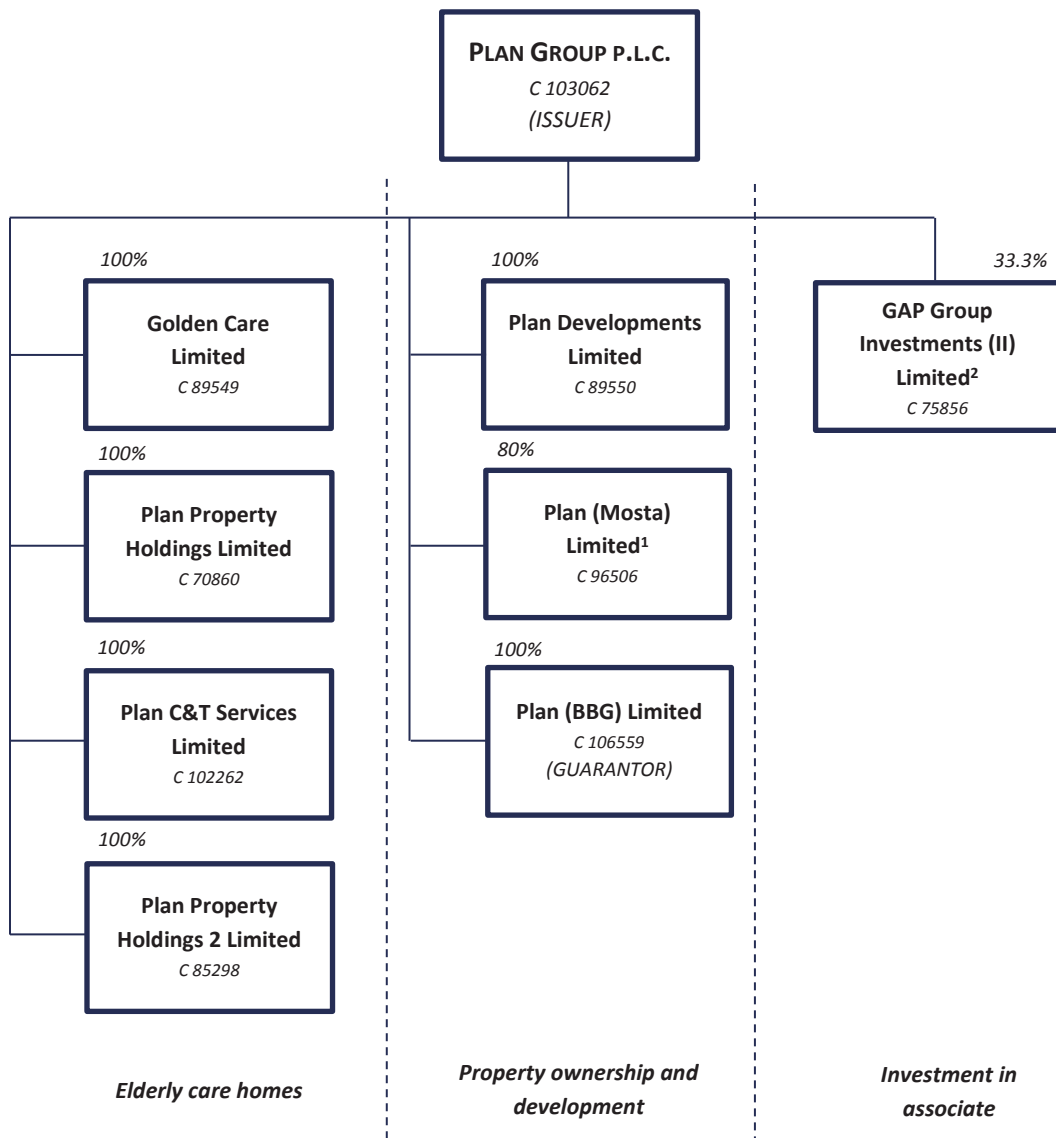
This structure is intended to efficiently manage the two key components of the Group's operations, namely the operation of care homes and property development.

4.2 Overview of the Issuer's Business and Principal Activities

The Issuer is the holding and finance company of the Group and was incorporated for the purposes of financing the requirements of its Subsidiaries. The Issuer does not carry out any trading activities of its own and its revenue is limited to the dividends it receives from its Subsidiaries and interest receivable due under intra-group loan agreements. The Issuer is therefore dependent on the business prospects of its operating Subsidiaries.

As at the date of this Registration Document, the Issuer (as lender) has entered into a conditional intra-group loan agreement with the Guarantor (as borrower) for the purposes of financing the acquisition of the Birżebbuġa Site. Further details of this loan agreement are contained in section 5.1 of the Securities Note.

4.3 Group Organisational Structure



Notes:

¹ 20% shareholding is held by Mr Christopher Paul Gauci (ID: 269291M)

² 66.6% shareholding is held in equal parts by Juel Group p.l.c. (C 101395) and the late Mr George Muscat (ID: 312355M)

The organisational structure of the Group is depicted above. The Group is ultimately owned by one shareholder, namely, Mr. Paul Attard. A brief overview of the business activities of the Group companies, is set out below:

Golden Care was registered in Malta as a private limited liability company on 15 January 2019, with company registration number C 89549. Since 2019 it is the operator of the Golden Care Home.

PLAN Property Holdings was registered in Malta as a private limited liability company on 17 March 2016, with company registration number C 70860. It is the owner of the property in Gharghur from where the Golden Care Home is operated. It is also the company that has funded, through a combination of capital injection and bank financing, the development and completion of the Golden Care Home.

PLAN C&T Services was registered in Malta as a private limited liability company on 12 March 2022, with company registration number C 102262. It is the company that has funded, through bank financing, the development and completion of the Porziuncola Care Home and it shall be the operator of the Porziuncola Care Home, once completed

PLAN Property Holdings 2 was registered in Malta as a private limited liability company on 12 March 2018 with company registration number C 85298. It is the company that holds the 67-year temporary emphyteutical title over the site on which the Porziuncola Care Home is being developed.

PLAN Developments was registered in Malta as a private limited liability company on 17 January 2019, with company registration number C 89550. PLAN Developments is the company within the Group that has conducted the property development projects in Luqa, Iklin, and Mellieha and is currently in the course of developing the St. Paul's Bay Development.

PLAN (Mosta) was registered in Malta as a private limited liability company on 4 November 2020 with company registration number C 96506. The Issuer holds 80% of the shares in PLAN (Mosta), whilst the remaining 20% is held by a third party. PLAN (Mosta) is the company that has undertaken and completed the Mosta Development and is currently in the course of developing the Fgura Development.

PLAN BBG (the Guarantor) was registered in Malta as a private limited liability company on 29 September 2023, with company registration number C 106559. It is the company through which the Group shall acquire and develop, subject to issuance of relative development permits, the Birżebbuġa Site and it is also the Guarantor, details of which are set out below.

The Issuer also indirectly holds, through GAP Group Investments (II), 33% of the issued share capital of GAP Group p.l.c. GAP Group p.l.c. is a public limited liability company which acts as the finance and holding company of the GAP Group of companies.

4.4 Group Operations

The Group operates in two main areas of business, namely: (i) the operation of care homes for the elderly; and (ii) the acquisition and development of real estate properties.

The operational Subsidiaries of the Group are listed hereunder:

Operation of Care Homes	Property Acquisition and Development
Golden Care (operator of Golden Care Home)	PLAN Developments (completed the Luqa Development, the Iklin Development and the Mellieha Development, and is currently in the course of developing the St. Paul's Bay Development)
PLAN Property Holdings (owner of Golden Care Home)	PLAN (Mosta) (completed the Mosta Development and is (owner of Golden Care Home) currently in the course of developing the Fgura Development)
PLAN C&T Services (operator of Porziuncola Care Home, once completed)	PLAN BBG (prospective owner of the Birżebbuġa Site)
PLAN Property Holdings 2 (holder of temporary emphyteutical title of the site over which the Porziuncola Care Home was constructed)	

Each project undertaken by the Group is typically managed by a Subsidiary of the Issuer.

Pursuant to their respective operations, the Subsidiaries of the Issuer own and operate care homes (Golden Care Home and Porziuncola Care Home) as further detailed in section 4.5 of this Registration Document and develop property for resale. The latter include projects in Iklin, Luqa, Mellieha, Mosta, Fgura and St. Paul's Bay, Malta, as further detailed in section 4.6 of this Registration Document.

In addition to the revenue generated by the Group from the operation of care homes and its property acquisition and development activities, the Issuer holds a 33.3% stake in GAP Group Investments (II) which in turn, holds 99.9% of the shares in GAP Group p.l.c.

4.5 Operation of Care Homes for the Elderly

The Group's operation of care homes comprises a wide spectrum of services including long-term care, post operative rehab and respite services, dementia, and memory loss care services.

Through Golden Care, the Group currently operates one care home in Gharghur, Malta under the name "Golden Care Home". Golden Care Home is owned and managed by another Subsidiary of the Issuer, PLAN Property Holdings. A second care home situated in Madliena, Malta, is scheduled for commencement of operations in November 2023, under the name "Porziuncola by Golden Care". PLAN C&T Services, a Subsidiary of the Issuer, was granted the emphyteutical concession of the land over which this new care home is currently being completed.

Golden Care Home

Acquisition and Development of Golden Care Home

Golden Care Home was developed by PLAN Property Holdings over a portion of land acquired by said Subsidiary. The development was financed through bank financing of *circa* €10 million. PLAN Property Holdings, as the owner of the property, plant, and equipment, charges an inter-company fee to Golden Care.

Operation of Golden Care Home

Golden Care Home has been in operation since 2019 and provides accommodation to a maximum of 235 residents in a fully serviced home consisting of six different wards with single and double rooms. The care home also comprises a fully equipped clinic, multiple nursing stations with back-up treatment rooms, a fully equipped kitchen, a common dining area, a chapel, a multipurpose crafts room, an outdoor garden, lobbies on each floor, laundry facilities, a library, and car park facilities.

Golden Care Home is managed by a multidisciplinary team of professionals involved in the day-to-day running of the care home. In addition to the team of qualified nurses and care providers, the home also employs several individuals, including approximately 170 full-time equivalents. The care home focuses on providing personalized care plans to its residents, based on their mental, emotional, physical, and physiological needs. Golden Care Home offers long-term as well as rehab and respite services for a variety of care and dependency levels allowing residents to reside at the home for as long necessary. In addition to the 24-hour day-to-day care of residents, the care home also provides a number of health care services to its residents, including physiotherapy services, occupational therapy services, speech therapy services, phlebotomy services and podiatry services.

Golden Care Home provides residents with meals duly endorsed by a dietitian and nutritionist, and which reflect the individual dietary requirements of residents.

Since its commencement of operations, the Golden Care Home has sustained occupancy levels ranging from 78.7% in its first year of operations to 96% in the first half of the year 2023.

AACCD Services Agreement

In 2019 Golden Care entered into a services agreement with AACCD for a fixed period of five years, by virtue of which the AACCD shall have the facility of allocating accommodation to eligible ageing persons within the Golden Care Home. Pursuant to this services agreement, Golden Care shall make available a number of long-term care beds to the AACCD. As at the date of this Registration Document, 216 long-term care beds have been allocated to the Government of Malta, through the AACCD. The services agreement stipulates fixed rates payable to Golden Care, for three different categories of residents, ranging from low, medium, or high dependency residents.

Pursuant to an agreement with the Ministry for Health, a further number of long-term care beds at Golden Care Home are made available to the Ministry for Health. Although the agreement with the Ministry for Health expired on 2 March 2022, the terms in place as at the date of such expiration continued to apply in respect of the occupants who were still residing at the Golden Care Home at expiration date. As at the date of this Registration Document, nine beds continue to be occupied on this basis and on the same terms.

The remaining long-term care beds at Golden Care Home are made available for private residents or for contingency isolation purposes. For the remainder of the AACCD services agreement, the revenue received from the AACCD under this services agreement, is the primary source of revenue for Golden Care. The agreement with AACCD expires in May 2024 and may be further renewed for a period of one year on the same terms and conditions, should both parties consent thereto. As at the date of this Registration Document, management and the AACCD are in discussions for the purposes of entering into a new agreement prior to or upon the expiration of the present agreement.

Porziuncola Care Home

Emphyteutical Concession

In 2022 PLAN Property Holdings was granted by title of temporary emphyteusis for a period of 67 years, the house without official number but named "Porziuncola", including its surrounding gardens and land and the farmhouse without an official number and name, to be used as a retirement home for the elderly. The property covers an area of approximately 16,900 square metres and is located on Triq il-Kosta, Triq il-Porzjunkola and Triq il-Wirt Naturali, Madliena, Malta. By virtue of this deed of emphyteusis, PLAN Property Holdings was granted the right to demolish certain parts of the property and construct new developments thereon, subject to certain conditions set out in the deed of emphyteusis.

Pursuant to a subsequent deed, PLAN Property Holdings transferred the temporary utile dominium of the property to another Group company, PLAN Property Holdings 2 for the remainder of the emphyteutical concession.

The Porziuncola Project

Through PLAN C&T Services, the Group has since developed a property over the emphyteutical land which is intended for the operation of a care home for the elderly. The new care home, to be known as "Porziuncola by Golden Care", shall be the second care home operated by the Group thus expanding the Group's operations in this sector. The Porziuncola Care Home comprises six floors and has a total of 200 twin bedrooms, each with an ensuite bathroom. The care home, which accommodates a total of 400 residents, shall open its doors to the public in the last quarter of 2023.

Part of the development was financed through a 20-year bank loan. Construction works commenced in Q3 2022 and were completed by Q2 2023. Finishing works commenced thereafter and are expected to be fully completed by Q4 2023. As at the end of September 2023, construction works were fully completed, whilst finishing works were ongoing. Ground, first and second floors were 95% completed whilst in the case of the third, fourth and fifth floors, finishing works were 70% completed. The first three floors are expected to be finished during the month of October, whilst the remaining floors shall be fully finished during the month of December 2023.

Construction and development works were carried out primarily by PLAN C&T Services which in turn subcontracted a number of works to third parties.

Operation of the Porziuncola Care Home

The care home is located within a quiet area with unrestricted sea views which complements the Group's objective to depart from the institutional setting of care homes and thus provide residents with a "home away from home" experience. In addition to private gardens, the care home design accommodates various common areas where social events can be held.

The Porziuncola Care Home will offer a wide range of additional services to residents including long term care services, respite services, rehabilitation services, and dementia and memory loss care services. Management plans to adopt a symbiotic relationship in the Group's operation of both care homes in order to ensure that the individual needs of residents are continuously met, regardless of their selected Group care home. Management is of the view that a complementary approach in the Group's operation of both care homes, once the Porziuncola Care Home opens its doors to the public, is conducive to ensuring that residents of either home are cared for in a dedicated and enabling environment, which reflects the individual needs of residents.

Given the success of the business model adopted for the operation of the Golden Care Home, management is seeking to replicate such model in the operation of the Porziuncola Care Home. As at the date of this Registration Document negotiations are ongoing with respect to the allocation of a number of beds within the Porziuncola Care Home to the AACCD, once the care home is operational. Conclusion of the relevant services agreement is expected to take place upon issuance of the licenses necessary for the operation of the care home and the approval to procure said beds from the Department of Contracts.

Given the increased capacity of the Porziuncola Care Home in comparison with the Golden Care Home, management expects the Porziuncola Care Home to employ approximately 222 full time equivalents at full occupancy.

4.6 Property Acquisition and Development

The Group is also active in the property development sector. The Group's business model is to identify small or medium sized sites or old buildings within building schemes for re-development, with a focus on residential developments, focusing on a diversified portfolio of smaller projects rather than committing to larger scale developments that could place its financing structure under strain. Since 2020 it has successfully identified business opportunities in this sector and undertaken a number of developments in Luqa, Iklia, Mellieħa and Mosta, and it is currently developing another two developments: one in Fgura and one in St. Paul's Bay. The Group also intends to develop, following the issuance of development permits, a site in Birżebbuġa.

The following is a short description of each of the developments:

4.6.1 Completed Projects

Luqa Development

In 2017 Gap Luqa Limited (C 32225) acquired a site in Luqa, Malta, which was subsequently divided into three portions. Pursuant to a public deed published in 2020, the portions of the site were transferred to PLAN Developments and Juel Holdings Limited (C 92861), respectively, with one portion being jointly assigned to PLAN Developments and Juel Holdings Limited (C 92861).

PLAN Developments developed the Luqa Development over the portion of land that was exclusively transferred to it by virtue of this public deed. Construction works on this portion of land commenced in Q1 2020 and were completed in Q1 2021. The development of the site was covered by permit number PA/09616/17.

The Luqa Development is a residential development comprised of 14 apartments and ten basement garages, situated on Triq Indri Micallef and Triq I-Aħwa Vassallo in Luqa, Malta. As at 30 June 2023, all of the units on the Luqa Development have been sold, except for one apartment which has been committed to by prospective purchasers by virtue of a promise of sale agreement.

The Luqa Development was internally financed.

Iklin Development

Through the Subsidiary PLAN Developments, the Group acquired a site in Iklin, Malta, on 9 June 2020 over which it developed the Iklin Development. Development of the site commenced in Q3 2020. The construction and finishing of the Iklin Development was completed in Q4 2021 and was covered by permit number PA/07681/19.

The Iklin Development is a residential development comprised of 12 apartments over four floors, two penthouses at a receded floor level, and nine basement garages. The development is situated on Triq Stefano Erardi c/w Triq Ċensu Buġeja in Iklin, Malta. All units forming part of the Iklin Development have been sold.

The Iklin Development was partly financed through a €1.7 million bank loan, which was fully repaid following sale of residential units.

Mellieħa Development

Through the Subsidiary PLAN Developments, the Group acquired a site in Mellieħa, Malta, over which it developed the Mellieħa Development, following the demolition of the existing dwelling. The site was acquired in December 2021. Development of the site commenced in Q4 2021. The construction and finishing of the Mellieħa Development were completed in Q3 2022 and was covered by permit number PA/00239/21.

The Mellieħa Development is a residential development comprised of three apartments, one maisonette, one basement garage and a setback floor unit. The development is situated on Triq Santa Marija in Mellieħa, Malta. As at 30 June 2023 all of the Mellieħa Development had been sold except for one apartment which is committed to pursuant to a promise of sale agreement, which should be converted to final sale in 2024.

The Mellieħa Development was internally financed.

Mosta Development

Through the Subsidiary PLAN (Mosta) the Group acquired a site in Mosta, Malta, on 10 June 2021 over which it developed the Mosta Development. In January 2021, the Planning Authority in Malta issued the permit with permit number PA/5580/20 to demolish the existing dwelling and to excavate and construct the Mosta Development. Development of the site commenced in Q2 2021 by PLAN (Mosta) and was completed in Q4 2022.

The Mosta Development is comprised of one office, three maisonettes, 17 apartments and three penthouses over five floors and 29 garages and is located in Triq il-Kbira c/w Triq il-Fmistax t'Awissu and Triq il-Wej in Mosta, Malta. As at 30 June 2023 all of the units / garages within the Mosta Development had been sold except for two apartments, of which one apartment is under promise of sale agreement. All units within the development are expected to be sold by the end of 2024.

The acquisition and completion of the Mosta Development was partly financed through bank financing of *circa* €3 million.

4.6.2 Ongoing / Future Projects

Fgura Development

Through the Subsidiary PLAN (Mosta), the Group acquired a site in Fgura, Malta, on 3 August 2023, over which it plans to develop the Fgura Development. In April 2023, the Planning Authority in Malta issued the permit with permit number PA/05815/22 which covers the demolition of three existing terraced houses over the site and the excavation and construction of 22 apartments at first, second, third and receded floor levels, three maisonettes, three apartments at ground floor level and 19 garages at lower and upper basement levels. The site is located on Triq is-Sardinella c/w Triq Kent, in Fgura, Malta.

Development works commenced in Q3 2023 and are expected to be completed in Q4 2024. The Fgura Development will be partly financed through bank financing of *circa* €3.2 million.

Saint Paul's Bay Development

Through the Subsidiary PLAN Developments, the Group acquired a vacant site in St. Paul's Bay, Malta, on 13 July 2023, over which it plans to develop the Saint Paul's Bay Development. In June 2023, the Planning Authority in Malta issued the permit with permit number PA/06148/22 which covers the excavation of the vacant site and the construction of eight apartments over eight floors and three garages at basement levels. The site is located on Triq il-Mazzola and Triq l-Imsell in St. Paul's Bay, Malta. Development works are expected to commence in Q4 2023 and to be completed by the end of 2024.

The acquisition of the site over which the Saint Paul's Bay Development shall be developed was financed through an inter-group loan from PLAN (Mosta) which is in the process of being refinanced through bank financing. The development shall be partly financed through bank financing.

5. INFORMATION ABOUT THE GUARANTOR

PLAN BBG is a Subsidiary of the Issuer that was incorporated on 29 September 2023 for the purposes of acquiring the Birżebbuġa Site, which is currently subject to a promise of sale agreement as further detailed in section 6 of this Registration Document.

5.1 Historical Development of the Guarantor

Full Legal and Commercial Name of the Guarantor:	PLAN (BBG) Limited
Registered Address:	PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR5232, Malta
Place of Registration and Domicile:	Malta
Registration Number:	C 106559
Legal Entity Identifier:	485100DD8G23RSCD2210
Date of Registration:	29 September 2023
Legal Form:	PLAN BBG is lawfully existing and registered as a private limited liability company in terms of the Companies Act
Telephone Number:	2145 6700
Email:	info@plan.com.mt

5.2 Overview of the Guarantor's Business

The Guarantor is a single member private limited liability company registered and operating in Malta in terms of the Companies Act. As at the date of this Registration Document, the Guarantor does not own any assets. Following the issue of the Secured Bonds, the Guarantor shall acquire and subsequently develop, manage, and construct the Birżebbuġa Site subject to the issuance of the necessary planning permits. The Guarantor was incorporated as a special purpose vehicle for the purposes of acquiring and managing the Birżebbuġa Site. As at the date of this Registration Document, there are no concrete plans for the development of the Birżebbuġa Site and planning permits are yet to be applied for.

6. THE ACQUISITION OF THE BIRŻEBBUĠA SITE

Through the Subsidiary PLAN Developments, the Group entered into a promise of sale agreement on 12 June 2021 for the purchase of the Birżebbuġa Site, in Birżebbuġa Malta. In accordance with this promise of sale agreement, PLAN Developments agreed to purchase the property for the amount of €9.8 million, which was subsequently adjusted to €9.9 million to reflect the precise total area of land, following the conclusion of an independent survey. The Group is seeking to fund the cost of acquisition of the Birżebbuġa Site through the Bond Issue.

The Birżebbuġa Site comprises a divided portion of land having an area of not less than 14,000 square metres, consisting of:

- (a) 8,700 square metres directly accessible from Triq l-Għannejja in Birżebbuġa (Portion of Land A)
- (b) 5,130 square metres without access to an official road (Portion of Land B)
- (c) 270 square metres of land accessible from Triq l-Għannejja in Birżebbuġa (Portion of Land C).

Portion of Land B and Portion of Land C fall within a development zone, whilst Portion of Land A falls outside the development zone.

The promise of sale agreement entitles PLAN Developments to assign its rights under said agreement to a third party and accordingly, PLAN Developments shall assign its rights to PLAN BBG so as to enable the latter to appear on the final deed of sale for the purchase of the Birżebbuġa Site.

Planning Applications

As at the date of this Registration Document, no permits have been issued for the development of the Birżebbuġa Site. A comprehensive planning control application has been submitted with the Planning Authority in Malta in respect of the prospective development of Portion of Land B and Portion of Land C by the Group. Further details on the Birżebbuġa Site are set out in the Valuation Report.

Given that the development permit required for the development of the Birżebbuġa Site has not yet been issued by the Planning Authority in Malta, the Group is making no reliance on any income generated from the development of the Birżebbuġa Site for the purposes of making any payments of interest as well the repayment of the Secured Bond proceeds on the Redemption Date.

7. FUNDING STRUCTURE AND SOLVENCY

There are no recent events particular to the Issuer or the Guarantor which are to a material extent, relevant to an evaluation of their respective solvency. The Directors are not aware of any material change in the Issuer's borrowing and funding structure since the date of its incorporation and of any material change in the Guarantor's borrowing and funding structure since the date of its incorporation.

The Directors expect the Issuer's and the Guarantor's working capital and funding requirements to be met by a combination of the following sources of finance: (i) retained earnings and cash flow generated by the Group's operations; (ii) external bank credit and loan facilities; and (iii) the proceeds from the Secured Bonds.

8. TREND INFORMATION AND FINANCIAL PERFORMANCE

8.1 Trend Information

The Directors are of the view that the Issuer and the Guarantor shall, generally be subject to the normal business risks associated with the industries in which they operate, namely the property market, particularly for residential units and the demand for care in homes for the elderly. Saving any unforeseen circumstances or exceptional future occurrences, there are no indications that would make the Directors anticipate any likely material adverse effects on the Issuer's and Guarantor's prospects, at least up to the end of 2024.

There has been no material adverse change in the financial performance and prospects of the Issuer since 26 August 2022 (being the date of incorporation of the Issuer) to the date of the Prospectus.

Economic Update¹

The Maltese economy grew by 7.1% in real terms in 2022, driven by strong private domestic demand and investment as well as the better-than-expected recovery in tourism. Furthermore, the unemployment rate remained low at 3% of the labour supply despite the high level of inflation which stood at 6.1%.

Economic growth is projected to ease to 3.7% in 2023 and stabilise at 3.6% in both 2024 and 2025. Net exports are expected to be the main contributor to growth in 2023 reflecting the projected decrease in imports (following the upsurge of investment equipment in 2022) as well as the growth in exports. The rate of growth in government consumption expenditure is also projected to increase, to 4.2% from 2.4% in 2022, and stabilise near the 4% level in 2024 and 2025. On the other hand, the rate of growth in private consumption expenditure is anticipated to slow to 4.3% from 9.8% in 2022 and remain close to the 4% level in both 2024 and 2025. This slowdown reflects the normalisation of consumer demand following the strong post-pandemic recovery, as well as slower growth in real disposable income due to high inflation. The latter is projected to ease to 5.9% in 2023 and drop further to 3.1% and 2.3% in 2024 and 2025 respectively. In parallel, however, the unemployment rate is projected to remain very low and only increase marginally to 3.1% by 2025.

Despite the upsurge in inflation, pandemic-related savings are expected to remain a catalyst to private consumption. Nevertheless, the saving ratio is envisaged to retreat from 28.8% in 2022 to 26.1% in 2025 which would be close to the level prior to the outbreak of the pandemic.

Investment is projected to decline by 21.9% in 2023 before registering a growth of 1.5% in 2024 and 2.7% in 2025. Private investment is expected to contract by around 26% in 2023, mostly reflecting the extraordinary outlays in the aviation sector in 2022. Furthermore, both residential and non-residential construction are projected to contract in 2022 reflecting a softening in sentiment across this sector. Growth in private investment is projected to stand at 3.5% and 3.1% for 2024 and 2025 respectively.

After dropping by around 8.5% in 2022, government investment is projected to grow by 4.3% in 2023, decline by 7.2% in 2024, and grow again by 0.8% in 2025. These dynamics are partly driven by the expected take up of EU funds, notably the full absorption of funds from the 2014-2020 financing framework by 2023, and the increased take up of the Recovery and Resilience Facility grants in 2023 and 2024. Furthermore, domestically funded investment is set to be lower than the level reached in 2022.

The general government deficit is projected to decline gradually to 3.3% by 2025 from 5.8% in 2022, driven by a declining share of expenditure in GDP mainly due to the profile of inflation-mitigation measures. On the other hand, the general government debt-to-GDP ratio is expected to increase to 54.8% by 2025 from 53.2% in 2022, due to the expected level of primary deficits which are projected to offset the debt-decreasing impact of the interest-growth differential.

¹ Central Bank of Malta – 'Outlook for the Maltese Economy', 24 August 2023.

Property Market

Data provided by the Central Bank of Malta shows that the number of residential building permits issued in 2022 amounted to 1,271 permits (2021: 1,633 permits) for the development of 9,599 residential units (2021: 7,578 residential units). The number of units in 2022 (9,599) reflects a decrease of 26% from the all-time high of 12,885 units in 2018.

The NSO's Property Price Index – which is based on actual transactions involving apartments, maisonettes, and terraced houses – continued to show increases in property prices in Malta in Q1 2023. Indeed, the annual rate of change stood at 6.59%, whilst quarter-on-quarter property prices increased by 1.12%. The strongest year-on-year increase was registered for apartments which increased in prices by 6.83%, followed by maisonettes which increased by just under 5.10%.²

Residential property prices continue to be supported by a number of factors, including Government schemes supporting demand for property, such as the first-time and second-time buyers' schemes, the purchase of properties located in Urban Conservation Areas, purchases of property in Gozo, as well as refund schemes for restoration expenses. The recovery of tourism and normalisation of migrant workers flows from pandemic lows may have also shored up demand for property and contributed to the recent increase in property prices.³

Additional data provided by the National Statistics Office shows that between January and July 2023, the total number of final deeds of sale relating to residential property amounted to 7,130 – a decline of 13.49% compared to the previous corresponding period. In 2022, a total of 14,331 deeds of sale were executed compared to 14,368 in 2021 and 11,057 in 2020 (+30%).

The value of deeds completed between January and July 2023 amounted to just under €1,845 million, representing a drop of just 1.85% compared to the same period in 2022. In 2022, the total value of deeds that were executed amounted to €3,294.2 million compared to €3,162 million in 2021 and €2,126.6 million in 2020.⁴

Long-Term Care

Demand for long-term care in Malta is expected to rise progressively in the coming years as the population ages. The total population of Malta and Gozo at the end of 2022 was estimated at 542,051, an increase of 28% over a 10-year period.⁵ Furthermore, the number of persons aged over 60 years was estimated at 125,660, representing around 23% of the total population, and these are projected to increase further over the next 50 years.

Long-term care systems available to elderly persons comprise: (i) informal care through the support of own family; (ii) community care services aimed at enabling the elderly to continue living at home and/or in the community; (iii) long-term care services in state-run institutions; and (iii) long-term care services in facilities operated by the Church and the private sector.

As a result of the projected growth in elderly persons relative to the population, combined with the fact that the average family size is on the decline, there will be fewer family dependents available to care for their elderly relatives. Hence, it is envisaged that the demand for care and support services provided to this category of the population will continue to gain importance and further develop in the foreseeable future.

In consequence, Government of Malta introduced a Public Private Partnership ('PPP') scheme in 2001, coupled with a Buying of Beds ('BoB') scheme, so as to address existing demand. Moreover, in 2020, Government of Malta agreed to build and operate an additional four blocks at St Vincent De Paul, each consisting of 126 beds, through a PPP scheme. Despite Government's efforts to meet the overwhelming demand, the availability of elderly homes with spare beds currently presents a challenge in Malta with an increasing number of elderly people being placed on the waiting list for admission to elderly homes.

8.2 Historical and Financial Information

The Issuer was incorporated on 26 August 2022 whilst the Guarantor was incorporated on 29 September 2023.

As at the date of this Registration Document, both the Issuer and the Guarantor have not filed any audited financial statements.

The historical financial information pertaining to Golden Care, PLAN Property Holdings, PLAN Property Holdings 2, PLAN Developments and PLAN (Mosta) for the financial years ended 31 December 2021 and 31 December 2022 has been extracted from the respective audited financial statements.

PLAN C&T Services was incorporated on 12 May 2022. Its first set of audited financial statements relate to the period from 12 May 2022 to 31 December 2022.

All the above financial statements are incorporated by reference in this Registration Document and may be accessed at the following hyperlink: <https://www.plangroup.com.mt/investor-relations/>.

² National Statistics Office.

³ Central Bank of Malta Quarterly Review (2023 Vol. 56 No. 1; page 43).

⁴ National Statistics Office.

⁵ National Statistics Office.

The table below provides a cross-reference list to key sections of the financial statements of: (i) Golden Care, PLAN Property Holdings, PLAN Property Holdings 2, PLAN Developments and PLAN (Mosta) for the financial years ended 31 December 2021 and 31 December 2022 and the six-month interim period ended 30 June 2023; (ii) PLAN C&T Services for the financial period from 12 May 2022 to 31 December 2022 and the six-month interim period ended 30 June 2023; (iii) the Issuer for the financial period from 26 August 2022 to 30 June 2023; and (iv) GAP Group Investments (II) for the financial years ended 31 December 2021 and 31 December 2022 and the six-month interim period ended 30 June 2023.

	2021 Annual Audited	2022 Annual Audited	2023 Interim Unaudited
Golden Care			
Independent auditor's report	11 – 13	28 – 31	-
Statement of comprehensive income	3	4	3
Statement of financial position	4	5	4
Statement of changes in equity	-	6	5
Statement of cash flows	-	7	6
Notes to the financial statements	5 – 10	8 – 27	7
PLAN Property Holdings			
Independent auditor's report	13 – 15	29 – 32	-
Statement of comprehensive income	3	4	3
Statement of financial position	4	5	4
Statement of changes in equity	-	6	5
Statement of cash flows	-	7	6
Notes to the financial statements	5 – 12	8 – 28	7
PLAN C&T Services			
Independent auditor's report	-	26 – 29	-
Statement of comprehensive income	-	4	3
Statement of financial position	-	5	4
Statement of changes in equity	-	6	5
Statement of cash flows	-	7	6
Notes to the financial statements	-	8 – 25	7
PLAN Property Holdings 2			
Independent auditor's report	8 – 10	29 – 32	-
Statement of comprehensive income	3	4	3
Statement of financial position	4	5	4
Statement of changes in equity	-	6	5
Statement of cash flows	-	7	6
Notes to the financial statements	5 – 7	8 – 28	7
PLAN Developments			
Independent auditor's report	11 – 13	27 – 30	-
Statement of comprehensive income	3	4	3
Statement of financial position	4	5	4
Statement of changes in equity	-	6	5
Statement of cash flows	-	7	6
Notes to the financial statements	5 – 10	8 – 26	7
PLAN (Mosta)			
Independent auditor's report	10 – 12	27 – 30	-
Statement of comprehensive income	3	4	3
Statement of financial position	4	5	4
Statement of changes in equity	-	6	5
Statement of cash flows	-	7	6
Notes to the financial statements	5 – 9	8 – 26	7
Issuer			
Independent auditor's report	-	-	-
Statement of comprehensive income	-	-	3
Statement of financial position	-	-	4
Statement of changes in equity	-	-	5
Statement of cash flows	-	-	6
Notes to the financial statements	-	-	7
GAP Group Investments (II)			
Independent auditor's report	6 – 8	7 – 9	-
Statement of comprehensive income	9	10	5
Statement of financial position	10 – 11	11	6 – 7
Statement of changes in equity	12	12	8
Statement of cash flows	13	13	9
Notes to the financial statements	14 – 41	14 - 40	10 - 12

Save for the corporate restructuring described in section 4.1.2 of this Registration Document, there has been no significant change in the financial performance and, or financial position of the Issuer since 30 June 2023 (being the date of the last financial period for which financial information has been published).

There has been no significant change in the financial performance and, or financial position of the Guarantor since its incorporation.

8.3 Pro Forma Financial Information

The financial information set out below consists of the Group's pro forma consolidated income statement for the year ended 31 December 2022; the pro forma consolidated income statement for the six-month period ended 30 June 2023 and the pro forma consolidated statement of financial position for the six-month period ended 30 June 2023.

The pro forma financial information has been prepared for illustrative purposes only to show how the Issuer's consolidated income statement for the year ended 31 December 2022 and for the six-month period ended 30 June 2023 and the Issuer's consolidated statement of financial position as at 30 June 2023 would have looked like had the corporate restructuring, described in section 4.1.2 of this Registration Document, been hypothetically carried out as at 1 January 2022 and 1 January 2023 respectively. Because of its nature, the pro forma financial information addresses a hypothetical situation and therefore does not represent the Group's actual financial results or position as at the dates referred to above.

Details relating to the basis for preparation and the pro forma adjustments for the compilation of the pro forma financial information are available for review on the Issuer's website and available for inspection as detailed in section 16 of this Registration Document. The afore-mentioned consolidated pro forma financial information comprises the aggregation of all subsidiaries and the share of profit of GAP Group Investments (II) for the relevant financial periods.

The pro forma financial information together with the independent accountant's report thereon is incorporated by reference in this Registration Document. The table below provides a cross-reference list to key sections of the pro forma consolidated financial information:

	Section
Independent accountant's report	N/A
Basis of preparation	1
Pro forma adjustments	2 - 3
Pro forma consolidated income statement	4 - 5
Pro forma consolidated statement of financial position	5

The pro forma consolidated income statement for the year ended 31 December 2022 is set out below:

PLAN Group p.l.c.			
Pro forma Consolidated Statement of Comprehensive Income			
for the year ended 31 December 2022			
	Combined	Adjustments	Pro forma
	€'000	€'000	€'000
Revenue - elderly care homes	5,286		5,286
Revenue - property development	2,370		2,370
Revenue	7,656		7,656
Cost of sales and operating expenses	(5,893)		(5,893)
EBITDA	1,763		1,763
Depreciation and amortisation	(265)		(265)
Operating profit	1,498		1,498
Share of results of associated company	-	1,690	1,690
Net finance costs	(428)		(428)
Profit before tax	1,070		2,760
Taxation	(180)		(180)
Profit for the year	890	1,690	2,580
Total comprehensive income for the year	890	1,690	2,580

The pro forma adjustment represents the 33.3% share of profit of GAP Group Investments (II), reflective of the acquisition by the Issuer in September 2023 of 33.3% of the voting shares in GAP Group Investments (II). In terms of the Group's accounting policies, the aforementioned shareholding in GAP Group Investments (II) is deemed to be an investment in an associated company, given that the Group holds between 20% and 50% of the voting rights. As such, in each financial year, the Group shall recognise its share of profits or losses of GAP Group Investments (II) in its consolidated statement of comprehensive income.

During the financial year under review, the Group's revenue was mainly generated through the operation of Golden Care Home and property developments undertaken by PLAN Developments. Revenue relating to property sales amounted to €2.4 million and comprised contracts of residential units and garages forming part of the Luqa Development, Iklin Development and Mellieha Development.

After accounting for cost of sales and operating expenses, which predominantly relate to costs incurred by Golden Care, the Group reported an operating profit of €1.5 million.

Share of results of GAP Group Investments (II) amounted to €1.7 million, while net finance costs and taxation amounted to €0.4 million and €0.2 million respectively.

Overall, in FY2022, the Group, on a pro-forma basis, would have registered total comprehensive income of €2.6 million.

The pro forma consolidated financial information for the period from 1 January 2023 to 30 June 2023 is set out below:

PLAN Group p.l.c.

**Pro Forma Consolidated Statement of Comprehensive Income
for the six-month period ended 30 June 2023**

	Combined €'000	Adjustments €'000	Pro forma €'000
Revenue - elderly care homes	2,773		2,773
Revenue - property development	6,746		6,746
Revenue	9,519		9,519
Cost of sales and operating expenses	(5,973)		(5,973)
EBITDA	3,546		3,546
Depreciation and amortisation	(138)		(138)
Operating profit	3,408		3,408
Share of results of associated company	-	2,176	2,176
Net finance costs	(205)		(205)
Profit before tax	3,203		5,379
Taxation	(476)		(476)
Profit for the period	2,727	2,176	4,903
Total comprehensive income for the period	2,727	2,176	4,903

The pro forma adjustment represents the 33.3% share of profit of GAP Group Investments (II), reflective of the acquisition by the Issuer in September 2023 of 33.3% of the voting shares in GAP Group Investments (II). In terms of the Group's accounting policies, the aforementioned shareholding in GAP Group Investments (II) is deemed to be an investment in an associated company, given that the Group holds between 20% and 50% of the voting rights. As such, in each financial year, the Group shall recognise its share of profits or losses of GAP Group Investments (II) in its consolidated statement of comprehensive income.

During the financial period under review, the Group generated €9.5 million in total revenue, principally from the operation of Golden Care Home and property developments undertaken by PLAN Developments and PLAN (Mosta). Over 90% of property sales related to the Mosta Development.

Cost of sales and operating expenses amounted to €6.0 million, of which, *circa* 40% reflected costs incurred by Golden Care. In the six-month period, the Group reported an operating profit of €3.4 million.

Share of results of GAP Group Investments (II) amounted to €2.2 million, while net finance costs and taxation amounted to €0.2 million and €0.5 million respectively.

In the six-month period ended 30 June 2023, the Group on a pro-forma basis would have registered total comprehensive income of €4.9 million.

PLAN Group p.l.c.
Pro Forma Consolidated Statement of Financial Position
as at 30 June 2023

	Actual	Adjustments			Pro forma
	(I)	(II)	(III)		
	€'000	€'000	€'000	€'000	€'000
ASSETS					
Non-current assets					
Property, plant and equipment	24,458				24,458
Right-of-use asset	7,035				7,035
Investment in associate	-		7,915	2,176	10,091
trade and other receivables	1,425				1,425
	<u>32,918</u>	<u>-</u>	<u>7,915</u>	<u>2,176</u>	<u>43,009</u>
Current assets					
Inventory	5,412				5,412
Trade and other receivables	1,865				1,865
Cash and cash equivalents	2,904				2,904
	<u>10,181</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,181</u>
Total assets	<u>43,099</u>	<u>-</u>	<u>7,915</u>	<u>2,176</u>	<u>53,190</u>
EQUITY					
Capital and reserves					
Called up share capital	1,853	400	20,807		23,060
Revaluation reserve	7,590		(7,590)		-
Shareholder contribution	2,100	(400)			1,700
Retained earnings	5,562		(5,302)	2,176	2,436
Non-controlling interest	439				439
	<u>17,544</u>	<u>-</u>	<u>7,915</u>	<u>2,176</u>	<u>27,635</u>
LIABILITIES					
Non-current liabilities					
Borrowings	15,948				15,948
Lease liability	7,323				7,323
Trade and other payables	72				72
	<u>23,343</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>23,343</u>
Current liabilities					
Borrowings	600				600
Trade and other payables	1,482				1,482
Lease liability	130				130
	<u>2,212</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,212</u>
	<u>25,555</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,555</u>
Total equity and liabilities	<u>43,099</u>	<u>-</u>	<u>7,915</u>	<u>2,176</u>	<u>53,190</u>

The pro forma adjustments are as follows:

- (I) Represents the capitalisation of shareholder loans;
- (II) Represents the acquisition of Golden Care, PLAN Holdings, PLAN C&T Services, PLAN Holdings 2 and 80% of PLAN (Mosta), based on their respective net asset value as at 30 June 2023; and the acquisition of PLAN Developments and 33.3% of the voting shares in GAP Group Investments (II) based on their respective net asset value as at 31 December 2022;
- (III) Represents the share of profits of GAP Group Investments (II) for the six-month period ended 30 June 2023.

On a pro forma basis, total equity of the Group as at 30 June 2023 amounted to €27.6 million.

Total assets amounted to €53.2 million and principally comprised:

- (a) Property, plant, and equipment of €24.5 million primarily reflecting the carrying value of Golden Care Home and Porziuncola Care Home;
- (b) Right-of-use asset of €7.0 million reflects the temporary emphyteutical concession for 67 years relating to the Porziuncola Care Home;
- (c) Investment in associate refers to the 33.3% shareholding in GAP Group Investments (II);
- (d) Inventories amounting to €5.4 million includes €1.4 million relating to property development (works-in-progress and apartments for sale) and the balance includes inventories of Golden Care Home and works-in-progress on the Porziuncola Care Home development.

The borrowings of the Group as at 30 June 2023 amounted to €16.5 million and comprise bank loan facilities originally drawn for the purposes of developing the Golden Care Home and Porziuncola Care Home.

Lease liability amounting to €7.5 million is connected to the right-of-use assets mentioned above.

9. ADMINISTRATIVE, MANAGEMENT AND SUPERVISORY BODIES

9.1 Board of the Issuer

The Board consists of four directors who are entrusted with the overall direction, administration, and management of the Group and which currently consists of one executive director and three non-executive directors. As at the date of this Registration Document, the Board is constituted of the names which appear under section 3.1 of this Registration Document.

Executive Director

Paul Attard is the sole executive director of the Issuer.

The executive director of the Issuer is entrusted with the day-to-day management of the Group. The executive director is supported in this role by several consultants and key management, and benefits from the know-how gained by members and officers of the Group.

Non-executive Directors

The non-executive Directors' main functions are to monitor the operations and performance of the executive director, as well as to review any proposals tabled by the executive director, bringing to the Board the added value of independent judgment.

The non-executive Directors are William Wait, Alfred Attard and Edward Grech.

9.2 Board of Directors of the Guarantor

As at the date of this Registration Document, the board of directors of the Guarantor is constituted of the names which appear under section 3.1 of this Registration Document.

9.3 Curriculum Vitae of Directors of the Issuer and the Guarantor

Paul Attard

Mr. Attard started working as a property consultant with several leading estate agencies in Malta more than 25 years ago. In the early 2000s he ventured into the property market and completed his first property development projects. A few years later he joined forces with the late Mr. George Muscat and Mr. Adrian Muscat and together they formed the GAP Group, a group involved in various property development projects. Mr. Attard was responsible for the successful launch of the prestigious Fort Cambridge project located in Tigné, Sliema. He is the director of administration, sales, and marketing of the GAP Group, which over the last 20 years, developed over 40 projects and delivered more than 2,000 homes. GAP Group was also involved in the project management of other commercial developments such as hotels and car parks.

In 2016, Mr. Attard commenced undertaking projects in his own name, and shortly afterwards set up the Group, which is active in two main industry sectors, namely property development and the operation of care homes for the elderly. Today, Mr. Attard is a shareholder and director of various property development companies and together with his partners, developed a considerable portfolio of residential and commercial developments at prices which service all sectors of the market.

William Wait

Mr. Wait is the non-executive chairman of Malta Enterprise, the Government's Investment Promotion agency facilitating private investments in Malta, a post to which he was appointed in July 2016. Prior to this appointment, he occupied senior management positions within other Government entities.

Mr. Wait is a director of the Toly Group, with which he has been involved for the last 30 years in various positions, both executive and non-executive. He has served on the Councils of the Federation of Industry and the Malta Chamber of Commerce, Enterprise and Industry as Chairman of the Manufacturers and Other Industries Economic Board. Pre 2013, Mr. Wait also served on various Maltese Government boards and councils, including the Employment Relations Board and the M.C.E.S.D. - Malta Council for Economic and Social Development.

During Malta's presidency of the Council of the European Union, between January and June 2017, Mr. Wait served as the President of the Working Party for Industry, within DG Grow. Today, he serves as a director on various Maltese and foreign companies operating in a wide spectrum of industries, including generation of alternative energy, hospitality, property development, international trading, and manufacturing. Mr. Wait has a B.A. (Hons.) accountancy degree, is a Fellow of the Malta Institute of Accountants and holds a Certified Public Accountant (CPA) warrant. He is also authorised by the MFSA as a Corporate Service Provider (Under Threshold Class B).

Alfred Attard

Mr. Attard has more than 40 years' experience in corporate banking and business lending after holding several senior positions within Bank of Valletta p.l.c. (C 2833). Mr. Attard was Chief Officer Corporate Finance and was responsible for Bank of Valletta p.l.c.'s corporate finance unit which provides personalised attention and tailor-made financial solutions to the bank's high valued corporate clients. Throughout his career, Mr. Attard was involved in the financing of several high-profile projects.

Mr. Attard is an associate of the Institute of Financial Services and holds a diploma in banking. In 1995 he spent six months at Bank of Valletta p.l.c. representative offices in Australia and between April 2016 and April 2021 he served on the board of MAPFRE Middlesea p.l.c. (C 5553) as one of the bank's nominated directors, where he also held the post of chairman of the audit committee. Mr. Attard currently holds several non-executive directorships on listed entities.

Edward Grech

Mr. Grech graduated as an accountant from the University of Malta in 1989 and followed various executive programmes in management and finance. With almost 40 years' experience within the field of banking under his belt and also being a CPA, Mr. Grech is adept in the local financial scene. He is particularly specialised in the area of lending and mortgages. In his banking days, Mr. Grech managed to advance in his career starting from a young graduate to eventually becoming chief officer in the consumer lending area within Malta's largest retail bank. As chief officer, Mr. Grech set up the consumer finance centre and was responsible for home loans, personal lending, and debt collection.

In the last three years, Mr. Grech shifted his ambitions elsewhere by taking over the family estate business, known as MKK Properties and Consultancy, so as to continue strengthening and building the legacy of his predecessors. At MKK Properties and Consultancy, Mr. Grech is involved in the property letting business with a portfolio of letting commercial properties, long-let residencies, short-lets, and social housing letting. His firm also provides pro-bono consultancy services related to lending as well as banking and finance packages.

9.4 Management Structure

The Issuer is a holding and finance company incorporated under the laws of Malta. The business of the Issuer is managed directly by the Board. The Group also engages a number of individuals which form part of the Group's senior management team.

The Directors believe that the present organisational structures are adequate for the current activities of the Issuer. The Directors will maintain these structures under continuous review to ensure that they meet the changing demands of the business and to strengthen the checks and balances necessary for better corporate governance.

The overall management of the Guarantor is entrusted to its board of directors who are the persons responsible for establishing the strategy of the Guarantor, including the responsibility for the appointment of all executive officers and other key members of management.

9.5 Curriculum Vitae of Members of Senior Management

Ms. Jackie Camilleri (Chief Executive Officer of the Group's care homes)

Ms. Camilleri, graduated as an accountant from the University of Malta and holds a master's degree in business administration from Heriot Watt University of Edinburgh Business School. She joined Golden Care Home's management team in September 2017 whereby she took over the advisory position for the design and setting up of Golden Care Home and in April 2019, she was appointed Chief Executive Officer.

Prior to joining Golden Care Home, Ms. Camilleri held various positions within AX Group p.l.c. (C 12271) during the period 1990 - 1998 including those of financial controller at AX Construction Limited (C 17438) and AX Finance Limited (C 6867) and administration manager at Capua Palace Hospital. In 1998 Ms. Camilleri joined the Foundation for Medical Services as one of the team members responsible for the opening of Mater Dei Hospital. Ms. Camilleri also gained experience working in the United Kingdom where she joined the National Health Service (NHS) and served as directorate management accountant at Stock Mandeville Hospital.

Ms. Camilleri has provided financial consultancy services to the private national health sector pursuant to her role as Head of Financial Monitoring and Control Unit within the Ministry for Health, Elderly and Community Care. She also occupied the role of director general of finance and administration within said ministry in 2010. In 2014 Ms. Camilleri was appointed Chief Executive Officer at Hilltop Gardens and between the period 2017 – 2020, Ms. Camilleri also occupied the role of Chief Financial Officer in an advisory capacity at Bonnici Group.

Ms. Camilleri has also served as a board member of the Foundation for Medical Services between 2005 and 2010 as well as vice chairman of the Malta International Airport between the period 2008 - 2013. She has also lectured at the Institute of Healthcare within the University of Malta between the period 2008 – 2011. Presently, Ms. Camilleri occupies the position of director and, or chairperson of the audit committee on a number of listed companies.

Mr. Keith Fenech (Group Chief Financial Officer)

Mr. Fenech graduated as an accountant from the University of Malta in 2003 and obtained the warrant of an accountant in 2006. He started his career working in a medium sized audit firm in 2000 from where he obtained hands on experience in the fields of accounts, audit, tax, consultancy, and corporate services for ten years. During the same period, he also attained a warrant to practice as an auditor and furthered his studies in taxation.

In 2013, Mr. Fenech joined Döhle Malta as Managing Director and was entrusted with the setting up of the groups' operations in Malta. Prior to joining Döhle, he worked for three years as a Group Financial Controller in the food and beverage industry from where he got a vast experience in top level management. Mr. Fenech is a director on a number of companies within the Döhle Malta Group, some of which are regulated entities.

In 2016 he pursued a Master's degree in financial services focusing mainly on corporate law, local and international tax planning, and trusts. In April 2020 he joined GAP Group and was appointed Chief Financial Officer. GAP Group is one of the main players in the property development business in the Maltese islands. At the start of the year 2023, he took on an additional role within the Group to assist the Group in its corporate restructuring and the listing of the Issuer's securities on the Malta Stock Exchange.

Mr. Stephen Grech (Project Manager)

Mr. Grech graduated as an engineer from the University of Malta and commenced his career as a technical division of Elbros Ltd., one of the main leading multi-disciplinary building contractors on the island. In 1998 he was appointed as head of the precast concrete production facility, handling the design and prefabrication of prestressed beams and composite slabs.

In 2001, Mr. Grech moved to TBA Periti as a senior structural engineer, responsible for the design and site supervision of construction works related to multi storey steel and concrete frame structures. In 2004, Mr. Grech became one of the founding partners and director of IAS - Innovative Architectural Structures Limited (C 79087), which eventually developed as one of the leading multi-disciplinary architectural, structural engineering and project management firms in Malta. Mr. Grech had led the structural engineering and construction management team for several high-profile projects within IAS - Innovative Architectural Structures Limited with a varied portfolio of project type, scale, and construction methodology.

In 2016, Mr. Grech founded his own practice, working as a freelance structural engineer in order to focus his attention on the structural engineering discipline. He works in collaboration with a number of developers and architectural firms where he has completed the structural design of a vast number of apartment blocks, care homes for the elderly, and high-profile hotels. Mr. Grech has also been involved in a number of infrastructural works including the Kappara bridge, acting as the structural consultant for the Authority for Transport in Malta, and is currently responsible for the structural elements of the Malta Airport junction civil works.

Mr. Grech's main field of expertise involves low to medium rise frame and loadbearing structures, using reinforced concrete, steel, and masonry construction. He shall be assisting the Group by overseeing the day-to-day requirements of the Group's property development projects.

9.6 Conflicts of Interest

Paul Attard is a director of the Issuer as well as the Guarantor. He is also a director of GAP Group Investments (II) and is the majority shareholder of the Issuer. Conflicts may arise between the potentially diverging interests of the Issuer and the Guarantor, particularly in connection with advances to be made by the Issuer to the Guarantor in undertaking existing or new projects. Keith Fenech is the chief financial controller (CFO) of the GAP Group as well as the CFO of the Group.

Other than as stated above, there are no other conflicts of interest or potential conflicts of interest between the duties of Mr. Attard in his capacity as director, and his private interests.

The audit committee of the Issuer has the task of ensuring that any potential conflicts of interest that may arise at any moment, pursuant to these different roles held by directors, are handled according to law. The presence of an Audit Committee has the task to ensure that any potential abuse is managed, controlled, and resolved in the best interests of the Issuer. Any member of the audit committee who has a direct or indirect interest in any contract, transaction or arrangement that is brought before the audit committee is prohibited from being present at, and from voting, at any meeting of the audit committee during which such contract, transaction or arrangement is being discussed. The presence of independent non-executive Directors on the Board of the Issuer aims to minimise the possibility of any abuse of control by its majority shareholder. Furthermore, in terms of the memorandum and articles of association of the Issuer, in the event that a director has a personal material interest, either directly or indirectly, in any contract or arrangement with the Issuer, such director is not entitled to vote on any decisions taken in connection therewith. This ensures that any director sitting on the boards of the Guarantor and the Issuer is precluded from using his vote on any decisions involving a contract or arrangement between the Guarantor and the Issuer.

9.7 Board Practices

Audit Committee

The audit committee's primary objective is to assist the Board in fulfilling its oversight responsibilities over the financial reporting processes, financial policies, and internal control structure. The audit committee oversees the conduct of the internal and external audit and acts to facilitate communication between the Board, management, and the internal and external auditors. The external auditors are invited to attend the audit committee meetings. The audit committee reports directly to the Board.

The terms of reference of the audit committee include support to the Board in its responsibilities in dealing with issues of risk, control and governance, and associated assurance of the Issuer. The Board has set formal terms of establishment and the terms of reference of the audit committee which set out its composition, role and function, the parameters of its remit as well as the basis for the processes that it is required to comply with.

Briefly, the audit committee is expected to deal with and advise the Board on:

- its monitoring responsibility over the financial reporting processes, financial policies, and internal control structures;
- maintaining communications on such matters between the Board, management, and the external auditors; and
- preserving the Issuer's assets by assessing the Issuer's risk environment and determining how to deal with those risks.

In addition, the audit committee has the role and function of evaluating any proposed transaction to be entered into by the Issuer and a related party to ensure that the execution of any such transaction is at arm's length, on a commercial basis and ultimately in the best interests of the Issuer.

Furthermore, the audit committee has the role of assessing any potential conflicts of interest between the duties of the Directors and their respective private interests or duties unrelated to the Issuer.

All Directors sitting on the audit committee are non-executive Directors. Alfred Attard, William Wait and Edward Grech are the independent non-executive Directors sitting on the audit committee. Audit committee members are appointed for a period of three years, unless terminated earlier by the Board. All the independent non-executive Directors are competent in accounting and, or auditing matters in terms of the Capital Markets Rules. The Chairman of the audit committee, appointed by the Board, is entrusted with reporting to the Board on the workings and findings of the audit committee. William Wait occupies the post of Chairman of the audit committee.

Pursuant to its terms of reference, the audit committee's remit covers the Issuer and the Guarantor.

Compliance with the Code of Corporate Governance

Prior to the present Prospectus, the Issuer was not regulated by the Capital Markets Rules and accordingly was not required to comply with the Code of Principles of Good Corporate Governance forming part of the Capital Markets Rules (the "Code"). As a consequence of the Bond Issue, in accordance with the terms of the Capital Markets Rules, the Issuer is required to comply with the provisions of the Code. The Issuer declares its full support of the Code and undertakes to fully comply with the Code to the extent that this is considered complementary to the size, nature, and operations of the Issuer.

The Issuer supports the Code and is confident that the application thereof shall result in positive effects accruing to the Issuer.

Going forward, in view of the reporting structure adopted by the Code, the Issuer shall, on an annual basis in its annual report, explain the level of the Issuer's compliance with the principles of the Code, in line with the "comply or explain" philosophy of the Code, explaining the reasons for non-compliance, if any.

As at the date of this Registration Document, the Board considers the Issuer to be in compliance with the Code save for the following exceptions:

Principle 7 (Evaluation of the Board's Performance): The Board does not consider it necessary to appoint a committee to carry out a performance evaluation of its role, as the Board's performance is evaluated on an ongoing basis by, and is subject to the constant scrutiny of the Board itself (half of which is composed by independent non-executive Directors), the Issuer's shareholders, the market and all of the rules and regulations to which the Issuer is subject as a company with its securities listed on a regulated market.

Principle 8 (Committees): The Board considers that the size and operations of the Issuer do not warrant the setting up of remuneration and nomination committees. In particular, the Issuer does not believe it is necessary to establish a nomination committee as appointments to the Board are determined by the shareholders of the Issuer in accordance with the appointment process set out in the Issuer's memorandum and articles of association. The Issuer considers that the members of the Board possess the level of skill, knowledge and experience expected in terms of the Code.

Principle 9 (Relations with Shareholders and with the Market): currently there is no established mechanism disclosed in the memorandum and articles of association of the Issuer to trigger arbitration in the case of conflict between the minority shareholders and the controlling shareholders. In any such cases, should a conflict arise, the matter will be dealt with in the Board meetings and through the open channel of communication between the Issuer and the minority shareholders via the office of the company secretary.

9.8 Major Shareholders

The Issuer

As at the date of this Registration Document, the majority of the issued share capital of the Issuer is held by Mr. Paul Attard (99.9%) whilst one share is held by Ms. Lorraine Attard. To the best of the Issuer's knowledge, there are no arrangements in place as at the date of this Registration Document the operation of which may at a subsequent date result in a change in control of the Issuer.

The Guarantor

The entire issued share capital of the Guarantor is held by the Issuer (100%).

There are no arrangements in place as at the date of this Registration Document, the operation of which may at a subsequent date result in a change in control of the Guarantor.

10. LEGAL AND ARBITRATION PROCEEDINGS

There have been no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened or of which the Issuer or the Guarantor are aware) during the period covering 12 months prior to the date of the Prospectus which may have, or have had in the recent past, significant effects on the Group's financial position or profitability.

11. SHARE CAPITAL

11.1 Share Capital of the Issuer

As at the date of this Registration Document, the issued share capital of the Issuer is €23,060,154 divided into 23,060,153 Ordinary "A" Shares and one Ordinary "B" Share, each of a nominal value of one Euro (€1.00), fully paid-up.

In terms of the Issuer's memorandum and articles of association, none of the capital shall be issued in such a way as would effectively alter the control of the Issuer without the prior approval of the Issuer in a general meeting.

The shares of the Issuer are not listed on the Malta Stock Exchange and no application has been filed for the shares of the Issuer to be quoted on the Malta Stock Exchange.

There is no capital of the Issuer, which is currently under option, nor is there any agreement by virtue of which any part of the capital of the Issuer is to be put under option.

11.2 Share Capital of the Guarantor

The Guarantor is a private company established under the Companies Act and none of their share capital is admitted to listing or trading on an exchange.

There is no capital of the Guarantor, which is currently under option, nor is there any agreement by virtue of which any part of the capital of the company is to be put under option.

The issued share capital of the Guarantor is €5,000 divided into 5,000 Ordinary shares of a nominal value of one Euro (€1.00) each, fully paid-up.

12. MEMORANDUM AND ARTICLES OF ASSOCIATION

12.1 The Issuer

The Memorandum and Articles of Association of the Issuer are registered with the Registrar of Companies at the Malta Business Registry. A full list of the objects for which the Issuer is established is set out in clause 3 of the Memorandum of Association. These objects include:

- (a) To carry on the business of a finance and investment company and in particular but without prejudice to the generality of the foregoing the financing or re-financing of the funding requirements of the business of the group of companies of which the Company forms part.
- (b) To borrow and raise money for the purpose of its business and to secure the repayment of the money borrowed by hypothecation or other charge upon the whole or part of the movable and immovable assets or property of the Company present and future.
- (c) To subscribe for, acquire, hold, manage, administer, dispose of or otherwise deal with, directly or indirectly, any shares, stock, debentures, debenture stock, bonds notes, options, interests in or securities of all kinds of any company, corporation, entity, partnership or other body of persons, only in the name of and on behalf of the Company.

12.2 The Guarantor

The memorandum and articles of association of the Guarantor are registered with the Registrar of Companies at the Malta Business Registry. A full list of the objects for which the Guarantor is established is set out in clause 4 of the memorandum of association. These objects include:

- (a) To guarantee the performance of obligations on the payment of money by any person and to mortgage or charge its assets for that purpose;
- (b) To subscribe for, acquire, hold, manage, administer, dispose of or otherwise deal with, directly or indirectly, any shares, stock, debentures, debenture stock, bonds notes, options, interests in or securities of all kinds of any company, corporation, entity, partnership or other body of persons, only in the name of and on behalf of the Company;
- (c) To receive from the assets mentioned in the main activity above, dividends, capital gains, interest, and any other income derived from investments including income or gains on their disposal, rents, royalties and similar income whether arising in or outside Malta, and profits or gains attributable to permanent establishments (including branches) whether situated in or outside Malta.

13. MATERIAL CONTRACTS

The entities forming part of the Group, including albeit not limited to, the Issuer and the Guarantor, have not entered into any material contracts that are not in the ordinary course of their respective business and which could result in either of the said entities being under an obligation or entitlement that is material to the Group as at the date of this Registration Document.

14. PROPERTY VALUATION REPORT

The Issuer commissioned Architect Ruben Sciortino to issue a property valuation report on the Birzebbuga Site (the “Valuation Report”). The following are the details of Architect Ruben Sciortino:

Business Address: Sorenson, Danny Cremona Street, Hamrun, Malta.

Qualifications: B.E.&A. (Hons) A.&C.E.

The Valuation Report is incorporated by reference to the Prospectus and is accessible at the following hyperlink: <https://www.plangroup.com.mt/investor-relations/>

15. STATEMENTS BY EXPERTS AND DECLARATIONS BY EXPERTS AND DECLARATIONS OF ANY INTEREST

Save for the Valuation Report incorporated by reference in this Prospectus, the Prospectus does not contain any statement or report attributed to any person as an expert.

The Valuation Report has been included in the form and context in which it appears with the authorisation of Architect Ruben Sciortino of Sorenson, Danny Cremona Street, Hamrun, Malta, who has given and has not withdrawn his consent to the inclusion of the report herein. Architect Ruben Sciortino does not have any material interest in the Issuer.

The Issuer confirms that the Valuation Report has been accurately reproduced in the Prospectus and as far as the Issuer is aware and is able to ascertain from the information contained therein, no facts have been omitted which render the reproduced information inaccurate or misleading.

16. DOCUMENTS AVAILABLE FOR INSPECTION AND INCORPORATED BY REFERENCE

For the duration of this Registration Document, the following documents are available for inspection at the registered address of the Issuer and are incorporated by reference in the Prospectus:

- (a) the audited financial statements of: (i) Golden Care, PLAN Property Holdings, PLAN Property Holdings 2, PLAN Developments, PLAN (Mosta) and GAP Group Investments (II) for the financial year ended 31 December 2021 and 31 December 2022; (ii) PLAN C&T Services for the financial period from 12 May 2022 to 31 December 2022, all of which are accessible at the following hyperlink: <https://www.plangroup.com.mt/investor-relations/>
- (b) the unaudited interim financial information of: (i) Golden Care, PLAN Property Holdings, PLAN Property Holdings 2, PLAN Developments, PLAN (Mosta), PLAN C&T Services and GAP Group Investments (II) for the six-month period from 1 January 2023 to 30 June 2023; (ii) the Issuer for the financial period from 26 August 2022 to 30 June 2023, all of which are accessible at the following hyperlink: <https://www.plangroup.com.mt/investor-relations/>
- (c) the pro forma consolidated financial information of the Issuer, which is accessible at the following hyperlink: <https://www.plangroup.com.mt/investor-relations/>
- (d) the financial analysis summary, prepared by the Sponsor and dated 8 November 2023, which is accessible at the following hyperlink: <https://www.plangroup.com.mt/investor-relations/>
- (e) the Valuation Report, which is accessible at the following hyperlink: <https://www.plangroup.com.mt/investor-relations/>

Copies of the memorandum and articles of association of the Issuer and the Guarantor are also available for inspection in electronic form on the Issuer’s website at www.plangroup.com.mt

The Trust Deed is available for inspection at the registered address of the Issuer.

SECURITIES NOTE

Dated 8 November 2023

This document is a Securities Note issued in accordance with the provisions of Chapter 4 of the Capital Markets Rules issued by the Malta Financial Services Authority and in accordance with the provisions of the Prospectus Regulation. This Securities Note should be read in conjunction with the most updated Registration Document issued from time to time containing information about the Issuer.

In respect of an issue of up to €12,000,000 5.75% secured bonds 2028 of a nominal value of €100 per bond, issued and redeemable at par by

PLAN

GROUP

PLAN GROUP P.L.C.

A PUBLIC LIMITED LIABILITY COMPANY REGISTERED UNDER THE LAWS OF MALTA
WITH COMPANY REGISTRATION NUMBER C 103062

with the joint and several guarantee of
PLAN (BBG) Limited (C 106559)

ISIN: MT0002771203

THIS SECURITIES NOTE HAS BEEN APPROVED BY THE MALTA FINANCIAL SERVICES AUTHORITY, AS COMPETENT AUTHORITY UNDER THE PROSPECTUS REGULATION. THE MALTA FINANCIAL SERVICES AUTHORITY HAS AUTHORISED THE ADMISSIBILITY OF THE SECURITIES AS LISTED FINANCIAL INSTRUMENTS. THIS MEANS THAT THE MALTA FINANCIAL SERVICES AUTHORITY HAS ONLY APPROVED THIS SECURITIES NOTE AS MEETING THE STANDARDS OF COMPLETENESS, COMPREHENSIBILITY AND CONSISTENCY AS PRESCRIBED BY THE PROSPECTUS REGULATION. SUCH APPROVAL SHOULD NOT HOWEVER BE CONSIDERED AS AN ENDORSEMENT OF THE SECURITIES THAT ARE THE SUBJECT OF THIS SECURITIES NOTE. IN PROVIDING THIS AUTHORISATION, THE MALTA FINANCIAL SERVICES AUTHORITY DOES NOT GIVE ANY CERTIFICATION REGARDING THE POTENTIAL RISKS IN INVESTING IN THE SAID INSTRUMENTS AND SUCH AUTHORISATION SHOULD NOT BE DEEMED OR BE CONSTRUED AS A REPRESENTATION OR WARRANTY AS TO THE SAFETY OF INVESTING IN SUCH INSTRUMENTS. THE MALTA FINANCIAL SERVICES AUTHORITY ACCEPTS NO RESPONSIBILITY FOR THE CONTENTS OF THE PROSPECTUS, MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR COMPLETENESS AND EXPRESSLY DISCLAIMS ANY LIABILITY WHATSOEVER, FOR ANY LOSS HOWSOEVER ARISING FROM, OR IN RELIANCE UPON, THE WHOLE OR ANY PART OF THE CONTENTS OF THE PROSPECTUS INCLUDING ANY LOSSES INCURRED BY INVESTING IN THE SECURITIES.

A POTENTIAL INVESTOR SHOULD NOT INVEST IN THE SECURITIES UNLESS: (I) HE/SHE HAS THE NECESSARY KNOWLEDGE AND EXPERIENCE TO UNDERSTAND THE RISKS RELATING TO THIS TYPE OF FINANCIAL INSTRUMENT; (II) THE SECURITIES MEET THE INVESTMENT OBJECTIVES OF THE POTENTIAL INVESTOR; AND (III) SUCH PROSPECTIVE INVESTOR IS ABLE TO BEAR THE INVESTMENT AND FINANCIAL RISKS WHICH RESULT FROM INVESTMENT IN THESE SECURITIES.

A PROSPECTIVE INVESTOR SHOULD ALWAYS SEEK FINANCIAL ADVICE BEFORE DECIDING TO INVEST IN ANY LISTED FINANCIAL INSTRUMENT. A PROSPECTIVE INVESTOR SHOULD BE AWARE OF THE POTENTIAL RISKS IN INVESTING IN THE SECURITIES OF AN ISSUER AND SHOULD MAKE THE DECISION TO INVEST ONLY AFTER CAREFUL CONSIDERATION AND CONSULTATION WITH HIS OR HER OWN FINANCIAL ADVISER. A PROSPECTIVE INVESTOR SHOULD MAKE HIS OR HER OWN ASSESSMENT AS TO THE SUITABILITY OF INVESTING IN THE SECURITIES SUBJECT OF THIS SECURITIES NOTE.

APPROVED BY THE BOARD OF DIRECTORS



Paul Attard
Director



Alfred Attard
Director

signing in their own capacity as directors of the Issuer and on behalf of each of
William Wait and Edward Grech as their duly appointed agents.

Legal Counsel to the Sponsor,
Manager and Registrar



CAMILLERI PREZIOSI
ADVOCATES

Legal Counsel
to the Issuer

Dr. Chris Cilia

Security Trustee

EQUINOX INTERNATIONAL
LIMITED

Sponsor,
Manager & Registrar



MZ INVESTMENTS

TABLE OF CONTENTS

1	IMPORTANT INFORMATION	3
2	DEFINITIONS	5
3	RISK FACTORS	6
3.1	Forward Looking Statements	6
3.2	Risks Relating to the Secured Bonds	7
4	PERSONS RESPONSIBLE	9
4.1	Consent for Use of the Prospectus	9
5	ESSENTIAL INFORMATION	10
5.1	Reasons for the Bond Issue and Use of Proceeds	10
5.2	Dynamics for Closing	11
5.3	Expenses	11
5.4	Issue Statistics	11
5.5	Interest of Natural and Legal Persons Involved in the Bond Issue	12
6	INFORMATION CONCERNING THE SECURITIES TO BE ISSUED AND ADMITTED TO TRADING	12
6.1	General	12
6.2	Ranking of the Secured Bonds, the Collateral and Guarantee	12
6.3	The Guarantee	14
6.4	Rights Attaching to the Secured Bonds	14
6.5	Interest	14
6.6	The Limits of the Validity of Claims	14
6.7	Yield	14
6.8	Registration, Form, Denomination and Title	14
6.9	Payments	15
6.10	Redemption and Purchase	15
6.11	Events of Default	15
6.12	Transferability of the Secured Bonds	17
6.13	Further Issues	17
6.14	Meetings of Bondholders	17
6.15	Authorisations and Approvals	19
6.16	Notices	19
6.17	Governing Law and Jurisdiction	19
7	TAXATION	19
7.1	General	19
7.2	Malta Tax on Interest	19
7.3	Exchange of Information	20
7.4	Maltese Taxation on Capital Gains Arising on Transfer of the Secured Bonds	21
7.5	Duty on Documents and Transfers	21
8	TERMS AND CONDITIONS OF THE BOND ISSUE	22
8.1	Expected Timetable of the Bond Issue	22
8.2	Terms and Conditions of Application	22
8.3	Plan of Distribution and Allotment	25
8.4	Intermediaries Offer	25
8.5	Pricing	26
8.6	Allocation Policy	26
8.7	Admission to Trading	26
8.8	Additional Information	26
	ANNEX I – THE GUARANTEE	27
	ANNEX II – FINANCIAL ANALYSIS SUMMARY	33

1. IMPORTANT INFORMATION

THIS SECURITIES NOTE CONTAINS INFORMATION ON AN ISSUE BY PLAN GROUP P.L.C. (THE “ISSUER”) OF UP TO €12,000,000 SECURED BONDS 2028 OF A NOMINAL VALUE OF €100 PER BOND ISSUED AT PAR AND BEARING INTEREST AT THE RATE OF 5.75% PER ANNUM PAYABLE ANNUALLY ON 23 NOVEMBER OF EACH YEAR. THE NOMINAL VALUE OF THE SECURED BONDS SHALL BE REPAYABLE IN FULL AT MATURITY ON THE REDEMPTION DATE UNLESS OTHERWISE PREVIOUSLY REPURCHASED FOR CANCELLATION (THE “SECURED BONDS”).

THIS SECURITIES NOTE SETS OUT THE CONTRACTUAL TERMS UNDER WHICH THE SECURED BONDS ARE ISSUED BY THE ISSUER AND ACQUIRED BY A BONDHOLDER WHICH TERMS SHALL REMAIN BINDING UNTIL THE REDEMPTION DATE OF THE SECURED BONDS, UNLESS THEY ARE OTHERWISE CHANGED IN ACCORDANCE WITH THE TERMS OF THIS SECURITIES NOTE. NO BROKER, DEALER, SALESMAN OR OTHER PERSON HAS BEEN AUTHORISED BY THE ISSUER OR ITS DIRECTORS TO ISSUE ANY ADVERTISEMENT OR TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS IN CONNECTION WITH THE SALE OF THE SECURED BONDS OF THE ISSUER OTHER THAN THOSE CONTAINED IN THIS SECURITIES NOTE AND IN THE DOCUMENTS REFERRED TO HEREIN, AND IF GIVEN OR MADE, SUCH INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORISED BY THE ISSUER, ITS DIRECTORS OR ADVISERS.

THE MALTA FINANCIAL SERVICES AUTHORITY ACCEPTS NO RESPONSIBILITY FOR THE CONTENTS OF THE PROSPECTUS, MAKES NO REPRESENTATIONS AS TO ITS ACCURACY OR COMPLETENESS AND EXPRESSLY DISCLAIMS ANY LIABILITY WHATSOEVER FOR ANY LOSS HOWSOEVER ARISING FROM, OR IN RELIANCE UPON, THE WHOLE OR ANY PART OF THE CONTENTS OF THE PROSPECTUS.

THE PROSPECTUS DOES NOT CONSTITUTE, AND MAY NOT BE USED FOR THE PURPOSES OF, AN OFFER OR INVITATION TO SUBSCRIBE FOR SECURITIES ISSUED BY THE ISSUER: (I) BY ANY PERSON IN ANY JURISDICTION IN WHICH SUCH OFFER OR INVITATION IS NOT AUTHORISED OR IN WHICH THE PERSON MAKING SUCH OFFER OR INVITATION IS NOT QUALIFIED TO DO SO; OR (II) TO ANY PERSON TO WHOM IT IS UNLAWFUL TO MAKE SUCH OFFER OR INVITATION. THE DISTRIBUTION OF THE PROSPECTUS IN CERTAIN JURISDICTIONS MAY BE RESTRICTED AND, ACCORDINGLY, PERSONS INTO WHOSE POSSESSION IT IS RECEIVED ARE REQUIRED TO INFORM THEMSELVES ABOUT, AND TO OBSERVE, SUCH RESTRICTIONS.

THE PROSPECTUS AND THE OFFERING, SALE OR DELIVERY OF ANY SECURITIES MAY NOT BE TAKEN AS AN IMPLICATION: (I) THAT THE INFORMATION CONTAINED IN THE PROSPECTUS IS ACCURATE AND COMPLETE SUBSEQUENT TO ITS DATE OF ISSUE; (II) THAT THERE HAS BEEN NO MATERIAL ADVERSE CHANGE IN THE FINANCIAL POSITION OF THE ISSUER SINCE SUCH DATE; OR (III) THAT ANY OTHER INFORMATION SUPPLIED IN CONNECTION WITH THE PROSPECTUS IS ACCURATE AT ANY TIME SUBSEQUENT TO THE DATE ON WHICH IT IS SUPPLIED OR, IF DIFFERENT, THE DATE INDICATED IN THE DOCUMENT CONTAINING SAME.

THIS SECURITIES NOTE IS VALID FOR A PERIOD OF 12 MONTHS FROM THE DATE HEREOF. FOLLOWING THE LAPSE OF THIS VALIDITY PERIOD, THE ISSUER IS NOT OBLIGED TO SUPPLEMENT THIS SECURITIES NOTE IN THE EVENT OF SIGNIFICANT NEW FACTORS, MATERIAL MISTAKES OR MATERIAL INACCURACIES.

IT IS THE RESPONSIBILITY OF ANY PERSON IN POSSESSION OF THIS DOCUMENT AND ANY PERSON WISHING TO APPLY FOR ANY SECURITIES ISSUED BY THE ISSUER TO INFORM THEMSELVES OF, AND TO OBSERVE AND COMPLY WITH, ALL APPLICABLE LAWS AND REGULATIONS OF ANY RELEVANT JURISDICTION. PROSPECTIVE INVESTORS FOR ANY SECURITIES THAT MAY BE ISSUED BY THE ISSUER SHOULD INFORM THEMSELVES AS TO THE LEGAL REQUIREMENTS OF APPLYING FOR ANY SUCH SECURITIES AND ANY APPLICABLE EXCHANGE CONTROL REQUIREMENTS AND TAXES IN THE COUNTRIES OF THEIR NATIONALITY, RESIDENCE AND, OR DOMICILE.

SAVE FOR THE OFFERING IN THE REPUBLIC OF MALTA, NO ACTION HAS BEEN OR WILL BE TAKEN BY THE ISSUER THAT WOULD PERMIT A PUBLIC OFFERING OF THE SECURITIES DESCRIBED IN THIS SECURITIES NOTE OR THE DISTRIBUTION OF THE PROSPECTUS (OR ANY PART THEREOF) OR ANY OFFERING MATERIAL IN ANY COUNTRY OR JURISDICTION WHERE ACTION FOR THAT PURPOSE IS REQUIRED. ACCORDINGLY, NO SECURITIES MAY BE OFFERED OR SOLD, DIRECTLY OR INDIRECTLY, AND NEITHER THE PROSPECTUS NOR ANY ADVERTISEMENT OR OTHER OFFERING MATERIAL MAY BE DISTRIBUTED OR PUBLISHED IN ANY JURISDICTION, EXCEPT UNDER CIRCUMSTANCES THAT WILL RESULT IN COMPLIANCE WITH ANY APPLICABLE LAWS AND REGULATIONS. IT IS THE RESPONSIBILITY OF PERSONS WHO HAVE POSSESSION OF THIS DOCUMENT TO INFORM THEMSELVES ABOUT, AND OBSERVE, ANY SUCH RESTRICTIONS ON THE DISTRIBUTION OF THE PROSPECTUS AND THE OFFERING AND SALE OF SECURITIES.

THE SECURED BONDS HAVE NOT BEEN, NOR WILL THEY BE, REGISTERED UNDER THE UNITED STATES SECURITIES ACT, 1933, AS AMENDED, OR UNDER ANY FEDERAL OR STATE SECURITIES LAW AND MAY NOT BE OFFERED, SOLD OR OTHERWISE TRANSFERRED, DIRECTLY OR INDIRECTLY, IN THE UNITED STATES OF AMERICA, ITS TERRITORIES OR POSSESSIONS, OR ANY AREA SUBJECT TO ITS JURISDICTION (THE "U.S.") OR TO OR FOR THE BENEFIT OF, DIRECTLY OR INDIRECTLY, ANY U.S. PERSON (AS DEFINED IN REGULATION "S" OF THE SAID ACT). FURTHERMORE, THE ISSUER WILL NOT BE REGISTERED UNDER THE UNITED STATES INVESTMENT COMPANY ACT, 1940 AS AMENDED, AND INVESTORS WILL NOT BE ENTITLED TO THE BENEFITS SET OUT THEREIN.

A COPY OF THIS DOCUMENT HAS BEEN SUBMITTED TO THE MALTA FINANCIAL SERVICES AUTHORITY IN SATISFACTION OF THE CAPITAL MARKETS RULES, THE MALTA STOCK EXCHANGE IN SATISFACTION OF THE MALTA STOCK EXCHANGE BYE-LAWS AND HAS BEEN DULY FILED WITH THE MALTA BUSINESS REGISTRY IN ACCORDANCE WITH THE COMPANIES ACT.

STATEMENTS MADE IN THE PROSPECTUS ARE, EXCEPT WHERE OTHERWISE STATED, BASED ON THE LAW AND PRACTICE CURRENTLY IN FORCE IN MALTA AND ARE SUBJECT TO CHANGES THEREIN.

ALL THE ADVISERS TO THE ISSUER NAMED IN THE REGISTRATION DOCUMENT UNDER THE HEADING "ADVISERS" IN SECTION 4.2 OF THE REGISTRATION DOCUMENT HAVE ACTED, AND ARE ACTING, EXCLUSIVELY FOR THE ISSUER IN RELATION TO THE PROSPECTUS AND HAVE NO CONTRACTUAL, FIDUCIARY OR OTHER OBLIGATION TOWARDS ANY OTHER PERSON AND WILL ACCORDINGLY, NOT BE RESPONSIBLE TO ANY INVESTOR OR ANY OTHER PERSON WHOMSOEVER IN RELATION TO THE TRANSACTIONS PROPOSED IN THE PROSPECTUS.

UNLESS INCORPORATED BY REFERENCE IN THIS SECURITIES NOTE, THE CONTENTS OF THE ISSUER'S WEBSITE OR ANY WEBSITE DIRECTLY OR INDIRECTLY LINKED TO THE ISSUER'S WEBSITE DO NOT FORM PART OF THE PROSPECTUS AND NO RELIANCE OUGHT TO BE MADE BY ANY INVESTOR ON ANY INFORMATION OR OTHER DATA CONTAINED IN SUCH WEBSITE AS THE BASIS FOR A DECISION TO INVEST IN THE SECURITIES.

THE VALUE OF INVESTMENTS CAN GO UP OR DOWN AND PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE PERFORMANCE. PROSPECTIVE INVESTORS SHOULD CAREFULLY CONSIDER ALL THE INFORMATION CONTAINED IN THE PROSPECTUS AS A WHOLE AND SHOULD CONSULT THEIR OWN FINANCIAL AND OTHER PROFESSIONAL ADVISERS BEFORE DECIDING TO MAKE AN INVESTMENT IN THE SECURITIES.

2 DEFINITIONS

Words, expressions, and capitalised terms used in this Securities Note shall, except where the context otherwise requires and except where otherwise defined herein, bear the same meaning as the meaning given to such words, expressions and capitalised terms, as indicated in the Registration Document. Additionally, the following words and expressions as used in this Securities Note shall bear the following meanings whenever such words and expressions are used in their capitalised form, except where the context otherwise requires:

Admission	admission of the Secured Bonds to the Official List and to trading on the main market for listed securities of the MSE becoming effective in accordance with the Capital Markets Rules and the MSE Bye-Laws;
Applicant/s	a person or persons who subscribes for Secured Bonds by virtue of the completion and submission of an Application in accordance with the terms of this Securities Note;
Application/s	the application to subscribe for Secured Bonds through the Authorised Financial Intermediary in the form provided to the Applicant by the Authorised Financial Intermediary;
Authorised Financial Intermediary or MZI	M.Z. Investment Services Limited, a private limited liability company registered in Malta, bearing company registration number C 23936 and having its registered office at 63, MZ House, St Rita Street, Rabat RBT1523, Malta;
Bondholder	a holder of Secured Bonds whose name and other details are registered from time to time in the register of Bondholders maintained at the CSD;
Bondholders' Meeting	a meeting of Bondholders held in accordance with section 6.14 of this Securities Note;
Business Day	any day between Monday and Friday (both days included) on which commercial banks in Malta settle payments and are open for normal banking business;
Civil Code	the Civil Code (Cap. 16 of the laws of Malta);
Collateral or Security Interests	collectively, the following security interests to be constituted in favour of the Security Trustee: <ul style="list-style-type: none">(i) the first-ranking general hypothec for the full nominal value of the Secured Bonds and interest thereon over all the present and future property of the Issuer;(ii) the first-ranking general hypothec for the full nominal value of the Secured Bonds and interest thereon over all the present and future property of the Guarantor;(iii) the first-ranking special hypothec granted by the Guarantor for the full nominal value of the Secured Bonds over the Birzebbuga Site (and any developments and constructions thereon);(iv) the first-ranking special privilege over the Birzebbuga Site for the amount of €9,923,420;(v) the Pledge of Insurances Agreement; and(vi) the Share Pledge;
CSD	the Central Securities Depository of the Malta Stock Exchange having its address at Garrison Chapel, Castille Place, Valletta, VLT 1063, Malta;
Guarantee	the joint and several guarantee granted by the Guarantor to the Security Trustee, annexed to this Securities Note as Annex I hereto;
Interest Payment Date	23 November of each year between, and including, each of the years 2024 and 2028, provided that if any such day is not a Business Day, such Interest Payment Date shall be carried over to the next following day that is a Business Day;
Intermediaries Offer	an offer for subscription of Bonds made by the Issuer to the Authorised Financial Intermediary through the Subscription Agreement, as further described in section 8.5 of this Securities Note;
Issue Date	expected on 29 November 2023;
Material Asset	an asset or several assets cumulatively, which has / have a value of 25% or higher of the respective company's balance sheet and shall include, albeit shall not be limited to, equity, immovable and movable property and, or any rights thereto;
Offer Period	the period between 08:30 hours on 13 November 2023 and 14:00 hours on 23 November 2023;
Official List	the list prepared and published by the Malta Stock Exchange as its official list in accordance with the Malta Stock Exchange Bye-Laws;

Pledge of Insurances Agreement	the pledge agreement to be entered into by and between the Guarantor, the Issuer, and the Security Trustee for the purpose of constituting a pledge on insurance policy proceeds as security for the full nominal value of the Secured Bonds and interest thereon;
Pledged Shares	600 Ordinary "A" Shares in the issued share capital of GAP Group Investments (II);
Redemption Date	23 November 2028;
Redemption Value	the nominal value of each Secured Bond (€100 per Secured Bond);
Registration Document	the registration document issued by the Issuer dated 8 November 2023, forming part of the Prospectus;
Subscription Agreement	the conditional subscription agreement pursuant to which the Authorised Financial Intermediary shall bind itself to subscribe to up to €12 million in Secured Bonds;
Securities Note	this document in its entirety;
Share Pledge	the pledge of the Pledged Shares by the Issuer (as pledgor) in favour of the Security Trustee (as pledgee) in accordance with the terms and conditions of a share pledge agreement; and
Terms and Conditions	the terms and conditions of the Secured Bonds set out in sections 5.5 and 6 of this Securities Note.

Unless it appears otherwise from the context:

- (i) words importing the singular shall include the plural and *vice-versa*;
- (ii) words importing the masculine gender shall also include the feminine gender and *vice-versa*; and
- (iii) the word "may" shall be construed as permissive and the word "shall" shall be construed as imperative.

3 RISK FACTORS

THE VALUE OF INVESTMENTS CAN GO UP OR DOWN AND PAST PERFORMANCE IS NOT NECESSARILY INDICATIVE OF FUTURE PERFORMANCE.

AN INVESTMENT IN THE SECURED BONDS INVOLVES CERTAIN RISKS INCLUDING THOSE DESCRIBED BELOW. PROSPECTIVE INVESTORS SHOULD CAREFULLY CONSIDER, WITH THEIR OWN FINANCIAL AND OTHER PROFESSIONAL ADVISERS, THE FOLLOWING RISK FACTORS AND OTHER INVESTMENT CONSIDERATIONS AS WELL AS ALL THE OTHER INFORMATION CONTAINED IN THE PROSPECTUS BEFORE DECIDING TO MAKE AN INVESTMENT IN THE SECURED BONDS. THE RISK FACTOR FIRST APPEARING UNDER EACH CATEGORY CONSTITUTES THAT RISK FACTOR THAT THE DIRECTORS OF THE ISSUER HAVE ASSESSED TO BE, AT THE DATE OF THIS SECURITIES NOTE, THE MOST MATERIAL RISK FACTOR UNDER SUCH CATEGORY. IN MAKING THIS ASSESSMENT OF MATERIALITY, THE DIRECTORS OF THE ISSUER HAVE EVALUATED THE COMBINATION OF: (I) THE PROBABILITY THAT A RISK FACTOR OCCURS; AND (II) THE EXPECTED MAGNITUDE OF THE ADVERSE EFFECT ON THE FINANCIAL CONDITION AND PERFORMANCE OF THE ISSUER AND ITS SECURITIES IF SUCH RISK FACTOR WERE TO MATERIALISE.

NEITHER THIS SECURITIES NOTE, NOR ANY OTHER PARTS OF THE PROSPECTUS OR ANY OTHER INFORMATION SUPPLIED IN CONNECTION WITH THE SECURED BONDS: (I) IS INTENDED TO PROVIDE THE BASIS OF ANY CREDIT OR OTHER EVALUATION; OR (II) SHOULD BE CONSIDERED AS A RECOMMENDATION BY THE ISSUER OR THE SPONSOR OR THE AUTHORISED FINANCIAL INTERMEDIARY THAT ANY RECIPIENT OF THIS SECURITIES NOTE OR ANY OTHER PART OF THE PROSPECTUS OR ANY OTHER INFORMATION SUPPLIED IN CONNECTION WITH THE PROSPECTUS OR ANY SECURED BONDS, SHOULD PURCHASE ANY SECURED BONDS. ACCORDINGLY, PROSPECTIVE INVESTORS SHOULD MAKE THEIR OWN INDEPENDENT EVALUATION OF ALL RISK FACTORS AND SHOULD CONSIDER ALL OTHER SECTIONS IN THIS DOCUMENT.

3.1 FORWARD LOOKING STATEMENTS

This Securities Note contains statements that are, or may be deemed to be, "**forward-looking statements**". These forward-looking statements can be identified by the use of forward-looking terminology, such as the terms "*believes*", "*estimates*", "*anticipates*", "*expects*", "*intends*", "*may*", "*will*" or "*should*" or, in each case, their negative or other variations or comparable terminology. Forward-looking statements relate to matters that are not historical facts. They appear in a number of places throughout the Prospectus, and documents incorporated therein by reference, and include statements regarding the intentions, beliefs, or current expectations of the Issuer and, or the Directors concerning, amongst other things, the Issuer's and, or the Group's strategy and business plans, capital requirements, results of operations, financial condition, liquidity, prospects, the markets in which it operates and general market

conditions. By their nature, forward-looking statements involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future. Forward-looking statements are not guarantees of future performance and should therefore not be construed as such. The Issuer's and, or the Group's actual results of operations, financial condition, liquidity, and the development of its business may differ materially from the impression created by the forward-looking statements contained in the Prospectus. In addition, even if the results of operations, financial condition, and, or liquidity of the Issuer and, or the Group are consistent with the forward-looking statements contained in the Prospectus, those results, or developments may not be indicative of results or developments in subsequent periods.

Potential investors are advised to read the Prospectus in its entirety and, in particular, all the risks set out in this section and in the section entitled "**Risk Factors**" in the Registration Document, for a review of the factors that could affect the Issuer's performance. In light of these risks, uncertainties and assumptions, the events described in the forward-looking statements in this document may not occur.

All forward-looking statements contained in this document are made only as at the date hereof. Subject to applicable legal and regulatory obligations, the Issuer and its Directors expressly disclaim any obligations to update or revise any forward-looking statement contained herein to reflect any change in expectations with regard thereto or any change in events, conditions, or circumstances on which any such statement is based.

3.2 RISKS RELATING TO THE SECURED BONDS

3.2.1 Risks Relating to the Secured Bonds

3.2.1.1 No prior market for the Secured Bonds

Prior to the Bond Issue and Admission, there has been no public market for the Secured Bonds within or outside Malta. Due to the absence of any prior market for the Secured Bonds, there can be no assurance that the price of the Secured Bonds will correspond to the price at which the Secured Bonds will trade in the market subsequent to the Bond Issue. The market price of the Secured Bonds could be subject to significant fluctuations in response to numerous factors, including the occurrence of any of the risk factors identified in section 3 of the Registration Document.

3.2.1.2 Orderly and liquid secondary market

The existence of an orderly and liquid market for the Secured Bonds depends on a number of factors, including but not limited to, the presence of willing buyers and sellers of the Secured Bonds at any given time and the general economic conditions in the market in which the Secured Bonds are traded. Such factors are dependent upon the individual decisions of investors and the general economic conditions of the market, over which the Issuer has no control. Accordingly, there can be no assurance that an active secondary market for the Secured Bonds will develop, or, if it develops, that it will continue. Furthermore, there can be no assurance that an investor will be able to trade in the Secured Bonds at all.

3.2.1.3 Future public offers

No prediction can be made about the effect which any future public offerings or listings of the Issuer's securities (including, but not limited to, the effects arising out of a change in the cash flow requirements of the Issuer or other commitments of the Issuer *vis-à-vis* the new security holders), or any takeover or merger activity involving the Issuer (including, but not limited to, a delisting, in full or in part, of the Secured Bonds), will have on the market price of the Secured Bonds prevailing from time to time.

3.2.1.4 Currency of reference

A Bondholder shall bear the risk of any adverse fluctuations in exchange rates between the currency of denomination of the Secured Bonds (this being the Euro "€") and the Bondholder's currency of reference, if different. Such adverse fluctuations may impair the return of investment of the Bondholder in real terms after taking into account the relevant exchange rate.

3.2.1.5 Changes in law

The Terms and Conditions of the Secured Bonds are based on Maltese law in effect as at the date of the Prospectus. No assurance can be given as to the impact of any possible judicial decision or change in Maltese law or administrative practice after the date of the Prospectus.

3.2.1.6 Amendments to the Terms and Conditions of the Secured Bonds

The Terms and Conditions of the Secured Bonds contain provisions for calling meetings of Bondholders to consider matters affecting their interests generally. In the event that the Issuer wishes to amend any of the Terms and Conditions of the Secured Bonds it may call a Bondholders' Meeting in accordance with the provisions of section 6.14 of this Securities Note. These provisions permit defined majorities to bind all Bondholders including Bondholders who did not attend and vote at the relevant meeting and Bondholders who voted in a manner contrary to the majority.

3.2.1.7 Continuing Obligations

After the Secured Bonds are admitted to trading on the Official List, the Issuer must remain in compliance with certain requirements. The MFSA has the authority to suspend trading of the Secured Bonds if, *inter alia*, it comes to believe that such a suspension is required for the protection of investors or of the integrity or reputation of the market. Furthermore, the MFSA may discontinue the listing of the Secured Bonds if, *inter alia*, it is satisfied that, owing to special circumstances, normal regular dealings in the Secured Bonds are no longer possible, or upon the request of the Issuer or the MSE. Any such trading suspensions or listing revocations/discontinuations described above, could have a material adverse effect on the liquidity and value of the Secured Bonds.

3.2.1.8 Subsequent changes in interest rates and the potential impact of inflation

The Secured Bonds are fixed-rate debt securities. Investment in the Secured Bonds involves the risk that subsequent changes in market interest rates may adversely affect the market value of the Secured Bonds. Investors should be aware that because of the way yield is typically calculated by market participants, the price of fixed income securities tends to move in a way that is inversely proportional to changes in interest rates. Accordingly, when prevailing market interest rates are rising, the prices that market participants will generally be willing to pay for the Secured Bonds can be expected to decline. Conversely, if market interest rates are declining, secondary market prices for the Secured Bonds will tend to rise.

The coupon payable on the Secured Bonds is a nominal interest rate. The real interest rate is computed by subtracting inflation from the nominal interest rate, the result of which indicates the real return on the Secured Bond coupons. In a period of high inflation, an investor's real return on the Secured Bonds will be lower than the Secured Bonds' nominal interest rate and thus undermine an investor's expected return. Furthermore, an increase in inflation may result in a decrease in the traded price of the Secured Bonds on the secondary market.

3.2.2 Risks relating to the Guarantor and the Collateral

3.2.2.1 Risks relating to the business of the Guarantor

The terms of the Guarantee are such that the Security Trustee may, upon an Event of Default, demand a cash payment in an amount equal to the principal and interest under the Secured Bonds from the Guarantor on first demand. The Guarantor's sole asset shall be the Birżebbuġa Site. The strength of the Guarantee (as a first-demand cash guarantee) depends on several factors, including (i) whether the permits submitted to the Planning Authority will be approved; and (ii) the timing for the development of the Birżebbuġa Site. No assurance can be given that the Guarantor will have sufficient funds available to make good for principal and interest payable to Bondholders following an Event of Default.

3.2.2.2 Risks relating to the Ranking of the Collateral

The Secured Bonds are secured by the Collateral. The hypothecs forming part of the Collateral shall rank after the claims of privileged creditors should a note of inscription of a special privilege be registered with the Public Registry securing the privileged creditor's claim. A pledge confers upon the creditor the right to obtain payment out of the thing pledged with privilege over other creditors. Notwithstanding that the Security Trustee is a privileged creditor in respect of the payment out of the assets of the Share Pledge and the pledge of insurances in terms of the Pledge of Insurances Agreement, privileged creditors are afforded a ranking at law. Accordingly, the Security Trustee will rank after the claims of privileged creditors which rank higher than its privileged claim to the assets secured by the Share Pledge and the pledge of insurances in terms of the Pledge of Insurances Agreement.

Privileged creditors include, but are not limited to, architects, contractors, masons, and other workmen, over an immovable constructed, reconstructed or repair, for the debts due to them in respect of the expenses and the price of their work.

The ranking of collateral has a bearing on the success of a creditor to get paid should the Issuer or the Guarantor not have sufficient assets to pay all its creditors. The Security Trustee will be paid out of the assets of the Issuer and, or the Guarantor after privileged creditors and those creditors which are given priority over the relevant Collateral by law. Accordingly, in the case of a competition of creditors, Bondholders may not recover their investment in the Secured Bonds, whether in full or in part.

3.2.2.3 Enforcement of security

There can be no assurance that the Collateral will be sufficient to cover the Issuer's payment obligations under the Secured Bonds in case of an Event of Default. The amount which may be recovered under the first-ranking general hypothecs constituted over the assets of the Issuer and the Guarantor depend on the nature and value of the assets forming part of the patrimony of the afore-mentioned collateral providers at the point in time that the Security Trustee enforces the general hypothecs.

The Guarantor has constituted a first-ranking special hypothec over the Birżebbuġa Site. As at 26 October 2023, the Birżebbuġa Site has been valued by independent experts as having a value of €14,000,000. There is no guarantee that the Bondholders will recover the value of the Birżebbuġa Site afforded to it by an independent expert in the Valuation Report. This may be caused by a number of factors, including but not limited to, general economic factors that could have an adverse impact on the value of the Birżebbuġa Site. If such circumstances were to arise or subsist at the time that the special hypothec is enforced by the Security Trustee, it could have a material adverse effect on the value of the Birżebbuġa Site and the recoverability of the value afforded to it in the Valuation Report.

In addition to the aforesaid, the valuation of the Birżebbuġa Site so prepared by an independent qualified architect, contains certain assumptions, which ultimately may cause the actual values to be materially different from any future values that may be expressed or implied by such forward-looking statements or anticipated on the basis of historical trends as reality may not match the assumptions. There can be no assurance that the property valuation and property-related assets will reflect actual market values at the time of enforcement of the Security Interests over the Birżebbuġa Site.

3.2.2.4 Risks relating to the Guarantee granted by the Guarantor

The Secured Bonds are being guaranteed by the Guarantor on a joint and several basis. Accordingly, the Security Trustee, for the benefit of the Bondholders, shall be entitled to request the Guarantor to pay both the interest due and the principal amount under the said Secured Bonds on first demand (subject to the terms of the Guarantee) if the Issuer fails to meet any amount, when due in terms of the Prospectus. The joint and several Guarantee also entitles the Security Trustee to take action against the Guarantor without having to first take action against the Issuer.

The strength of the undertakings given under the Guarantee and, accordingly, the level of recoverability by the Security Trustee from the Guarantor of any amounts due under any of the Secured Bonds, is dependent upon, and directly linked, to the financial position and solvency of the Guarantor.

4 PERSONS RESPONSIBLE

This document includes information given in compliance with the Prospectus Regulation for the purpose of providing prospective investors with information with regards to the Issuer and the Secured Bonds. All of the Directors, whose names appear in section 4.2 of the Registration Document entitled "**Directors of the Issuer**" accept responsibility for the information contained in this Securities Note.

To the best of the knowledge and belief of the Directors, who have taken all reasonable care to ensure that such is the case, the information contained in this Securities Note is in accordance with the facts and does not omit anything likely to affect the import of such information. The Directors accept responsibility accordingly.

All representations and other statements made in the Prospectus are made by the Issuer, and the Directors take sole responsibility for all such representations and statements. The Sponsor, Manager and Registrar, and the Issuer's advisers have advised and assisted the Issuer in the preparation of this document, but none make any representation or statement, unless otherwise expressly stated in the Prospectus, and each of them disclaims any responsibility for any representations and other statements made in the Prospectus.

4.1 CONSENT FOR USE OF THE PROSPECTUS

Consent required in connection with the use of the Prospectus by the Authorised Financial Intermediary:

For the purposes of any subscription for Secured Bonds through the Authorised Financial Intermediary in terms of this Securities Note and any subsequent resale, placement or other offering of the Secured Bonds by the Authorised Financial Intermediary in circumstances where there is no exemption from the requirement to publish a prospectus under the Prospectus Regulation, the Issuer consents to the use of the Prospectus (and accepts responsibility for the information contained therein) with respect to any such subsequent resale or placement or other offering of Secured Bonds, provided this is limited only:

- (i) in respect of Secured Bonds subscribed for through the Authorised Financial Intermediary pursuant to the Intermediaries Offer;
- (ii) to any resale or placement of Secured Bonds subscribed for as aforesaid, taking place in Malta; and
- (iii) to any resale or placement of Secured Bonds subscribed for as aforesaid, taking place within the period of 60 days from the date of the Prospectus.

None of the Issuer, the Sponsor, Manager and Registrar or any of their respective advisers take any responsibility for any of the actions of the Authorised Financial Intermediary, including its compliance with applicable conduct of business rules or other local regulatory requirements or other securities law requirements in relation to a resale or placement of the Secured Bonds.

Other than as set out above, neither the Issuer nor the Sponsor, Manager and Registrar has authorised (nor do they authorise or consent to the use of the Prospectus in connection with) the making of any public offer of the Secured Bonds by any person in any circumstance. Any such unauthorised offers are not made on behalf of the Issuer or the Sponsor, Manager and Registrar and neither the Issuer nor the Sponsor, Manager and Registrar has any responsibility or liability for the actions of any person making such offers.

No person has been authorised to give any information or to make any representation not contained in, or inconsistent with, the Prospectus. If given or made, it must not be relied upon as having been authorised by the Issuer or Sponsor, Manager and Registrar. The Issuer does not accept responsibility for any information not contained in this Prospectus.

If the investor is in doubt as to whether it can rely on the Prospectus and, or who is responsible for its contents, it should obtain legal advice.

In the event of a resale, placement or other offering of Secured Bonds by the Authorised Financial Intermediary, the Authorised Financial Intermediary shall provide investors with information on the terms and conditions of the resale, placement, or other offering at the time such is made.

Any resale, placement, or other offering of Secured Bonds to an investor by the Authorised Financial Intermediary shall be made in accordance with any terms and other arrangements in place between the Authorised Financial Intermediary and such investor including as to price, allocations, and settlement arrangements. Where such information is not contained in the Prospectus, it shall be the responsibility of the Authorised Financial Intermediary at the time of such resale, placement, or other offering to provide the investor with that information.

The Authorised Financial Intermediary using this Prospectus in connection with a resale, placement, or other offering of Secured Bonds subsequent to the Bond Issue shall, limitedly for the period of 60 days from the date of the Prospectus, publish on its website a notice to the effect that it is using the Prospectus for such resale, placement, or other offering in accordance with the consent of the Issuer and the conditions attached thereto. The consent provided herein shall no longer apply following the lapse of such period.

Any new information with respect to the Authorised Financial Intermediary unknown at the time of approval of this Securities Note shall be made available through a company announcement which shall also be made available on the Issuer's website: www.plangroup.com.mt

5 ESSENTIAL INFORMATION

5.1 REASONS FOR THE ISSUE AND USE OF PROCEEDS

The proceeds from the Bond Issue, which net of Bond Issue expenses are expected to amount to approximately €11.7 million, shall be used as follows:

- (a) the amount of €10.7 million shall be utilised for the acquisition of the Birżebbuġa Site, including cost of acquisition; and
- (b) the remaining €1.0 million shall be utilised for general corporate funding purposes of the Group.

The Issuer has established a minimum aggregate subscription amount of €12,000,000 on which the Bond Issue is conditional. Accordingly, should the Secured Bonds not be fully subscribed to, the Secured Bonds will not be admitted to listing and trading on the Official List and all funds received from Applicants will be returned to Bondholders.

The Issuer (as lender) has entered into a conditional intra-group loan agreement (the "**Loan Agreement**") with the Guarantor (as borrower) pursuant to which the Issuer shall lend the amount of €10.7 million to the Guarantor for the purposes of financing the acquisition of the Birżebbuġa Site. The obligation of the Issuer to advance said funds to the Guarantor is conditional upon, *inter alia*, the issue and allotment of the Secured Bonds, which in turn is conditional upon the Secured Bonds being admitted to the Official List.

5.2 DYNAMICS FOR CLOSING

Following the Bond Issue, all proceeds shall be held by the Security Trustee. The Security Trustee shall, save for the payment of the expenses related to the Bond Issue, retain all remaining net bond proceeds until the Secured Bonds are admitted to the Official List. It is expected that within approximately 21 Business Days following listing of the Secured Bonds, the Collateral shall be constituted in favour of the Security Trustee.

The amount of €10.7 million from the net bond proceeds shall be utilised for the acquisition of the Birżebbuġa Site. The Security Trustee shall appear on the deed of sale to be entered into with the vendors of the Birżebbuġa Site pursuant to a delegation of authority granted by the Guarantor in its favour to pay the purchase price of the Birżebbuġa Site to the vendors and to settle related acquisition costs. Simultaneously upon the entry into this deed of sale, each of the Issuer and the Guarantor shall appear on a public deed with the Security Trustee to grant and constitute in favour of the Security Trustee the Collateral over their respective assets. The remaining balance of €1.0 million shall be released to the Issuer for general corporate funding purposes of the Group.

Upon the entry of the public deed relating to the acquisition of the Birżebbuġa Site by the Guarantor, the Issuer, the Security Trustee and GAP Group Investments (II) shall enter into the Share Pledge, pursuant to which the Issuer shall pledge the shares it holds in GAP Group Investments (II) in favour of the Security Trustee, for the benefit of Bondholders, subject to the terms stipulated therein.

The pledge of insurances in terms of the Pledge of Insurances Agreement shall be constituted if, and until, development works commence on the Birżebbuġa Site.

5.3 EXPENSES

Professional fees, and costs related to publicity, advertising, printing, listing, registration, sponsor, management, registrar fees, selling commission, and other miscellaneous expenses in connection with this Bond Issue are estimated not to exceed €300,000. There is no particular order of priority with respect to such expenses.

5.4 ISSUE STATISTICS

Amount:	up to €12,000,000;
Form:	the Secured Bonds shall be issued in fully registered and dematerialised form and shall be represented in uncertificated form by the appropriate entry in the electronic register maintained on behalf of the Issuer at the CSD;
Denomination:	Euro (€);
ISIN:	MT0002771203;
Minimum amount per subscription agreement:	minimum of €5,000 and multiples of €100 thereafter, applicable to the Subscription Agreement and to each underlying Applicant applying for the Secured Bonds through the Authorised Financial Intermediary;
Redemption Date:	23 November 2028;
Plan of Distribution:	the Secured Bonds are open for subscription by the Authorised Financial Intermediary (either for its own account or for the account of its underlying clients) pursuant to the Intermediaries Offer;
Bond Issue Price:	at par (€100 per Secured Bond);
Status of the Secured Bonds:	the Secured Bonds shall constitute general, direct, secured, and unconditional obligations of the Issuer, to be secured in the manner described in section 6.2 herein, guaranteed by the Guarantor and shall at all times rank <i>pari passu</i> and without any preference among themselves;
Guarantee:	the joint and several guarantee dated 8 November 2023 granted by the Guarantor as security for the punctual performance of the Issuer's payment obligations under the Bond Issue;
Status of the Guarantee:	the Guarantee granted by the Guarantor shall constitute a direct, secured, and unconditional obligation of the Guarantor;
Listing:	the Malta Financial Services Authority has approved the Secured Bonds for admissibility to listing and subsequent trading on the Official List. Application has been made to the Malta Stock Exchange for the Secured Bonds to be listed and traded on its Official List;
Allocation:	Applicants may apply for Secured Bonds through the Authorised Financial Intermediary during the Offer Period;

Offer Period:	08:30 hours on 13 November 2023 to 14:00 hours on 23 November 2023, both days included;
Interest:	5.75% per annum;
Interest Payment Date/s:	annually on 23 November as from 23 November 2024 (the first Interest Payment Date);
Governing Law of the Secured Bonds:	the Secured Bonds are governed by, and shall be construed in accordance with Maltese law; and
Jurisdiction:	the Maltese courts shall have exclusive jurisdiction to settle any disputes that may arise out of or in connection with the Secured Bonds.

5.5 INTEREST OF NATURAL AND LEGAL PERSONS INVOLVED IN THE BOND ISSUE

Save for the subscription of the Secured Bonds by the Authorised Financial Intermediary pursuant to the Intermediaries Offer, and any fees payable in connection with the Bond Issue to MZI (in its capacity as Sponsor, Registrar and Manager), so far as the Issuer is aware, no person involved in the Bond Issue has an interest material to the Bond Issue.

6 INFORMATION CONCERNING THE SECURITIES TO BE ISSUED AND ADMITTED

Each Secured Bond shall be issued on the terms and conditions set out in this Securities Note and, by subscribing to or otherwise acquiring Secured Bonds, the Bondholders are deemed to have knowledge of all the terms and conditions of the Secured Bonds hereafter described and to accept and be bound by said terms and conditions.

6.1 GENERAL

The principal terms of the Secured Bonds are set out below:

- 6.1.1 Each Secured Bond forms part of a duly authorised issue of 5.75% Secured Bonds 2028 of a nominal value of €100 per Secured Bond issued by the Issuer at par up to the principal amount of €12,000,000 (except as otherwise provided under section 6.13 entitled “Further Issues”).
- 6.1.2 The Issue Date of the Secured Bonds is expected to be 29 November 2023.
- 6.1.3 The Bond Issue is guaranteed by the Guarantor and secured with the Collateral.
- 6.1.4 The currency of the Secured Bonds is Euro (€).
- 6.1.5 The Secured Bonds are expected to be listed on the Official List on 29 November 2023 and dealing can be expected to commence thereafter.
- 6.1.6 Subject to admission to listing of the Secured Bonds to the Official List, the Secured Bonds are expected to be assigned ISIN: MT0002771203.
- 6.1.7 Unless previously purchased and cancelled, the Secured Bonds shall be redeemable at par on the Redemption Date.
- 6.1.8 The issue of the Secured Bonds is made in accordance with the requirements of the Capital Markets Rules, the Companies Act, and the Prospectus Regulation.
- 6.1.9 Applications per underlying Applicant pursuant to the Intermediaries Offer are for a minimum amount of €5,000 per Applicant and in multiples of €100 thereafter.
- 6.1.10 In the event that an Applicant has not been allocated any Secured Bonds or has been allocated a number of Secured Bonds which is less than the number applied for, the Applicant shall receive a full refund or, as the case may be, the balance of the price of the Secured Bonds applied for but not allocated, without interest, by credit transfer to such account indicated by the Applicant to the Authorised Financial Intermediary in the Application, at the Applicant’s sole risk. The Issuer shall not be responsible for any charges, loss or delay arising in connection with such direct credit transfer.
- 6.1.11 The Bond Issue is not underwritten.
- 6.1.12 There are no special rights attached to the Secured Bonds other than the right of the Bondholders to the payment of capital and interest and in accordance with the ranking specified in section 6.2 hereunder.
- 6.1.13 All Applications submitted pursuant to the Intermediaries Offer shall be subject to the terms and conditions of the Bond Issue as set out in section 8 hereunder, the terms of which shall form an integral part hereof.

6.2 RANKING OF THE SECURED BONDS, THE COLLATERAL AND GUARANTEE

The ability of Bondholders to enforce their rights as creditors of the Issuer depends on whether other security holders or creditors have claims that would be viewed as senior, as having priority, or otherwise limiting the rights of the Bondholders to any payments on the Secured Bonds.

6.2.1 Status of the Secured Bonds

The Secured Bonds, as and when issued and allotted, shall constitute the general, direct, unconditional, and secured obligations of the Issuer, and shall be guaranteed in respect of both the interest due and the principal amount under the Secured Bonds, by the Guarantor. The Secured Bonds shall at all times rank *pari passu* without any priority or preference among themselves.

6.2.2 Security Trustee and Collateral

The Collateral shall be constituted in favour of the Security Trustee for the benefit of all Bondholders from time to time registered in the CSD, as security for the payment of principal and interest under the Secured Bonds.

The Issuer and the Guarantor have entered into the Trust Deed with the Security Trustee which consists of the covenants of the Issuer to pay the principal amount under the Secured Bonds on the Redemption Date and interest thereon and the covenants of the Guarantor to pay principal and interest on the Secured Bonds in the event of a claim under the Guarantee, in accordance with its terms. The Trust Deed also regulates the constitution of the Collateral and the Guarantee in favour of the Security Trustee.

The Guarantee and the Collateral shall be vested in the Security Trustee for the benefit of the Bondholders in proportion to their respective holding of Secured Bonds. The Security Trustee's role includes holding of the Collateral for the benefit of the Bondholders and the enforcement of the Collateral upon the happening of certain events. The Security Trustee shall have no payment obligations to Bondholders under the Secured Bonds which remain exclusively the obligations of the Issuer (or, in the case of default by the Issuer, of the Guarantor, as applicable).

6.2.3 Ranking of Collateral

6.2.3.1 Hypothecs

First-ranking general hypothec granted by the Issuer

The Issuer shall secure its obligations under the Bond Issue by virtue of a first-ranking general hypothec for the full nominal value of the Secured Bonds and interest thereon over all its assets, present and future. In terms of Maltese law, hypothecary debts are paid according to the order of registration in the Public Registry in Malta. Privileged debts rank with priority over hypothecary debts and accordingly, privileged creditors shall be paid before those creditors in whose favour a hypothec has been registered.

First-ranking general hypothec, first-ranking special hypothec and first-ranking special privilege granted by the Guarantor

The Guarantor shall constitute in favour of the Security Trustee a first-ranking general hypothec over all its assets, present and future, for the full nominal value of the Secured Bonds and interest thereon. It shall also constitute a first-ranking special hypothec over the Birżebbuġa Site (and any developments and constructions thereon) for the full nominal value of the Secured Bonds and interest thereon and a first-ranking special privilege over the Birżebbuġa Site for the amount of €9,923,420. Should the Security Trustee declare that an Event of Default has occurred which is continuing, the Security Trustee (for the benefit of Bondholders) shall, by virtue of the general hypothec, be paid out of the assets of the Guarantor and, by virtue of the special hypothec, be paid out of the funds received on the sale of the Birżebbuġa Site.

The special hypothec shall be registered as first-ranking special hypothec in the Public Registry in Malta. This means that said hypothec will rank in priority to other creditors, except for privileged creditors. During the course of the construction and development of the Birżebbuġa Site (assuming the necessary planning permits are issued) situations may arise whereby the contractors or suppliers may become entitled by law to register a special privilege over the Birżebbuġa Site thereby obtaining a priority in ranking over the Security Trustee.

In accordance with the terms of the Trust Deed, the Guarantor undertook to ensure that any contractors engaged for the development of the Birżebbuġa Site shall waive their right to register a special privilege over the said site to secure amounts due to them for works carried out.

6.2.3.2 The Share Pledge

The Share Pledge confers upon the creditor the right to obtain payment out of the Pledged Shares with privilege over other creditors. Accordingly, the Security Trustee will rank after the claims of privileged creditors which rank higher than its privileged claim to the assets secured by the Share Pledge and the Pledge of Insurances Agreement.

6.2.4 The Pledge of Insurances Agreement

In terms of the Trust Deed, the Guarantor shall enter into the Pledge of Insurances Agreement. A pledge creates a right of preference in favour of the collateral holder to be paid out of the asset so secured (the insurance policy) in priority to other creditors. Said pledge of insurances shall only be constituted by the Guarantor in favour of the Security Trustee if, and until, it develops the Birżebbuġa Site.

6.3 THE GUARANTEE

The Secured Bonds shall be guaranteed by the Guarantor on a joint and several basis. Accordingly, the Security Trustee, for the benefit of the Bondholders, shall be entitled to request the Guarantor to pay both the interest due and the principal amount under the Secured Bonds on first demand (subject to the terms of the Guarantee) if the Issuer fails to meet any amount, when due in terms of the Prospectus. The joint and several Guarantee also entitles the Security Trustee to take action against the Guarantor without having to first take action against the Issuer.

Information on the Guarantor is contained in section 3.2 of the Registration Document entitled “**Directors of the Guarantor**”, section 4.3 of the Registration Document entitled “**The Guarantor**” (which section contains an overview of the Guarantor’s business), sections 10.2, 10.3 and 10.4 of the Registration Document entitled “**Historical Financial Information**”, “**Operating and Financial Review**” and “**Pro Forma Financial Information**”.

6.4 RIGHTS ATTACHING TO THE SECURED BONDS

This Securities Note in its entirety contains the terms and conditions of issue of the Secured Bonds and creates the contract between the Issuer and a Bondholder. Any and all references to the terms and conditions of the Secured Bonds shall be construed as a reference to all and each section of this Securities Note. A Bondholder shall have such rights as are, pursuant to this Securities Note, attached to the Secured Bonds, including:

- (i) the repayment of capital;
- (ii) the payment of interest;
- (iii) the benefit of the Security Interests through the Security Trustee;
- (iv) the benefit of the Guarantee;
- (v) the right to attend, participate in and vote at meetings of Bondholders in accordance with the terms and conditions of the Bond Issue; and
- (vi) enjoy all such other rights attached to the Secured Bonds emanating from the Prospectus.

6.5 INTEREST

The Secured Bonds shall bear interest from, and including, 23 November 2023 at the rate of 5.75% per annum on the nominal value thereof, payable annually in arrears on each Interest Payment Date. The first interest payment shall be effected on 23 November 2024 (covering the period commencing 23 November 2023 to 22 November 2024). Any Interest Payment Date which falls on a day other than a Business Day shall be carried over to the next following day that is a Business Day.

When interest is required to be calculated for any period of less than a full year, it shall be calculated on the basis of a 360-day year consisting of 12 months of 30 days each, and in the case of an incomplete month, the number of days elapsed.

6.6 THE LIMITS OF THE VALIDITY OF CLAIMS

In terms of article 2156 of the Civil Code, the right of Bondholders to bring claims for payment of interest and repayment of the principal on the Secured Bonds is barred by the lapse of five years.

6.7 YIELD

The gross yield calculated on the basis of the Interest, the Bond Issue Price and the Redemption Value of the Secured Bonds is 5.75% per annum. The gross yield to call as at the Redemption Date (being 23 November 2028) is 5.75% per annum.

6.8 REGISTRATION, FORM, DENOMINATION AND TITLE

Certificates shall not be delivered to Bondholders in respect of the Secured Bonds. The entitlement to Secured Bonds shall be represented in uncertificated form by the appropriate entry in the electronic register maintained on behalf of the Issuer by the CSD. There shall be entered in such electronic register the names, addresses, identity card numbers (in the case of natural persons), registration numbers (in the case of companies) and MSE account numbers of the Bondholders and particulars of the Secured Bonds held by them respectively, and the Bondholders shall have, at all reasonable times during business hours, access to the register of Bondholders held at the CSD for the purpose of inspecting information held on their respective account.

The CSD shall issue, upon a request by a Bondholder, a statement of holdings to such Bondholder evidencing his / her / its entitlement to Secured Bonds held in the register kept by the CSD.

Upon subscribing for Secured Bonds, Bondholders who do not have an online e-portfolio account shall be registered by the CSD for the online e-portfolio facility and shall receive by mail at their registered address a handle code to activate the new e-portfolio login. The Bondholder’s statement of holdings evidencing entitlement to Secured Bonds held in the register kept by the CSD and registration advices evidencing movements in such register will be available through the

said e-portfolio facility on <https://eportfolio.borzamalta.com.mt/>. Those Bondholders who opt not to avail themselves of this facility should indicate such to the Authorised Financial Intermediary in the form of Application. Further detail on the e-portfolio is found on <https://eportfolio.borzamalta.com.mt/Help>.

The Secured Bonds shall be issued in fully registered form, without interest coupons, in denominations of any integral multiple of €100 provided that on subscription, the Secured Bonds shall be subscribed for a minimum of €5,000 per individual Bondholder. Should the Authorised Financial Intermediary subscribe to Secured Bonds through nominee accounts for and on behalf of clients, it shall apply the minimum subscription amount of €5,000 to each underlying client.

Any person in whose name a Secured Bond is registered may (to the fullest extent permitted by applicable law) be deemed and treated at all times, by all persons and for all purposes (including the making of any payments), as the absolute owner of such Secured Bond. Title to the Secured Bonds may be transferred as provided below under the heading entitled “**Transferability of the Bonds**” in section 6.12 of this Securities Note.

6.9 PAYMENTS

Payment of the principal amount of Secured Bonds shall be made in Euro by the Issuer to the person in whose name such Secured Bonds are registered, with interest accrued up to the Redemption Date by means of direct credit transfer into such bank account as the Bondholder may designate from time to time, provided such bank account is denominated in Euro and held with any licensed bank in Malta. Such payment shall be effected within seven days of the Redemption Date. The Issuer shall not be responsible for any loss or delay in transmission. Upon payment of the Redemption Value the Secured Bonds shall be redeemed, and the appropriate entry made in the electronic register of the Secured Bonds at the CSD.

In the case of Secured Bonds held subject to usufruct, payment will be made against the joint instructions of all bare owners and usufructuaries. Before effecting payment, the Issuer and, or the CSD shall be entitled to request any legal documents deemed necessary concerning the entitlement of the bare owner/s and the usufructuary/ies to payment of the Secured Bonds.

Payment of interest on a Secured Bond shall be made to the person in whose name such Secured Bond is registered at the close of business 15 days prior to the Interest Payment Date, by means of a direct credit transfer into such bank account as the Bondholder may designate, from time to time, which is denominated in Euro and held with any licensed bank in Malta. Such payment shall be effected within seven days of the Interest Payment Date. The Issuer shall not be responsible for any loss or delay in transmission.

All payments with respect to the Secured Bonds are subject in all cases to any applicable fiscal or other laws and regulations prevailing in Malta. In particular, but without limitation, all payments of principal and interest by or on behalf of the Issuer in respect of the Secured Bonds shall be made net of any amount which the Issuer is or may become compelled by law to deduct or withhold for or on account of any present or future taxes, duties, assessments or other government charges of whatsoever nature imposed, levied, collected, withheld or assessed by or within the Republic of Malta or any authority thereof or therein having power to tax.

No commissions or expenses shall be charged by the Issuer to Bondholders in respect of such payments.

6.10 REDEMPTION AND PURCHASE

Unless previously purchased and cancelled the Secured Bonds shall be redeemed at their nominal value (together with interest accrued to the date fixed for redemption) on 23 November 2028.

Subject to the provisions of this section 6.10, the Issuer may at any time purchase Secured Bonds in the open market or otherwise at any price. Any purchase by tender shall be made available to all Bondholders alike.

All Secured Bonds repurchased by the Issuer shall be cancelled forthwith and may not be re-issued or re-sold.

6.11 EVENTS OF DEFAULT

Pursuant to the Trust Deed, the Security Trustee may in its absolute and uncontrolled discretion, and shall upon the request in writing of not less than 75% in value of the Bondholders, by notice in writing to the Issuer and the Guarantor declare the Secured Bonds to have become immediately due and repayable at their principal amount together with accrued interest, upon the happening of any of the following events (“**Events of Default**”):

- (i) the Issuer fails to effect the payment of interest under the Secured Bonds on an Interest Payment Date and such failure continues for a period of 60 days after written notice thereof by the Security Trustee to the Issuer;
- (ii) the Issuer fails to pay the principal amount of a Secured Bond on the date fixed for its redemption; and such failure continues for a period of 60 days after written notice thereof by the Security Trustee to the Issuer;

- (iii) the Issuer duly fails to perform or shall otherwise be in breach of any other material obligation contained in the Prospectus and such failure shall continue for 60 days after written notice thereof shall have been given to the Issuer by a Bondholder;
- (iv) the Collateral is not constituted and perfected in accordance with the ranking set out in the Prospectus;
- (v) the Guarantor distributes dividends without the consent of the Security Trustee;
- (vi) the Collateral and, or the Guarantee are not enforceable against the Issuer and, or the Guarantor (as applicable);
- (vii) in terms of article 214(5) of the Companies Act, a court order or other judicial process is levied or enforced upon or sued out against any part of the property of the Issuer and is not paid out, withdrawn, or discharged within one month;
- (viii) the Issuer stops payment of its debts or ceases or threatens to cease to carry on its business;
- (ix) the Issuer and, or the Guarantor are unable to pay their debts within the meaning of article 214(5) of the Companies Act, or any statutory modification or re-enactment thereof;
- (x) a judicial or provisional administrator is appointed upon the whole or any part of the property of the Issuer and, or the Guarantor and such appointment is certified by the Security Trustee to be prejudicial, in its opinion, to the Bondholders;
- (xi) an order is made, or an effective resolution is passed for winding up of the Issuer and, or the Guarantor, except for the purpose of a reconstruction, amalgamation or division, the terms of which have been approved in writing by the Security Trustee;
- (xii) the Issuer and, or the Guarantor substantially change the object or nature of business as currently carried on;
- (xiii) the Issuer and, or the Guarantor commit a breach of any of the covenants or provisions contained in the Trust Deed and on their part to be observed and performed and the said breach still subsists for 30 days after having been notified by the Security Trustee (other than any covenant for the payment of interests or principal monies owing in respect of the Secured Bonds);
- (xiv) the security constituted by any hypothec, pledge, or charge upon the whole or any part of the undertaking or assets of the Issuer and, or the Guarantor shall become enforceable, and steps are taken to enforce same and the taking of such steps shall be certified in writing by the Security Trustee to be in its opinion prejudicial to the Bondholders;
- (xv) any representation or warranty made or deemed to be made or repeated by or in respect of the Issuer and, or the Guarantor is or proves to have been incorrect in any material respect in the sole opinion of the Security Trustee;
- (xvi) any material indebtedness of the Issuer and, or the Guarantor is not paid when properly due or becomes properly due and payable, or any creditor of the Issuer and, or the Guarantor (as the case may be) becomes entitled to declare any such material indebtedness properly due and payable prior to the date when it would otherwise have become properly due or any guarantee or indemnity of the Issuer and, or the Guarantor in respect of indebtedness is not honoured when properly due and called upon; PROVIDED THAT for the purposes of this provision, material indebtedness shall mean an amount exceeding one million Euro (€1,000,000);
- (xvii) it becomes unlawful at any time for the Issuer or the Guarantors to perform all or any of their obligations hereunder;
- (xviii) in the sole opinion of the Security Trustee, a material part of the undertakings, assets, rights, revenues, shares or other ownership interests in the Issuer and, or the Guarantor are seized, nationalised, expropriated or compulsorily acquired by or under the authority of any government; and
- (xix) any Material Asset is transferred to a person which does not form part of the Group, without the prior consent of the Security Trustee.

Upon any such declaration being made as aforesaid the said principal monies and interest accrued under the Secured Bonds shall be deemed to have become immediately payable at the time of the Event of Default, which shall have happened as aforesaid.

Provided that in the event of any breach by the Issuer of any of the covenants, obligations or provisions herein contained due to any fortuitous event of a calamitous nature beyond the control of the Issuer, then the Security Trustee may,

but shall be under no obligation so to do, give the Issuer such period of time to remedy the breach as in its sole opinion may be justified in the circumstances and if in its sole opinion the breach is remediable within the short term and without any adverse impact on the Bondholders. Provided further that in the circumstances contemplated by this proviso, the Security Trustee shall at all times act on and in accordance with any directions it may receive in a meeting of Bondholders satisfying the conditions set out in the Trust Deed. The Security Trustee shall not be bound to take any steps to ascertain whether any Event of Default or other condition, event or circumstance has occurred or may occur, and until it shall have actual knowledge or express notice to the contrary, the Security Trustee shall be entitled to assume that no such Event of Default or condition, event or other circumstance has happened and that the Issuer and, or the Guarantor are observing and performing all the obligations, conditions and provisions on their respective parts, as applicable, of the Secured Bonds and the Trust Deed.

6.12 TRANSFERABILITY OF THE BONDS

The Secured Bonds are freely transferable and once admitted to the Official List, shall be transferable only in whole in accordance with the rules and regulations of the MSE applicable from time to time.

Any person becoming entitled to a Secured Bond in consequence of the death or bankruptcy of a Bondholder may, upon such evidence being produced as may from time to time properly be required by the Issuer or the CSD, elect either to be registered himself as holder of the Secured Bond or to have some person nominated by him registered as the transferee thereof. If the person so becoming entitled shall elect to be registered himself, he shall deliver or send to the CSD a notice in writing signed by him stating that he so elects. If he shall elect to have another person registered, he shall testify his election by transferring the Secured Bond, or procuring the transfer of the Secured Bond, in favour of that person.

All transfers and transmissions are subject in all cases to any pledge (as duly constituted) of the Secured Bonds and to any applicable laws and regulations.

The cost and expenses of effecting any registration of transfer or transmission, except for the expenses of delivery by any means other than regular mail (if any) and except, if the Issuer shall so require, the payment of a sum sufficient to cover any tax, duty or other governmental charge or insurance charges that may be imposed in relation thereto, will be borne by the Issuer.

The Issuer shall not register the transfer or transmission of Secured Bonds for a period of 15 days preceding the due date for any payment of Interest on the Secured Bonds.

6.13 FURTHER ISSUES

The Issuer may, from time to time, without the consent of the Bondholders, create and issue further debentures, debenture stock, bonds, loan notes, or any other debt securities, either having the same terms and conditions as any outstanding debt securities of any series (including the Secured Bonds) and so that such further issue shall be consolidated and form a single series with the outstanding debt securities of the relevant series (including the Secured Bonds), or upon such terms as the Issuer may determine at the time of their issue, provided that no issue may be made that would rank senior to the Secured Bonds in respect of the Collateral.

6.14 MEETINGS OF BONDHOLDERS

6.14.1 Authority of the Bondholders' Meeting

6.14.1.1 The Bondholders' Meeting represents the supreme authority of the Bondholders in all matters relating to the Secured Bonds and has the power to make all decisions altering the terms and conditions of the Secured Bonds.

6.14.1.2 A Bondholders' Meeting may be called for the purpose of consultation with Bondholders or for the purpose of obtaining the consent of Bondholders on matters which in terms of the Prospectus or the Trust Deed require the approval of a Bondholders' Meeting and to effect any change to the applicable Terms and Conditions, including any change to a material term of issuance of the Secured Bonds or the Prospectus.

6.14.1.3 Where the approval of the Bondholders is required for a particular matter, such resolution shall be passed at a Bondholders' Meeting. Resolutions passed at Bondholders' Meetings shall be binding upon all Bondholders and shall prevail for all the Secured Bonds.

6.14.2 Procedural Rules for Bondholders' Meetings

6.14.2.1 A Bondholders' Meeting shall be held at the written request of:

- (i) the Issuer; or
- (ii) the Security Trustee.

- 6.14.2.2 The Bondholders' Meeting shall be called by the Security Trustee. A request for a Bondholders' Meeting shall be made in writing to the Security Trustee and shall clearly state the matters to be discussed.
- 6.14.2.3 If the Security Trustee does not call the Bondholders' Meeting within 21 days from the receipt of the said request, the requesting party may call the Bondholders' Meeting itself.
- 6.14.2.4 The Security Trustee shall, by not less than 14 days' notice in writing, call such meeting by giving all Bondholders listed in the register of Bondholders as at a date being not more than 30 days preceding the date scheduled for the meeting. Such notice shall set out the time, place and date set for the meeting and the matters to be discussed or decided thereat, including, if applicable, sufficient information on any amendment of the Prospectus or the terms of the Secured Bonds that is proposed to be voted upon at the meeting and seeking the approval of the Bondholders. If amendments to the Prospectus have been proposed, the main content of the proposal shall be contained in the notice.
- 6.14.2.5 A Bondholders' Meeting shall only validly and properly proceed to business if there is a quorum present at the commencement of the meeting. For this purpose, at least two Bondholders present, in person or by proxy, representing not less than 50% in nominal value of the Secured Bonds then outstanding, shall constitute a quorum. If a quorum is not present within 30 minutes from the time scheduled for the commencement of the meeting as indicated on the notice convening same, the meeting shall stand adjourned to a place, date and time as shall be communicated by the Directors to the Bondholders present at that meeting. The Issuer shall within two days from the date of the original meeting publish by way of a company announcement the date, time, and place where the adjourned meeting is to be held. An adjourned meeting shall be held not earlier than seven days, and not later than 15 days, following the original meeting. At an adjourned meeting: the number of Bondholders present, in person or by proxy, shall constitute a quorum; and only the matters specified in the notice calling the original meeting shall be placed on the agenda of, and shall be discussed at, the adjourned meeting.
- 6.14.2.6 Once a quorum is declared present by the chairman of the meeting, the Bondholders' Meeting may then proceed to business and address the matters set out in the notice convening the meeting. In the event of decisions being required at the meeting the directors or their representative shall present to the Bondholders the reasons why it is deemed necessary or desirable and appropriate that a particular decision is taken. The meeting shall allow reasonable and adequate time for Bondholders to present their views to the Issuer and the other Bondholders present at the meeting. The meeting shall then put the matter as proposed by the Issuer to a vote of the Bondholders present at the time at which the vote is being taken, and any Bondholders taken into account for the purpose of constituting a quorum who are no longer present for the taking of the vote shall not be taken into account for the purpose of such vote.
- 6.14.2.7 The Bondholders' Meeting shall be held on the premises designated by the Security Trustee. The Bondholders' Meeting shall be chaired by the Security Trustee, unless otherwise decided by the Bondholders' Meeting.
- 6.14.2.8 Minutes of the Bondholders' Meeting shall be kept. The minutes shall state the numbers of Bondholders and Secured Bonds represented at the Bondholders' Meeting, the resolutions passed at the meeting and the result of the voting. The minutes shall be signed by the chairman of the meeting. The minutes shall be deposited with the Security Trustee.
- 6.14.2.9 The Bondholders and the Security Trustee have the right to attend the Bondholders' Meeting. The chairman may grant access to the meeting to other parties, unless the Bondholders' Meeting decides otherwise. A Bondholder may attend by a representative holding proxy.
- 6.14.2.10 The Security Trustee shall circulate proxy forms to Bondholders with the notice convening the Bondholders' Meeting.
- 6.14.2.11 Representatives of the Issuer have the right to attend the Bondholders' Meeting. The Bondholders' Meeting may resolve that the Issuer's representatives may not participate in particular matters. The Issuer has the right to be present when voting takes place.
- 6.14.2.12 The Trustee may provide for virtual or remote meetings of Bondholders, provided that any such meetings allow Bondholders to ask questions and to exercise their right to vote at such meetings.
- 6.14.3 Resolutions passed at Bondholders' Meetings**
- 6.14.3.1 Unless otherwise specified in the Prospectus and, or the Trust Deed, the proposal placed before a Bondholders' Meeting shall only be considered approved if at least 60% in nominal value of the Bondholders present at the meeting at the time when the vote is being taken, in person or by proxy, shall have voted in favour of the proposal.
- 6.14.3.2 At the Bondholders' Meeting, each Bondholder may cast one vote for each Secured Bond held at close of business on the day prior to the date of the Bondholders' Meeting and as recorded on the register of Bondholders maintained by the CSD.
- 6.14.3.3 In all matters, the Issuer, the Security Trustee, and any Bondholder shall have the right to demand a poll.
- 6.14.3.4 The Bondholders' Meeting may not adopt resolutions which may give certain Bondholders an unreasonable advantage at the expense of other Bondholders.

6.14.3.5 The Security Trustee shall ensure that resolutions passed at the Bondholders' Meeting are properly implemented; however, the Security Trustee may refuse to carry out resolutions being in conflict with the Prospectus or any applicable law.

6.14.3.6 The Issuer and the Bondholders shall be notified of resolutions passed at the Bondholders' Meeting.

6.15 AUTHORISATIONS AND APPROVALS

The Directors authorised the Bond Issue pursuant to a Board resolution passed on 27 October 2023. The Guarantee being given by the Guarantor in respect of the Secured Bonds has been authorised by a resolution of the board of directors of the Guarantor dated 27 October 2023.

6.16 NOTICES

Notices shall be mailed to Bondholders at their registered addresses and shall be deemed to have been served at the expiration of 24 hours after the letter containing the notice is posted, and in proving such service it shall be sufficient to prove that a prepaid letter containing such notice was properly addressed to such Bondholder at his registered address and posted.

6.17 GOVERNING LAW AND JURISDICTION

The Secured Bonds are governed by and shall be construed in accordance with Maltese law.

Any legal action, suit, or proceedings against the Issuer and, or the Guarantor arising out of or in connection with the Secured Bonds and, or the Prospectus shall be brought exclusively before the Maltese courts.

7 TAXATION

7.1 GENERAL

Investors and prospective investors are urged to seek professional advice as regards both Maltese and any foreign tax legislation which may be applicable to them in respect of the Secured Bonds, including their acquisition, holding and transfer as well as on any income derived therefrom or on any gains derived on the transfer of such Secured Bonds. The following is a summary of the anticipated tax treatment applicable to Bondholders in so far as taxation in Malta is concerned. This information does not constitute legal or tax advice and does not purport to be exhaustive.

The information below is based on an interpretation of tax law and practice relative to the applicable legislation, as known to the Issuer at the date of the Prospectus, in respect of a subject on which no official guidelines exist. Investors are reminded that tax law and practice and their interpretation as well as the levels of tax on the subject matter referred to in the preceding paragraph, may change from time to time.

This information is being given solely for the general information of investors. The precise implications for investors will depend, among other things, on their particular circumstances and on the classification of the Secured Bonds from a Maltese tax perspective, and professional advice in this respect should be sought accordingly.

7.2 MALTA TAX ON INTEREST

Since interest is payable in respect of a Secured Bond which is the subject of a public issue and such interest should constitute "investment income" in terms of article 41(a)(iv)(1) of the Income Tax Act, Cap. 123 of the laws of Malta (the "**Income Tax Act**"), unless the Bondholder elects, by means of an instruction in writing sent to the Issuer in terms of article 35 of the Income Tax Act, to receive the interest gross of any withholding tax, or if the Bondholder does not fall within the definition of "recipient" in terms of article 41(c) of the Income Tax Act, interest shall be paid to such Bondholder net of a final withholding tax, currently at the rate of fifteen percent (15%) (ten percent (10%) in the case of certain types of collective investment schemes) of the gross amount of the interest, pursuant to article 33 of the Income Tax Act. Bondholders who do not fall within the definition of a "recipient" do not qualify for the abovementioned "investment income" final withholding tax and should seek advice on the taxation of such income as special rules may apply.

Article 41(c) of the Income Tax Act defines the term "recipient" for the purposes of the provisions applicable to "investment income", and includes, *inter alia*, a person (or a receiver, guardian, tutor, curator, judicial sequestrator, trustee, foundation or other fiduciary acting on behalf of a person) who is resident in Malta during the year in which "investment income" is payable to him/her, and EU/EEA nationals (and their spouse where applicable) who are not resident in Malta for Maltese tax purposes but who apply the tax rates applicable to Maltese residents on the basis that the income that arises in Malta is at least 90% of their worldwide income.

The aforementioned withholding tax is considered a final tax and a Maltese resident individual Bondholder is not obliged to declare the interest so received in his or her income tax return (to the extent that the interest is paid net of tax). No person shall be charged to further tax in respect of such income. Furthermore, such tax should not be available as a credit against the recipient's tax liability or for a refund, as the case may be, for the relevant year of assessment in Malta. The Issuer is required to submit to the Maltese Commissioner for Revenue, the tax withheld by the fourteenth day following the end of the month in which the payment is made. The Issuer will also render an account to the Maltese Commissioner for Revenue of all payments of qualifying "investment income" as well as an account of the amounts so deducted, including the identity of the recipient.

In the case of a valid election in terms of article 35 of the Income Tax Act made by an eligible Bondholder resident in Malta to receive the interest due without the deduction of final tax, interest will be paid gross and such person will be obliged to declare the interest so received in his or her Maltese income tax return and be subject to tax on such interest at the standard rates applicable to such Bondholder at that time. Additionally, in this latter case the Issuer will advise the Maltese Commissioner for Revenue on an annual basis in respect of all interest paid gross and of the identity of all such recipients. Any such election made by a resident Bondholder at the time of subscription may be subsequently changed by giving notice in writing to the Issuer. Such election or revocation will be effective within the time limit set out in the Income Tax Act.

In terms of article 12(1)(c)(i) of the Income Tax Act, Bondholders who are not resident in Malta and who satisfy the applicable conditions set out in the Income Tax Act should be exempt from tax in Malta on the interest received, they will receive interest gross, subject to the requisite declaration/evidence being provided to the Issuer in terms of law.

7.3 EXCHANGE OF INFORMATION

In terms of applicable Maltese legislation, the Issuer and, or its agent may be required to collect and forward certain information (including, but not limited to, information regarding payments made to certain Bondholders) to the Maltese Commissioner for Revenue. The Maltese Commissioner for Revenue will or may, in turn, automatically or on request, forward the information to other relevant tax authorities subject to certain conditions. Please note that the information contained in this section does not constitute tax advice and prospective investors in the Secured Bonds are to consult their own independent tax advisers in case of doubt.

7.3.1 The Common Reporting Standard and the Directive on Administrative Cooperation

The Organisation for Economic Co-operation and Development ('OECD') has developed a global framework, commonly known as the Common Reporting Standard ('CRS') for the identification and timely reporting of certain financial information on individuals, and controlling persons of certain entities, who hold financial accounts with financial institutions of participating jurisdictions in order to increase tax transparency and cooperation between tax administrations. Numerous jurisdictions, including Malta, have signed the OECD Multilateral Competent Authority Agreement, which is a multilateral agreement outlining the framework to automatically exchange certain financial and personal information as set out within CRS.

So as to introduce an extended automatic exchange of information regime in accordance with the global standard released by the OECD, CRS has also been adopted in the EU through the implementation of Council Directive 2014/107/EU of 9 December 2014 amending Directive 2011/16/EU as regards mandatory automatic exchange of tax information in the field of taxation. This has been transposed in Malta by means of Legal Notice 384 of 2015 amending the Cooperation with Other Jurisdictions on Tax Matters Regulations, Subsidiary Legislation 123.127 ("**CRS Legislation**"), and has been applicable since 1 January 2016. In terms of this legal notice, the automatic exchange of information obligations shall extend to jurisdictions that are not EU Member States with which there is a relevant arrangement in place.

Malta based financial institutions (defined as such for the purposes of CRS) are obliged to identify and annually report to the Malta Commissioner for Revenue financial accounts held by a reportable person, as defined under the CRS Legislation, including certain entities with one or more controlling persons, as defined under the CRS Legislation. Financial information relating to the Secured Bonds and the holders thereof may fall within the purview of CRS and may be subject to reporting and information exchange provisions.

Under CRS, financial institutions resident in a CRS participating jurisdiction (such as Malta) would be required to apply onerous due-diligence procedures for the identification of reportable accounts. Bondholders may be required to provide certain information and certifications to financial institutions, such as qualifying custodians or any intermediaries, in order to satisfy their obligations under CRS. Certain confidential information in relation to the Bondholders and, or other reportable persons may be reported to the Commissioner for Revenue or other relevant overseas tax authorities and automatically exchanged pursuant to these arrangements with the tax administrations of other participating jurisdictions.

Investors are also advised to assess any reporting obligations in terms of Council Directive (EU) 2018/822 of 25 May 2018 amending Directive 2011/16/EU as regards mandatory automatic exchange of information in the field of taxation in relation to reportable cross-border arrangements ('DAC 6'), as transposed into Maltese domestic law by way of Legal Notice 342 of 2019 amending the CRS Legislation.

Investors are advised to seek professional advice in relation to the CRS Legislation and EU Council Directive 2014/107/EU. Not complying with the CRS rules may give rise to certain fines or closure of financial accounts.

7.3.2 The Exchange of Information (United States of America) (FATCA) Order

The United States of America ('U.S.') has enacted rules, commonly referred to as 'FATCA', that generally impose a reporting regime and, in some cases withholding requirements, with respect to certain U.S. source payments (including dividends and interest), gross proceeds from the disposition of property that can produce U.S. source interest and dividends as well as certain payments made by, and financial accounts held with, entities that are classified as financial institutions under FATCA. The U.S. has entered into an intergovernmental agreement with Malta dated 6 December 2013 regarding the implementation of FATCA in Malta which has been implemented into Maltese law through the Exchange of Information (United States of America) (FATCA) Order, Subsidiary Legislation 123.156 ("FATCA Legislation").

Under the FATCA Legislation, financial institutions in Malta (defined as such for the purposes of FATCA) are required to satisfy applicable due diligence requirements to identify and report financial accounts held by specified U.S. persons, as defined under the FATCA Legislation, and certain non-U.S. entities, which are controlled by U.S. Controlling Persons, as defined under the FATCA Legislation, to the Malta Commissioner for Revenue. The Maltese Government and the Government of the U.S. shall annually exchange the information obtained pursuant to the FATCA Legislation on an automatic basis.

Financial account information in respect of holders of the Bonds could fall within the scope of FATCA and they may therefore be subject to reporting obligations. In order to comply with its FATCA obligations, if any, the Issuer and, or its agent may be required to obtain certain information, forms and other documentation on the Bondholders to report information on reportable accounts to the Commissioner for Revenue, in accordance with applicable laws and regulations, which will in turn report this information to the Internal Revenue Service in the U.S. Bondholders should note that a specified U.S. person in terms of FATCA may include a wider range of investors than the current U.S. Person definition referred to in the Terms And Conditions of Application.

Financial institutions reserve the right to request any information and, or documentation required, in respect of any financial account, in order to comply with the obligations imposed under FATCA and any referring legislation. In the case of failure to provide satisfactory documentation and, or information, financial institutions may take such action as it thinks fit, including without limitation, the closure of the financial account.

7.4 MALTESE TAXATION ON CAPITAL GAINS ARISING ON TRANSFER OF THE SECURED BONDS

On the basis that the Secured Bonds should not fall within the definition of "securities" in terms of article 5(1)(b) of the Income Tax Act, that is, "*shares and stocks and such like instrument that participate in any way in the profits of the company and whose return is not limited to a fixed rate of return*", and to the extent that the Secured Bonds are held as capital assets by the Bondholder, no income tax or capital gains should be chargeable in respect of a transfer of the Secured Bonds.

7.5 DUTY ON DOCUMENTS AND TRANSFERS

In terms of the Duty on Documents and Transfers Act (Cap. 364 of the laws of Malta), (the "**Duty on Documents and Transfers Act**"), duty of 2% on the consideration or the real value (whichever is higher) is chargeable, *inter alia*, on the transfer *inter vivos* or transmission *causa mortis* of a "marketable security". However, on the basis that the Secured Bonds should not fall within the definition of a "marketable security", defined in the Duty on Documents and Transfers Act as "a holding of share capital in any company and any document representing the same", the transfer/transmission of the Secured Bonds should not be chargeable to duty.

Furthermore, in terms of article 50 of the Financial Markets Act, as the Secured Bonds should constitute qualifying financial instruments of a company quoted on a regulated market (that is, the MSE) any transfers or transmissions of the Secured Bonds should, in any case, be exempt from duty.

THE ABOVE INFORMATION IS BASED ON TAX LAW AND PRACTICE APPLICABLE AS AT THE DATE OF THE PROSPECTUS, INVESTORS AND PROSPECTIVE INVESTORS ARE URGED TO SEEK PROFESSIONAL ADVICE AS REGARDS BOTH MALTESE AND ANY FOREIGN TAX LEGISLATION APPLICABLE TO THE ACQUISITION, HOLDING AND DISPOSAL OF SECURED BONDS AS WELL AS INTEREST PAYMENTS MADE BY THE ISSUER. THE ABOVE IS A SUMMARY OF THE ANTICIPATED TAX TREATMENT APPLICABLE TO THE SECURED BONDS AND TO BONDHOLDERS. THIS INFORMATION, WHICH DOES NOT CONSTITUTE LEGAL OR TAX ADVICE, REFERS ONLY TO BONDHOLDERS WHO DO NOT DEAL IN SECURITIES IN THE COURSE OF THEIR NORMAL TRADING ACTIVITY AND DEPENDS, AMONG OTHER THINGS, ON THE PARTICULAR INDIVIDUAL CIRCUMSTANCES OF THE INVESTORS AND OF THE CLASSIFICATION OF THE SECURED BONDS FROM A MALTESE TAX PERSPECTIVE.

8 TERMS AND CONDITIONS OF THE BOND ISSUE

8.1 EXPECTED TIMETABLE OF THE BOND ISSUE

1.	Offer Period	13 November 2023 to 23 November 2023
2.	Commencement of interest on the Secured Bonds	23 November 2023
3.	Expected date of announcement of basis of acceptance	24 November 2023
4.	Refunds of unallocated monies (if any)	29 November 2023
5.	Expected dispatch of allotment advices	29 November 2023
6.	Expected date of admission of the securities to listing	29 November 2023
7.	Expected date of commencement of trading in the securities	30 November 2023

8.2 TERMS AND CONDITIONS OF APPLICATION

The following terms and conditions shall be read in conjunction with all the other terms and conditions relative to, and regulating, the contractual relationship created between the Issuer and the Applicant on the other.

- 8.2.1 The issue and allotment of the Secured Bonds is conditional upon the Secured Bonds being admitted to the Official List. In the event that said condition is not satisfied within 15 Business Days from the closing of the Offer Period, any Application monies will be returned without interest by direct credit into the Applicant's bank account.
- 8.2.2 Pursuant to the Intermediaries Offer, the Issuer shall enter into a Subscription Agreement with the Authorised Financial Intermediary pursuant to which the Issuer shall bind itself to allocate a total amount of €12,000,000 in nominal value of Secured Bonds to the Authorised Financial Intermediary and the Authorised Financial Intermediary shall bind itself to subscribe to a maximum of €12,000,000 in nominal value of Secured Bonds. As described in more detail under section 8.4 below, the Authorised Financial Intermediary (in the names of underlying clients) must provide details of Applicants representing the amount they have been allocated by completing a data file, as provided by the Registrar, by latest 23 November 2023, accompanied by full payment.
- 8.2.3 By submitting a form of Application to the Authorised Financial Intermediary, the Applicant is thereby confirming to the Issuer, the Registrar and the Authorised Financial Intermediary through whom the Application is made, that the Applicant's remittance will be honoured on first presentation and agrees that, if such remittance is not so honoured on its first presentation, the Issuer acting through the Authorised Financial Intermediary, reserves the right to invalidate the relative form of Application. Furthermore, the Applicant will not be entitled to receive a registration advice or to be registered in the register of Bondholders, unless the Applicant makes payment in cleared funds and such consideration is accepted by the Authorised Financial Intermediary, which acceptance shall be made in the Authorised Financial Intermediary's absolute discretion and may be on the basis that the Applicant indemnifies the Authorised Financial Intermediary against all costs, damages, losses, expenses and liabilities arising out of or in connection with the failure of the Applicant's remittance to be honoured on first presentation.
- 8.2.4 The contract created by the Issuer's acceptance of a data file submitted by the Authorised Financial Intermediary pursuant to the Subscription Agreement, shall be subject to all the terms and conditions set out in this Securities Note and the memorandum and articles of association of the Issuer. It is the responsibility of investors wishing to apply for the Secured Bonds to inform themselves as to the legal requirements of so applying including any requirements relating to external transaction requirements in Malta and any exchange control in the countries of their nationality, residence, or domicile.
- 8.2.5 If an Application is submitted on behalf of another person, whether legal or natural, the person submitting such Application shall be deemed to have duly bound such other person, whether legal or natural, on whose behalf the Application has been submitted. The person submitting such Application shall be deemed also to have given the confirmations, warranties and undertakings contained in these terms and conditions on their behalf. Such representative may be requested to submit the relative power of attorney, or resolution or a copy thereof duly certified by a lawyer or notary public if so required by the Authorised Financial Intermediary, but it shall not be the duty or responsibility of the Authorised Financial Intermediary to ascertain that such representative is duly authorised to submit an Application. Furthermore, in cases where the decision to invest is taken by a third party authorised to transact on behalf of the Applicant (a "**decision maker**") such as an individual that holds a power of attorney to trade on the Applicant's account or applications under a discretionary account, details of the decision maker need to be made available.
- 8.2.6 In the case of joint Applicants, reference to the Applicant in these terms and conditions is a reference to each of the joint Applicants, and liability therefor is joint and several. The first person, as designated in the respective MSE account number quoted by the Applicant or first named in the register of Bondholders shall, for all intents and purposes, be deemed to be such nominated person by all those joint holders designated in the MSE account number quoted by the Applicant or joint holders in the register, as the case may be. Such person shall, for all intents and purposes, be deemed to be the registered holder of the Secured Bond/s so held.

- 8.2.7 In the case of corporate Applicants or Applicants having separate legal personality, it shall not be incumbent on the Issuer or the Registrar to verify whether the person or persons purporting to bind such Applicant is, or are, in fact duly authorised. Applications by corporate Applicants have to include a valid legal entity identifier (LEI) which must be unexpired. Applications without such information or without a valid LEI will not be accepted.
- 8.2.8 Applications in the name and for the benefit of minors shall be allowed provided that the Applicant already holds an account with the MSE. Any Secured Bonds allocated pursuant to such an Application shall be registered in the name of the minor as Bondholder, with interest and redemption monies payable to the parents / legal guardian/s subscribing for Secured Bonds on the minor's behalf, until such time as the minor attains the age of 18 years, following which all interest and redemption monies shall be paid directly to the registered holder, provided that the Issuer has been duly notified in writing of the fact that the minor has attained the age of 18 years.
- 8.2.9 In respect of a Secured Bond held subject to usufruct, the name of the bare owner and the usufructuary shall be entered in the register. The usufructuary shall, for all intents and purposes, be deemed *vis-à-vis* the Issuer to be the holder of the Secured Bond/s so held and shall have the right to receive interest on the Secured Bond/s and to vote at meetings of the Bondholders but shall not, during the continuance of the Secured Bond/s, have the right to dispose of the Secured Bond/s so held without the consent of the bare owner, and shall not be entitled to the repayment of principal on the Secured Bonds (which shall be due to the bare owner).
- 8.2.10 In the event that a cheque accompanying a form of Application is not honoured on its first presentation, the Authorised Financial Intermediary reserves the right to invalidate the form of Application.
- 8.2.11 For the purposes of the Prevention of Money Laundering and Funding of Terrorism Regulations (Subsidiary Legislation 373.01 of the laws of Malta), as amended from time to time, the Authorised Financial Intermediary is under a duty to communicate, upon request, all information about clients as is mentioned in articles 1.2(d) and 2.4 of the "Members' Code of Conduct" appended as Appendix 3.6 to Cap. 3 of the MSE Bye-Laws, irrespective of whether the Authorised Financial Intermediary is an MSE Member or not. Such information shall be held and controlled by the MSE in terms of the Data Protection Act (Cap. 586 of the laws of Malta) (the "**Data Protection Act**") and the General Data Protection Regulation (GDPR) (EU) 2016/679 (the "**GDPR**"), as may be amended from time to time, for the purposes and within the terms of the MSE Data Protection Policy as published from time to time.
- 8.2.12 It shall be incumbent on the Authorised Financial Intermediary to ascertain that all other applicable regulatory requirements relating to subscription of Secured Bonds by an Applicant are complied with, including without limitation the obligation to comply with all applicable requirements set out in Regulation (EU) No. 600/2014 of the European Parliament and of the Council of 15 May 2014 on markets in financial instruments and amending Regulation (EU) No. 648/2012 ("**MiFIR**"), as well as applicable MFSA Rules for investment services providers.
- 8.2.13 No person receiving a copy of the Prospectus or any form of Application in any territory other than Malta may treat the same as constituting an invitation or offer to such person nor should such person in any event use such form of Application unless, in the relevant territory, such an invitation or offer could lawfully be made to such person, or such form of Application could lawfully be used without contravention of any registration or other legal requirements.
- 8.2.14 Subscription for Secured Bonds by persons resident in, or who are citizens of, or who are domiciled in, or who have a registered address in, a jurisdiction other than Malta, may be affected by the law of the relevant jurisdiction. Those persons should consult their professional advisers (including tax and legal advisers) as to whether they require any governmental or other consents, or need to observe any other formalities, to enable them to subscribe for the Secured Bonds. It is the responsibility of any person (including, without limitation, nominees, custodians, depositaries and trustees) outside Malta wishing to participate in the Bond Issue, to satisfy himself / herself / itself as to full observance of the applicable laws of any relevant jurisdiction, including, but not limited to, obtaining any requisite governmental or other consents, observing any other requisite formalities and paying any transfer or other taxes (of any nature whatsoever) due in such territories. The Issuer shall not accept any responsibility for the non-compliance by any person of any applicable laws or regulations of foreign jurisdictions.
- 8.2.15 The Secured Bonds have not been and will not be registered under the Securities Act of 1933 of the United States of America and accordingly may not be offered or sold within the United States or to or for the account or benefit of a U.S. person.
- 8.2.16 The Secured Bonds will be issued in multiples of €100. The minimum subscription amount of Secured Bonds that can be subscribed for by Applicants is €5,000.
- 8.2.17 Subject to all other terms and conditions set out in the Prospectus, the Authorised Financial Intermediary reserves the right to reject, in whole or in part, or to scale down, any Application, and to present any cheques and, or drafts for payment upon receipt. The right is also reserved to refuse any Application which in the opinion of the Authorised Financial Intermediary is not properly completed in all respects in accordance with the instructions or is not accompanied by the required documents.

8.2.18 On completing and delivering a form of Application, the Applicant:

- (i) accepts to be irrevocably contractually committed to acquire the number of Secured Bonds allocated to such Applicant at the Bond Issue Price and, to the fullest extent permitted by law, accepts to be deemed to have agreed not to exercise any rights to rescind or terminate, or otherwise withdraw from, such commitment, such irrevocable offer to purchase, and pay the consideration for, the number of Secured Bonds applied for by the Applicant (or any smaller amount of Secured Bonds for which the Application is accepted) at the Bond Issue Price (as applicable) being made subject to the provisions of the Prospectus, the form of Application and the memorandum and articles of association of the Issuer;
- (ii) agrees and acknowledges to have had the opportunity to read the Prospectus and to be deemed to have had notice of all information and representations concerning the Issuer and the issue of the Secured Bonds contained therein;
- (iii) warrants that the information submitted by the Applicant in the form of Application is true and correct in all respects. All forms of Application need to include a valid MSE account number in the name of the Applicant/s. Failure to include an MSE account number will result in the Application being cancelled by the Issuer (acting through the Registrar) and subscription monies will be returned to the Applicant in accordance with section 8.2.1 above. In the event of a discrepancy between the personal details (including name and surname and the Applicant's address) appearing on the form of Application and those held by the MSE in relation to the MSE account number indicated on the form of Application, the details held by the MSE shall be deemed to be the correct details of the Applicant;
- (iv) acknowledges the processing of any personal data for the purposes specified in the privacy notice published by the Issuer, which is available on the Issuer's website: www.plangroup.com.mt. The Applicant hereby acknowledges that the processing of personal data may validly take place, even without the Applicant's consent, in the circumstances set out in the GDPR and the Data Protection Act and any applicable subsidiary legislation, as may be amended from time to time. The Applicant hereby confirms that he / she / it has been provided with and read the privacy notice;
- (v) authorises the Issuer (or its service providers, including the CSD and, or the Sponsor, Manager and Registrar) and, or the Authorised Financial Intermediary, as applicable, to process the personal data provided by the Applicant for all purposes necessary and subsequent to the Bond Issue applied for, in accordance with the Data Protection Act and the GDPR. The Applicant has the right to request access to and rectification of the personal data relating to him/her in relation to the Bond Issue. Any such requests must be made in writing and sent to the Issuer and sent to the CSD at the Malta Stock Exchange. The requests must be signed by the Applicant to whom the personal data relates;
- (vi) confirms that in making such Application, no reliance was placed on any information or representation in relation to the Issuer or the issue of the Secured Bonds other than what is contained in the Prospectus and accordingly agree/s that no person responsible solely or jointly for the Prospectus or any part thereof will have any liability for any such other information or representation;
- (vii) agrees that any refund of unallocated Application monies, without interest, will be paid by direct credit, at the Applicant's own risk, to the bank account as indicated by the Applicant in the form of Application. The Issuer shall not be responsible for any loss or delay in transmission or any charges in connection therewith;
- (viii) warrants that the remittance will be honoured on first presentation and agrees that, if such remittance is not so honoured: (i) the Applicant will not be entitled to receive a registration advice or to be registered in respect of such Secured Bonds, unless and until a payment is made in cleared funds for such Secured Bonds and such payment is accepted by the Authorised Financial Intermediary (which acceptance shall be made in its absolute discretion and may be on the basis that the Authorised Financial Intermediary is indemnified for all costs, damages, losses, expenses and liabilities arising out of, or in connection with, the failure of the Applicant's remittance to be honoured on first presentation at any time prior to unconditional acceptance by the Issuer acting through the Registrar of such late payment in respect of the Secured Bonds); or (ii) the Issuer may, without prejudice to other rights, treat the agreement to allocate such Secured Bonds as void and may allocate such Secured Bonds to another person, in which case the Applicant will not be entitled to a refund or payment in respect of such Secured Bonds (other than return of such late payment);
- (ix) agrees that the registration advice and other documents and any monies returnable to the Applicant may be retained pending clearance of his/her remittance and any verification of identity as required by the Prevention of Money Laundering Act (Cap. 373 of the laws of Malta) (the "**Prevention of Money Laundering Act**") and regulations made thereunder, and that such monies will not bear interest;
- (x) warrants, in connection with the subscription of the Secured Bonds, to have observed all applicable laws, obtained any requisite governmental or other consents, complied with all requisite formalities and paid any issue, transfer or other taxes due in connection with the subscription of Secured Bonds in any territory, and that the Applicant has not taken any action which will or may result in the Issuer or the Sponsor, Manager and Registrar acting in breach of the regulatory or legal requirements of any territory in connection with the issue of the Secured Bonds;
- (xi) agrees to provide the Registrar and, or the Issuer, as the case may be, with any information which may be requested in connection with the Application;
- (xii) warrants that all applicable exchange control or other such regulations (including those relating to external transactions) have been duly and fully complied with;
- (xiii) agrees that all Applications, forms of Application, acceptances of Applications and contracts resulting therefrom will be governed, and construed, in accordance with Maltese law, and to submit to the jurisdiction of the

- Maltese courts, and agrees that nothing shall limit the right of the Issuer to bring any action, suit or proceedings arising out of or in connection with any such Applications, forms of Application, acceptance of Applications and contracts resulting therefrom in any manner permitted by law in any court of competent jurisdiction;
- (xiv) represents that the Applicant is not a U.S. person (as such term is defined in Regulation S under the Securities Act of 1933 of the United States of America, as amended) as well as not to be accepting the invitation set out in the Prospectus from within the United States of America, its territories or its possessions, or any area subject to its jurisdiction (the “**United States**”) or on behalf or for the account of anyone within the United States or anyone who is a U.S. person;
 - (xv) agrees that the advisers to the Bond Issue (listed in section 4.5 of the Registration Document) will owe the Applicant no duties or responsibilities concerning the Secured Bonds or the suitability of the Applicant;
 - (xvi) warrants that, where an Applicant submits a form of Application on behalf of another person or on behalf of a corporation or corporate entity or association of persons, the Applicant is duly authorised to do so and such person, corporation, corporate entity, or association of persons will also be bound accordingly and will be deemed also to have given the confirmations, warranties and undertakings contained in the Terms and Conditions and accordingly will be deemed also to have given the confirmations, warranties and undertakings contained in the Terms and Conditions and undertake to submit your power of attorney or a copy thereto duly certified by a lawyer or notary public if so required by the Issuer or the Registrar;
 - (xvii) agrees that all documents in connection with the issue of the Secured Bonds will be sent at the Applicant’s own risk and may be sent by post at the address (or, in the case of joint Applicants, the address of the first named Applicant) as designated in the respective MSE account quoted by the Applicant; and
 - (xviii) renounces to any rights the Applicant may have to set off any amounts the Applicant may at any time owe the Issuer against any amount due under the terms of these Secured Bonds.

8.2.19 All forms of Application are to be lodged with the Authorised Financial Intermediary.

8.3 PLAN OF DISTRIBUTION AND ALLOTMENT

The Secured Bonds shall be made available for subscription to all categories of investors. The Secured Bonds shall be offered exclusively to the Authorised Financial Intermediary. During the Offer Period, the Authorised Financial Intermediary shall subscribe for Secured Bonds by virtue of the Subscription Agreement to be entered into by and between the Issuer, the Guarantor, and the Authorised Financial Intermediary.

Pursuant to the Subscription Agreement to be entered into during the Offer Period, the Authorised Financial Intermediary may subscribe for Secured Bonds for its own account or for its underlying clients. The allocation of the Secured Bonds shall be conditional upon the Secured Bonds being admitted to the Official List of the Malta Stock Exchange.

Applications may be made through the Authorised Financial Intermediary. It is expected that an allotment advice will be dispatched to Applicants within five Business Days of the announcement of the allocation policy. The registration advice and other documents and any monies returnable to Applicants may be retained pending clearance of the remittance and any verification of identity as required by the Prevention of Money Laundering Act, and regulations made thereunder. Such monies shall not bear interest while retained as aforesaid.

The Issuer has established a minimum aggregate subscription amount of €12,000,000 on which the Bond Issue is conditional. Accordingly, should the Secured Bonds not be fully subscribed to, the Secured Bonds will not be admitted to listing and trading on the Official List and all funds received from Applicants will be returned to Bondholders.

Dealings in the Secured Bonds shall not commence prior to the Secured Bonds being admitted to the Official List.

8.4 INTERMEDIARIES OFFER

By the close of the Offer Period, the Issuer shall enter into the Subscription Agreement pursuant to which the Issuer shall bind itself to allocate the full nominal value of the Secured Bonds, to the Authorised Financial Intermediary, and the Authorised Financial Intermediary shall bind itself to subscribe to up to €12,000,000 in nominal value of Secured Bonds, conditional upon the admission to listing of the Secured Bonds either for its own account or for the account of underlying clients, including retail clients, and shall in addition be entitled to either:

- (i) distribute to the underlying clients any portion of the Secured Bonds subscribed for upon commencement of trading; or
- (ii) complete a data file representing the amount its underlying clients have been allocated in terms of the Subscription Agreement as provided by the Registrar by latest 16:00 hours on 23 November 2023, being the closing of the Offer Period.

The Authorised Financial Intermediary must effect payment to the Issuer for the Secured Bonds subscribed to by not later than the closing of the Offer Period.

8.5 PRICING

The Secured Bonds are being issued at par, that is, at €100 per Secured Bond with the full amount payable upon subscription.

8.6 ALLOCATION POLICY

The Issuer has reserved the full amount of the Secured Bonds to the Authorised Financial Intermediary, which shall enter into the Subscription Agreement by the close of the Offer Period.

The Issuer shall announce the result of the Bond Issue through a company announcement by not later than 24 November 2023.

8.7 ADMISSION TO TRADING

The Malta Financial Services Authority has authorised the Secured Bonds as admissible to listing pursuant to the Capital Markets Rules by virtue of a letter dated 8 November 2023.

Application has been made to the Malta Stock Exchange for the Secured Bonds being issued pursuant to the Prospectus to be listed and traded on the Official List.

The Secured Bonds are expected to be admitted to the Malta Stock Exchange with effect from 29 November 2023 and trading is expected to commence on 30 November 2023.

8.8 ADDITIONAL INFORMATION

Save for the financial analysis summary set out as Annex II, this Securities Note does not contain any statement or report attributed to any person as an expert.

The financial analysis summary has been included in the form and context in which it appears with the authorisation of the Sponsor, Manager and Registrar which has given and has not withdrawn its consent to the inclusion of such report herein.

The Sponsor, Manager and Registrar does not have any material interest in the Issuer and, or the Guarantor. The Issuer confirms that the financial analysis summary has been accurately reproduced in this Securities Note and that there are no facts of which the Issuer is aware that have been omitted and which would render the reproduced information inaccurate or misleading.

The business address of the Sponsor, Manager and Registrar is at 63, M.Z. House, St. Rita Street, Rabat RBT 1523, Malta.

ANNEX I – THE GUARANTEE

To: Equinox International Limited
Level 3, Valletta Buildings,
South Street,
Valletta VLT 1103, Malta

(Hereinafter, together with its lawful successors and assigns referred to as the “**Security Trustee**”).

8 November 2023

Dear Sirs,

Re: GUARANTEE & INDEMNITY

I, PLAN (BBG) Limited, a company registered in Malta bearing company registration number C 106559 (hereinafter together with its lawful successors and assigns, referred to as the “Guarantor”), having noted that:

- A. by virtue of a prospectus dated 8 November 2023 issued by PLAN Group p.l.c. (hereinafter, referred to as the “**Issuer**”) in connection with the issue of €12 million Secured Bonds 2028 (as the same may be amended, varied or supplemented hereinafter referred to as the “**Prospectus**”) the Issuer shall, under the joint and several guarantee of the Guarantor, issue up to €12 million Secured Bonds at an annual interest rate of 5.75% to be redeemed and finally repaid on 23 November 2028, on which the Issuer shall be entitled to prepay all or part of the principal amount of the Secured Bonds and all interests accrued up to the date of prepayment, subject to the terms and conditions of the Prospectus (hereinafter, referred to as the “**Secured Bonds**”);
- B. the Guarantor is a fully owned subsidiary company of the Issuer;
- C. it is a condition precedent for the issuance of the Secured Bonds that, *inter alia*, the Guarantor executes and grants this Guarantee and Indemnity (hereinafter referred to as the “**Guarantee**”) of the obligations of the Issuer above referred to, in favour of the Security Trustee; and
- D. the Guarantor has agreed to the conclusion and execution of this Guarantee in favour of the Security Trustee.

NOW, THEREFORE, THE GUARANTOR IS HEREBY COVENANTING IN FAVOUR OF THE SECURITY TRUSTEE AS FOLLOWS:

1. INTERPRETATION

In this Guarantee, unless the context otherwise requires:

- (a) terms and expressions defined in or construed for the purposes of the Prospectus shall have the same meanings or be construed in the same manner when used in this Guarantee, unless defined otherwise in this Guarantee;
- (b) “**Indebtedness**” means any and all moneys, obligations, and liabilities now or hereafter due, owing or incurred by the Issuer under the Secured Bonds to the Bondholders (whether alone and, or with others) in terms of the Prospectus and in any and all cases whether for principal, interests, capitalised interests, charges, disbursements, or otherwise and whether for actual or contingent liability; and
- (c) “**writing**” or “**in writing**” shall mean any method of visual representation and shall include facsimile transmissions, telexes, and other such electronic methods.

2. GUARANTEE

2.1 Covenant to Pay

In satisfaction of the conditions precedent for the issuance of the Secured Bonds, and in consideration of the Bondholders acquiring the Secured Bonds, the Guarantor, as duly authorised, without proof of liability or evidence and as primary obligor, hereby jointly and severally with the Issuer, unconditionally and irrevocably guarantees to the Security Trustee, for the benefit of itself and the Bondholders (in proportion to their respective holding of Secured Bonds) the payment of, and undertakes on first demand in writing made by the Security Trustee on the Guarantor, to pay the Indebtedness to the Security Trustee or any balance thereof at any time due or owing under the Secured Bonds.

2.2 Maximum Liability of the Guarantor

This is a continuing Guarantee for the whole amount due or owing under the Secured Bonds or which may hereafter at any time become due or owing under the Secured Bonds by the Issuer but the amount due by Guarantor to the Security Trustee under this Guarantee shall be up to and shall not be in excess of €12,000,000 (twelve million Euro) apart from interests due up to the date of payment and costs and expenses relating to the protection, preservation, collection or enforcement of the Security Trustee's rights against the Issuer and the Guarantor which shall be additional to the maximum sum herein stated.

2.3 Collateral supporting Guarantee

The Guarantee shall be further supported by:

- (i) a first-ranking general hypothec over all the present and future property of the Guarantor for the full nominal value of the Secured Bonds and interest thereon;
- (ii) a first-ranking special hypothec granted by the Guarantor over the Birzebbuga Site, (and any developments and constructions thereon) for the full nominal value of the Secured Bonds and interest thereon;
- (iii) a first-ranking special privilege granted by the Guarantor over the Birzebbuga Site, (and any developments and constructions thereon) for the amount of €9,923,420; and
- (iv) a pledge agreement to be entered into by and between the Guarantor, the Issuer, and the Security Trustee for the purpose of constituting a pledge on insurance policy proceeds as security for the full nominal value of the Secured Bonds and interest thereon.

2.4 Indemnity

As a separate and independent stipulation, the Guarantor agrees to indemnify the Security Trustee on demand for any damages, losses (excluding loss of profit), costs and expenses arising from any failure on the part of the Issuer to perform any obligation to the Security Trustee and the Guarantor so agrees to indemnify the Security Trustee even in the event that any obligation of the Issuer to the Security Trustee is invalid or ceases to be valid and enforceable against the Issuer for any reason whatsoever including, but without limitation, any legal limitation or any disability or incapacity of the Issuer. In such an event the Guarantor shall be liable towards the Security Trustee as if that obligation was fully valid and enforceable and as if the Guarantor were the principal debtor in respect thereof and shall pay all sums due to the Security Trustee within seven days of a demand in writing by the Security Trustee.

3. CONTINUING AND UNCONDITIONAL LIABILITY

3.1 The liability of the Guarantor under this Guarantee shall be continuing until such time as the Indebtedness is fully repaid and shall in no way be prejudiced or effected, nor shall it in any way be discharged or reduced by reason of:

- (a) the bankruptcy, insolvency or winding up of the Issuer; or
- (b) the incapacity or disability of the Issuer or any other person liable for any reason whatsoever; or
- (c) any change in the name, style, constitution, any amalgamation, or reconstruction of either the Issuer, or the Guarantor; or
- (d) the Security Trustee conceding any time or indulgence, or compounding with, discharging, releasing or varying the liability of the Issuer or any other person liable or renewing, determining, reducing, varying or increasing any accommodation or transaction or otherwise dealing with the same in any manner whatsoever or concurring in, accepting or in any way varying any compromise, composition, arrangement or settlement or omitting to claim or enforce or exact payment from the Issuer or any other person liable; or
- (e) any event, act or omission that might operate to exonerate the Guarantor without settlement in full of the Indebtedness towards the Security Trustee.

3.2 The Security Trustee is being expressly authorised to vary the Prospectus and, or modify the Indebtedness or to release or modify any guarantees or any security the Security Trustee may hold as security for the Indebtedness and this without the need of any prior or subsequent notice to the Guarantor and without any prejudice to the rights of the Security Trustee hereunder. The Guarantor is also hereby expressly consenting to any assignments and transfers made by the Issuer in accordance with the Prospectus and this without the need of any prior or subsequent notice to the Guarantor and without any prejudice to the rights of the Security Trustee hereunder.

4. WAIVER OF THE GUARANTOR'S RIGHTS AND THE GUARANTOR'S WARRANTIES

4.1 Until the Indebtedness has been paid in full, the Guarantor agrees that it will not, without the prior written consent of the Security Trustee:

- (a) exercise any rights of subrogation, reimbursement and indemnity against the Issuer or any other person liable for the Indebtedness;
- (b) demand or accept repayment, in whole or in part, of any indebtedness now or hereafter due to the Guarantor either from the Issuer or from any other person liable for the Indebtedness or demand any collateral in respect of same or dispose of same;
- (c) take any step to enforce any right against the Issuer or any other person liable for the Indebtedness;
- (d) claim any set-off or counter-claim against the Issuer or any other person liable for the Indebtedness nor shall the Guarantor claim or prove in competition with the Security Trustee in the liquidation of the Issuer or any other person liable for the Indebtedness or benefit or share any payment from or in composition with the Issuer or any other person liable for the Indebtedness;

4.2 Subject to the overriding provisions of the Prospectus until the Indebtedness has been paid in full the Guarantor further agrees that:

- (a) if an Event of Default under the Prospectus occurs, any sums which may be received by it from the Issuer or any person liable for the Indebtedness shall be held by it on trust exclusively for the Security Trustee and shall be paid to the Security Trustee immediately upon demand in writing or immediately after its receipt if such obligation arises from the documents executed by the Issuer in connection with the Prospectus;
- (b) all rights of relief and subrogation arising in favour of the Guarantor upon a partial payment to the Security Trustee against the Issuer and any other person who may be liable for the Indebtedness, shall be suspended;
- (c) the Security Trustee may and shall receive and retain the whole of the liquidation dividends to the exclusion of the rights (if any) of the Guarantor in competition with the Security Trustee and pursuant to the above the Security Trustee is entitled to hold all payments made by the Guarantor or the Issuer on account of the Indebtedness in suspense for a period of six (6) months from the date of payment and any such payments on account shall not be applied in reduction of the Indebtedness for a period of six (6) months as stated. The Security Trustee may accordingly prove for the whole Indebtedness of the Issuer in liquidation after excluding any and all payments made within a period of six (6) months prior to the liquidation of the Issuer;
- (d) the Security Trustee shall not be required to exhaust any remedy or remedies it may have against the Issuer or other persons who may be liable for the Indebtedness for the settlement of all the Indebtedness before claiming against the Guarantor under this Guarantee which is to be construed as entirely independent from the relationship between the Security Trustee and the Issuer and providing immediate recourse against the Guarantor under this Guarantee. The Guarantor hereby waives any benefit of discussion or division which may be available under any applicable law.

5. APPROPRIATION OF PAYMENTS

The Security Trustee is entitled to appropriate payments received by it from the Issuer for such purposes as contemplated in the Prospectus.

6. SETTLEMENTS CONDITIONAL

Any release, discharge or settlement between the Guarantor and the Security Trustee shall be conditional upon no security, disposition or payment to the Security Trustee by the Issuer or the Guarantor or any other third party liable to being void or set aside for any reason whatsoever and if, for any reason whatsoever, this condition is not fulfilled, such release, discharge or settlement shall be of no effect whatsoever and this Guarantee shall again come into force for all effects and purposes of law.

7. ADDITIONAL GUARANTEE

This Guarantee is to be construed as being in addition to and in no way prejudicing any other securities or guarantees which the Security Trustee may now or hereafter hold from or on account of the Issuer and is to be binding on the Guarantor as a continuing Guarantee until full and final settlement of all the Issuer's indebtedness towards the Security Trustee. Moreover, the remedies provided in this Guarantee are cumulative and are not exclusive of any remedies provided by law.

8. BENEFIT OF THIS GUARANTEE AND NO ASSIGNMENT

8.1 This Guarantee is to be immediately binding upon the Guarantor for the benefit of the Security Trustee and the liability hereunder is not subject to any conditions as to additional security being received by the Security Trustee or otherwise.

8.2 The Guarantor shall not be entitled to assign or transfer any of its obligations under this Guarantee.

9. REPRESENTATIONS AND WARRANTIES

9.1 The Guarantor represents and warrants:-

- (a) that it is duly incorporated and validly existing under the laws of Malta and has the power to carry on its business;
- (b) that it has power to grant this Guarantee and that this Guarantee is duly authorised and all corporate action has been taken by the Guarantor in accordance with its deeds of constitution and the laws of its incorporation and regulation;
- (c) that this Guarantee constitutes and contains valid and legally binding obligations of the Guarantor enforceable in accordance with its terms;
- (d) that this Guarantee does not and will not constitute default with respect to or run counter to any law, by-law, articles of incorporation, statute, rule, regulation, judgement, decree or permit to which the Guarantor is or may be subject; or any agreement or other instrument to which the Guarantor is a party or is subject or by which it or any of its property is bound;
- (e) that this Guarantee shall not result in or cause the creation or imposition of or oblige the Guarantor to create any encumbrance on any of that Guarantor's undertakings, assets, rights or revenues;
- (f) that it is in no way engaged in any litigation, arbitration or administrative proceeding of a material nature and nor is it threatened with any such procedures;
- (g) that the obligations binding it under this Guarantee rank at least *pari passu* with all other present and future unsecured indebtedness of the Guarantor with the exception of any obligations which are mandatorily preferred by law;
- (h) that it is not in breach of or in default under any agreement relating to indebtedness to which it is a party or by which it may be bound nor has any default occurred in its regard;
- (i) that all the information, verbal or otherwise tendered in connection with the negotiation and preparation of this Guarantee is accurate and true and there has been no omission of any material facts;
- (j) that the granting of this Guarantee is in the commercial interest of the Guarantor and that the Guarantor acknowledges that it is deriving commercial benefit therefrom.

9.2 As from the date of this Guarantee, until such time as the Indebtedness is paid in full to the Security Trustee, and for as long as this Guarantee shall remain in force, the Guarantor shall hold true, good, and valid all the representations and warranties given under this clause, except for representations and warranties in limbs (f) and (h) which are given only as at the date of this Guarantee.

10. DEMANDS AND PAYMENTS

- 10.1 All the Indebtedness shall be due by the Guarantor under this Guarantee as a debt, certain, liquidated, and due on the seventh day following the Security Trustee's first written demand to the Guarantor to pay. All demands shall be sent to the address or facsimile or other numbers as are stated below in Article 11 as the same may be changed by notice in writing by one party to the other.

The demand shall be accompanied by a statement by the Security Trustee confirming that to the best of its knowledge there exist, at the time of the demand, circumstances which constitute an Event of Default or such that may render the underlying obligations of the Issuer to the Security Trustee invalid and unenforceable for any reason whatsoever.

It is expressly agreed that the requirement of such statement is not a condition of liability of the Guarantor under this Guarantee and is entirely without prejudice to the on-demand nature of this Guarantee. Any disagreement by the Guarantor as to the contents of the statement shall not entitle the Guarantor to delay or interrupt the payment of the sum due under this Guarantee for any reason whatsoever.

- 10.2 The statement by the Security Trustee of the amount due under this Guarantee shall be binding on the Guarantor and shall be conclusive evidence of the sum due, saving only manifest error.
- 10.3 All payments shall be made to the Security Trustee without any withholding for taxes (and in so far as this obligation exists under any law the payment shall be grossed up by the amount of withholding) and without set-off for any amounts which may be then owing to the Guarantor by the Issuer or the Security Trustee. The Guarantor authorises the Security Trustee to apply any credit balance the Guarantor may have with the Security Trustee towards the satisfaction of the Indebtedness. The Security Trustee shall notify the Guarantor forthwith of the exercise of this right giving full details relating thereto.

11. NOTICES

- 11.1 Any notice required to be given by any party hereto to the other party shall be deemed to have been validly served if delivered by hand or sent by pre-paid registered letter through the post or by facsimile to such other party at his address given herein or such other address as may from time to time be notified to the other party for this purpose and any notice so served shall be deemed to have been served, if delivered by hand, at the time of delivery, or if by post, seven days after posting and if by facsimile, at the time of transmission of the facsimile.
- 11.2 For the purposes of this Guarantee, the proper addresses and facsimile numbers of the parties are:

PLAN (BBG) Limited

Address: PLAN Group Head Office, Triq il-Wirt Naturali,
Baħar iċ-Ċagħaq, Naxxar NXR5232, Malta
Tel. No.: 2145 6700
Contact Person: Paul Attard

Equinox International Limited

Address: Level 3, Valletta Buildings, South Street,
Valletta VLT 1103, Malta
Tel. No.: 2123 8989
Contact Person: Louis de Gabriele

Provided that each party may at any time change such address or telefax number by giving seven days' prior written notice to the other party. Every notice, request, demand, letter, or other communication hereunder shall be in writing and shall be delivered by hand or by post or through any other communication methods including telex, telefax or otherwise and shall be deemed to be received in case of post within seven days of dispatch or in case of other methods immediately upon confirmed transmission.

12. APPLICABLE LAW AND JURISDICTION

12.1 This Guarantee shall be governed by and construed in accordance with Maltese law.

12.2 Any dispute, controversy or claim arising out of or relating to this Guarantee or as to the interpretation, validity, performance, or breach thereof shall be referred to and finally resolved by arbitration under the UNCITRAL Rules of Arbitration in accordance with the provisions of Part V (International Arbitration) of the Arbitration Act, 1996. Any arbitration commenced pursuant to this clause shall take place in Malta and be administered by the Malta Arbitration Centre. The number of arbitrators shall be three, one arbitrator to be appointed by each of the parties or, in default, by the Malta Arbitration Centre, whereas the third arbitrator shall be appointed by the first two arbitrators or, if they fail to agree on such an appointment, by the Malta Arbitration Centre. No appeal shall lie from any such award given.

Yours faithfully,

The original copy has been signed by

Name: Paul Attard
duly authorised, for and on behalf of
PLAN (BBG) Limited

Yours faithfully,

The original copy has been signed by

Name: Paul Attard
duly authorised, for and on behalf of
PLAN Group p.l.c.

WE ACCEPT

The original copy has been signed by

Name: Louis de Gabriele
duly authorised, for and on behalf of
Equinox International Limited

The original copy has been signed by

Name: Donald Vella
duly authorised, for and on behalf of
Equinox International Limited

**FINANCIAL
ANALYSIS
SUMMARY**

8 November 2023

ISSUER

PLAN
GROUP

Prepared by:



MZ INVESTMENTS



MZ INVESTMENTS

MZ Investment Services Limited

63, 'MZ House', St Rita Street, Rabat RBT 1523, Malta

E info@mzinvestments.com W mzinvestments.com

The Directors
PLAN Group p.l.c.
PLAN Group Head Office
Triq il-Wirt Naturali
Baħar iċ-Ċagħaq Naxxar NXR 5232
Malta

8 November 2023

Dear Directors,

Financial Analysis Summary

In accordance with your instructions, and in line with the requirements of the MFSA Listing Policies, we have compiled the Financial Analysis Summary (the “**Analysis**”) set out in the following pages and which is being forwarded to you together with this letter.

The purpose of the financial analysis is that of summarising key financial data appertaining to PLAN Group p.l.c. (the “**Issuer**”, “**Company**”, “**Group**” or “**PLAN Group**”). The data is derived from various sources or is based on our own computations as follows:

- (a) Historical financial data for the financial year ended 31 December 2022 and the six-month interim period from 1 January 2023 to 30 June 2023 has been extracted from the respective pro forma consolidated financial information of the Issuer.
- (b) The projected consolidated financial data relating to the Issuer for the financial years ending 31 December 2023, 31 December 2024 and 31 December 2025 has been provided by the Group.
- (c) Our commentary on the results of the Group and on its financial position is based on the explanations provided by the Group.
- (d) The ratios quoted in the Analysis have been computed by us applying the definitions set out in Part 4 - ‘Explanatory Definitions’ of this report.
- (e) Relevant financial data in respect of the companies included in Part 3 - ‘Comparative Analysis’ of this report has been extracted from public sources such as the websites of the companies concerned, financial statements filed with the Malta Business Registry, as well as other sources providing financial data.

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

Yours faithfully,

Evan Mohnani
Head of Corporate Broking

TABLE OF CONTENTS

DEFINITIONS	35
PART 1 – INFORMATION ABOUT THE GROUP	37
1. KEY ACTIVITIES	37
1.1 INTRODUCTION	37
2. DIRECTORS AND SENIOR MANAGEMENT	37
2.1 DIRECTORS OF THE ISSUER	37
2.2 DIRECTORS OF THE GUARANTOR	37
2.3 SENIOR MANAGEMENT	37
3. ORGANISATIONAL STRUCTURE	38
4. OPERATION OF CARE HOMES FOR THE ELDERLY	39
4.1 OPERATION OF GOLDEN CARE HOME	39
4.2 PORZIUNCOLA CARE HOME	39
5. PROPERTY ACQUISITION AND DEVELOPMENT	40
5.1 COMPLETED PROJECTS	40
5.2 CURRENT PROJECTS	41
5.3 NEW IDENTIFIED PROPERTY DEVELOPMENT PROJECTS	41
6. ECONOMIC AND SECTOR ANALYSIS	42
6.1 ECONOMIC UPDATE	42
6.2 PROPERTY MARKET	43
6.3 LONG-TERM CARE	44
PART 2 – GROUP PERFORMANCE REVIEW	45
7. PRO FORMA CONSOLIDATED FINANCIAL INFORMATION	45
8. PROJECTED CONSOLIDATED FINANCIAL INFORMATION	48
9. RELATED PARTY DEBT SECURITIES	53
PART 3 – COMPARATIVE ANALYSIS	54
PART 4 - EXPLANATORY DEFINITIONS	55



DEFINITIONS

AACCD	the Active Ageing and Community Care department of the Government of Malta;
GAP Group p.l.c.	GAP Group p.l.c., a public limited liability company duly registered under the laws of Malta, bearing company registration number C 75875 and having its registered office at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar, NXR 5232, Malta;
GAP Group Investments (II)	GAP Group Investments (II) Limited, a private limited liability company duly registered and validly existing under the laws of Malta, bearing company registration number C 75856 and having its registered office at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar, NXR 5232, Malta;
Golden Care	Golden Care Limited (C 89549);
Group	the Issuer and its Subsidiaries;
Guarantor or PLAN BBG	PLAN (BBG) Limited, a private limited liability company duly registered under the laws of Malta, bearing company registration number C 106559 and having its registered office at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR 5232, Malta;
Issuer	PLAN Group p.l.c., a public limited liability company duly registered under the laws of Malta, bearing company registration number C 103062, and having its registered address at PLAN Group Head Office, Triq il-Wirt Naturali, Baħar iċ-Ċagħaq, Naxxar NXR 5232, Malta;
MZI	M.Z. Investment Services Limited (C 23936);
PLAN C&T Services	PLAN C&T Services Limited (C 102262);
PLAN Developments	PLAN Developments Limited (C 89550);
PLAN Property Holdings	PLAN Property Holdings Limited (C 70860);
PLAN Property Holdings 2	PLAN Property Holdings 2 Limited (C 85298);
PLAN (Mosta)	PLAN (Mosta) Limited (C 96506);
Subsidiary	an entity over which the parent has control. In terms of the International Financial Reporting Standards adopted by the European Union, a group controls an entity when the group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. The term "Subsidiaries" shall collectively refer to the said entities.



PART 1 – INFORMATION ABOUT THE GROUP

1. KEY ACTIVITIES

1.1 INTRODUCTION

The Issuer was incorporated on 26 August 2022 with the name Katari Group Limited and was subsequently converted to a public limited liability company on 29 September 2023. Historically, the companies forming part of the Group, save for PLAN (Mosta) in which Paul Attard held an 80% interest, were wholly owned directly by Paul Attard.

In 2023, the operating Subsidiaries of the Issuer were the subject of a restructuring exercise resulting in the creation and formation of the Group in its present form. Pursuant to the restructuring of the Group, the Issuer became the holding and finance company of the Group.

Furthermore, in September 2023, the Issuer acquired 33.3% of the Ordinary A shares (carrying voting rights and the right to receive dividends) of GAP Group Investments (II), which is the 99.99% shareholder of the GAP Group, a group of companies which operates in the industry of property development. GAP Group p.l.c., the parent company of the GAP Group, has debt instruments admitted to listing on the Official List of the Malta Stock Exchange.

The Group operates in two main areas of business, namely: (i) the operation of care homes for the elderly; and (ii) the acquisition and development of real estate properties.

The Issuer does not carry out any trading activities of its own and its revenue is limited to the dividends it receives from its Subsidiaries and associate companies, and interest receivable due under intra-group loan agreements. In view of the principal activity of the Issuer as the holding and finance company of the Group, it is economically dependent on the operational results, the financial position, and the financial performance of its Subsidiaries and associate company.

2. DIRECTORS AND SENIOR MANAGEMENT

2.1 DIRECTORS OF THE ISSUER

The Issuer is managed by a board of directors comprising four directors who are entrusted with its overall direction and management. The board members of the Issuer as at the date of this report are:

Paul Attard	Executive Director
Alfred Attard	Independent Non-Executive Director
William Wait	Independent Non-Executive Director
Edward Grech	Independent Non-Executive Director

2.2 DIRECTORS OF THE GUARANTOR

PLAN (BBG) Limited is managed by a Board comprising two directors who are entrusted with its overall direction and management. The Board members of the Guarantor as at the date of this report are:

Paul Attard	Director
Alfred Attard	Director

2.3 SENIOR MANAGEMENT

Paul Attard is the sole Executive Director of the Issuer entrusted with the day-to-day management of the Group. Mr. Attard is also a director or officer of other companies forming part of the Group.

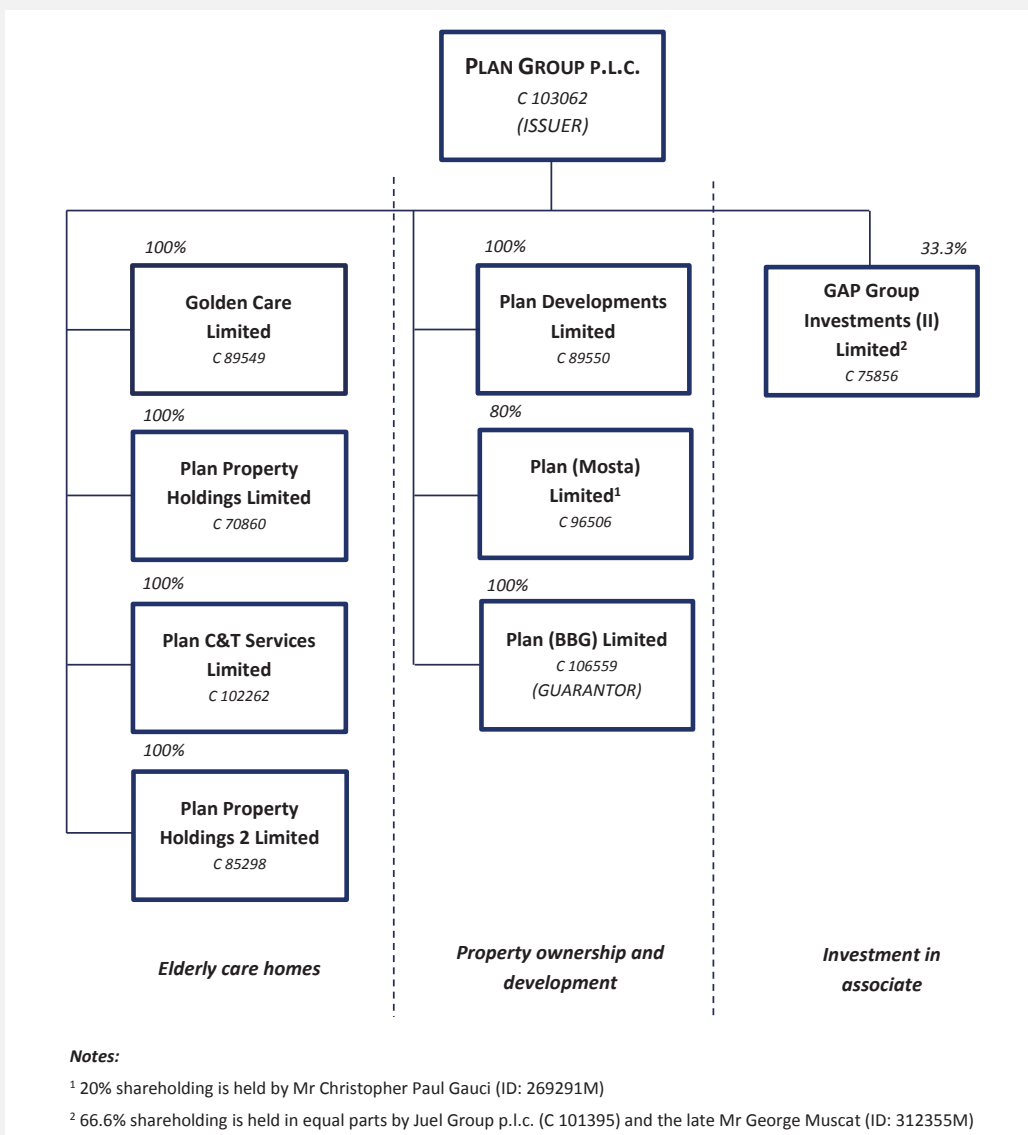


The Group adopts a centralised management structure whereby it can deploy senior management personnel to perform duties in different parts of the Group depending on the requirements of each Subsidiary. Those services are then re-charged to the Subsidiary where they are from time to time deployed. In addition to the senior management team, the Subsidiaries of the Issuer employ management personnel and, or other employees devoted to the operations undertaken by a respective company.

The overall management of the Guarantor is entrusted to its board of directors who are the persons responsible for establishing the strategy of the Guarantor, including the responsibility for the appointment of all executive officers and other key members of management.

Jackie Camilleri	Chief Executive Officer of the elderly care homes
Keith Fenech	Group Chief Financial Officer
Stephen Grech	Project Manager
Chris Gauci	Sales Manager

3. ORGANISATIONAL STRUCTURE



The organisational structure of the Group is depicted above. The Issuer is owned by Paul Attard as to 99.99%, whilst one share is held by Lorraine Attard. The Issuer also holds 33.3% of the Ordinary A shares (carrying voting rights and the right to receive dividends) of GAP Group Investments (II).



4. OPERATION OF CARE HOMES FOR THE ELDERLY

4.1 OPERATION OF GOLDEN CARE HOME

Golden Care Home was developed by the Group and has been in operation since 2019. It provides accommodation to a maximum of 235 residents in a fully serviced home consisting of six different wards with single and double rooms. The care home also comprises a fully equipped clinic, multiple nursing stations with back-up treatment rooms, a fully equipped kitchen, a common dining area, a chapel, a multipurpose crafts room, an outdoor garden, lobbies on each floor, laundry facilities, a library, and car park facilities.

The care home focuses on providing personalised care plans to its residents, based on their mental, emotional, physical, and physiological needs. Golden Care home offers long-term as well as rehab and respite services for a variety of care and dependency levels allowing residents to reside at the home for as long necessary. In addition to the 24-hour day-to-day care of residents, the care home also provides a number of health care services to its residents, including physiotherapy services, occupational therapy services, speech therapy services, phlebotomy services and podiatry services.

In 2019 Golden Care entered into a service agreement with AACCD for a fixed period of five years, by virtue of which the AACCD shall have the facility of allocating accommodation to eligible ageing persons within the Golden Care Home. Pursuant to this services agreement, Golden Care shall make available a number of long-term care beds to the AACCD. As at the date of this report, 216 long-term care beds have been allocated to the Government of Malta, through the AACCD. The services agreement stipulates fixed rates for three different categories of residents, ranging from low, medium, or high dependency residents.

Pursuant to an agreement entered into in 2021 with the Ministry for Health, a further number of long-term care beds at Golden Care Home are made available to the Ministry for Health. Although the said agreement expired on 2 March 2022, the terms in place as at the date of such expiration continued to apply in respect of the occupants who were still residing at the Golden Care Home at expiration date. As at the date of this report, only nine beds continue to be occupied on this basis and on the same terms.

The remaining long-term care beds at Golden Care Home are made available for private residents or for contingency isolation purposes. For the remainder of the AACCD agreement, the revenue received from the AACCD under this services agreement, is the primary source of revenue for Golden Care. The agreement with AACCD expires in May 2024 and may be further renewed for a period of one year on the same terms and conditions. As at the date of this report, management and the AACCD are in discussions for the purposes of entering into a new agreement prior to or upon expiration of the present agreement.

Since its commencement of operations, the Golden Care Home has sustained occupancy levels ranging from 78.7% in its first year of operations to 96% in the first half of 2023.

4.2 PORZIUNCOLA CARE HOME

In 2022, the Group was granted by title of temporary emphyteusis for a period of 67 years, the property known as “Porziuncola”, measuring 16,900 sqm and located in Baħar iċ-Ċagħaq, in the limits of Madliena. The Group has since developed “Porziuncola by Golden Care”, a second care home for the elderly.

The Porziuncola Care Home comprises six floors and has a total of 200 twin bedrooms, each with an ensuite bathroom. The care home, which accommodates a total of 400 residents, shall open its doors to the public in the last quarter of 2023. The development has been part-financed through a 20-year bank loan facility.

The Porziuncola Care Home will offer a wide range of additional services to residents including long term care services, respite services, rehabilitation services, and dementia and memory loss care services. Management plans to adopt a symbiotic relationship in the Group’s operation of both care homes in order to ensure that the individual needs of residents are continuously met, regardless of their selected Group care home. Management is of the view that a complementary approach in the Group’s operation of both care homes, once the Porziuncola Care Home opens its doors to the public, is conducive to ensuring that residents of either home are cared for in a dedicated and enabling environment, which reflects the individual needs of residents.



Given the success of the business model adopted for the operation of the Golden Care Home, management is seeking to replicate such model in the operation of the Porziuncola Care Home. Specifically with respect to the allocation of a number of beds within the Porziuncola Care Home, once operational, to the AACCD, as at the date of this report negotiations are ongoing. Conclusion of the relevant service agreement is expected to take place upon issuance of the licenses necessary for the operation of the care home and the approval to procure the beds from the Department of Contracts.

5. PROPERTY ACQUISITION AND DEVELOPMENT

The Group is also active in the property development sector. The Group's business model is to identify small or medium sized sites or old buildings within building schemes for re-development, with a focus on residential developments, focusing on a diversified portfolio of smaller projects rather than commit to larger scale developments that could place its financing structure under strain. Since 2020 it has successfully identified business opportunities in this sector and undertaken a number of developments in Luqa, Iklin, Mellieħa and Mosta, and it is currently developing another two developments: one in Fgura and one in St. Paul's Bay. The Group also intends to develop, following issuance of development permits, a site in Birzebbuga.

5.1 COMPLETED PROJECTS

5.1.1 LUQA DEVELOPMENT

The Group developed the Luqa Development over the portion of land that was exclusively transferred to it by virtue of a public deed published in 2020. Construction works on this portion of land commenced in Q1 2020 and were completed in Q1 2021. The development of the site was covered by permit number PA/09616/17.

The Luqa Development is a residential development comprising 14 apartments and ten basement garages, situated on Triq Indri Micallef and Triq l-Aħwa Vassallo in Luqa, Malta. As at 30 June 2023, all the units within the Luqa Development have been sold, except for one apartment which has been committed to by prospective purchasers by virtue of a promise of sale agreement. The Luqa Development was internally financed.

5.1.2 IKLIN DEVELOPMENT

The Group acquired a site in Iklin, Malta, on 9 June 2020 over which it developed the Iklin Development. Development of the site commenced in Q3 2020. The construction and finishing works were completed in Q4 2021 and the Iklin Development was covered by permit number PA/07681/19.

The Iklin Development is a residential development comprising 12 apartments over four floors, two penthouses at a recessed floor level, and 9 basement garages. The development is situated on Triq Stefano Erardi corner with Triq Ċensu Triq Censu Bugeja in Iklin, Malta.

All units forming part of the Iklin Development have been sold. The Iklin Development was partly financed through a €1.7 million bank loan, which was fully repaid following sale of residential units.

5.1.3 MELLIEĦA DEVELOPMENT

In December 2021, the Group acquired a site in Mellieħa, Malta, over which it developed the Mellieħa Development, following the demolition of the existing dwelling. Development of the site commenced in Q4 2021. The construction and finishing of the Mellieħa Development were completed in Q3 2022 and the project was covered by permit number PA/00239/21.

The Mellieħa Development is a residential development comprising three apartments, one maisonette, one basement garage and a setback floor unit. The development is situated on Triq Santa Marija in Mellieħa, Malta. As at 30 June 2023 all of the Mellieħa Development had been sold except for one apartment which is committed through a promise of sale agreement to be converted to final sale in 2024. The Mellieħa Development was internally financed.



5.1.4 MOSTA DEVELOPMENT

The Group acquired a site in Mosta, Malta, on 10 June 2021 over which it developed the Mosta Development. In January 2021, the Planning Authority in Malta issued the permit with permit number PA/5580/20 to demolish the existing dwelling and to excavate and construct the Mosta Development. Development of the site commenced in Q2 2021 and was completed in Q4 2022.

The Mosta Development comprises one office, three maisonettes, 17 apartments and three penthouses over five floors and 29 garages and is located in Triq il-Kbira c/w Triq il-Ħmistax t'Awissu and Triq il-Wej in Mosta, Malta. As at 30 June 2023 all of the units / garages within the Mosta Development had been sold except for two apartments, of which one apartment is under promise of sale agreement. All units within the development are expected to be sold by the end of 2024.

The acquisition and completion of the Mosta Development was partly financed through bank financing of *circa* €3 million.

5.2 CURRENT PROJECTS

5.2.1 FGURA DEVELOPMENT

The Group acquired a site in Fgura, Malta, on 3 August 2023, over which it plans to develop the Fgura Development. In April 2023, the Planning Authority in Malta issued the permit with permit number PA/05815/22 which covers the demolition of three existing terraced houses over the site and the excavation and construction of 22 apartments at first, second, third and receded floor levels, three maisonettes, three apartments at ground floor level and 19 garages at lower and upper basement levels. The site is located on Triq is-Sardinella c/w Triq Kent, in Fgura, Malta.

Development works commenced in Q4 2023 and are expected to be completed in Q4 2024. The Fgura Development is being partly financed through a bank loan of *circa* €3.2 million.

5.2.2 SAINT PAUL'S BAY DEVELOPMENT

The Group acquired a vacant site in St. Paul's Bay, Malta, on 13 July 2023, over which it plans to develop the Saint Paul's Bay Development. In June 2023, the Planning Authority in Malta issued the permit with permit number PA/06148/22 which covers the excavation of the vacant site and the construction of eight apartments over eight floors and three garages at basement levels. The site is located on Triq il-Mazzola and Triq l-Imsell in St. Paul's Bay, Malta. Development works are expected to commence in Q4 2023 and to be completed by the end of 2024.

The acquisition of the site over which the Saint Paul's Bay Development shall be developed was internally funded which is expected to be refinanced through a bank loan facility. The development shall be partly financed through bank financing.

5.3 NEW IDENTIFIED PROPERTY DEVELOPMENT PROJECTS

5.3.1 BIRŻEBBUĠA DEVELOPMENT

PLAN Developments entered into a promise of sale agreement on 12 June 2021 for the purchase of the Birżebbuġa Site, in Birżebbuġa Malta. In accordance with this promise of sale agreement, PLAN Developments agreed to purchase the property for the amount of €9.8 million, which was subsequently adjusted to €9.9 million to reflect the precise total area of land, following the conclusion of an independent survey. The Group is seeking to fund the cost of acquisition of the Birżebbuġa Site through the Bond Issue.



The Birżebbuġa Site comprises a divided portion of land having an area of not less than 14,000 sqm, consisting of:

- (a) 8,700 sqm directly accessible from Triq I-Għannejja in Birżebbuġa (Portion of Land A)
- (b) 5,130 sqm without access to an official road (Portion of Land B)
- (c) 270 sqm of land accessible from Triq I-Għannejja in Birżebbuġa (Portion of Land C).

Portion of Land B and Portion of Land C fall within a development zone, whilst Portion of Land A falls outside the development zone.

The promise of sale agreement entitles PLAN Developments to assign its rights under said agreement to a third party and accordingly, PLAN Developments shall assign its rights to PLAN BBG so as to enable the latter to appear on the final deed of sale for the purchase of the Birżebbuġa Site.

As at the date of this report, no permits have been issued for the development of the Birżebbuġa Site. A comprehensive planning control application has been submitted with the Planning Authority in Malta in respect of the prospective development of Portion of Land B and Portion of Land C by the Group.

Given that the development permit required for the development of the Birżebbuġa Site has not yet been issued by the Planning Authority in Malta, the Group is making no reliance on any income generated from the development of the Birżebbuġa Site for the purposes of making any payments of interest as well the repayment of the Bond upon maturity.

6. ECONOMIC AND SECTOR ANALYSIS

6.1 ECONOMIC UPDATE¹

The Maltese economy grew by 7.1% in real terms in 2022, driven by strong private domestic demand and investment as well as the better-than-expected recovery in tourism. Furthermore, the unemployment rate remained low at 3% of the labour supply despite the high level of inflation which stood at 6.1%.

Economic growth is projected to ease to 3.7% in 2023 and stabilise at 3.6% in both 2024 and 2025. Net exports are expected to be the main contributor to growth in 2023 reflecting the projected decrease in imports (following the upsurge of investment equipment in 2022) as well as the growth in exports. The rate of growth in government consumption expenditure is also projected to increase, to 4.2% from 2.4% in 2022, and stabilise near the 4% level in 2024 and 2025. On the other hand, the rate of growth in private consumption expenditure is anticipated to slow to 4.3% from 9.8% in 2022 and remain close to the 4% level in both 2024 and 2025. This slowdown reflects the normalisation of consumer demand following the strong post-pandemic recovery, as well as slower growth in real disposable income due to high inflation. The latter is projected to ease to 5.9% in 2023 and drop further to 3.1% and 2.3% in 2024 and 2025 respectively. In parallel, however, the unemployment rate is projected to remain very low and only increase marginally to 3.1% by 2025.

Despite the upsurge in inflation, pandemic-related savings are expected to remain a catalyst to private consumption. Nevertheless, the saving ratio is envisaged to retreat from 28.8% in 2022 to 26.1% in 2025 which would be close to the level prior to the outbreak of the pandemic.

Investment is projected to decline by 21.9% in 2023 before registering a growth of 1.5% in 2024 and 2.7% in 2025. Private investment is expected to contract by around 26% in 2023, mostly reflecting the extraordinary outlays in the aviation sector in 2022. Furthermore, both residential and non-residential construction are projected to contract in 2022 reflecting a softening in sentiment across this sector. Growth in private investment is projected to stand at 3.5% and 3.1% for 2024 and 2025 respectively.

¹ Central Bank of Malta – ‘Outlook for the Maltese Economy’, 24 August 2023.

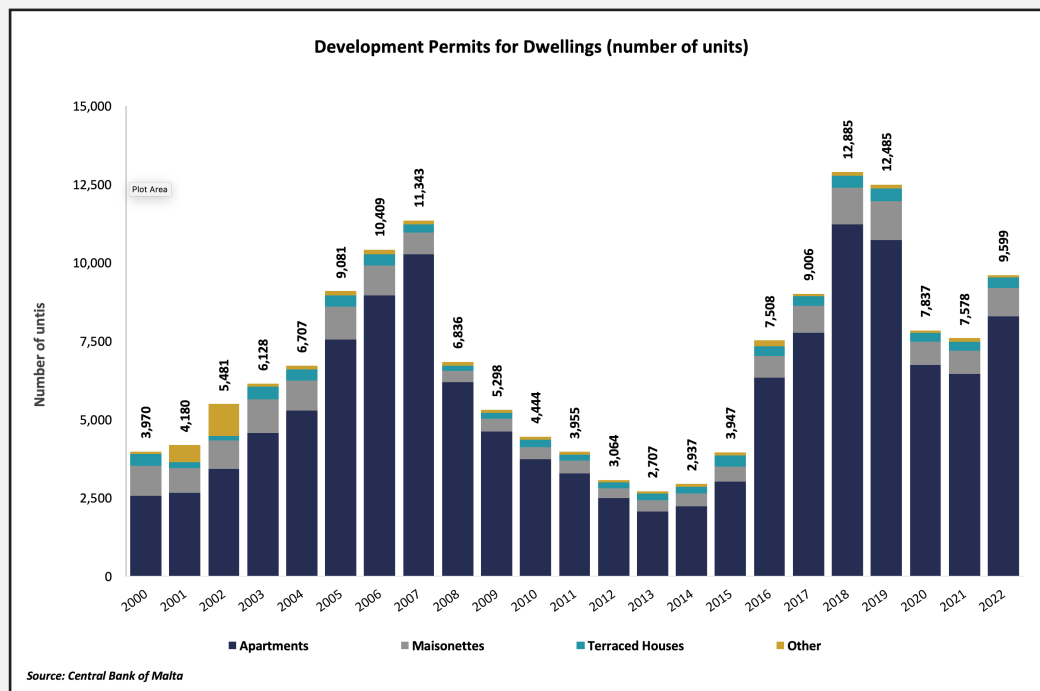


After dropping by around 8.5% in 2022, government investment is projected to grow by 4.3% in 2023, decline by 7.2% in 2024, and grow again by 0.8% in 2025. These dynamics are partly driven by the expected take up of EU funds, notably the full absorption of funds from the 2014-2020 financing framework by 2023, and the increased take up of the Recovery and Resilience Facility grants in 2023 and 2024. Furthermore, domestically funded investment is set to be lower than the level reached in 2022.

The general government deficit is projected to decline gradually to 3.3% by 2025 from 5.8% in 2022, driven by a declining share of expenditure in GDP mainly due to the profile of inflation-mitigation measures. On the other hand, the general government debt-to-GDP ratio is expected to increase to 54.8% by 2025 from 53.2% in 2022, due to the expected level of primary deficits which are projected to offset the debt-decreasing impact of the interest-growth differential.

6.2 PROPERTY MARKET

Data provided by the Central Bank of Malta show that the number of residential building permits issued in 2022 amounted to 1,271 permits (2021: 1,633 permits) for the development of 9,599 residential units (2021: 7,578 residential units). As shown in the below chart, the number of units in 2022 (9,599) reflects a decrease of 26% from the all-time high of 12,885 units in 2018.



The NSO's Property Price Index – which is based on actual transactions involving apartments, maisonettes, and terraced houses – continued to show increases in property prices in Malta in Q1 2023. Indeed, the annual rate of change stood at 6.59%, whilst quarter-on-quarter property prices increased by 1.12%. The strongest year-on-year increase was registered for apartments which increased in prices by 6.83%, followed by maisonettes which increased by just under 5.10%.²

Residential property prices continue to be supported by a number of factors, including the Government schemes supporting demand for property, such as the first-time and second-time buyers' schemes, the purchase of properties located in Urban Conservation Areas, purchases of property in Gozo, as well as refund schemes for restoration expenses. The recovery of tourism and normalisation of migrant workers flows from pandemic lows may have also shored up demand for property and contributed to the recent increase in property prices.³

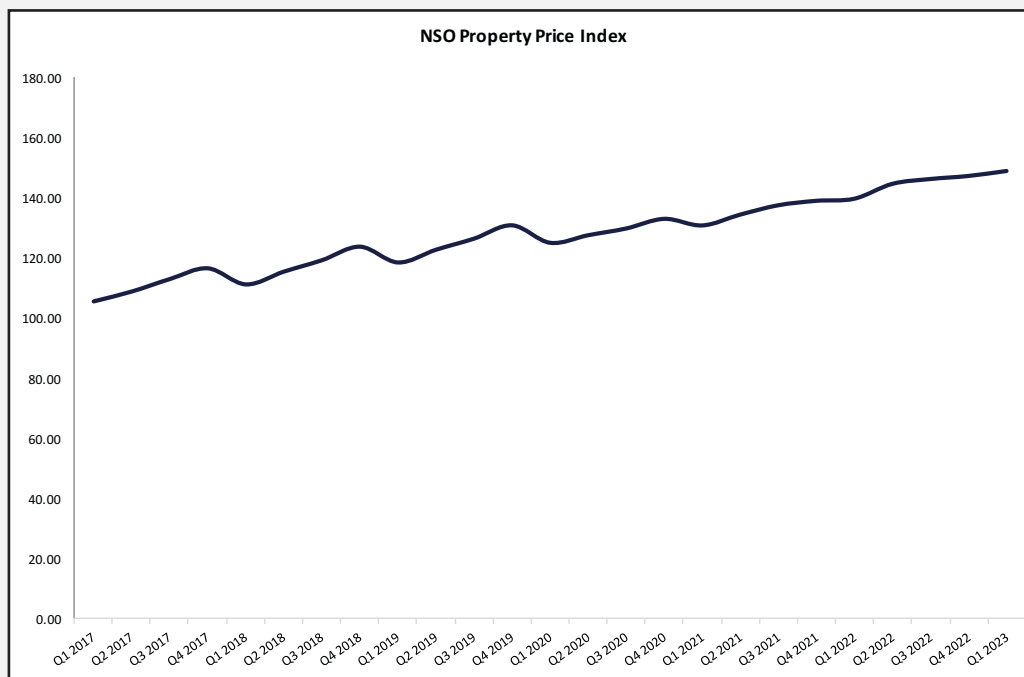
² National Statistics Office.

³ Central Bank of Malta Quarterly Review (2023 Vol. 56 No. 1; page 43).



Additional data provided by the National Statistics Office shows that between January and July 2023, the total number of final deeds of sale relating to residential property amounted to 7,130 – a decline of 13.49% compared to the previous corresponding period. In 2022, a total of 14,331 deeds of sale were executed compared to 14,368 in 2021 and 11,057 in 2020 (+30%).

The value of deeds completed between January and July 2023 amounted to just under €1,845 million, representing a drop of just 1.85% compared to the same period in 2022. In 2022, the total value of deeds that were executed amounted to €3,294.2 million compared to €3,162 million in 2021 and €2,126.6 million in 2020.⁴



6.3 LONG-TERM CARE

Demand for long-term care in Malta is expected to rise progressively in the coming years as the population ages. The total population of Malta and Gozo at the end of 2022 was estimated at 542,051, an increase of 28% over a 10-year period.⁵ Furthermore, the number of persons aged over 60 years was estimated at 125,660, representing around 23% of the total population, and these are projected to increase further over the next 50 years.

Long-term care systems available to elderly persons comprise: (i) informal care through the support of own family; (ii) community care services aimed at enabling the elderly to continue living at home and/or in the community; (iii) long-term care services in state-run institutions; and (iii) long-term care services in facilities operated by the Church and the private sector.

As a result of the projected growth in elderly persons relative to the population, combined with the fact that the average family size is on the decline, there will be fewer family dependents available to care for their elderly relatives. Hence, it is envisaged that the demand for care and support services provided to this category of the population will continue to gain importance and further develop in the foreseeable future.

In consequence, Government of Malta introduced a Public Private Partnership ('PPP') scheme in 2001, coupled with a Buying of Beds ('BoB') scheme, so as to address existing demand. Moreover, in 2020, Government of Malta agreed to build and operate an additional four blocks at St Vincent De Paul, each consisting of 126 beds, through a PPP scheme. Despite Government's efforts to meet the overwhelming demand, the availability of elderly homes with spare beds currently presents a challenge in Malta with an increasing number of elderly people being placed on the waiting list for admission to elderly homes.

⁴ National Statistics Office.

⁵ National Statistics Office.



PART 2 – GROUP PERFORMANCE REVIEW

7. PRO FORMA CONSOLIDATED FINANCIAL INFORMATION

The financial information set out below consists of the Group's pro forma consolidated income statement for the year ended 31 December 2022, and the pro forma consolidated income statement and pro forma consolidated statement of financial position for the six-month period ended 30 June 2023. The pro forma financial information has been prepared for illustrative purposes only to show how the Issuer's consolidated income statement for the year ended 31 December 2022 and for the six-month period ended 30 June 2023 and the Issuer's consolidated statement of financial position as at 30 June 2023 would have looked like had the corporate restructuring, implemented in September 2023, been hypothetically carried out by the aforementioned dates.

PLAN Group p.l.c.			
Pro forma Consolidated Statement of Comprehensive Income			
for the year ended 31 December 2022			
	Combined	Adjustments	Pro forma
	€'000	€'000	€'000
Revenue - elderly care homes	5,286		5,286
Revenue - property development	2,370		2,370
Revenue	7,656		7,656
Cost of sales and operating expenses	(5,893)		(5,893)
EBITDA	1,763		1,763
Depreciation and amortisation	(265)		(265)
Operating profit	1,498		1,498
Share of results of associated company	-	1,690	1,690
Net finance costs	(428)		(428)
Profit before tax	1,070		2,760
Taxation	(180)		(180)
Profit for the year	890	1,690	2,580
Total comprehensive income for the year	890	1,690	2,580

The pro forma adjustments represent the 33.3% share of profit of GAP Group Investments (II), reflective of the acquisition by the Issuer in September 2023 of 33.3% of the voting shares in GAP Group Investments (II).

During the financial year under review, the Group's revenue was mainly generated through the operation of Golden Care Home and property developments undertaken by PLAN Developments. Revenue relating to property sales amounted to €2.4 million and comprised contracts of residential units and garages forming part of the Luqa Development, Iklin Development and Mellieħa Development.

After accounting for cost of sales and operating expenses, which predominantly relate to costs incurred by Golden Care, the Group reported an operating profit of €1.5 million. Share of results of GAP Group Investments II amounted to €1.7 million, while net finance costs and taxation amounted to €0.4 million and €0.2 million respectively.

Overall, in FY2022, the Group on a pro forma basis would have registered total comprehensive income of €2.6 million.



PLAN Group p.l.c.
Pro Forma Consolidated Statement of Comprehensive Income
for the six-month period ended 30 June 2023

	Combined €'000	Adjustments €'000	Pro forma €'000
Revenue - elderly care homes	2,773		2,773
Revenue - property development	6,746		6,746
Revenue	9,519		9,519
Cost of sales and operating expenses	(5,973)		(5,973)
EBITDA	3,546		3,546
Depreciation and amortisation	(138)		(138)
Operating profit	3,408		3,408
Share of results of associated company	-	2,176	2,176
Net finance costs	(205)		(205)
Profit before tax	3,203		5,379
Taxation	(476)		(476)
Profit for the period	2,727	2,176	4,903
Total comprehensive income for the period	2,727	2,176	4,903

The pro forma adjustment represents the 33.3% share of profit of GAP Group Investments (II), reflective of the acquisition by the Issuer in September 2023 of 33.3% of the voting shares in GAP Group Investments (II).

During the financial period under review, the Group generated €9.5 million in total revenue, principally from the operation of Golden Care Home and property developments undertaken by PLAN Developments and PLAN (Mosta). Over 90% of property sales related to the Mosta Development.

Cost of sales and operating expenses amounted to €6.0 million, of which, circa 40% reflected costs incurred by Golden Care. In the six-month period, the Group reported an operating profit of €3.4 million.

Share of results of GAP Group Investments II amounted to €2.2 million, while net finance costs and taxation amounted to €0.2 million and €0.5 million respectively.

In the six-month period ended 30 June 2023, the Group on a pro forma basis would have registered total comprehensive income of €4.9 million.



PLAN Group p.l.c.
Pro Forma Consolidated Statement of Financial Position
as at 30 June 2023

	Actual	Adjustments			Pro forma
	€'000	(I) €'000	(II) €'000	(III) €'000	€'000
ASSETS					
Non-current assets					
Property, plant and equipment	24,458				24,458
Right-of-use asset	7,035				7,035
Investment in associate	-		7,915	2,176	10,091
trade and other receivables	1,425				1,425
	<u>32,918</u>	<u>-</u>	<u>7,915</u>	<u>2,176</u>	<u>43,009</u>
Current assets					
Inventory	5,412				5,412
Trade and other receivables	1,865				1,865
Cash and cash equivalents	2,904				2,904
	<u>10,181</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,181</u>
Total assets	<u>43,099</u>	<u>-</u>	<u>7,915</u>	<u>2,176</u>	<u>53,190</u>
EQUITY					
Capital and reserves					
Called up share capital	1,853	400	20,807		23,060
Revaluation reserve	7,590		(7,590)		-
Shareholder contribution	2,100	(400)			1,700
Retained earnings	5,562		(5,302)	2,176	2,436
Non-controlling interest	439				439
	<u>17,544</u>	<u>-</u>	<u>7,915</u>	<u>2,176</u>	<u>27,635</u>
LIABILITIES					
Non-current liabilities					
Borrowings	15,948				15,948
Lease liability	7,323				7,323
Trade and other payables	72				72
	<u>23,343</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>23,343</u>
Current liabilities					
Borrowings	600				600
Trade and other payables	1,482				1,482
Lease liability	130				130
	<u>2,212</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,212</u>
	<u>25,555</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,555</u>
Total equity and liabilities	<u>43,099</u>	<u>-</u>	<u>7,915</u>	<u>2,176</u>	<u>53,190</u>

The pro forma adjustments are as follows:

- (I) Represents the capitalisation of shareholder loans;
- (II) Represents the acquisition of Golden Care, PLAN Holdings, PLAN C&T Services, PLAN Holdings 2 and 80% of PLAN (Mosta), based on their respective net asset value as at 30 June 2023; and the acquisition of PLAN Developments and 33.3% of the voting shares in GAP Group Investments II based on their respective net asset value as at 31 December 2022;
- (III) Represents the share of profits of GAP Group Investments (II) for the six-months period ended 30 June 2023.

On a pro forma basis, total equity of the Group as at 30 June 2023 amounted to €27.6 million.



Total assets amounted to €53.2 million and principally comprised:

- (a) Property, plant and equipment of €24.5 million primarily reflecting the carrying value of Golden Care Home and Porziuncola Care Home;
- (b) Right-of-use asset of €7.0 million reflects the temporary emphyteutical concession for 67 years relating to the Porziuncola Care Home;
- (c) Investment in associate refers to the 33.3% shareholding in GAP Group Investments (II);
- (d) Inventories amounting to €5.4 million includes €1.4 million relating to property development (works-in-progress and apartments for sale) and the balance includes inventories of Golden Care Home and works-in-progress on the Porziuncola Care Home development.

The borrowings of the Group as at 30 June 2023 amounted to €16.5 million and comprise bank loan facilities originally drawn for the purposes of developing the Golden Care Home and Porziuncola Care Home.

Lease liability amounting to €7.5 million is connected to the right-of-use assets mentioned above.

8. PROJECTED CONSOLIDATED FINANCIAL INFORMATION

The Issuer was incorporated on 26 August 2022 and as such has not published its first set of audited financial statements.

The projected consolidated financial information of the Group for the years ending 31 December 2023, 31 December 2024 and 31 December 2025 has been provided by the Issuer.

The projected financial information relates to events in the future and is based on assumptions which the Issuer believes to be reasonable. Consequently, the actual outcome may be adversely affected by unforeseen situations and the variation between forecast and actual results may be material.

PLAN Group p.l.c.			
Consolidated Statement of Comprehensive Income			
for the year ending 31 December			
	2023	2024	2025
	Projection	Projection	Projection
	(16 months)		
	€'000	€'000	€'000
Revenue - elderly care homes	6,018	12,441	16,426
Revenue - property development	7,216	300	10,747
Revenue	13,234	12,741	27,173
Cost of sales and operating expenses	(9,897)	(10,235)	(19,466)
EBITDA	3,337	2,506	7,707
Depreciation and amortisation	(285)	(1,533)	(1,548)
Operating profit	3,052	973	6,159
Share of results of associated company	2,537	1,842	1,692
Net finance costs	(513)	(1,909)	(1,872)
Profit before tax	5,076	906	5,979
Taxation	(584)	(39)	(820)
Profit for the year	4,492	867	5,159
Other comprehensive income			
Revaluation, net of tax	4,465	(68)	(68)
Total comprehensive income for the year	8,957	799	5,091



Key Accounting Ratios

	FY2023 Projection	FY2024 Projection	FY2025 Projection
EBITDA margin (%) <i>(EBITDA / revenue)</i>	25.22	19.67	28.36
Operating profit margin (%) <i>(Operating profit / revenue)</i>	23.06	7.64	22.67
Net profit margin (%) <i>(Profit after tax / revenue)</i>	33.94	6.80	18.99
Return on equity (%) <i>(Profit after tax / average equity)</i>	15.23	2.73	14.86
Return on assets (%) <i>(Profit after tax / average assets)</i>	6.72	1.05	6.20
Return on invested capital (%) <i>(Operating profit / average equity and net debt)</i>	5.04	1.31	8.39
Interest cover (<i>times</i>) <i>(EBITDA / net finance costs)</i>	6.50	1.31	4.12

Source: MZ Investment Services Limited

Over the projected period (FY2023 to FY2025), the Group's revenue is expected to total €53.1 million. This is mainly driven by the following income streams:

- Golden Care Home and Porziuncola Care Home operations (66% of total revenue). Porziuncola Care Home is expected to commence operations in Q4 2023, and therefore FY2024 marks the first full year of operations. The Porziuncola Care Home is expected to reach full occupancy in FY2025.
- Sale of developed property (34% of total revenue). As at 30 June 2023, the Group sold practically all residential units forming part of the Mosta Development. The remaining inventory of residential units in Mosta and other developments is projected to be sold during FY2023 and FY2024. The St Paul's Bay Development and Fgura Development are expected to be fully sold in FY2025.

Due to the volatility in timing of property sales coupled with the commencement of operations at Porziuncola, EBITDA is projected to fluctuate from a low of €2.5 million in FY2024 to a high of €7.7 million in FY2025. In the last projected financial year, the Group expects to achieve an EBITDA margin of 28% and register an interest cover of 4.12 times.

Share of results of associated company primarily represents the 33.3% share of GAP Group profits which is projected to amount to €6.1 million over the three projected financial years.

Total comprehensive income in FY2023 is expected to amount to €9.0 million and shall comprise a net profit of €4.5 million and an uplift (net of tax) of €4.5 million on completion of development of the Porziuncola Care Home. In the subsequent financial years, total comprehensive income is projected to amount to €0.8 million (FY2024) and €5.1 million (FY2025).



PLAN Group p.l.c.**Consolidated Cash Flow Statement**

for the year ending 31 December

	2023	2024	2025
	Projection	Projection	Projection
	(16 months)		
	€'000	€'000	€'000
Net cash from / (used in) operating activities	1,872	(3,886)	11,427
Net cash used in investing activities	(23,108)	-	(150)
Net cash from / (used in) financing activities	23,040	2,245	(6,540)
Net movement in cash and cash equivalents	1,804	(1,641)	4,737
Cash and cash equivalents at beginning of year	1,157	2,961	1,320
Cash and cash equivalents at end of year	2,961	1,320	6,057
Free cash flow¹	(21,236)	(3,886)	11,277

¹Free cash flow is arrived at by deducting capital expenditure from cash generated from operating activities.

The projected cash flows from operations will be generated from the operation of the Golden Care Home and Porziuncola Care Home as well as sale of residential units. During the projected years, the Group is projected to generate cash inflows amounting to €9.4 million (in aggregate).

The cash used in investing activities of €23.1 million in FY2023 mainly pertains to the construction of the Porziuncola Care Home (€12.4 million) and the acquisition of the Birzebbuga Site (€10.7 million).

In FY2023, net cash from financing activities is projected to amount to €23.0 million and shall principally comprise net proceeds of €11.7 million from the proposed bond issue and net drawdowns of €10.5 million from existing credit facilities. Financing activities in FY2025 are expected to principally include bank loan repayments.



PLAN Group p.l.c.
Consolidated Statement of Financial Position
as at 31 December

	2023	2024	2025
	Projection	Projection	Projection
	€'000	€'000	€'000
ASSETS			
Non-current assets			
Property, plant and equipment	32,710	34,423	33,193
Right-of-use asset	13,852	13,640	13,428
Investment property	10,700	10,700	10,700
Investment in associate	10,452	12,293	13,985
Other non-current assets	1,032	1,057	1,117
	<u>68,746</u>	<u>72,113</u>	<u>72,423</u>
Current assets			
Inventory	6,412	7,315	157
Trade and other receivables	2,338	3,217	3,870
Cash and cash equivalents	2,961	1,320	6,057
	<u>11,711</u>	<u>11,852</u>	<u>10,084</u>
Total assets	<u>80,457</u>	<u>83,965</u>	<u>82,507</u>
EQUITY			
Capital and reserves			
Called up share capital	23,065	23,065	23,065
Revaluation reserve	4,466	4,397	4,329
Shareholder contribution	1,700	1,700	1,700
Retained earnings	2,136	3,005	7,742
Non-controlling interest	(2)	(4)	418
	<u>31,365</u>	<u>32,163</u>	<u>37,254</u>
LIABILITIES			
Non-current liabilities			
Bank borrowings	23,554	19,815	18,660
Debt securities	11,715	11,775	11,835
Lease liability	7,470	7,638	7,805
Deferred taxation	2,405	2,368	2,331
	<u>45,144</u>	<u>41,596</u>	<u>40,631</u>
Current liabilities			
Bank borrowings	1,065	5,789	1,155
Trade and other payables	2,701	4,231	3,271
Lease liability	130	137	143
Other current liabilities	52	49	53
	<u>3,948</u>	<u>10,206</u>	<u>4,622</u>
	<u>49,092</u>	<u>51,802</u>	<u>45,253</u>
Total equity and liabilities	<u>80,457</u>	<u>83,965</u>	<u>82,507</u>



Key Accounting Ratios

	FY2023 Projection	FY2024 Projection	FY2025 Projection
Net debt-to-EBITDA (<i>times</i>) <i>(Net debt / EBITDA)</i>	12.28	17.49	4.35
Net debt-to-equity (<i>times</i>) <i>(Net debt / total equity)</i>	1.31	1.36	0.90
Net gearing (%) <i>(Net debt / net debt and total equity)</i>	56.64	57.68	47.38
Debt-to-asset (<i>times</i>) <i>(Total debt / total assets)</i>	0.55	0.54	0.48
Leverage (<i>times</i>) <i>(Total assets / total equity)</i>	2.57	2.61	2.21
Current ratio (<i>times</i>) <i>(Current assets / current liabilities)</i>	2.97	1.16	2.18

Source: MZ Investment Services Limited

The Group's asset base is expected to amount to €80.5 million as at 31 December 2023 and is projected to remain broadly at same level to 31 December 2025. An analysis thereof (2023) is provided hereunder:

- (a) Property, plant and equipment of €32.7 million primarily reflects the carrying value of Golden Care Home and Porziuncola Care Home;
- (b) Right-of-use asset relates to Porziuncola Care Home which is expected to increase from €7.0 million as at 30 June 2023 to €13.9 million as at 31 December 2023, as the temporary emphyteutical concession is expected to be revalued to €14.0 million. The right-of-use asset is amortised over 67 years;
- (c) Investment property relates to the Birżebbuġa site which is expected to be acquired in December 2023 through the Bond proceeds;
- (d) Investment in associate refers to the 33.3% shareholding in GAP Group Investments II. It will increase in line with the share of profits of associate since the investment is accounted for under the equity method;
- (e) Inventory is projected to increase in FY2023 and FY2024 as a result of the Fgura Development and St Paul's Bay Development. The projections assume that by 31 December 2025, the residential units on these developments will be sold and hence the inventory balance relates to Golden Care Home and Porziuncola Care Home;
- (f) Trade and other receivables relate mainly to receivables from the operations of the elderly care homes, being amounts due from the AACCD contract.

The Group's equity is projected to increase from €31.4 million as at 31 December 2023 to €37.3 million as at 31 December 2025 mainly on account of accumulated profits expected to be generated by the Group. The revaluation reserve of €4.5 million refers to the uplift in the carrying value of the temporary emphyteutical concession on Porziuncola Care Home, net of tax, which is expected to take place in the second half of 2023.

Bank borrowings of the Group as at 31 December 2023 are expected to amount to €24.6 million, mainly comprising bank loan facilities originally drawn for the purposes of developing the Golden Care Home and Porziuncola Care Home. During the projected period, the Group will utilise €4.7 million of loan facilities for the purposes of developing the Fgura Development and St. Paul's Bay Development. Such loans are expected to be repaid by 31 December 2025 following the sale of the residential units.



Debt securities relate to the proposed issue of €12 million in Bonds to finance the acquisition of the Birzebbuga Site.

Lease liability amounting to €7.5 million is connected to the right-of-use assets mentioned above.

The Group's net gearing is expected to decrease from 57% in 2023 to 47% in 2025, while net-debt-to-EBITDA is projected to strengthen from 12 times in 2023 to 4 times in 2025. The projected improvement in net gearing is reflective of the generation of cash inflows from sales of residential units and operational performance of the care homes.

9. RELATED PARTY DEBT SECURITIES

The Issuer owns 33.3% of the Ordinary A shares of GAP Group Investments (II) which is the 99.99% shareholder of the GAP Group. Below is a list of outstanding debt securities listed on the Malta Stock Exchange of the GAP Group as at 3 October 2023:

Security ISIN	Security Name	Amount Outstanding * (€'000)
MT0001231225	3.70% GAP Group p.l.c. Secured Bonds 2023-2025	12,308,300
MT0001231233	3.90% GAP Group p.l.c. Secured Bonds 2024-2026	21,000,000
MT0001231241	4.75% GAP Group p.l.c. Secured Bonds 2025-2025	23,000,000
		<u>56,308,300</u>

* As at 2 October 2023



PART 3 – COMPARATIVE ANALYSIS

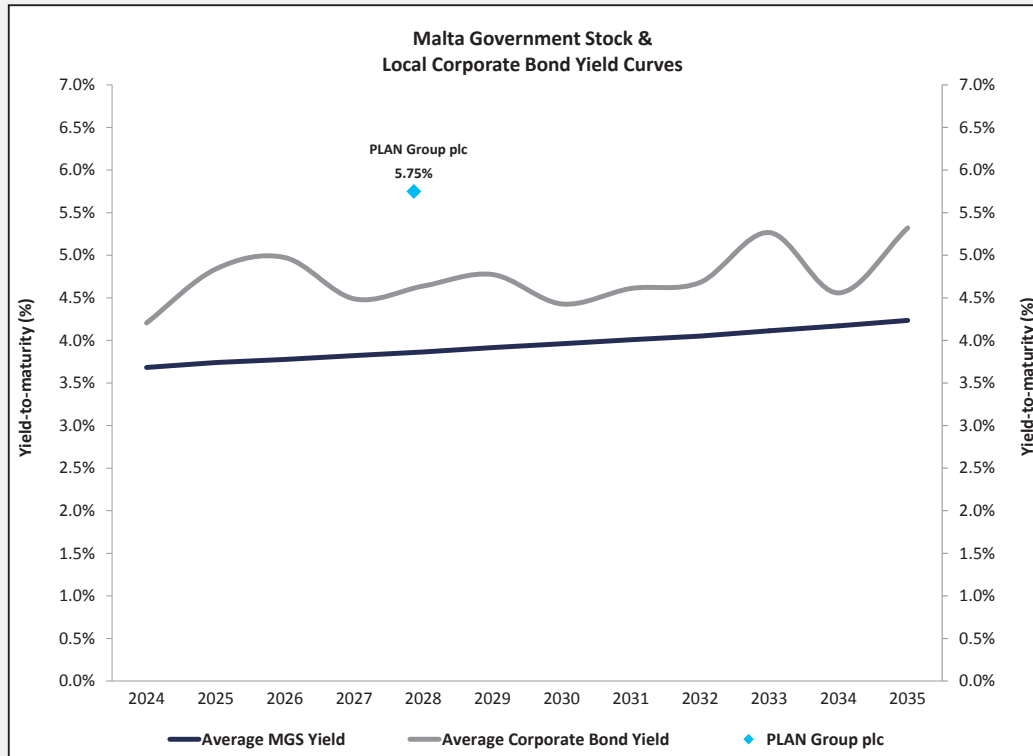
The table below provides a comparison between the Issuer and its Bond Issue with other debt issuers listed on the Malta Stock Exchange and their respective debt securities. Although there are a number of variances between the activities of the Issuer and other issuers (including principal markets, competition, corporate life cycle, capital requirements, etc), and also differences between the risks associated with the Group's business model and that of other issuers, the comparative analysis serves as an indication of the financial strength and creditworthiness of the Group.

Comparative Analysis*	Amount Issued (€'000)	Yield-to-Maturity (%)	Interest Cover (times)	Net Debt-to-EBITDA (times)	Net Gearing (%)	Debt-to-Assets (times)
6.00% AX Investments plc Unsecured & Guaranteed 2024	40,000	2.88	1.75	14.74	30.01	0.28
6.00% International Hotel Investments plc Unsecured 2024	35,000	4.22	1.87	11.42	41.92	0.40
5.30% Mariner Finance plc Unsecured 2024	17,684	5.29	4.72	5.95	49.91	0.49
5.00% Hal Mann Vella Group plc Secured 2024	30,000	4.85	2.42	9.45	51.80	0.44
5.10% 1923 Investments plc Unsecured 2024	36,000	5.08	4.81	2.94	47.79	0.40
4.25% Best Deal Properties Holding plc Secured & Guaranteed 2024	6,308	3.37	13.29	4.71	63.61	0.65
5.75% International Hotel Investments plc Unsecured 2025	45,000	5.06	1.87	11.42	41.92	0.40
5.10% 6PM Holdings plc Unsecured 2025	13,000	5.68	10.95	0.38	11.16	0.17
4.50% Hili Properties plc Unsecured & Guaranteed 2025	37,000	4.51	1.80	12.53	45.87	0.46
3.70% Gap Group plc Secured & Guaranteed 2023/2025	12,308	3.69	33.21	4.85	56.20	0.69
4.35% Hudson Malta plc Unsecured & Guaranteed 2026	12,000	4.77	6.11	4.89	71.67	0.57
4.25% CPHCL Finance plc Unsecured & Guaranteed 2026	40,000	4.67	1.66	12.42	42.45	0.40
4.00% International Hotel Investments plc Secured 2026	55,000	4.00	1.87	11.42	41.92	0.40
5.00% Dizz Finance plc Unsecured & Guaranteed 2026	8,000	5.00	1.91	10.70	79.93	0.59
3.75% Premier Capital plc Unsecured 2026	65,000	4.27	11.25	2.09	61.67	0.56
4.00% International Hotel Investments plc Unsecured 2026	60,000	4.51	1.87	11.42	41.92	0.40
3.25% AX Group plc Unsecured 2026	15,000	4.97	1.75	14.74	30.01	0.28
3.90% Gap Group plc Secured & Guaranteed 2024/2026	21,000	4.57	33.21	4.85	56.20	0.69
4.00% Hili Finance Company plc Unsecured & Guaranteed 2027	50,000	5.46	4.64	4.84	69.79	0.63
4.35% SD Finance plc Unsecured & Guaranteed 2027	65,000	4.97	4.68	1.74	22.08	0.26
4.00% Eden Finance plc Unsecured & Guaranteed 2027	40,000	4.18	4.24	5.37	25.33	0.23
5.25% Mediterranean Investments Holding plc Unsecured & Guaranteed 2027	30,000	5.24	3.79	3.30	22.75	0.21
4.00% Stivala Group Finance plc Secured & Guaranteed 2027	45,000	4.00	5.61	4.81	28.97	0.26
4.75% Best Deal Properties Holding Plc Secured & Guaranteed 2025/2027	15,000	4.68	13.29	4.71	63.61	0.65
4.75% Gap Group plc Secured & Guaranteed 2025/2027	23,000	4.61	33.21	4.85	56.20	0.69
3.85% Hili Finance Company plc Unsecured & Guaranteed 2028	40,000	4.56	4.64	4.84	69.79	0.63
5.85% Mediterranean Investments Holding plc Unsecured & Guaranteed 2028	20,000	5.24	3.79	3.30	22.75	0.21
5.75% PLAN Group plc Secured & Guaranteed 2028	12,000	5.75	1.31	17.49	57.68	0.54
3.65% Stivala Group Finance plc Secured & Guaranteed 2029	15,000	4.04	5.61	4.81	28.97	0.26
3.80% Hili Finance Company plc Unsecured & Guaranteed 2029	80,000	4.79	4.64	4.84	69.79	0.63
3.75% AX Group plc Unsecured 2029	10,000	4.60	1.75	14.74	30.01	0.28
6.25% GPH Malta Finance plc Unsecured & Guaranteed 2030	18,144	6.24	1.73	7.63	94.01	0.75
3.65% International Hotel Investments plc Unsecured 2031	80,000	4.89	1.87	11.42	41.92	0.40
3.50% AX Real Estate plc Unsecured 2032	40,000	4.30	2.31	13.83	42.36	0.41
5.00% Mariner Finance plc Unsecured 2032	36,930	5.00	4.72	5.95	49.91	0.49
4.50% The Ona plc Secured & Guaranteed 2028/2034	16,000	4.56	44.17	9.76	64.11	0.59
5.50% Juel Group plc Secured & Guaranteed 2035	32,000	5.32	3.35	11.26	55.24	0.51

***As at 03 October 2023**

Sources: Malta Stock Exchange
M.Z. Investment Services Limited
Most recent audited annual financial statements except for Juel Group plc (FY2024 – forecast) and PLAN Group plc (FY2024 – forecast)





To date, there are no corporate bonds which have a redemption date beyond 2035. The Malta Government Stock yield curve has been included as it is widely considered to be the benchmark risk-free rate for Malta.

The 5.75% PLAN Group plc secured and guaranteed bonds have been priced at 111 basis points above the average yield-to-maturity of 4.64% of other local corporate bonds maturing in the same year. The premium over the corresponding Malta Government Stock yield of equivalent maturity as at 3 October 2023 stood at 189 basis points.

PART 4 - EXPLANATORY DEFINITIONS

INCOME STATEMENT

Revenue	Total income generated from business activities.
EBITDA	Earnings before interest, taxes, depreciation, and amortisation. It is a metric used for gauging a company's operating performance, excluding the impact of its capital structure, and is usually interpreted as a loose proxy for operating cash flow generation.
Operating profit	Profit from core operations excluding interest and tax.
Profit after tax	Net profit generated from all business activities.

PROFITABILITY RATIOS

EBITDA margin	EBITDA as a percentage of revenue.
Operating profit margin	Operating profit as a percentage of total revenue.
Net profit margin	Profit after tax as a percentage of total revenue.
Return on equity	Measures the rate of return on the company's net assets and is computed by dividing the net profit by average equity.



Return on assets	Measures the rate of return on the company's assets and is computed by dividing the net profit by average assets.
Return on invested capital	Measures the rate of return from core operations and is computed by dividing operating profit by the average amount of equity and net debt.
Return on assets	Measures the rate of return on the company's assets and is computed by dividing the net profit by average assets.
Return on invested capital	Measures the rate of return from core operations and is computed by dividing operating profit by the average amount of equity and net debt.

CASH FLOW STATEMENT

Net cash flow from / (used in) operating activities	The amount of cash generated (or consumed) from the normal conduct of business.
Cash flow from / (used in) investing activities	The amount of cash generated (or consumed) from activities related to the acquisition, disposal, and/or development of long-term assets and other investments.
Cash flow from / (used in) financing activities	The amount of cash generated (or consumed) that have an impact on the company's capital structure and thus result in changes to share capital and borrowings.

BALANCE SHEET

Non-current assets	These represent long-term investments which full value will not be realised within the next twelve months. Such assets, which typically include property, plant, equipment, and investment property, are capitalised rather than expensed, meaning that a company amortises the cost of the asset over the number of years for which the asset will be in use instead of allocating the entire cost to the accounting year in which the asset was acquired.
Current assets	All assets which could be realisable within a twelve-month period from the balance sheet date. Such amounts may include development stock, accounts receivable, cash and bank balances.
Non-current liabilities	These represent long-term financial obligations which are not due within the next twelve months, and typically include long-term borrowings and debt securities.
Current liabilities	Liabilities which fall due within the next twelve months from the balance sheet date, and typically include accounts payable and short-term debt.
Total equity	Represents the residual value of the business (assets minus liabilities) and typically includes the share capital, reserves, as well as retained earnings.

FINANCIAL STRENGTH/CREDIT RATIOS

Interest cover	Measures the extent of how many times a company can pay its net finance costs from EBITDA.
Net debt-to-EBITDA	Measures how many years it will take a company to pay off its net interest-bearing liabilities (including lease liabilities) from its EBITDA generation capabilities, assuming that net debt and EBITDA are held constant.
Net debt-to-equity	Shows the proportion of net debt (including lease liabilities) to the amount of equity.
Net gearing	Shows the proportion of equity and net debt used to finance a company's business and is calculated by dividing a company's net debt by net debt plus equity.
Debt-to-asset	Shows the degree to which a company's assets are funded by debt and is calculated by dividing all interest-bearing liabilities by total assets.
Leverage	Shows how much equity a company is using to finance its assets.
Current ratio	Measures whether or not a company has enough resources to pay its short-term liabilities from its short-term assets.

