FINANCIAL ANALYSIS SUMMARY 2026

Bortex Group Finance p.l.c.

28 April 2026

Prepared by Calamatta Cuschieri Investment Services Limited

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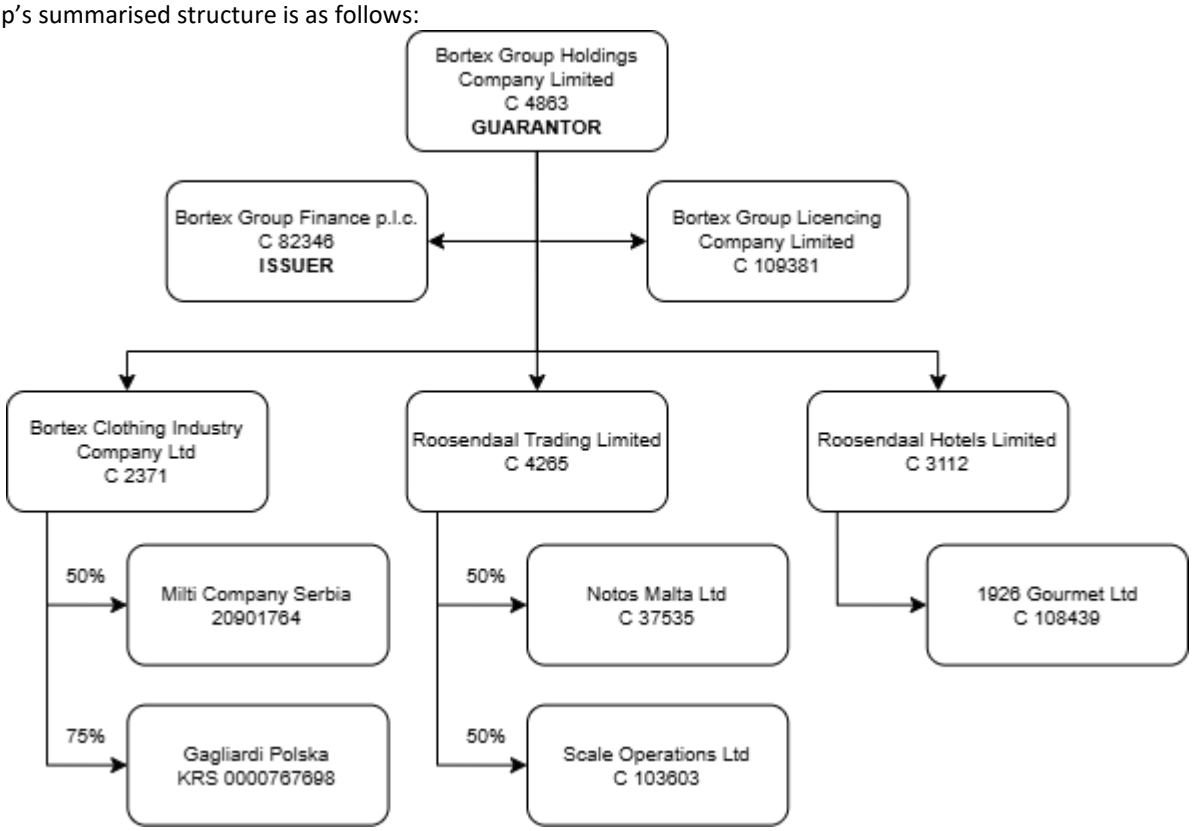
Part 1 - Information about the Group

1.1 Issuer's and Guarantor's Key Activities and Structure

The Group's summarised structure is as follows:



Ownership percentages are 100% unless otherwise indicated

Bortex Group Finance p.l.c. (the "**Issuer**"), company registration number C 82346, is a public limited company registered in Malta on 30 August 2017. The Issuer is, except for one share held by Mr Peter Borg and another held by Ms Karen Borg, a wholly owned subsidiary of Bortex Group Holdings Company Limited (the "**Guarantor**"), which latter entity is the parent company of the "**Group**". The Issuer, which was set up and established to act as a finance company, has as at the date hereof an authorised and issued share capital of €250,000 divided into 250,000 ordinary shares of €1 each, all fully paid up.

The Guarantor is a private limited liability company incorporated and registered in Malta with company registration number C 4863. It was formerly known as Borchild Limited until 26 September 2017. The Guarantor is principally engaged, through several subsidiaries that operate in various jurisdictions, in the business of manufacturing garments for its own brand, Gagliardi, as well as for other private labels, retailing and distribution of garments in Malta as well as overseas, property development and management in addition to owning and managing hotels in Malta.

The authorised and issued share capital of the Guarantor is €46,587.46, divided into 20,000 ordinary shares having a nominal value of €2.329373 each. The ultimate beneficial owners of the Guarantor are Mr Peter Borg and Ms Karen Borg, in equal shares between them.

1.2 Directors and Key Employees

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

Name	Designation
Mr Peter Borg	Executive Director, rotating Chairperson
Ms Karen Borg	Executive Director, rotating Chairperson
Ms Christine Demicoli	Executive Director, Company Secretary
Dr Etienne Borg Cardona	Independent, non-executive Director
Mr Paul Darmanin	Independent, non-executive Director
Mr Joseph Cachia	Independent, non-executive Director

The business address of all of the directors of the Issuer is the registered office of the Issuer.

Board of Directors - Guarantor
As at the date of this Analysis, the following persons constitute the board of directors of the Guarantor:

Name	Designation
Mr Peter Borg	Executive Director, rotating Chairperson
Ms Karen Borg	Executive Director, rotating Chairperson
Ms Christine Demicoli	Executive Director, Company Secretary
Ms Alexandra Borg	Executive Director
Mr Sam Borg	Executive Director

Mr David Debono resigned from his position as executive director on 27 December 2024.

The business address of all of the directors of the Guarantor is the registered office of the Issuer.

The executive directors of the Issuer and the Guarantor, on the strength of their respective knowledge and experience in the applicable business interests of the Group to which they contribute directly, occupy the senior management and key executive positions across the Group. As of 31 October 2025 the average number of persons employed directly by the Group amounted to 188 (FY2024: 163). An additional 188 individuals were engaged by the Group under subcontracting or operator agreement arrangements (FY2024: 178).

1.3 Major Assets owned by the Group

The Issuer is a special purpose vehicle set up to act as the financing company of the Group.

1.3.1 Bortex Clothing Industry Company Ltd

This subsidiary specializes in the manufacturing and sale of quality menswear. It owns the Bortex Warehouses (A11 and A12) in Marsa. The Marsa warehouses are held under emphyteusis, indicating a long-term leasehold arrangement. These properties are primarily used for manufacturing, storage and distribution related to the clothing industry operations.

1.3.2 Roosendaal Trading Limited

This subsidiary primarily engages in retail operations, owning and operating four retail outlets in Sliema, Mosta,Mriehel and Valletta. Additionally, it rents a further ten retail outlets located in Sliema, St. Julian's, Mosta, Valletta, Kalkara, and Gozo. It also owns a warehouse in Zebbug.

Furthermore, in 2022, Roosendaal Trading Limited acquired a 50% shareholding in Notos Malta which operates the Lacoste shop at Tigné Point shopping mall and holds the sole license to distribute Lacoste within the Maltese market.

1.3.2.1 Retail Outlets

This section will provide additional details on the retail stores owned by Roosendaal Trading Limited in Mosta and Mriehel, as well as the locations of retail stores that the subsidiary rents.

1.3.2.1.1 Group's retail outlet, Mosta

The Group owned a 2-storey building in Constitution Street, Mosta, which was being used as one of the Group's retail outlets. It was built on a site area of 181m^2.

In 2021, the Group acquired the adjacent property and embarked on the development of both properties into a mixed-use commercial concept. This development was completed in 2023 and now features a Bortex retail store, a rented-out coffee shop with indoor as well as outdoor seating, and 11 apartments spread across three additional floors which are rented out on long leases.

1.3.2.1.2 Mixed-use complex, Mriehel

The Group completed the development of its Mriehel building during 2018, which was constructed on a plot of land stretching over an area of approximately 438m^2 overlooking the Mriehel bypass that the Group had previously acquired.

This mixed-use commercial complex is made up of 8 floors, with a retail outlet on levels 1 and 2, and office space which is leased to third parties on levels 3 to 5. This complex also includes 3 levels of underground parking which are also leased. The retail outlet is utilised by the Group as a clearance outlet.

1.3.2.1.3 Mercury Towers, St. Julian's

Roosendaal Trading Limited and Bluerock Group have partnered to establish Scale Operations Limited, a Malta-registered company (C 103603). Through this joint venture, they have launched the Barlowes department store concept at Mercury Mall in St. Julian's, bringing together a curated selection of men's and women's fashion brands represented locally by both groups.
This initiative involved transforming one of the mall's levels, covering approx. 1,900m^2, into a premium retail destination showcasing a carefully curated selection of exclusive brands. The area is further augmented by a strong F&B concept which is operated by third parties.

1.3.2.1.4 Shoreline Mall, Kalkara

The Group operates a 400m2 Bortex multi-brand store located within the Shoreline Mall in Smart City, Kalkara. The store offers an unparalleled selection of premium menswear, ladies wear and children's wear brands, including apparel and accessories.

1.3.2.1.5 Group's Retail outlets, Valletta

The Bortex store located in Merchant Street, Valletta, was acquired in 2025 and commenced operations in July 2025 following a comprehensive refurbishment. The outlet was redesigned as an expanded multi-brand retail space to enhance the company's presence in the capital and is projected to deliver substantially higher sales compared to its predecessor.

The previous premises were subsequently converted into a Ralph Lauren mono-brand store, operating under a franchise arrangement. The boutique, situated at 54/55 Merchant Street and measuring approximately 60 sqm, opened in October 2025.

1.3.2.2 Private Label manufacturing, corporate, hire and school wear divisions

Both Bortex and Roosendaal Trading have continued to achieve strong growth in these business areas, driven by their proactive marketing strategies and the product development and sourcing expertise they have built over the years.

Operational performance - Manufacturing and Retail

	2023A	2024A	2025A	2026F
Revenue (€'000)	15,365	15,873	17,724	21,146
Gross Operating Profit (€'000)	1,945	2,320	2,430	2,970
Gross Operating Profit Margin (%)	12.66%	14.60%	13.70%	14.0%

In FY2025 the apparel sector achieved €17.7m in revenue, an increase of 11.7% over the previous year. Gross Operating Profit (GOP) was €2.4m which is a 4.7% increase over FY2024, and the GOP margin came in at 13.7% which was lower when compared to last year's results (FY2024: 14.6%).

In FY2026, management anticipates a 19.3% increase in revenue which will jump to €21.1m. GOP is anticipated to increase to €3.0m, with margins reaching 14.0%.

1.3.3 Roosendaal Hotels Limited

This subsidiary is the hospitality arm of the Group and owns and operates the 1926 Collection, comprising four hotels and several outlets as seen below.

1.3.3.1 1926 Le Soleil Hotel & Spa Sliema

Roosendaal Hotels operates the 1926 Le Soliel Hotel & Spa, a luxury hotel and spa hotel situated in a quiet residential area of Qui-Si-Sana seafront in Sliema. The hotel features 170 rooms, including 52 suites, a unique Spa complete with aquatonic pool, a roof top pool and bistro as well as two additional restaurants, one of which is Michelin starred. The hotel operates a private beach lido and seafront restaurant, 1926 La Plage together with a state of the art gym.

1.3.3.2 1926 Le Parisot Valletta

Roosendaal Hotels also operates 1926 Le Parisot. This is a luxury boutique hotel located in St Paul's Street Valletta, consisting of 7 suites. Situated in the heart of the island's capital city, the hotel occupies a restored historic property and offers stylish suites, a rooftop terrace with views of the harbour.

1.3.3.3 1926 Les Bains

1926 Les Bains, launched in August 2025, is a unique concept centered around wellness and wellbeing. It comprises 32 luxury suites which include private in room spas and saunas as well as a unique Roman Spa offering ancient bathing rituals. The property also includes a roof top pool and bistro as well as a champagne bar.

1.3.3.4 1926 La Galerie

1926 La Galerie, launched in May 2025, is a luxury boutique hotel comprising of 5 suites, a rooftop panoramic pool as well as an art Gallery featuring contemporary local artists.

1.3.3.5 Hotel Operations

Operational Performance – Hospitality

Hospitality[1]	2023A	2024A	2025A	2026F
Revenue (€'000)	7,331	7,993	9,297	11,416
Gross operating profit (€'000)	3,556	2,922	3,633	4,860
Gross operating profit margin (%)	48.51%	36.56%	39.10%	42.57%
Occupancy level	88.40%	80.08%	87.37%	84.85%
Average daily rate (ADR) (€)	128.38	144.16	145.44	157.66
Revenue per available room (Rev/PAR) (€)	113.43	114.12	127.07	133.77

In FY2025, the hospitality segment, covering the operations of 1926 Soleil, Les Bains, Le Parisot and La Galerie, generated €9.3m in revenue, marking a 16.3% increase compared to the €8.0m recorded in FY2024. This growth comprised €0.7m from the continued performance of existing hotels and €0.6m from the newly launched properties. These figures exclude the revenue from Gourmet.

GOP increased from €2.9m to €3.6m due to increased occupancies and ADR. Going forward, in FY2026, management forecasts a 22.8% increase in revenue for this segment from €9.3m to €11.4m. This performance is primarily driven by the first full year of operations of Les Bains and La Galerie, further supported by an increase in revenues from Le Soleil and Le Parisot of 3.4%, reflecting steady demand and continued operational stability across these established properties. GOP in this segment is expected to grow from €3.6m to €4.9m.

[1] Previous FASs included figures relating solely to 1926 Le Soleil (previously Hotel 1926). This figure covers all hotels operated by the Group excluding catering revenue generated by Gourmet

1.3.4 1926 Gourmet Ltd

1926 Gourmet Limited, a Group subsidiary, focuses on the high-end segment of its catering operations and runs the Michelin-starred restaurant Le GV. Revenue reached €0.9m in 2025, with a forecast of €1.5m for 2026.

In summary, the below table formulates the principal assets owned by the respective Group companies:

Owning Company	Name of Property and Location	Description	Ownership Status
Roosendaal Hotels Limited	1926 Le Soleil Hotel & Spa, Sliema	Hotel management & operation	100% owned
Roosendaal Hotels Limited	16 car spaces, TEN, Hughes Hallet Street, Sliema	Investment property	100% owned
Roosendaal Hotels Limited	Ground floor of TEN apartments and 10 car spaces, Hughes Hallet Street, Sliema	Hotel management & operation	100% owned
Roosendaal Hotels Limited	1926 Le Parisot Boutique Hotel, Valletta	Hotel management & operation	100% owned
Roosendaal Hotels Limited	6 Hail, Tony Nichol Street, Sliema	Hotel management & operation	100% owned
Roosendaal Hotels Limited	Subterrain of 8, Cosy, Tony Nichol Street, Sliema	Hotel management & operation	100% owned
Roosendaal Hotels Limited	A1 & A2, Paris Court, Tony Nichol Street, Sliema	Hotel management & operation	100% owned
Roosendaal Hotels Limited	8, Tony Nichol Street, Sliema	Hotel management & operation	Rented
Roosendaal Hotels Limited	6B and 1 car space, TEN Hughes Hallet Street, Sliema	Hotel management & operation	100% owned
Roosendaal Trading Limited	Warehouse, Zebbug	Warehouse	100% owned
Bortex Clothing Industry Company Ltd	Bortex Warehouse (A12), Marsa	Warehouse	Emphytheusis
Bortex Clothing Industry Company Ltd	Bortex Offices & Warehouse (A11), Marsa	Warehouse & Offices	Emphytheusis
Bortex Clothing Industry Company Ltd	Bortex Retail Outlet, Marsa	Retail Outlet	Emphytheusis
Bortex Clothing Industry Company Ltd	Bortex Corporate & Hiring Outlet, Marsa	Retail Outlet	Emphytheusis
Roosendaal Trading Limited	68, Old Theatre Steet, Valletta	Hotel management & operation	100% owned
Roosendaal Trading Limited	Bortex Retail Outlet, Mosta	Retail outlet, coffee shop & 4 commercial levels with own airspace	100% owned
Roosendaal Trading Limited	Tower Road, Sliema	Rental Property	100% owned
Roosendaal Trading Limited	Bortex Retail Outlet, Valletta	Retail outlet	100% owned

Roosendaal Trading Limited	Bortex Retail Outlet, Mriehel	Retail outlet on the first 2 levels, 3 levels of commercial office space and 3 other basement levels	100% owned
Roosendaal Trading Limited	Bortex Retail Outlet, MIDI Complex, Sliema	Retail outlet	Rented
Roosendaal Trading Limited	Ralph Lauren Store, Tigne Sliema	Retail outlet	Rented
Roosendaal Trading Limited	Bortex & Friends Outlet, Bay Street, St. Julian's	Retail outlet	Rented
Roosendaal Trading Limited	Bortex Retail Outlet, Pama Shopping Complex, Mosta	Retail outlet	Rented
Roosendaal Trading Limited	Bortex Retail Outlet, The Plaza, Sliema	Retail outlet	Rented
Roosendaal Trading Limited	Ralph Lauren Outlet, Valletta	Retail outlet	Rented
Roosendaal Trading Limited	Bortex Retail Outlet, Shoreline, Kalkara	Retail outlet	Rented
Roosendaal Trading Limited	Barlowes Outlet, Mercury, St. Julians	Retail outlet	Rented
Roosendaal Trading Limited	Gozo Luxury Outlet, Victoria, Gozo	Retail Outlet	Rented
Roosendaal Trading Limited	Gant Store, Baystreet, St.Julians	Retail Outlet	Rented
Roosendaal Trading Limited	Bortex Retail Outlet, Victoria, Gozo	Retail outlet	Rented

1.4 Operational Developments

1.4.1 Manufacturing and Retail

The Group will continue to focus on growing sales, increasing margins, and streamlining operations across its retail division, both in Malta and overseas, with the goal of strengthening overall profitability. Simultaneously, the manufacturing segment will target selective and sustainable growth, ensuring that new initiatives align with market demand and the Group's operational expertise.

A key development in 2026 will be the opening of six additional mono-brand stores within the new St. George's Mall, scheduled to launch in April 2026. The Group also plans to expand its presence in Poland with the introduction of two new stores: a second Gagliardi outlet and the Group's first Polo Ralph Lauren mono-brand store in the country.

1.4.2 Hospitality

The Group will concentrate on consolidating and optimising its expanded hospitality portfolio. With development works fully completed and operations fully integrated, the priority is to drive operational efficiency and performance across all four properties. The Group will maintain its focus on a high level of quality and guest satisfaction as well as achieving strong occupancy and rate growth. Management aims to enhance GOP margins through disciplined financial control and targeted budgeting.

Part 2 - Historical Performance and Forecasts

The financial information in sections 2.1 to 2.3 is extracted from the audited financial statements of the Issuer for the financial years ended 31 October 2023, 2024 and 2025. The financial information in section 2.4 to 2.6 is extracted from the audited financial statements of the Guarantor for the financial years ended 31 October 2023, 2024 and 2025.

The forecasted financial information for the year ending 31 October 2026 has been provided by the Group's management. This financial information relates to events in the future and are based on assumptions which the Group 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.

2.1 Issuer's Income Statement

Income Statement for the year ended 31 October	2023A	2024A	2025A	2026F
	€000s	€000s	€000s	€000s
Finance income	562	566	568	568
Finance costs	(504)	(505)	(506)	(506)
Net finance income	**59**	**61**	**62**	**62**
Administrative expenses	(58)	(67)	(59)	(60)
Other Income	-	90	-	
Profit before tax	**1**	**84**	**3**	**2**
Taxation	(18)	-	-	
Profit / (loss) after tax	**(17)**	**84**	**3**	**2**

Ratio Analysis	2023A	2024A	2025A	2026F
Gross Profit Margin (Net finance income / Finance income)	10.5%	10.8%	11.0%	10.9%
Net Margin (Profit after tax / Finance income)	-3.0%	14.8%	0.6%	0.4%

The Issuer has limited trading activity since it acts solely as a finance vehicle.

During FY2025, finance income amounted to €568k whilst the finance costs amounted to €506k resulting in a net finance income of roughly €62k, which has been very stable since FY2023 increasing by just €3k. These reflect the 3.75% coupon incurred on the outstanding €12.75m bond issue along with its amortised costs.

The administrative expenses, which consist of annual listing fees, compliance costs, and directors' and professional fees, amounted to €59k in FY2025. The Issuer had no tax expenses in FY2025, closing the year with a profit after tax of €3k.

The Issuer is forecasting similar movements in FY2026F.

2.2 Issuer's Statement of Financial Position

Statement of Financial Position as at 31 October	2023A	2024A	2025A	2026F
	€000s	€000s	€000s	€000s
Assets				
Non-current assets				
Loans and receivables	12,497	12,567	12,548	12,548
Total non-current assets	**12,497**	**12,567**	**12,548**	**12,548**
Current assets				
Receivables	521	541	540	540
Cash and cash equivalents	363	371	409	439
Tax receivable	-	3	3	3
Total current assets	**883**	**915**	**952**	**982**
Total assets	**13,380**	**13,482**	**13,500**	**13,530**
Equity and liabilities				
Capital and reserves				
Share capital	250	250	250	250
Retained earnings	21	105	108	110
Total equity	**271**	**355**	**358**	**360**
Non-current liabilities				
Amortised Bond Issue	12,637	12,663	12,691	12,720
Total non-current liabilities	**12,637**	**12,663**	**12,691**	**12,720**
Current liabilities				
Current tax liabilities	11	17	3	3
Payables	16	-	-	-
Accrued bond interest	446	447	448	447
Total current liabilities	**473**	**464**	**451**	**450**
Total liabilities	**13,110**	**13,127**	**13,142**	**13,170**
Total equity and liabilities	**13,380**	**13,482**	**13,500**	**13,530**

In FY2025 total assets amounted to €13.5m, remaining stable since FY2023. Loans and receivables accounted for 92.9%, with the remainder made up of current receivables and cash and cash equivalents.

The equity base increased to €358k in FY2025 mainly due to higher retained earnings of €108k, which is in line with the registered profit during FY2025. For the same reason in FY2026, the retained earnings are forecasted to be higher by €2k leading to a slight rise in the overall equity base.

On the liabilities side, the accumulated amortisation of the bond issue increased by €29k.

The Issuer also recognised a current tax liability of €3k during FY2025. However, the Issuer did not register any payables, which decreased the total current liabilities to €451k. For FY2026, management anticipates no payables, and current tax liabilities to remain at the level of €3k.

2.3 Issuer's Statement of Cash Flows

Cash Flow Statement for the year ended 31 October	2023A	2024A	2025A	2026F
	€000s	€000s	€000s	€000s
Cash flows from operating activities				
Cash generated from / (used in) operations	(67)	(59)	(71)	(62)
Interest paid	(479)	(477)	(478)	(477)
Interest received	562	562	587	568
Taxation paid	-	(19)	-	-
Net cash flows generated from / (used in) operating activities	**16**	**8**	**39**	**29**
Net cash flows used in investing activities	-	-	-	-
Net cash flows generated from financing activities	-	-	-	-
Movement in cash and cash equivalents	**16**	**8**	**39**	**29**
Cash and cash equivalents at start of year	347	363	371	410
Cash and cash equivalents at end of year	**363**	**371**	**410**	**439**

Due to the Issuer only being a finance company for the group, its trading activity is limited and generates no cash from investing or financing activities.

Cash generated from operating activities, however, increased when compared to FY2024 mainly due to higher Interest received.

The overall cash position at the end of the year increased to €410k mainly due to the interest received being slightly higher than the cash used in operations and the interest paid. In FY2025 the Issuers cash position is expected to remain relatively stable, increasing by €29k.

2.4 Group's Income Statement

Income Statement for the year ended 31 October	2023A	2024A	2025A	2026F
	€000s	€000s	€000s	€000s
Revenue	22,732	23,866	27,936	33,454
Cost of sales	(11,667)	(11,998)	(15,784)	(18,541)
Gross profit	**11,065**	**11,868**	**12,152**	**14,913**
Operating expenses (excl. depreciation)	(6,619)	(7,060)	(7,390)	(7,785)
Other income	1,114	559	677	453
EBITDA	**5,560**	**5,368**	**5,439**	**7,581**
Depreciation and amortisation	(1,860)	(2,030)	(2,383)	(2,315)
EBIT	**3,700**	**3,338**	**3,056**	**5,266**
Gain from fair value of Investment Property	-	-	1,640	-
Investment and other income	13	16	-	-
Finance Income	-	16	58	-
Finance costs	(1,319)	(1,310)	(1,564)	(1,268)
Share of profit from associate	9	75	(128)	192
Profit before tax	**2,403**	**2,134**	**3,061**	**4,190**
Income tax	(367)	4,695	(762)	-
Profit after tax	**2,036**	**6,830**	**2,299**	**4,190**

Ratio Analysis - Profitability[2]	2023A	2024A	2025A	2026F
Growth in Revenue (YoY Revenue Growth)	(4.7)%	5.0%	17.1%	19.8%
Gross Profit Margin (Gross profit / Revenue)	48.7%	49.7%	43.5%	44.6%
EBITDA Margin (EBITDA / Revenue)	24.5%	22.5%	19.5%	22.7%
Operating (EBIT) Margin (EBIT / Revenue)	16.3%	14.0%	10.9%	15.7%
Net Margin (Profit after tax / Revenue)	9.0%	28.6%	8.2%	12.5%
Return on Common Equity (Net Income / Average Total Equity)	5.3%	15.2%	4.4%	7.2%
Return on Assets (Profit after tax / Average Total Assets)	2.7%	8.0%	2.3%	3.8%

Segment Revenue	2023A	2024A	2025A	2026F
	€000s	€000s	€000s	€000s
Apparel	15,365	15,873	17,723	21,146
Hotel operations	7,331	7,993	10,212	12,308
Property sales	36	-	-	-
Total revenue	**22,732**	**23,866**	**27,935**	**33,454**

Overall performance

The Group experienced a strong operational year in FY2025 with both revenue and EBITDA increasing in both segments. More specifically, EBITDA in the hospitality sector increased from €2.9m to €3.6m whilst EBITDA in the apparel sector increased from €2.3m to €2.4m.

Revenue

Total revenue increased by 17.1% from €23.9m in FY2024 to €27.9m in FY2025. The growth in revenue was primarily driven by the apparel division, whose revenues rose from €15.9m to €17.7m, representing an 11.7% increase. Growth in this segment was fuelled by stronger retail activity. Total revenue in the hospitality segment also grew from €8.0m to €10.2m with the opening of two new hotels Les Bains and La Galerie. As anticipated by management, the Group registered no property sales during FY2025.

2 Ratio analysis may not agree to prior FASs, due to a change in the calculation methodology or rounding of figures

Gross operating profit

Gross operating profit increased from €2.9m to €3.6m in the hospitality segment with margins increasing from 36.5% to 39.1%. In the apparel segment gross operating profit increased from €2.3m to €2.4m with margins decreasing from 14.6% to 13.7%.

Non-recurring charges in the apparel segment included a €626k provision from inventory impairment, an impairment on the group's investment in Serbia as well as a €500k write off.

EBITDA growth resulted mainly from increased revenue and margins from the hospitality sector (from €2.9m to €3.6m) and also from an increase in the apparel segment(from €2.3m to €2.4m).

Depreciation and amortisation increased to €2.4m from €2.0m in the prior year, largely due to capital expenditure associated with new hospitality projects and the continued development of the retail network. As a result, EBIT declined from €3.3m in FY2024 to €3.1m in FY2025, and the Group's EBIT margin dropped to 10.9%.

The Group recognised a €1.6m fair value gain on its investment property portfolio, which provided an uplift to profit before tax. Finance costs rose slightly to €1.6m while results from associates and joint ventures turned negative, with a €128k loss compared to a €75k profit in FY2024. Taking these items together, profit before tax improved from €2.1m to €3.1m. However, net profit fell significantly from €6.8m to €2.3m. This decline is explained entirely by the one-off recognition of a €4.7m deferred tax asset in FY2024 arising from Group restructuring. Excluding this extraordinary item, the Group's underlying profitability actually strengthened in FY2025 from €2.1m to €3.1m.

Looking ahead to FY2026, the Group is forecasting continued growth, with revenues expected to reach €33.5m (an increase of 19.8% over FY2025). The apparel segment is projected to increase revenues from €17.7m to €21.1m (+19.3%), supported by the launch of a new Ralph Lauren store in Valletta and the opening of six new outlets at the St. George's Mall. These developments are expected to further consolidate the Group's market presence and drive incremental sales. In the hospitality segment, revenues are anticipated to grow from €10.2m to €12.3m (+20.5%). This outlook is driven by the first full year of operations for Les Bains and La Galerie, and continued growth in catering activities.

The Group expects EBITDA to increase significantly from €5.4m to €7.6m in FY2026, reflecting both revenue expansion and improved operating leverage following the normalisation of hotel operations. EBIT is forecast to rise from €3.1m to €5.3m, marking an uplift in operating profitability as depreciation levels stabilise and margin performance recovers.

2.4.1 Variance Analysis

Income Statement	2025F	2025A	Variance
	€000s	€000s	€000s
Revenue	26,734	27,936	1,202
Cost of sales	(12,513)	(15,784)	(3,271)
Gross profit	**14,221**	**12,152**	**(2,069)**
Operating expenses (excl. depreciation and amortisation)	(8,003)	(7,390)	613
Other operating income / (expenses)	403	677	274
EBITDA	**6,621**	**5,439**	**(1,182)**
Depreciation and amortisation	(2,104)	(2,383)	(279)
EBIT	**4,517**	**3,056**	**(1,461)**
Gain from fair value of Investment Property	-	1,640	1,640
Finance income	-	58	58
Finance costs	(1,219)	(1,564)	(345)
Share of profit from associate	56	(128)	(184)
Profit/(loss) before tax	**3,354**	**3,061**	**(293)**
Income tax	-	(762)	(762)
Profit/(loss) after tax	**3,354**	**2,299**	**(1,055)**

The revenue forecast for FY2025 had been set at €26.7m, whereas actual revenue reached €27.9m, exceeding expectations by €1.2m. This positive variance was almost entirely attributable to €1.0m in catering income generated by the Gourmet during the year, which had not been included in the initial projections.

The Group's gross profit was €12.2m, compared to a forecast of €14.2m, resulting in an adverse variance of €2.1m. This shortfall is attributed to the cost of sales directly related to the catering income generated by Gourmet, as well as non-recurring charges within the apparel segment. These included a €626k provision for inventory impairment, an impairment on the Group's investment in Serbia, and a €500k write-off relating to inventory used in hire operations.

EBITDA totalled €5.4m, compared to a forecast of €6.6m, resulting in a negative variance of €1.2m.

Depreciation and amortisation exceeded forecast by €279k, reflecting the higher-than-expected level of capital expenditure completed during the year. This included additional investments in hospitality and retail enhancements that were not fully anticipated in the original 2025 budget.

As a result of both lower EBITDA and higher depreciation, EBIT amounted to €3.1m, falling €1.5m short of the forecast figure of €4.5m.

During the year the Group recognised a €1.6m fair value gain on investment property, which had not been forecast.

Conversely, finance costs were €345k higher than expected, driven by increased borrowings used to fund the Group's capital investment programme throughout FY2025.

Despite these mixed movements, the Group's profit before tax of €3.1m was only slightly below the forecast of €3.4m, reflecting a relatively small negative variance of €293k.

2.5 Group's Statement of Financial Position

Statement of Financial Position as at 31 October	2023A	2024A	2025A	2026F
	€000s	€000s	€000s	€000s
Assets				
Non-current assets				
Property, plant and equipment	46,451	50,120	68,135	68,456
Right-of-use assets	7,343	6,707	8,762	8,549
Investment property	6,044	6,520	9,025	9,025
Investment in associates	163	160	-	
Investment in joint venture	492	570		600
Non-current financial assets	191	257	302	302
Loans receivable	-	-	-	
Deferred tax asset	-	4,771	5,160	5,160
Trade and other receivables	-	-	-	
Total non-current assets	**60,684**	**69,104**	**91,984**	**92,092**
Current assets				
Inventories	11,821	12,615	12,605	12,605
Contract assets	170	150	125	125
Trade and other receivables	4,506	4,669	4,776	4,776
Current tax assets	1	2	5	5
Cash and cash equivalents	3,535	2,507	1,920	1,532
Total current assets	**20,033**	**19,943**	**19,431**	**19,043**
Total assets	**80,717**	**89,047**	**111,415**	**111,135**
Equity and liabilities				
Share capital	47	47	47	47
Revaluation reserve	17,621	17,687	24,053	24,053
Other reserves	704	704	704	704
Retained earnings	23,440	29,737	31,534	35,122
Non-controlling interest	23	37	51	51
Total equity	**41,835**	**48,212**	**56,389**	**59,977**
Non-current liabilities				
Deferred taxation	3,740	3,798	5,729	5,729
Lease liabilities	7,327	6,904	9,179	8,845
Borrowings	20,723	22,742	29,814	25,198
Other non-current liabilities	21	78	81	81
Total non-current Liabilities	**31,811**	**33,522**	**44,803**	**39,853**
Current liabilities				
Borrowings	3,097	2,530	3,955	4,451
Contract liabilities	-	-	-	-
Trade and other payables	3,744	4,655	6,082	6,677
Lease liabilities	94	108	177	177
Current tax liabilities	136	20	9	-
Total current Liabilities	**7,071**	**7,313**	**10,223**	**11,305**
Total liabilities	**38,882**	**40,835**	**55,026**	**51,158**
Total equity and liabilities	**80,717**	**89,047**	**111,415**	**111,135**

Ratio Analysis - Financial Strength	2023A	2024A	2025A	2026F
Gearing 1 (Net Debt / (Net Debt and Total Equity))	39.8%	38.2%	42.2%	38.2%
Gearing 2 (Total Liabilities / Total Assets)	48.2%	45.9%	49.4%	46.0%
Gearing 3 (Net Debt / Total Equity)	66.2%	61.8%	73.1%	61.9%
Net Debt / EBITDA	5.0x	5.5x	7.6x	4.9x
Current Ratio (Current Assets / Current Liabilities)	2.8x	2.7x	1.9x	1.7x
Quick Ratio ((Current Assets - Inventory) / Current Liabilities)	1.2x	1.0x	0.7x	0.6x
Interest Coverage 1 (EBITDA / Cash interest paid)	4.2x	3.7x	3.5x	6.0x
Interest Coverage 2 (EBITDA / Finance costs)	4.3x	4.1x	3.5x	6.0x

The Group's financial position strengthened in FY2025, with total assets increasing from €89.0m in FY2024 to €111.4m in FY2025, representing a substantial year-on-year expansion of €22.4m. This uplift was primarily driven by the Group's investment programme in its hotel and retail assets, as reflected in the sharp rise in property, plant and equipment (PPE). PPE increased from €50.1m to €68.1m, an €18.0m increase. This growth stemmed from €13.3m of additions relating mainly to land and buildings, plant and equipment, furniture, fixtures, fittings, soft furnishings and assets under construction, as well as a €7.1m revaluation uplift on land and buildings forming part of the hotel's portfolio following an independent valuation exercise.

The revaluation exercise covered all PPE owned by the Group, with the largest uplift attributable to the hospitality segment, specifically the properties 1926 Le Soleil and 1926 Le Parisot (amounting to approximately €6m). The remaining uplift was related to the Group's offices in Sliema and its retail outlets in Mrieħel and Mosta.

In addition to the expansion in PPE, investment property also increased materially, rising from €6.5m in FY2024 to €9.0m in FY2025. This €2.5m increase was primarily driven by a €1.6m fair value gain recognised during the year, arising from the valuation of investment properties, namely apartments in Mosta and offices in Mriehel.

On the current asset side, the Group remained stable, with total current assets decreasing marginally from €19.9m to €19.4m. Cash and cash equivalents declined from €2.5m to €1.9m, representing a reduction of €587k. This decline aligns with the Group's active investment period, as cash resources were channelled into capital expenditure and projects.

Management does not anticipate any significant changes in the Group's total asset base in FY2026, with total assets forecast to remain broadly stable at €111.1m. The stabilisation reflects a shift from heavy investment activities in FY2025 towards a year of operational consolidation in FY2026, during which newly opened hotels are expected to drive stronger performance.

Equity increased materially during FY2025, rising from €48.2m to €56.4m, an €8.2m improvement. This uplift was largely driven by higher retained earnings, which increased by €1.8m, and a €6.4m increase in revaluation reserves following mainly the revaluation of hotel properties. These movements strengthened the Group's capital base and enhanced its asset-backed position. Equity is projected to grow further in FY2026, reaching €60.0m, driven primarily by continued growth in retained earnings supported by the projected improvement in profitability.

Total liabilities rose from €40.8m in FY2024 to €55.0m in FY2025, an increase of €14.2m. Notably, non-current liabilities now represent 81.4% of total liabilities, consistent with the Group's long-term asset profile and funding strategy. Long Term Borrowings increased from €22.7m to €29.8m, as the Group financed its expansion and refurbishment programme through bank financing.

Lease liabilities also increased significantly from €6.9m to €9.2m, reflecting the Group's additional leased hospitality premises. Deferred tax liabilities increased to €5.7m, partly reflecting the revaluation gains recognised during the year. Current liabilities increased from €7.3m to €10.2m, driven mainly by higher trade and other payables linked to ongoing projects. Borrowings due within one year also increased to €4.0m. The Group's liability base is expected to decrease slightly to €51.2m in FY2026 as certain long-term borrowings amortise and lease liabilities reduce.

From a ratio perspective, several key financial indicators changed in FY2025. The Group's gearing ratio (net debt / equity) slightly increased mainly as a result of the higher borrowings, reflecting a more leveraged position to support the capital investment cycle. However, the increase in asset valuations and the corresponding rise in equity helped buffer the impact of higher borrowings, maintaining a balanced capital structure. Liquidity metrics, particularly the current ratio, softened slightly from 2.7x to around 1.9x due to higher current liabilities and lower cash balance. Interest coverage remained remarkably strong and is projected to strengthen further in FY2026 along with improved gearing ratios.

2.6 Group's Statement of Cash Flows

Cash Flow Statement for the year ended 31 October	2023A	2024A	2025A	2026F
	€000s	€000s	€000s	€000s
Cash flows from operating activities				
Cash generated from operations	3,988	5,571	6,490	8,080
Interest received	13	32	45	-
Interest paid	(1,312)	(1,455)	(1,549)	(1,268)
Net tax refund/(paid)	6	(134)	(25)	-
Net cash flows generated from operating activities	**2,695**	**4,014**	**4,961**	**6,812**
Cash flows from investing activities				
Purchase of property, plant and equipment	(5,536)	(5,842)	(13,405)	(3,899)
Additional investments in joint venture	(459)	-	-	-
Payments for investment in associate	799	-	-	-
Net cash flows used in investing activities	**(5,196)**	**(5,842)**	**(13,405)**	**(3,899)**
Cash flows from financing activities				
Movement in bank borrowings	1,755	1,900	7,642	-
Dividends paid	(405)	(518)	(491)	(613)
Principal element of lease liabilities	(167)	(134)	(149)	
Net cash flows generated from / (used in) financing activities	**1,183**	**1,248**	**7,002**	**(613)**
Movement in cash and cash equivalents	**(1,318)**	**(579)**	**(1,442)**	**2,300**
Cash and cash equivalents at start of year	**2,572**	**1,254**	675	(768)
Effects of currency translation on cash and cash equivalents	-	-	-	-
Cash and cash equivalents at end of year	**1,254**	**675**	**(768)**	**1,532**

Ratio Analysis - Cash Flows	2023A	2024A	2025A	2026F
Free Cash Flow (CFO prior to the payment of interest - Capex)	€ (1,529)	€(373)	€(6,895)	€4,181

The Group's cash flow dynamics in FY2025 reflect a year of strong operational activity coupled with a heavy investment cycle, leading to a temporary reduction in liquidity despite healthy underlying cash generation.

Cash generated from operating activities increased from €5.6m in FY2024 to €6.5m in FY2025, an improvement of €947k. This uplift was primarily driven by the increase in sales across both the apparel and hospitality segments, supported by stable working capital movements. Net cash from operating activities accordingly increased to €5.0m (FY2024: €4.0m), despite slightly higher interest costs during the year. While interest paid rose from €1.5m to €1.6m due to higher borrowings and prevailing financing costs, the Group still delivered stronger operating cash flow.

Net cash used in investing activities reached €13.4m, more than doubling the FY2024 figure (€5.8m). This was directly attributable to the intensive capital expenditure programme undertaken during the year, including major investments in hotel developments, enhancements, and the expansion of retail and hospitality facilities. For FY2026, capital expenditure is expected to normalise significantly, with a planned outflow of €3.9m primarily relating to further enhancements. This includes investment in the six new sub-outlets in St. George's Mall, the development of two additional outlets in Poland, and the programmed annual capital expenditure requirements within the hospitality segment.

Financing activities provided an important source of liquidity in FY2025, offsetting part of the heavy investment outflows. Net cash generated from financing activities increased markedly to €7.0m compared to €1.2m in FY2024. This increase was driven predominantly by additional bank borrowings amounting to €7.6m, significantly higher than the €1.9m raised in the prior year.

The combined effect of higher operating cash generation, substantial investing outflows and increased financing inflows resulted in an overall decrease of €1.4m in cash and cash equivalents during FY2025. Cash balances (including overdraft facilities) moved from €0.7m at the beginning of the year to a net overdraft of €0.8m at year-end, a reduction aligned with the Group's capital

deployment strategy. Management anticipates operating activities to generate €8.1m in FY2026, with capex significantly lower than FY2025 levels. This will result in a materially improved cash position for the Group, resulting in a projected closing cash balance of €1.5m.

Part 3 - Key Market and Competitor Data

3.1 General Market Conditions

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

3.2 Malta Economic Update[3]

The Bank's Business Conditions Index indicates that in February, annual growth in business activity edged up slightly from the level in the preceding month and remained above its historical average. In February, the European Commission's Economic Sentiment Indicator declined from the historic high reached a month earlier but remained elevated. Meanwhile, the Employment Expectations Indicator fell and stood below its long-term average.

The Economic Uncertainty Indicator (EUI) turned positive, indicating higher uncertainty surrounding financial and business decisions. In January, industrial production increased in year-on-year terms, after declining in the preceding month, while year-on-year growth in retail trade was unchanged. Services output fell over the 12 months to December after showing no growth a month earlier. The unemployment rate stood at 3.4% in January - 0.2 percentage point higher than the rate recorded in December. In January, permits for residential buildings decreased from their year-ago level.

In February, both the number of residential promise-of-sale agreements and the number of final deeds of sale increased on a year earlier. The annual inflation rate based on the Harmonised Index of Consumer Prices (HICP) stood at 2.3% in February, unchanged from the previous month. HICP inflation excluding food and energy stood at 2.2%. While overall HICP inflation was above that in the euro area, HICP inflation excluding food and energy in Malta stood below it.

According to the Retail Price Index (RPI), inflation in February remained unchanged at 2.5%. In January, the Consolidated Fund registered a lower deficit compared to the shortfall recorded a year earlier, as an increase in government revenue outweighed a rise in government expenditure. The annual rate of change of Maltese residents' deposits and credit, moderated in January compared with December.

3.3. Economic Outlook[4]

According to the Bank's latest forecasts, Malta's real GDP growth is set to remain stable at 3.7% over 2026-2028. Compared to the Bank's previous projections, the outlook for GDP growth over this period remains unchanged. Growth over the projection horizon is expected to be led by private consumption, which is projected to continue to grow at a brisk pace, in part supported by recent changes to income tax bands. Net exports are also projected to contribute positively to GDP growth over the forecast horizon, driven by trade in services. However, this contribution is set to be smaller than that of domestic demand. Employment growth is expected to moderate gradually to 2.3% by 2028.

The unemployment rate is forecast to edge down to 2.8% from this year. Wage growth is expected to remain strong but is set to moderate throughout the projection horizon as labour market tightness is set to ease. HICP inflation is projected to stand at 2.3% in 2026, reflecting a decline in services inflation. Overall inflation is expected to ease further to 2.1% in 2027 and 2.0% in 2028, driven primarily by lower services inflation. Meanwhile, HICP excluding energy and food is also projected to decline and reach 1.9% in 2028. Compared to the Bank's previous forecast publication, overall HICP inflation is left broadly unrevised throughout the projection horizon.

[3] Central Bank of Malta – Economic Update 3/2026

[4] Central Bank of Malta – Economic Outlook 02/2026

The general government deficit-to-GDP ratio is projected to decline steadily over the forecast horizon, falling from an estimated 3.0% in 2025 to 2.8% in 2026 and 2.4% in 2027, before narrowing further to 2.0% by 2028. The general government debt-to-GDP ratio is expected to reach a peak of 47.1% in 2026, before easing to 46.2% by 2028. Compared with the Bank's December projections, the deficit-to-GDP ratio between 2026 and 2028 has been revised down by around 0.1 percentage point of GDP in each year. Risks to activity are broadly balanced. Downside risks largely emanate from possible continued weakness in the international economic environment as well as elevated geopolitical uncertainty.

On the other hand, employment and wages could exhibit even stronger dynamics than envisaged, especially in the medium term. This would result in higher private consumption growth and thus raise output growth more than envisaged. Risks to inflation are slightly tilted to the upside over the projection horizon. Upside risks to inflation could stem from the persistence in services inflation. Food inflation could turn higher than expected in the presence of adverse climate effects. Having said this, some downside risks remain, particularly arising from the re-routing of exports from competitor countries to the EU and heightened competitive pressures in markets targeted by tariffs.

Additionally, a renewal of trade tensions between the US and its trading partners could amplify uncertainty and further dampen global growth, putting more downward pressure on imported inflation. On the fiscal side, risks are deficit-increasing. These predominantly stem from the possibility of slippages in current expenditure, such as higher-than-expected spending on energy support measures should commodity prices exceed assumptions, as well as wage-related outlays. These risks are partly mitigated by the likelihood of additional revenue windfalls.

3.4. Tourism[5]

Comparison between the data of 2024 and 2025 provides valuable insights into the trajectory of the local tourism industry over the span of a single year, reflecting the pace and direction of recovery following the disruptions caused by the pandemic.

Inbound tourist arrivals experienced a notable surge from 3,564k in 2024 to 4,022k in 2025, marking an impressive increase of 12.9%. This significant uptick underscores the industry’s robust recovery momentum and highlights the successful implementation of strategic initiatives aimed at rejuvenating tourism demand and stimulating visitor traffic.

Correspondingly, the metric of tourist guest nights witnessed a substantial growth, escalating from 22,900k in 2024 to 25,400k in 2024, reflecting a noteworthy increase of 11.0%. This surge in guest nights not only indicates a resurgence in tourist engagement but also underscores the sustained interest and participation in the local tourism offerings, contributing to the overall vibrancy of the sector.

On the economic front, tourist expenditure exhibited a remarkable increase from €3,300m in 2024 to €3,904m in 2025, depicting a substantial surge of 18.3%. This surge in spending reflects the revitalization of tourism-related economic activities and underscores the sector’s pivotal role in driving economic growth and employment.

Furthermore, the metric of tourist expenditure per capita demonstrated a modest increase, rising from €924 in 2024 to €971 in 2025, representing a marginal increment of 5.1%. While this increase reflects improved spending capacity and propensity among tourists, further analysis is required to discern the underlying factors influencing spending behaviour and patterns.

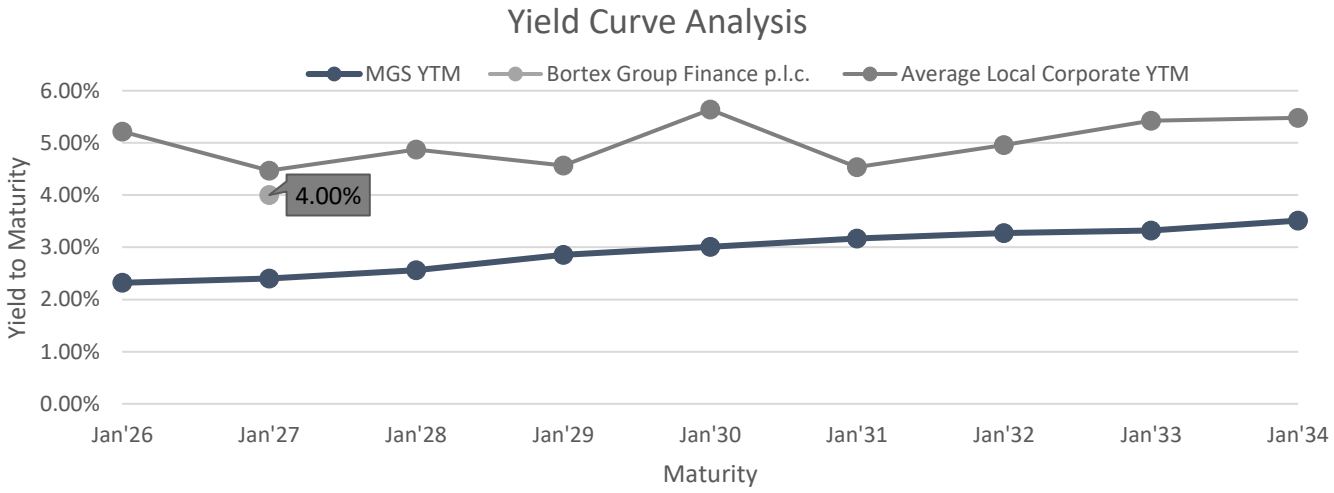
[5] National Statistics Office, Malta - Inbound Tourism December 2025

3.5. Comparative Analysis

Security	Nom Value	Yield to Maturity	Interest coverage (EBITDA)	Total Assets	Total Equity	Total Liabilities / Total Assets	Net Debt / Net Debt and Total Equity	Net Debt / EBITDA	Current Ratio	Return on Common Equity	Net Margin	Revenue Growth (YoY)
	€000's	(%)	(times)	(€'millions)	(€'millions)	(%)	(%)	(times)	(times)	(%)	(%)	(%)
3.9% Plaza Centres plc Unsecured € 2026	4,900	3.89%	6.1x	36.8	26.6	27.7%	13.3%	2.1x	1.8x	2.7%	25.1%	12.4%
3.75% Premier Capital plc Unsecured € 2026	32,696	3.81%	22.5x	370.0	100.8	72.8%	61.7%	2.1x	0.8x	48.1%	7.6%	31.6%
4% Eden Finance plc Unsecured € 2027	40,000	4.36%	4.8x	217.9	135.4	37.9%	25.3%	4.8x	0.8x	1.0%	3.5%	47.3%
3.75% Tumas Investments plc Unsecured € 2027	25,000	4.77%	6.2x	230.7	140.7	39.0%	19.7%	2.0x	4.4x	4.8%	15.4%	28.4%
3.5% GO plc Unsecured € 2031	60,000	3.99%	12.0x	396.2	99.0	75.0%	62.5%	2.0x	0.6x	11.7%	5.7%	10.8%
3.9% Browns Pharma Holdings plc Unsec Call € 2027-2031	13,000	4.88%	5.2x	73.0	26.9	62.0%	43.0%	3.6x	1.1x	109.3%	6.4%	126.7%
3.65% Mizzi Organisation Finance plc Unsecured € 2028-2031	45,000	4.36%	3.6x	288.7	90.2	68.8%	54.3%	8.6x	0.8x	5.8%	4.4%	8.5%
3.9% Plaza Centres plc Unsecured € 2026	4,900	3.89%	6.1x	36.8	26.6	27.7%	13.3%	2.1x	1.8x	2.7%	25.1%	12.4%
3.75% Bortex Group Finance plc Unsecured € 2027	12,750	4.00%	3.5x	111.4	56.4	49.4%	42.2%	7.6x	1.9x	4.4%	8.2%	17.1%

Source: Latest available audited financial statements

* Last closing price as at 01/04/2026
**Average figures do not capture the financial analysis of the Issuer



Source: Malta Stock Exchange, Central Bank of Malta and Calamatta Cuschieri Estimates

The above graph illustrates the average yearly yield of all local issuers as well as the corresponding yield of Malta Government Stocks (MGSs) (Y-axis) vs the maturity of both Issuers and MGSs (X-axis), in their respective maturity bucket, to which the spread premiums can be noted. The graph illustrates on a stand-alone basis, the yield of Bortex Group Finance p.l.c. bond.

As at 01 April 2026, the average spread over the MGS for corporates with maturity range of 1-5 years (2027-2031) was 130 basis points. The 3.75% Bortex Group Finance plc 2027 is currently trading at a YTM of 400 basis points, meaning a spread of 151 basis points over the equivalent MGS. This means that this bond is trading at a premium of 21 basis points in comparison to the market.

Part 4 - Glossary and Definitions

Income Statement	
Revenue	Total revenue generated by the Group/Company from its principal business activities during the financial year.
Costs	Costs are expenses incurred by the Group/Company in the production of its revenue.
Gross Operating Profit (GOP/ EBTDA)	EBITDA is an abbreviation for earnings before interest, tax, depreciation and amortisation. It reflects the Group's/Company's earnings purely from operations.
Operating Profit (EBIT)	EBIT is an abbreviation for earnings before interest and tax.
Depreciation and Amortisation	An accounting charge to compensate for the decrease in the monetary value of an asset over time and the eventual cost to replace the asset once fully depreciated.
Net Finance Costs	The interest accrued on debt obligations less any interest earned on cash bank balances and from intra-group companies on any loan advances.
Net Income	The profit made by the Group/Company during the financial year net of any income taxes incurred.

Profitability Ratios	
Growth in Revenue (YoY)	This represents the growth in revenue when compared with previous financial year.
Gross Profit Margin	Gross profit as a percentage of total revenue.
EBITDA Margin	EBITDA as a percentage of total revenue.
Operating (EBIT) Margin	Operating margin is the EBIT as a percentage of total revenue.
Net Margin	Net income expressed as a percentage of total revenue.
Return on Common Equity	Return on common equity (ROE) measures the rate of return on the shareholders' equity of the owners of issued share capital, computed by dividing the net income by the average common equity (average equity of two years financial performance).
Return on Assets	Return on assets (ROA) is computed by dividing net income by average total assets (average assets of two years financial performance).
Cash Flow Statement	
Cash Flow from Operating Activities (CFO)	Cash generated from the principal revenue producing activities of the Group/Company less any interest incurred on debt.
Cash Flow from Investing Activities	Cash generated from the activities dealing with the acquisition and disposal of long-term assets and other investments of the Group/Company.
Cash Flow from Financing Activities	Cash generated from the activities that result in change in share capital and borrowings of the Group/Company.
Capex	Represents the capital expenditure incurred by the Group/Company in a financial year.
Free Cash Flows (FCF)	The amount of cash the Group/Company has after it has met its financial obligations. It is calculated by taking Cash Flow from Operating Activities less the Capex of the same financial year.

Balance Sheet	
Total Assets	What the Group/Company owns which can de further classified into Non-Current Assets and Current Assets.
Non-Current Assets	Assets, full value of which will not be realised within the forthcoming accounting year
Current Assets	Assets which are realisable within one year from the statement of financial position date.
Inventory	Inventory is the term for the goods available for sale and raw materials used to produce goods available for sale.
Cash and Cash Equivalents	Cash and cash equivalents are Group/Company assets that are either cash or can be converted into cash immediately.
Total Equity	Total Equity is calculated as total assets less liabilities, representing the capital owned by the shareholders, retained earnings, and any reserves.
Total Liabilities	What the Group/Company owes which can de further classified into Non-Current Liabilities and Current Liabilities.
Non-Current Liabilities	Obligations which are due after more than one financial year.
Total Debt	All interest-bearing debt obligations inclusive of long and short-term debt.
Net Debt	Total debt of a Group/Company less any cash and cash equivalents.
Current Liabilities	Obligations which are due within one financial year.

Financial Strength Ratios	
Current Ratio	The Current ratio (also known as the Liquidity Ratio) is a financial ratio that measures whether or not a company has enough resources to pay its debts over the next 12 months. It compares current assets to current liabilities.
Quick Ratio (Acid Test Ratio)	The quick ratio measures a Group's/Company's ability to meet its short-term obligations with its most liquid assets. It compares current assets (less inventory) to current liabilities.
Interest Coverage Ratio	The interest coverage ratio is calculated by dividing EBITDA of one period by cash interest paid of the same period.
Gearing Ratio	The gearing ratio indicates the relative proportion of shareholders' equity and debt used to finance total assets.
Gearing Ratio Level 1	Is calculated by dividing Net Debt by Net Debt and Total Equity.
Gearing Ratio Level 2	Is calculated by dividing Total Liabilities by Total Assets.
Gearing Ratio Level 3	Is calculated by dividing Net Debt by Total Equity.
Net Debt / EBITDA	The Net Debt / EBITDA ratio measures the ability of the Group/Company to refinance its debt by looking at the EBITDA.

Other Definitions	
Yield to Maturity (YTM)	YTM is the rate of return expected on a bond which is held till maturity. It is essentially the internal rate of return on a bond and it equates the present value of bond future cash flows to its current market price.

Calamatta Cuschieri

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