FINANCIAL ANALYSIS SUMMARY

17 October 2025

ISSUER

PLAN GROUP P.L.C.

(C 103062)

Prepared by:

MZ INVESTMENTS

M.Z. Investment Services Limited
63, 'MZ House', St Rita Street, Rabat RBT 1523, Malta

E info@mzinvestments.com W mzinvestments.com

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

17 October 2025

Dear Board Members,

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 this Analysis is that of summarising key financial information appertaining to PLAN Group p.l.c. (the "**Issuer**", "**Group**" or "**PLAN Group**"). The data is derived from various sources or is based on our own computations as follows:

(a) Historical information for the most recent three financial years ended 31 December 2022, 31 December 2023, and 31 December 2024 has been extracted from the respective audited consolidated annual financial statements.

(b) The forecasts and projections for the financial years ending 31 December 2025 and 31 December 2026 have been provided by the Issuer.

(c) Our commentary on the financial performance, cash flows, and financial position of the Group is based on the explanations provided by PLAN Group.

(d) The ratios quoted in this Analysis have been computed by applying the definitions set out in Part 4 – Explanatory Definitions.

(e) Relevant financial data in respect of the companies included in Part 3 – Comparative Analysis has been extracted from public sources such as websites of the companies concerned, financial statements filed with the Malta Business Registry, as well as other sources providing financial information.

This Analysis is meant to assist investors by summarising the more important financial information of the Group. This Analysis does not contain all data that is relevant to investors and is meant to complement, and not replace, the contents of the full Prospectus. Furthermore, it 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 will not accept any liability for any loss or damage arising out of the use of this Analysis, and no representation or warranty is provided in respect of the reliability of the information contained in the Prospectus. As with all investments, investors are encouraged to seek professional advice before investing in the Issuer's securities.

Yours faithfully,

Evan Mohnani
Head of Corporate Broking

TABLE OF CONTENTS

PART 1 – INFORMATION ABOUT THE GROUP

1. PRINCIPAL ACTIVITIES

PLAN Group p.l.c. was incorporated on 26 August 2022 and subsequently converted to a public limited liability company on 29 September 2023. The Issuer acts as the holding and finance company of PLAN Group which is involved in real estate development for resale, as well as the ownership and operation of care homes for the elderly – namely Golden Care Home ("**Golden Care**") and Porziuncola by Golden Care ("**Porziuncola**") which are situated in Naxxar and Baħar iċ-Ċagħaq respectively. Accordingly, the Issuer does not itself carry out any trading activities and is thus entirely dependent on the operations and performance of its subsidiary and associate entities.

In Q4 2023, the Group raised €12 million through the issuance of 5.75% secured bonds 2028 ("**2023 Bonds**"), guaranteed by PLAN (BBG) Limited ("**PLAN (BBG)**"), mainly for the purpose of acquiring a divided tract of land measuring circa 15,600 sqm situated in Birżebbuġa (the "**Birżebbuġa Site**"). Around 9,428 sqm of this site lies outside the development zone, whilst approximately 6,172 sqm falls within a development zone. Following the acquisition of the land, the Group submitted a planning control application to the Planning Authority, which was approved on 4 February 2025. Subsequently, PLAN Group submitted another planning control application in March 2025 to re-zone part of the site, as well as a full development application.

Works are expected to commence towards the end of 2025, with completion of the entire project anticipated in 2028. The development will comprise a residential component made up of 203 units and 204 lock-up garages ("**Birżebbuġa Development**") and a 240-bed care home ("**Qajjenza Care Home**"). Subject to the acquisition of additional Government-owned land measuring circa 1,619 sqm under a title of perpetual emphyteusis, the total cost of the residential component is projected at around €35.60 million, whilst revenues from the sale of real estate are estimated at €54.70 million.[1] The Birżebbuġa Development is expected to be partly financed through the issuance of new debt securities forming part of a bond programme of up to €40 million ("**2025 Bonds**"), jointly and severally guaranteed by PLAN (BBG) and PLAN (Qawra) Limited ("**PLAN (Qawra)**"). On the other hand, the development and completion of the Qajjenza Care Home are expected to be financed through a €10 million bank loan, with construction works scheduled to commence towards the end of 2027 and operations anticipated to begin in 2029.

In September 2024, the Group entered into a promise of sale agreement ("**POSA**") to acquire a house, together with an adjacent garage, situated on a plot of land measuring approximately 1,600 sqm, located in Mosta. The redevelopment project will comprise the construction of 39 residential units and 55 garages ("**Mosta Development**"), with works expected to commence in 2026 and be completed in 2028. The total cost of the project is projected at around €8.60 million, to be financed through bank borrowings and internally generated funds, whilst revenues are estimated at €12.68 million.

In January 2025, the Group entered into a POSA to acquire a farmhouse and adjacent land in Qawra, measuring circa 4,100 sqm, that falls within the development zone ("**Qawra Site**"). The acquisition of the property, together with the initial redevelopment costs, are expected to be financed through the 2025 Bonds. The project will comprise the construction of 188 residential units and 163 lock-up garages ("**Qawra Development**"), with works expected to commence in Q4 2025 and finished in 2028. The total cost of the project is projected at around €40.70 million whilst revenues are estimated at €53 million.

2. DIRECTORS AND SENIOR MANAGEMENT

2.1 DIRECTORS OF THE ISSUER

The Board of Directors of PLAN Group comprises the following four individuals who are responsible for the overall development, strategic direction, and risk management of the Group:

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

2.2 DIRECTORS OF THE GUARANTORS

The Directors of PLAN (BBG) are Paul Attard and Alfred Attard, whilst those of PLAN (Qawra) are Paul Attard and Keith Fenech. They are responsible for the overall development, strategic direction, and risk management of PLAN (BBG) and PLAN (Qawra) respectively.

3. MANAGEMENT STRUCTURE

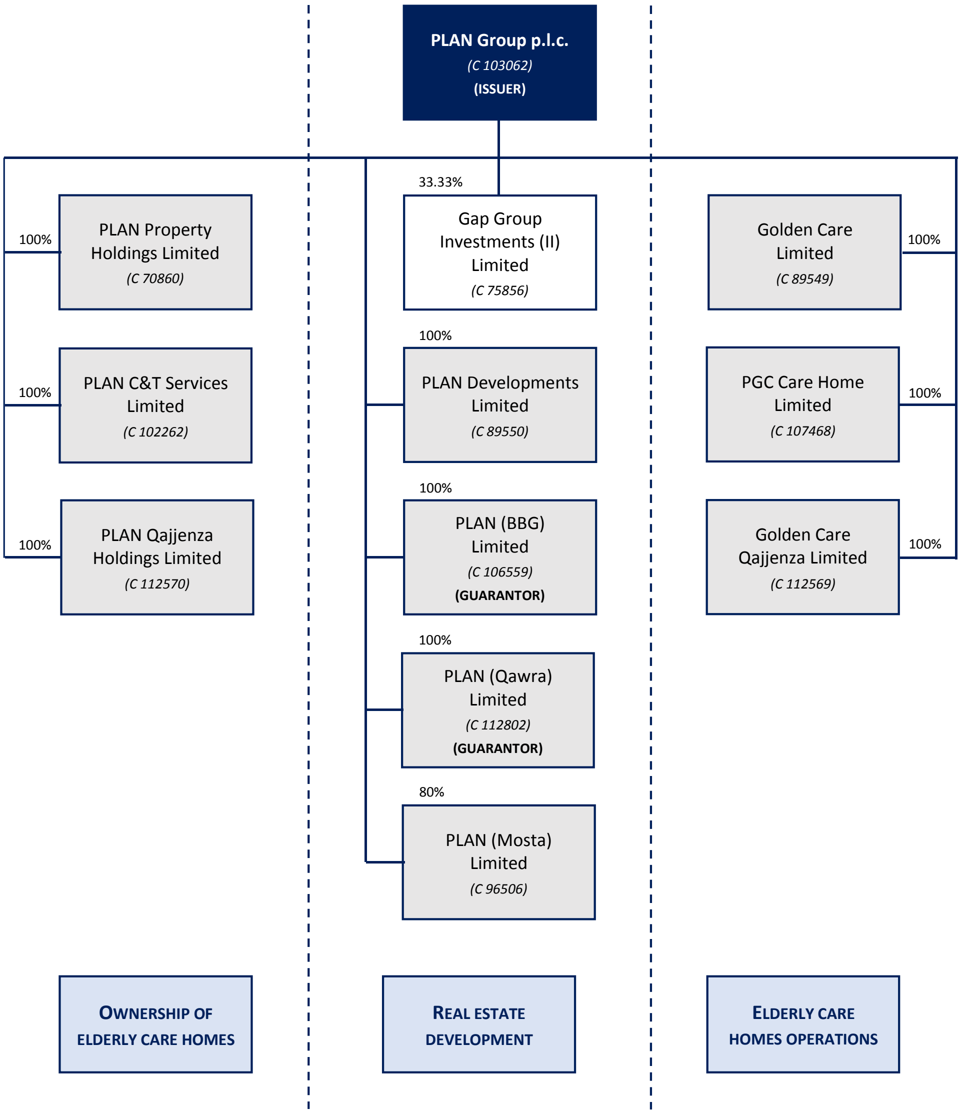
As the sole Executive Director of the Issuer, Paul Attard, together with a small number of key senior executives, are entrusted with the day-to-day management of the Group. Mr Attard is also a director or officer of other companies forming part of the Group.

PLAN 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. In addition to the senior management team, the subsidiaries employ management personnel and, or other employees devoted to the operations undertaken by each respective entity.

[1] Excluding the acquisition of additional Government-owned land under a title of perpetual emphyteusis, the Birżebbuġa Development will consist of 141 residential units and 158 garages, with a total projected cost of €27.80 million and estimated revenues of €38.50 million

4. ORGANISATIONAL STRUCTURE

The diagram below illustrates the organisational structure of the Group:



The Issuer and its subsidiary companies are owned by Paul Attard, except for PLAN (Mosta) Limited which is 80% owned by Paul Attard whilst the remaining 20% shareholding is held by Christopher Paul Gauci.

In September 2023, the Issuer acquired the one-third ownership of Gap Group Investments (II) Limited which is the parent company of Gap Group p.l.c. ("**Gap Group**"). The latter is a real estate development company and over the years it issued various bonds listed on the Regulated Main Market (Official List) of the Malta Stock Exchange. Currently, Gap Group only has one debt security in issue – the 4.75% secured and guaranteed bonds 2025-2027. A more detailed description of the operational activities of Gap Group, together with an analysis of its most recent financial performance and the forecasts for the year ending 31 December 2025, are included in an updated Financial Analysis Summary available at https://www.gap.com.mt/investor-information/.

PLAN Property Holdings Limited owns the property in Għargħur from which Golden Care operates. PLAN C&T Services Limited holds the 67-year temporary emphyteutical title over the site on which Porziuncola was developed. PLAN Qajjenza Holdings Limited will own the building that will house the Qajjenza Care Home.

Golden Care Limited and PGC Care Home Limited are the operators of Golden Care and Porziuncola respectively, whilst Golden Care Qajjenza Limited will operate the Qajjenza Care Home once the building is developed.

PLAN Developments Limited and PLAN (Mosta) Limited are real estate development companies involved in a number of projects located in various localities across Malta. PLAN BBG owns and will develop the Birżebbuġa Site, whilst PLAN (Qawra) will pursue the Qawra Development.

5. REAL ESTATE DEVELOPMENT

In recent years, the Group was involved in the development of four residential complexes situated in Luqa ("Fairwinds"), Iklin ("**Oak Ridge**"), Mellieħa ("**Breezy Village**"), and Mosta ("**The Oaks**"). In aggregate, these projects comprised the construction of 56 residential units, 49 garages, and one commercial unit, which have all been sold or are subject to a POSA for a total sales value of more than €14 million. On the other hand, the Issuer is currently involved in four residential complexes situated in Fgura ("**Hazelmoor**"), Saint Paul's Bay ("**Elmswater**"), Msida ("**MRose Grove"**), and Mellieħa ("**Mellieħa Development**") as detailed below.

5.1 HAZELMOOR – FGURA

On 3 August 2023, PLAN Group acquired three adjacent terraced houses in Fgura located in Triq is-Sardinella corner with Triq Kent for a total consideration of €2.02 million. Demolition works were completed by the end of 2023, while excavation works concluded in Q1 2024. Construction activity commenced in April 2024, and finishing works were completed in August 2025.

The project comprises 28 residential units and 21 lock-up garages and was financed through a bank loan of €3.20 million and internally generated cash flows. The total cost of the project stood at around €5.60 million whilst total revenues are projected to be in the region of €8.27 million. As at the end of June 2025, 27 residential units and 14 garages were subject to a POSA. Consequently, only 1 residential unit and 7 garages were available for sale as at 30 June 2025.

5.2 ELMSWATER – SAINT PAUL'S BAY

On 13 July 2023, PLAN Group acquired a site measuring circa 245 sqm located in Triq il-Mazzola and Triq l-Imsell, Saint Paul's Bay, for a total consideration of €1.30 million. The project was completed in Q1 2025 and comprises 16 residential units and one large basement garage with four car spaces, financed through a bank loan of €1.50 million and internally generated cash flows. The total cost of the project amounted €2.80 million whilst total revenues are estimated at €3.94 million. As at the end of June 2025, all residential units were subject to a POSA. The basement garage will be retained by the Group for its own operations.

5.3 MROSE GROVE – MSIDA

In February 2024, the Group entered into a joint venture with third parties to develop a property in Msida. Thereafter, an application with the Planning Authority was submitted. The project will consist of 12 residential units and one commercial unit which are all subject to a POSA. Site clearance and excavation works were completed by the end of 2024. Construction works commenced in March 2025 whilst the project is expected to be finished by the end of 2025. PLAN Group will allocate €0.70 million of its own funds towards the execution of this project, whilst its share of revenues is estimated at circa €1.10 million. As at 30 June 2025, all 12 residential units were committed through promise of sale agreements.

5.4 MELLIEĦA DEVELOPMENT

In the first half of 2025, the Group entered into a joint venture with third parties to develop a property in Mellieħa. Thereafter, an application with the Planning Authority was submitted. The project will consist of 5 residential units and 5 garages and car spaces, and the entire development is expected to be finished in 2026. PLAN Group will allocate €0.92 million of its own funds towards the execution of this project, whilst its share of revenues is estimated at circa €1.15 million.

PLAN Group p.l.c.
Real Estate Development Projects

	Cost* (€'000)	Revenue (€'000)	Start Year	End Year	Total No. of Residential Units	No. of Garages / Car Park Spaces	Total No. of Commercial Units
Completed Projects							
Fairwinds (Luqa)	988	2,692	2020	2021	14	10	-
Oak Ridge (Iklin)	2,204	3,521	2020	2021	14	9	-
Breezy Village (Mellieħa)	910	1,625	2021	2022	5	1	-
The Oaks (Mosta)**	4,000	6,386	2021	2022	23	29	1
	8,102	**14,224**			**56**	**49**	**1**
Current Projects							
Hazelmoor (Fgura)**	5,600	8,266	2023	2025	28	21	-
Elmswater (Saint Paul's Bay)	2,800	3,942	2024	2025	16	1	-
MRose Grove (Msida)**	700	1,100	2024	2025	12	-	1
Mellieħa Development	920	1,150	2025	2026	5	5	-
	10,020	**14,458**			**61**	**27**	**1**
Upcoming Projects							
Birżebbuġa Development	35,600	54,703	2025	2028	203	204	-
Qawra Development	40,700	53,000	2025	2028	188	163	-
Mosta Development**	8,600	12,675	2026	2028	39	55	-
	84,900	**120,378**			**430**	**422**	**-**
Total	**103,022**	**149,060**			**547**	**498**	**2**

** Inclusive of cost of land, development costs, agency fees, and interest costs.*

*** Projects are carried out by PLAN (Mosta) Limited which is 80% owned by PLAN Group.*

6. ELDERLY CARE HOMES

6.1 GOLDEN CARE HOME

PLAN Property Holdings Limited is the owner of the property in Naxxar which is operated by Golden Care Limited as Golden Care. The care home has been in operation since 2019 and provides accommodation to 241 residents spread across three stories and six wards. Golden Care also has a fully equipped clinic, multiple nursing stations with back-up treatment rooms, a fully equipped kitchen, a common dining area, a chapel, a multi-purpose crafts room, an outdoor garden, lobbies on each floor, laundry facilities, a library, and carpark.

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, occupational therapy, speech therapy, as well as phlebotomy and podiatry services.

Most of the beds within Golden Care are allocated to the Active Ageing and Community Care Department ("AACCD") of the Government of Malta and the Ministry for Health and Active Ageing. The service agreement stipulates fixed rates for three different categories of residents, ranging from low, medium, or high dependency residents. The remaining care beds are made available for private residents or for contingency isolation purposes. As at the end of June 2025, Golden Care was operating at full capacity.

6.2 PORZIUNCOLA CARE HOME

PLAN C&T Services Limited holds a 67-year temporary emphyteutical title over the site on which Porziuncola is constructed. The building, which is managed and maintained by PLAN C&T Services Limited but operated by PGC Care Home Limited, covers an area of approximately 16,900 sqm over six floors and comprises 200 twin bedrooms across ten wards accommodating a total of 400 residents. The care home welcomed its first residents in November 2023 and was operating at full capacity as at the end of June 2025.

The care home comprises a common area, a fully equipped clinic, multiple nursing stations with backup treatment rooms, lobbies on each floor, a kitchen, a communal eating space, a TV area, a chapel and prayer room, a multipurpose crafts room, a library, a main laundry room, and a carpark. In addition to private gardens, the care home design accommodates various common areas where social events can be held.

Porziuncola offers a wide range of services to residents including long term care, respite, rehabilitation, dementia, and memory loss care services. All beds are allocated to the AACCD under a service agreement that covers three levels of residents ranging from low, medium, or high dependency residents.

7. COLLATERAL AND SINKING FUND

7.1 COLLATERAL

The 2023 Bonds are secured by the following collateral constituted in favour of the Security Trustee ("**Security Trustee of the 2023 Bonds**") for the benefit of bondholders:

(i) A first-ranking general hypothec granted by the Issuer, for the full nominal value of the 2023 Bonds and interest thereon, over all its present and future assets.

(ii) A first-ranking general hypothec granted by PLAN (BBG), for the full nominal value of the 2023 Bonds and interest thereon, over all its present and future assets.

(iii) A first-ranking special hypothec granted by PLAN (BBG), for the full nominal value of the 2023 Bonds and interest thereon, over the Birżebbuġa Site and any developments and constructions thereon.

(iv) A first-ranking special privilege granted by PLAN (BBG), for just over €9.92 million, over the Birżebbuġa Site and any developments and constructions thereon.

(v) A pledge over 600 Ordinary 'A' shares in Gap Group Investments (II) Limited, representing 33.33% of its issued share capital, granted by the Issuer.

(vi) A pledge over the proceeds of the insurance policy, for the full nominal value of the 2023 Bonds and interest thereon.

The 2025 Bonds will be secured by the following collateral constituted in favour of the Security Trustee ("**Security Trustee of the 2025 Bonds**") for the benefit of bondholders:

(i) A second-ranking general hypothec granted by the Issuer, for the full nominal value of the 2025 Bonds and interest thereon, over all its present and future assets.

(ii) A second-ranking general hypothec granted by PLAN (BBG), for the full nominal value of the 2025 Bonds and interest thereon, over all its present and future assets excluding the Qajjenza Care Home.

(iii) A second-ranking special hypothec granted by PLAN (BBG), for the full nominal value of the 2025 Bonds and interest thereon, over the site of the Birżebbuġa Development and any developments and constructions thereon.

(iv) A first-ranking general hypothec granted by PLAN (Qawra), for the full nominal value of the 2025 Bonds and interest thereon, over all its present and future assets.

(v) A first-ranking special hypothec granted by PLAN (Qawra), for the full nominal value of the 2025 Bonds and interest thereon, over the Qawra Site and any developments and constructions thereon.

(vi) A first-ranking special privilege granted by PLAN (Qawra) over the Qawra Site, securing an amount equivalent to the funds disbursed by the Security Trustee to the vendor and, or vendors, for the purpose of funding the acquisition price of the Qawra Site.

(vii) A pledge over the proceeds of the insurance policies, for the full nominal value of the 2025 Bonds and interest thereon.

The second-ranking general and special hypothecs referred to under (i) to (iii) above will become first-ranking once the 2023 Bonds are repaid in full in December 2028.

7.2 RELEASING OF COLLATERAL AND SINKING FUND

All sale of residential units, garages, and car park spaces forming part of the Birżebbuġa Development and the Qawra Development (the "**Hypothecated Properties**") is made on condition that the Hypothecated Properties are released of all hypothecary rights and privileges encumbering them. For this purpose, the Security Trustee of the 2023 Bonds and the Security Trustee of the 2025 Bonds are empowered to release the Hypothecated Properties from the security interest encumbering them upon receipt from the Group or from a prospective purchaser a fixed amount of the purchase price attributed to each property forming part of the Hypothecated Properties.

The Security Trustee of the 2025 Bonds will not be entitled to receive any proceeds from the sale of the Hypothecated Properties forming part of the Birżebbuġa Development until such time as the Security Trustee of the 2023 Bonds has received €12 million in the Sinking Fund that it maintains. Subsequently, all amounts received by the Security Trustee of the 2025 Bonds from the sale of the remaining portion of the Hypothecated Properties shall be credited to the Sinking Fund and will be retained for the purpose of redeeming the 2025 Bonds.

In the absence of unforeseen circumstances, and subject to there being no material adverse changes in circumstances, the Directors of the Group are of the view that the cash flows that will be credited to the Sinking Fund will be sufficient to cover the redemption of both the 2023 Bonds and 2025 Bonds.

8. TREND INFORMATION

8.1 ECONOMIC UPDATE[2]

According to the Central Bank of Malta's August 2025 forecasts covering the period up to 2027, Malta's real GDP growth is set to moderate from 5.90% in 2024 to 3.90% in 2025. Growth is set to ease further in the following two years, reaching 3.30% in 2027. Over the projection horizon, domestic demand is expected to be the main driver of growth. The latter is expected to be led by private consumption, while investment should also continue to recover. Furthermore, net exports are projected to contribute positively to GDP growth, driven by trade in services.

Private consumption growth is set to moderate to 4.20% in 2025, partly reflecting slower growth in employment and a higher savings rate by households. Nevertheless, private consumption is set to remain relatively buoyant, as household disposable income will be supported by still favourable labour market conditions and the widening of the income tax bands. The latter adjustment will also contribute to some increase in the disposable income which is expected to raise the saving ratio in 2025, as higher income households with a lower average propensity to consume should save some of the tax relief. In subsequent years, the saving ratio is envisaged to decline marginally but remain relatively elevated at 12.7% by 2027.

Key Economic Indicators	**2023 Actual**	**2024 Actual**	**2025 Forecast**	**2026 Projection**	**2027 Projection**
Real GDP growth *(% change, year-on-year)*	7.50	5.90	3.90	3.50	3.30
Inflation* *(% change, year-on-year)*	5.60	2.40	2.30	2.10	2.00
Unemployment *(% of labour force)*	3.50	3.10	2.80	2.70	2.70
General Government budget balance *(% of GDP)*	(4.50)	(3.70)	(3.40)	(3.00)	(2.60)
Gross public debt *(% of GDP)*	47.40	47.40	48.30	48.70	48.60
Current account balance *(% of GDP)*	6.40	5.70	5.70	5.70	6.30

** Based on the Harmonised Index of Consumer Prices*

[2] **Source**: Central Bank of Malta ("**CBM**"), '*Outlook for the Maltese Economy 2025-2027*', 19 August 2025, available at: https://www.centralbankmalta.org/site/Publications/Outlook/2025/Outlook-2025-3.pdf.

Real government consumption is set to grow at a slower rate of 4.60% in 2025, after having grown by 7.3% in 2024. Strong growth in 2024 reflected one-off payments on allowances due to newly signed collective agreements in the education sector and related arrears. Going forward, the impact of these one-off expenditures is partly offset by that of a collective agreement for the civil service, which became effective in 2025. Meanwhile, other elements of consumption expenditure, notably intermediate consumption, are set to grow at a declining pace. Overall, government consumption growth is set to ease to 3.90% in 2026 before rising to 4.20% in 2027.

Overall investment is projected to grow by 3.10% in 2025 before picking up to 3.70% in 2026. Investment should remain broadly unchanged in 2027, when government investment is projected to decline strongly. Private investment began to recover in 2024 and is expected to grow by 2.10% in 2025 and 3% and 3.20% in 2026 and 2027 respectively. Following strong growth in residential construction in 2024, expansion in such activity is expected to stand close to 1% in 2025 but be more muted until 2027 as investment outlays remain high from a historical perspective. Similarly, growth in non-dwelling private investment is expected to remain relatively contained during the projection horizon in view of the expected slowdown in economic activity. Government investment is forecast to increase in 2025 and 2026, mostly due to a pick-up in EU-funded investment related to the Recovery and Resilience Facility ("RRF"). Investment is then forecast to decline in 2027, as projects financed by the RRF are completed.

Export growth is set to moderate from 4.90% in 2024 to 4% in 2025 and edge down further to 3.5% by 2027. Growth in services exports is expected to ease following an extended period of robust growth, while staying close to 4%. At the same time, goods exports are set to grow at a slower rate of 1.30% in 2025, after a 5% increase in 2024, partly reflecting the effect of US tariffs and expected developments in Malta's trading partners. Growth is then expected to increase slightly to 1.90% and 2.30% in 2026 and 2027 respectively. Similarly, growth in imports is expected to moderate, easing from 4.50% in 2024 to 4.10% in 2025, before decelerating to 3.70% and 3.10% in 2026 and 2027 respectively.

The current account in the balance of payments is expected to remain relatively stable at 5.70% in 2025 and 2026. In 2027, the ratio is expected to increase slightly to 6.30%, mainly driven by an improved trade balance resulting from a decline in imports due to lower government investment.

Potential output growth is expected to moderate throughout the projection horizon as it is set to slow from 5.50% in 2024 to 4.30% in 2025, and further to 4% and 3.50% in 2026 and 2027 respectively. This reflects declines in the contributions of all components of potential output. The capital contribution is expected to moderate due to the slower investment growth during the projection horizon, while that from labour is envisaged to decline due to expected lower net migration flows and slower increases in participation as this has reached very high levels.

The labour market remains strong and demand for labour is envisaged to stay high. However, the increase in employment is expected to moderate over the projection horizon, driven by the projected easing in economic growth and an assumed recovery in productivity. Inflows of foreign workers are also expected to slow down due to policies aimed at limiting inward migration flows such as skills card requirements, the regulation of temping agencies, and the moratorium on food couriers and cab drivers. Also, in the beginning of 2025 the Government launched the Malta Labour Migration Policy with several proposed measures to regulate the entry of third country nationals coming into force from August 2025. As a result, employment growth is expected to moderate gradually from 5.30% in 2024 to 3% in 2025 before easing further to 2.40% and 2.30% by 2026 and 2027 respectively.

The unemployment rate is forecast to edge down to 2.80% in 2025 and 2.70% in 2026 and 2027. As such, the labour market is envisaged to remain tight, as the non-accelerating inflation rate of unemployment is projected at around 3.20%, so that the unemployment gap is forecast to be slightly negative in 2026 and 2027.[3] A persistently negative unemployment gap implies that labour market tightness will be a key factor driving the wage outlook. However, as inflation continues to moderate, together with a growing need for a small open economy as Malta to increase competitiveness, especially in the face of rising barriers to international trade, this should dampen upward pressure on wages. In this regard, wage growth is expected to moderate to 4.40% in 2025 from 6.30% in 2024 and is set to edge further down to 3.70% and 3.50% in 2026 and 2027 respectively.

Annual inflation rose in the first half of 2025, reaching 2.50% in June from 1.80% in December 2024. Going forward, inflation is projected to stand at 2.30% in 2025, reflecting mainly an envisaged decline in food and services inflation. Inflation is expected to ease further to 2.10% in 2026 and 2% in 2027, driven primarily by lower services inflation. Meanwhile, inflation excluding energy and food is projected to stand at 2.30% in 2025 and 1.90% in 2026 and 2027, mainly driven by an expected moderation in services inflation.

The general government deficit-to-GDP ratio is set to decline gradually over the forecast period. It is expected to narrow from 3.70% in 2024 to 3.40% in 2025 and to 3% and 2.60% in 2026 and 2027 respectively. This improvement in public finances is driven by a declining share of expenditure in GDP, which is primarily due to the profile of inflation-mitigation measures and capital expenditure. The share of current revenue in GDP is set to remain broadly stable between 2025 and 2027, but to be lower than the ratio in 2024. This is due to a one-off increase in corporate tax inflows in 2024, and the widening of income tax brackets from 2025, which will dampen the growth in household direct taxes. As a result, the ratio of current taxes on income and wealth to GDP is set to decline in 2025, and to remain broadly unchanged in 2026 and 2027. Other forms of current revenue are set to grow mostly in line with GDP, except for social contributions, whose share in GDP is forecast to decline over time. Capital revenue as a share of GDP is projected to peak in 2026, before declining in 2027, reflecting the profile of EU-funded investment.

[3] The non-accelerating inflation rate of unemployment is the lowest level of unemployment that can be maintained in an economy without triggering accelerating inflation.

The share of current expenditure in GDP is forecast to decline from 2025 onwards, mainly due to the profile of subsidies. This reflects lower anticipated spending on inflation-mitigation measures, in line with the assumed profile for international energy prices. Outlays on intermediate consumption are set to increase at a rate exceeding GDP growth in 2025, but their share in GDP is set to stabilise in 2026 and 2027. Compensation of employees is set to retain an unchanged ratio to GDP in 2025, after having grown strongly in 2024, mainly as a new collective agreement for the civil service counterbalances the negative base effect from one-off payments incurred in 2024 in terms of other collective agreements. The share of interest payments in GDP is set to incrementally rise each year throughout the projection period. This reflects the gradual pass-through of past interest rate increases and higher refinancing needs. Meanwhile, the share of social benefits in GDP is set to decline, in part reflecting the impact of an increase in the statutory retirement age in 2026 and the strong labour market conditions.

The share of capital expenditure in GDP is projected to decline in 2025, following exceptional outlays such as those related to the restructuring of the national airline in 2024. It is then set to remain unchanged in 2026, and to fall again in 2027. This reflects different profiles for the main components of capital expenditure, i.e. gross fixed capital formation ("GFCF") and capital transfers. GFCF is forecast to grow by more than nominal GDP in 2025 and in 2026, driven by the profile of EU-funded investment. This includes projects financed by grants from the RRF programme, which are set to be utilised by 2026. Consequently, EU-funded outlays are set to decline in 2027. The share of domestically-funded investment to GDP is set to decline over the forecast period. Meanwhile, capital transfers are set to decline in both level terms and as a share of GDP.

The structural budget deficit is projected to narrow substantially over the projection horizon, reaching 2.70% of GDP by 2027 from 4.30% in 2024.[4] This partly reflects the declining profile of inflation mitigation measures, which are not treated as temporary outlays, and thus affect the structural position. The declining structural deficit reflects slower growth in net nationally financed primary expenditure. The general government debt ratio is projected to peak at 48.70% in 2026 before easing slightly in 2027, driven by narrowing primary deficits and a favourable interest-growth differential.

8.2 PROPERTY MARKET[5]

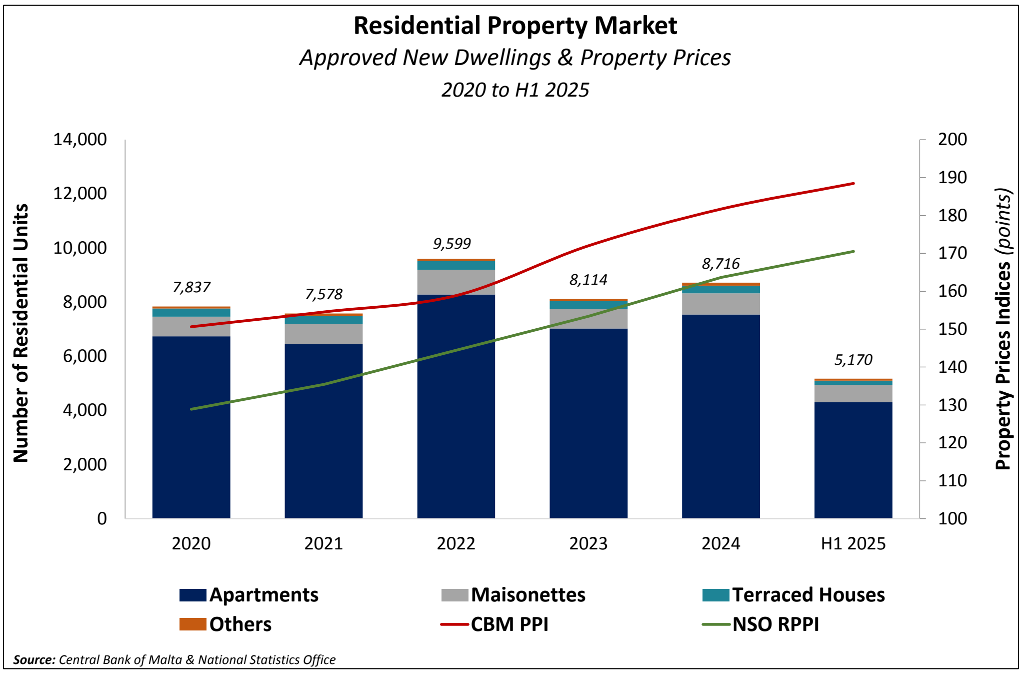
Data provided by the NSO shows that in 2024, 1,649 permits were granted for the construction of 8,716 new dwellings, representing a year-on-year increase of 7.42%. Most of the approved new dwellings comprised apartments, which totalled 6,177 units (2023: 5,755 units), representing 70.87% of the total number of approved residential units in 2024. The remaining approved new units were penthouses, which totalled 1,366 units (2023: 1,271 units), maisonettes – 783 units (2023: 714 units), terraced houses – 283 units (2023: 292 units), and other types of dwellings including villas, bungalows, town houses, houses of character, and farmhouses, which totalled 107 units (2023: 82 units). By region, the largest number of approved new dwellings was in the Northern Harbour district with 2,529 units (2023: 2,211 units), followed by the Northern district with 1,631 units (2023: 1,851 units) and the South Eastern district with 1,177 units (2023: 1,143 units). The Southern Harbour and Western districts accounted for 1,120 units (2023: 877 units) and 834 units (2023: 791 units) respectively, whilst Gozo and Comino registered 1,425 units (2023: 1,241 units).

In H1 2025, 1,023 permits were granted for the construction of 5,170 new dwellings, representing a year-on-year increase of 9.70% in the supply of residential units. Apartments remained the predominant residential type, accounting for 3,688 units, representing a 9.66% increase from 3,363 units in H1 2024. Terraced houses experienced a similar growth, increasing by 9.09% to 156 units from 143 units in the prior year's comparable period. Maisonettes and other type of dwellings surged by around 50% to 632 units (H1 2024: 423 units) and 72 units (H1 2024: 48 units) respectively, whilst the number of approved penthouses declined by 15.49% to 622 units (H1 2024: 736 units).

By region, the largest number of approved new dwellings in H1 2025 was in the Western district with 648 units (H1 2024: 427 units), followed by the South Eastern district with 741 units (H1 2024: 572 units) and the Southern Harbour district with 774 units (H1 2024: 626 units). All other districts registered marginal year-on-year declines.

[4] The structural balance is defined as the cyclically-adjusted balance, net of temporary government measures.

[5] Sources: (i) CBM – '*Property Prices Index based on Advertised Prices*', 28 August 2025, available at: https://www.centralbankmalta.org/site/Subscriber%20Categories/Real%20Economy%20Indicators/house_prices.xlsx?rnd=20250904145252&revcount=7656&revcount=2717; and (ii) National Statistics Office ("**NSO**") – (a) '*Residential Property Transactions*', 12 August 2025, available at: https://nso.gov.mt/wp-content/uploads/Residential_Property-Transactions.xlsx; (b) '*Residential Permits and Dwellings*', 3 September 2025, available at: https://nso.gov.mt/wp-content/uploads/Residential_Permits_and_Dwellings.xlsx; and (c) '*Residential Property Price Index*', 4 July 2025, available at: https://nso.gov.mt/wp-content/uploads/Residential-Property-Price-Index.xlsx.

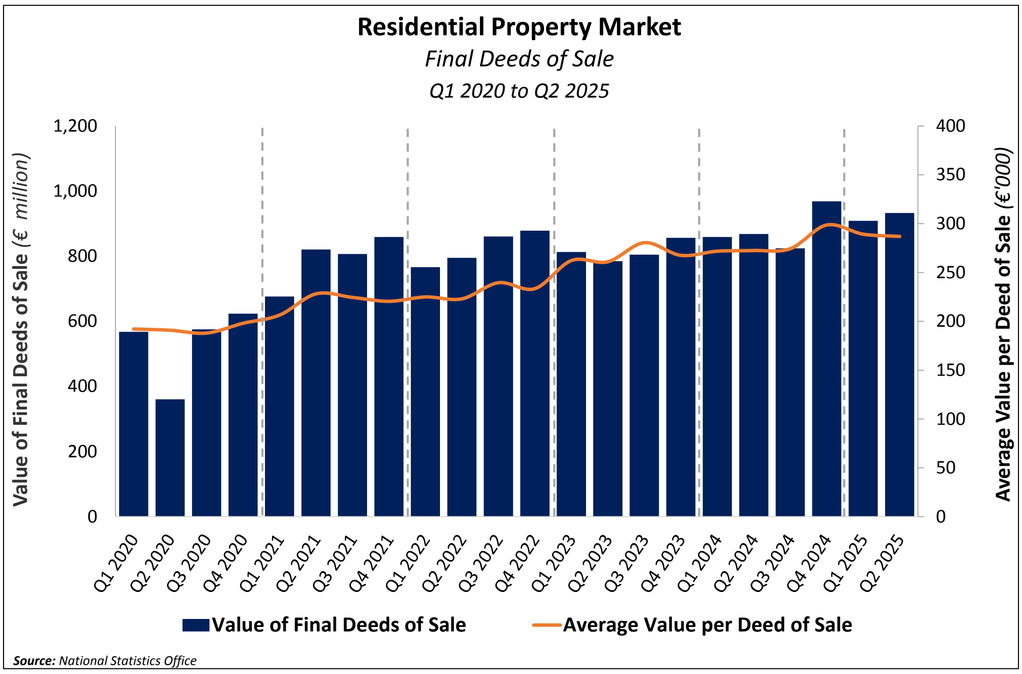


In nominal terms, the CBM Property Prices Index ("PPI") – which is based on the advertised sale prices of apartments, maisonettes, terraced houses, and other types of dwellings – increased by 5.62% in 2024 to 181.68 points. The sharpest year-on-year percentage increase took place in the prices of 'other property', comprising townhouses, houses of character, and villas, which advanced by 9.45%. The advertised prices of terraced houses and apartments increased by over 8%, whilst maisonettes saw their advertised prices increase by 7.49%.

In H1 2025, the CBM PPI rose further to 189.40 points, representing a year-on-year increase of 5.24%. Price momentum remained positive across all categories of dwellings. Other types of property registered the sharpest percentage growth, increasing by 6.81% year-on-year. Terraced houses and maisonettes followed, with annual increases of 3.62% and 2.53% respectively, whilst apartments recorded marginal year-on-year growth of 1.29%.

The NSO Residential Property Price Index ("RPPI") – which is based on actual transactions involving apartments, maisonettes and terraced houses – registered an increase of 6.67% to 163.65 points in 2024. In aggregate, the prices of apartments and maisonettes, which represent the lion's share of the market, rose by 6.46%, with apartment prices increasing by 6.50% whilst maisonette prices recording a year-on-year increase of 6.33%.

In H1 2025, the NSO RPPI rose further to 171.93 points, representing a year-on-year increase of 5.65%. In aggregate, the prices of apartments and maisonettes rose by 5.45%, with apartment prices increasing by 5.15% whilst maisonette prices recorded a year-on-year increase of 6.71%.



Meanwhile, in terms of transactions, throughout 2024 a total of 12,598 final deeds of sale relating to residential property were registered compared to 12,180 deeds in 2023 and 14,331 deeds in 2022. The total value of final deeds of sale increased by 8.02% in 2024 to a new record of €3.52 billion compared to €3.26 billion in 2023 and €3.30 billion in 2022. Furthermore, the average value per deed of sale increased to €279,362 compared to €267,504 in 2023 and €230,242 million in 2022

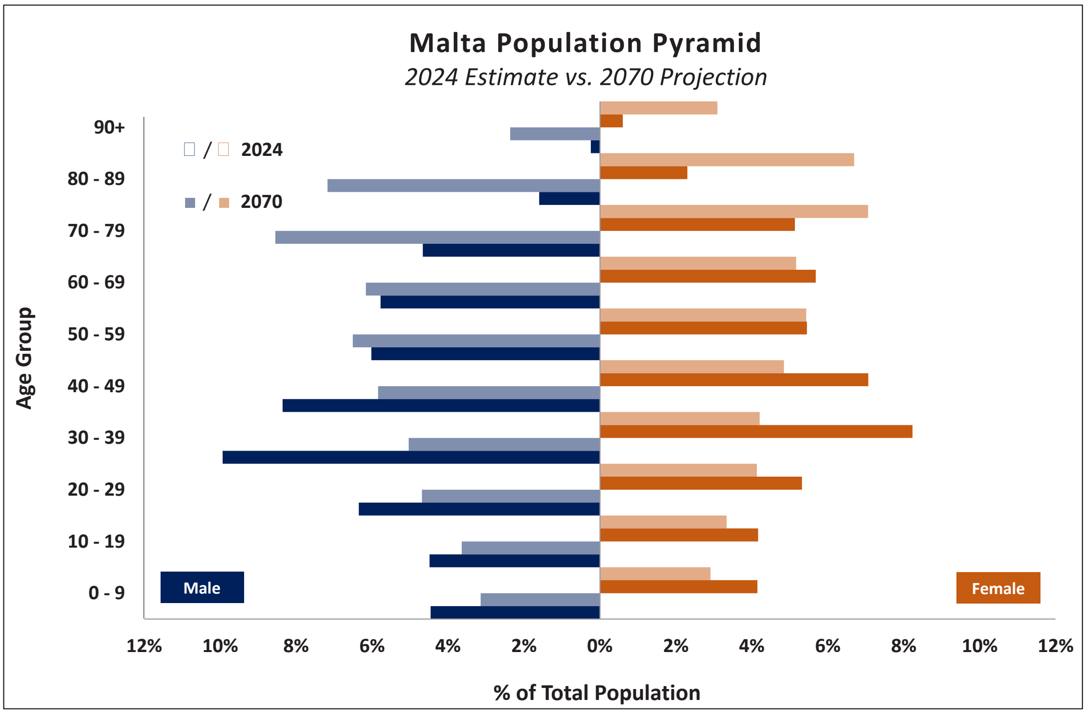
During H1 2025, 6,394 final deeds of sale were registered, slightly higher than the 6,348 deeds recorded in the corresponding period in 2024. The total value of final deeds of sale rose to €1.84 billion compared to €1.73 billion in H1 2024, marking an increase of 6.61% on a year-on-year basis. This led to a 5.84% increase in the average value per deed, which climbed to €287,926 in H1 2025 from €272,038 a year earlier, reflecting continued resilience in transaction values despite a relatively stable volume of concluded deals.

8.3 DEMOGRAPHY AND LONG-TERM CARE [6]

Long-term care covers a broad range of services. It is usually defined as a set of services required by persons with a reduced degree of functional capacity (whether physical or cognitive) and who, as a consequence of this, are dependent for an extended period of time on help with their activities of daily living. These services are often provided in tandem with basic medical services such as nursing care, prevention, rehabilitation, or services of palliative care.

Long-term care provided as 'in-kind' refers to home care or institutional care. The former is delivered in the private home of the care recipient and is most appropriate for cases with lower levels of dependency, aiming to slow down the progression of dependency as recipients age. On the other hand, institutional care is delivered in a specialised institution in which the care recipient lives. It is most appropriate for cases with relatively high degrees of dependency with high care needs.

Projections prepared by the United Nations Population Division show that the age structure of the Maltese population is expected to continue changing dramatically in the years and decades ahead. The share of the population aged up to 29 years is projected to decrease from 28.93% in 2024 to 23.12% in 2050 and 21.85% in 2070. Similarly, the share of the population aged between 30 years and 69 years is projected to decrease from 56.52% in 2024 to 54.20% in 2050 and 43.21% in 2070. In contrast, the share of the population over 69 years is projected to increase from 14.55% in 2024 to 22.68% in 2050 and 34.94% in 2070.



From an economic perspective, the most important change in demography concerns the working-age population (aged 20-64 years), which reflects the share of the population that will bear the financial 'burden' of the elderly. From a share of 62.52% in 2024, this ratio is projected to fall to 56.20% by 2050, and to 46.49% by 2070.

The dynamics of the ageing process can also be analysed by examining changes in the relative share of the elderly population compared to the working-age population. These dependency ratios relate to the number of individuals that are likely to be dependent on the support of others for their daily living – youths and the elderly – to the number of those individuals who can provide such support. Key indicators of age dependency are the:

- *Old-age dependency ratio* – calculated for both: (i) persons aged 65 years and over relative to the number of individuals aged between 20 and 64 years; and (ii) for persons aged 75 years and over relative to the number of individuals aged between 20 years and 74 years.

[6] **Sources:** (i) European Commission – Directorate-General for Economic and Financial Affairs, '*2024 Ageing Report: Economic & Budgetary Projections for the EU Member States (2022-2070)*', Institutional Paper 279, 18 April 2024, available at https://economy-finance.ec.europa.eu/publications/2024-ageing-report-economic-and-budgetary-projections-eu-member-states-2022-2070_en; (ii) United Nations, Department of Economic and Social Affairs – Population Division, '*World Population Prospects 2024*', 11 July 2024, available at https://population.un.org/wpp/; and (iii) Ministry for Finance and Employment, Economic Policy Department, '*2024 Ageing Report: Malta – Country Fiche*', November 2023, available at https://economy-finance.ec.europa.eu/document/download/8f7f03d1-fdf4-4992-925e-8d3c4629488e_en?filename=2024-ageing-report-country-fiche-Malta.pdf.

- *Ageing of the aged ratio* – which measures the proportion of the 'oldest old' (people aged 80 years and over) within the elderly population (i.e. those aged 65 years and over).

The old-age dependency ratio for persons aged 65 years and over is projected to increase from 32.33% in 2024 to 54.52% in 2050 and 87.08% in 2070. The old-age dependency ratio for persons aged 75 years and over is projected to increase from 12.92% in 2024 to 22.31% in 2050 and 47.65% in 2070. Meanwhile, the ageing of the aged ratio is projected to increase from 23.48% in 2024 to 34.02% in 2050 and 47.75% in 2070.

Against this background, it is expected that both the quantity and the quality of demand for long-term care will continue to intensify, particularly for the services provided by community care centres and other state-run institutions, as well as facilities operated by the Church and the private sector. Indeed, expenditure on long-term care is forecast to rise significantly over the coming decades as spending is projected to increase from 1.2% of GDP in 2022 to 1.8% in 2050 and 3.4% in 2070. The vast majority of this expenditure is expected to remain concentrated on institutional care, which on its own is projected to absorb 3.1% of GDP by 2070, compared to just 1% in 2022.

This estimated increase in spending aligns with the anticipated growth in the number of dependent individuals requiring formal care. The number of people receiving institutional care is set to rise from 5,000 in 2022 to 10,000 by 2050 (representing 1.87% of the total population) and almost double again to 18,000 by 2070 (accounting for 3.75% of the population). At the same time, the demand for home care services is also projected to expand significantly. In 2022, around 21,000 dependent individuals received home care, but this figure is expected to reach 38,000 by 2050 and further increase to 63,000 by 2070. By that time, home care beneficiaries will represent 13.11% of the total population compared to around 4% in 2022.

These developments point towards a dual challenge for policymakers and service providers: firstly, to expand capacity and improve efficiency in institutional care settings, and secondly, to strengthen the infrastructure and workforce supporting home-based and community-oriented care. Investment in both areas will be critical to ensure that future demand is met in a sustainable and equitable manner, while also maintaining high standards of care and supporting the dignity and autonomy of an increasingly ageing population.

PART 2 – FINANCIAL REVIEW

9. FINANCIAL ANALYSIS

The historical information is extracted from the audited consolidated annual financial statements of PLAN Group for the years ended 31 December 2022, 31 December 2023, and 31 December 2024.

The forecasts and projections have been provided by the Issuer and are based on future events and assumptions which the Group believes to be reasonable. Accordingly, actual outcomes may be adversely affected by unforeseen circumstances, and the variation between forecasts and projections compared with actual results could be material.

PLAN Group p.l.c. **Statement of Comprehenisve Income** **for the financial year ending 31 December**	**2022** **Actual** **€'000**	**2023** **Actual** **€'000**	**2024** **Actual** **€'000**	**2025** **Forecast** **€'000**	**2026** **Projection** **€'000**
Elderly care homes	*5,286*	*5,515*	*11,979*	*17,208*	*17,552*
Real estate development	*2,310*	*7,537*	*868*	*10,538*	*3,974*
Other income	*60*	*81*	*60*	*-*	*-*
Revenue	**7,656**	**13,133**	**12,907**	**27,746**	**21,526**
Net operating expenses	(5,894)	(8,857)	(9,819)	(20,452)	(16,334)
EBITDA	**1,762**	**4,276**	**3,088**	**7,294**	**5,192**
Depreciation	(265)	(528)	(1,878)	(1,790)	(1,805)
Operating profit	**1,497**	**3,748**	**1,210**	**5,504**	**3,387**
Share of results of associate company	-	3,262	4,863	2,450	1,500
Net finance costs	(428)	(847)	(1,245)	(1,555)	(1,480)
Profit before tax	**1,069**	**6,163**	**4,828**	**6,399**	**3,407**
Taxation	(180)	(172)	104	(908)	(410)
Profit for the year	**889**	**5,991**	**4,932**	**5,491**	**2,997**
Other comprehensive income					
Revaluation, net of tax	-	4,466	4,444	-	-
Total comprehensive income for the year	**889**	**10,457**	**9,376**	**5,491**	**2,997**
EBITDA analysis:					
Elderly care homes	*998*	*1,426*	*2,610*	*4,203*	*4,295*
Real estate development	*764*	*2,850*	*478*	*3,091*	*897*

PLAN Group p.l.c. **Key Financial Ratios**	**FY2022** **Actual**	**FY2023** **Actual**	**FY2024** **Actual**	**FY2025** **Forecast**	**FY2026** **Projection**
EBITDA margin (%) *(EBITDA / revenue)*	23.01	32.56	23.93	26.29	24.12
Operating profit margin (%) *(Operating profit / revenue)*	19.55	28.54	9.37	19.84	15.73
Net profit margin (%) *(Profit after tax / revenue)*	11.61	45.62	38.21	19.79	13.92
Return on equity (%) *(Profit after tax / average equity)*	6.94	26.53	13.32	12.35	6.15
Return on assets (%) *(Profit after tax / average assets)*	2.27	9.64	5.40	4.92	2.22
Return on invested capital (%) *(Operating profit / average equity and net debt)*	4.53	7.15	1.54	5.80	3.06
Interest cover (times) *(EBITDA / net finance costs)*	4.12	5.05	2.48	4.69	3.51

STATEMENT OF COMPREHENSIVE INCOME

Revenues generated by the Group amounted to €7.66 million in **FY2022**, of which just over 30% (or €2.31 million) emanated from the sale of property forming part of Oak Ridge (€1.45 million), Breezy Village (€0.71 million), Fairwinds (€0.08 million), and The Oaks (€0.08 million). Most of the remaining revenues of the Group, amounting to €5.29 million, were generated by Golden Care which, on a standalone basis, recorded an EBITDA of almost €1 million which translated into a margin of 18.88%. On the other hand, the real estate development segment of the Group registered an EBITDA of €0.76 million (margin of 33.07%), representing 43.36% of the Group's total EBITDA of €1.76 million.

After taking into account depreciation and amortisation charges (€0.27 million), net finance costs (€0.43 million), and tax charges (€0.18 million), PLAN Group reported a net profit of €0.90 million which translated into a margin of 11.61%, a return on equity ("**ROE**") of 6.94%, and a return on assets ("**ROA**") of 2.27%.

Total revenues surged by 71.54% in **FY2023** to €13.13 million amid a substantial increase in the level of income derived from the sale of property which amounted to €7.54 million (or 57.39% of total Group revenues). The latter was boosted by the contracted sales appertaining to The Oaks which amounted to €6.69 million, whilst income from Breezy Village and Fairwinds stood at €0.62 million and €0.23 million respectively. Meanwhile, income from the Group's elderly care homes amounted to €5.52 million – representing a year-on-year increase of 4.33% – and was mostly generated by Golden Care since Porziuncola only welcomed its first residents in November 2023.

EBITDA recorded by the Group amounted to €4.28 million, of which €2.85 million (or 66.65%) derived from the sale of property whilst the remaining €1.43 million (or 33.35%) emanated from the operation of the elderly care homes. The latter translated into a segment EBITDA margin of 25.86% whilst the EBITDA margin of the real estate development division stood at 37.81%. Meanwhile, given the considerable increase in EBITDA, the interest cover strengthened to 5.05 times compared to 4.12 times in the prior year.

During FY2023, the Group's share of results from its shareholding in Gap Group amounted to €3.26 million. Since no such income was registered in FY2022, the profit for the year increased markedly to €5.99 million which also led to a corresponding uplift in the net profit margin to 45.62%. Likewise, the ROE and the ROA trended higher to 26.53% and 9.64% respectively.

Within other comprehensive income, the Issuer recorded a net gain of €4.47 million in the fair value of the temporary emphyteutical concession on Porziuncola which took place in the second half of the year following completion of development of the care home. As a result, total comprehensive income for the year amounted to €10.46 million.

In **FY2024**, the Group registered total revenue of €12.91 million, representing a marginal contraction of 1.72% when compared to the prior year. This decline was primarily attributable to the lack of real estate stock available for sale, which led income from this segment to fall sharply to just €0.87 million.[7] In contrast, revenue from elderly care homes more than doubled to €11.98 million, accounting for 92.81% of total revenue. This reflects the first full-year contribution from Porziuncola – albeit still operating well below full occupancy – compared to just two months of operations in FY2023.

[7] Income from real estate development derived from four projects, namely: The Oaks - €0.31 million; Breezy Village - €0.30 million; Fairwinds - €0.23 million; and Oak Ridge - €0.04 million.

Net operating expenses increased by 10.86% to €9.82 million, supporting the growth in the care home business. As a result, EBITDA contracted by 27.78% to €3.09 million, with the relative margin easing to 23.93% from 32.56% in FY2023, as the higher contribution from the elderly care homes was not enough to offset the decline in real estate development activity. Indeed, the EBITDA contribution from real estate development dropped to €0.48 million, while elderly care homes increased materially to €2.61 million (translating into an EBITDA margin of 21.79%).

Depreciation charges rose markedly to €1.88 million in FY2024, up from €0.53 million in the previous year, driven by the investment in long-term operational assets. Consequently, operating profit fell significantly from €3.75 million in FY2023 to €1.21 million in FY2024, translating into a margin of 9.37% (FY2023: 28.54%) and a return on invested capital ("**ROIC**") of 1.54% (FY2023: 7.15%).

The share of results of the associate company increased notably to €4.86 million, thus absorbing much of the contraction in operating profit. On the other hand, net finance costs increased substantially to €1.25 million (FY2023: €0.85 million), thus contributing further to the reduction in the interest cover to 2.48 times.

Profit before tax declined by 21.66% to €4.83 million. After accounting for a positive tax credit of €0.10 million, the Group reported a net profit for the year of €4.93 million, translating into a net profit margin of 38.21%. The ROE and the ROA both trended lower year-on-year to 13.32% and 5.40% respectively. Total comprehensive income stood at €9.38 million after accounting for a net gain of €4.44 million in the fair value of Golden Care.

For **FY2025**, the Group is forecasting a strong rebound in its financial performance, with total revenues expected to surge to €27.75 million on the back of growth across all operations. Elderly care homes are expected to generate €17.21 million in revenue (representing 62.02% of total revenue), marking a year-on-year increase of 43.65%, driven by the increase in occupancy at Porziuncola to full capacity. Furthermore, income from real estate development is forecast to rise substantially to €10.54 million (37.98% of total revenue) reflecting the recognition of property sales appertaining to three projects, namely: Hazelmoor (€6.35 million), Elmswater (€3.20 million), and MRose Grove (€0.93 million).

Net operating expenses are forecast to increase significantly to €20.45 million, almost in line with the overall boost in business. Nonetheless, EBITDA is projected to improve materially to €7.29 million. Segment-wise, real estate development is expected to contribute €3.09 million in EBITDA (representing 42.38% of total EBITDA) whilst EBITDA from elderly care homes is forecast at €4.20 million (57.62% of total EBITDA).

At Group level, the EBITDA margin is forecast to improve by 236 basis points to 26.29%. Real estate development is expected to achieve a margin of 29.33% whilst the EBITDA margin for elderly care homes is forecast at 24.42%.

Depreciation charges are forecast to ease slightly year-on-year to €1.79 million, thus leading to an operating profit of €5.50 million, equating to an operating margin of 19.84% and a ROIC of 5.80%.

The share of results of associate company is projected to drop to €2.45 million whilst net finance costs are expected to increase by 24.90% to €1.56 million. Despite the increase in net finance costs, the interest cover is still forecast to strengthen significantly to 4.69 times on the back of the upsurge in EBITDA.

Profit before tax is forecast at just under €6.40 million. After accounting for a projected tax charge of €0.91 million, the Group expects to register a net profit of €5.49 million, translating into a margin of 19.79%. Despite the year-on-year increase in profitability, the ROE and ROA are forecast to ease to 12.35% and 4.92% respectively, reflecting the material expansion in the Group's equity base and asset portfolio.

For **FY2026**, the Group is projecting a 22.42% decline in revenue to €21.53 million due to a sharp contraction in real estate development income amid a limited supply of units available for sale. Income from this segment is expected to fall by €6.56 million to €3.97 million, representing 18.46% of total revenue. On the other hand, the elderly care homes segment is forecast to generate €17.55 million in revenue, reflecting a marginal 2% increase relative to FY2025 and accounting for 81.54% of total revenue.

Within the real estate development segment, the projected reduction in revenue is spread across all current projects. On the other hand, the Mellieħa Development, which will not generate any revenue in FY2025, is projected to contribute €1.15 million in income in FY2026.

EBITDA is projected to decline by 28.82% to €5.19 million. EBITDA from real estate development is expected to contract sharply to €0.90 million reflecting the substantial decline in segmental revenue. Conversely, the elderly care homes segment is expected to deliver a 2.19% increase in EBITDA to €4.30 million, representing 82.72% of total EBITDA. At Group level, the EBITDA margin is projected to contract by 217 basis points to 24.12%. The elderly care homes segment is expected to maintain a stable EBITDA margin of 24.47% whilst the EBITDA margin of the real estate development segment is anticipated to deteriorate to 22.57%.

Depreciation is projected at €1.81 million, resulting in an operating profit of €3.39 million, down 38.46% year-on-year, with the operating profit margin and ROIC expected to decline to 15.73% and 3.06% respectively.

The share of results of the associate company is forecast at €1.50 million, representing a year-on-year reduction of 38.78%. Meanwhile, net finance costs are projected at €1.48 million, 4.82% lower than the forecast level for FY2025, albeit the interest cover is expected to deteriorate to 3.51 times reflecting the anticipated contraction in EBITDA.

Profit before tax is forecast at €3.41 million, down 46.76% relative to FY2025. After an estimated tax charge of €0.41 million, profit for the year is expected to decline by 45.42% to just under €3 million, resulting in a net profit margin of 13.92%. The ROE and ROA are also projected to trend lower year-on-year to 6.15% and 2.22% respectively.

PLAN Group p.l.c. Statement of Cash Flows for the financial year ending 31 December	2022 Actual €'000	2023 Actual €'000	2024 Actual €'000	2025 Forecast €'000	2026 Projection €'000
Net cash from / (used in) operating activities	(2,799)	(5,311)	(2,869)	(12,357)	(10,340)
Net cash from / (used in) investing activities	(683)	(13,196)	(1,659)	(150)	(3,556)
Net cash from / (used in) financing activities	2,977	18,878	3,822	23,022	19,947
Net movement in cash and cash equivalents	**(505)**	**371**	**(706)**	**10,515**	**6,051**
Cash and cash equivalents at beginning of year	1,598	1,093	1,464	758	11,273
Cash and cash equivalents at end of year	**1,093**	**1,464**	**758**	**11,273**	**17,324**
Net capital expenditure*	683	13,196	1,659	150	3,556
Free cash flow	**(3,482)**	**(18,507)**	**(4,528)**	**(12,507)**	**(13,896)**

** Calculated as gross capital expenditure minus the proceeds from the disposal of fixed and, or intangible assets.*

STATEMENT OF CASH FLOWS

The Group registered an adverse net movement in cash and cash equivalents amounting to €0.51 million in **FY2022**. Net cash flows used in operating and investing activities amounted to €2.80 million and €0.68 million respectively. These were partly offset by net cash inflows of €2.98 million from financing activities which mainly related to movements in borrowings.

In **FY2023**, the Issuer recorded a positive net movement in cash and cash equivalents of €0.37 million. Although the Group used a total of €18.51 million for its operating (€5.31 million) and investing (€13.20 million) activities, with the latter mostly being related to the completion of Porziuncola and the acquisition of the Birżebbuġa Site, during the year PLAN Group successfully issued the 2023 Bonds and took on additional bank borrowings. Overall, the Issuer ended the 2023 financial year with a cash balance of €1.46 million compared to €1.09 million as at 31 December 2022.

In **FY2024**, the Group consumed €2.87 million in net cash for its operating activities. Despite the year-on-year improvement, operating cash flows remained negative mostly due to adverse movements in working capital, which amounted to €4.85 million, as well as higher net finance costs.

Cash used in investing activities amounted to €1.66 million reflecting capital expenditure on property, plant and equipment ("**PPE**" – €1.66 million). As a result, free cash flow remained negative at €4.53 million, albeit much lower than the negative free cash flow of €18.51 million registered in FY2023.

In contrast, the Group generated €3.82 million in net cash from financing activities, primarily through new bank borrowings. This funding was partly sufficient to offset the free cash flow shortfall, resulting in an aggregate negative net movement in cash and cash equivalents of €0.71 million for the year. Consequently, cash and cash equivalents decreased to €0.76 million as at 31 December 2024.

For **FY2025**, the Issuer is projecting a material outflow of €12.36 million in net operating cash flows, primarily driven by a significant adverse movement in working capital particularly related to inventories. Furthermore, net interest and tax payments are estimated to increase year-on-year, reflecting the higher level of borrowings and profitability.

Net cash outflows related to investing activities are expected to amount to €0.15 million, reflecting a marginal addition to PPE.

The Group's cash position is projected to be bolstered by a significant inflow from financing activities amounting to €23.02 million, primarily reflecting net borrowings of €22.94 million. Despite the negative free cash flow of €12.51 million, the strong financing inflows are anticipated to result in a net increase in cash and cash equivalents of €10.52 million, thus leading to a year-end balance of €11.27 million.

In **FY2026**, net cash used in operating activities is projected to decrease to €10.34 million, primarily due to a lower negative movement in working capital compared to the prior year, partially offset by higher net interest payments.

Net cash used in investing activities is forecast at €3.56 million, largely reflecting the ramp up in activity related to the construction of the Qajjenza Care Home. Meanwhile, financing activities are expected to generate net cash inflows of €19.95 million, mainly comprising net borrowings of €16.32 million and dividend income of €3 million. Overall, the Group is forecasting a net positive movement in cash and cash equivalents of €6.05 million, thus lifting the year-end cash balance to €17.32 million.

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

	2022	2023	2024	2025	2026
	Actual	Actual	Actual	Forecast	Projection
	€'000	€'000	€'000	€'000	€'000
ASSETS					
Non-current assets					
Property, plant and equipment	15,872	32,791	40,158	38,731	40,694
Right-of-use asset	7,089	13,852	13,640	13,427	13,215
Investment property	567	-	-	-	-
Investment in associate	-	11,177	16,041	18,491	16,991
Deferred tax	1,000	359	589	590	590
	24,528	**58,179**	**70,428**	**71,239**	**71,490**
Current assets					
Inventory	10,034	18,306	18,017	34,587	48,732
Trade and other receivables	3,381	7,147	7,811	8,552	6,230
Cash and cash equivalents	1,158	1,590	1,064	11,580	17,631
	14,573	**27,043**	**26,892**	**54,719**	**72,593**
Total assets	**39,101**	**85,222**	**97,320**	**125,958**	**144,083**
EQUITY					
Capital and reserves					
Called up share capital	1	23,060	23,060	23,060	23,061
Revaluation and other reserves	9,043	4,466	8,841	8,841	8,841
Shareholder contribution	500	850	850	850	850
Retained earnings	3,278	3,463	8,445	13,600	16,509
Non-controlling interest	(5)	500	519	856	944
	12,817	**32,339**	**41,715**	**47,207**	**50,205**
LIABILITIES					
Non-current liabilities					
Bank borrowings	11,511	20,758	24,102	18,676	23,275
Debt securities	-	11,680	11,760	39,760	51,760
Lease liability	7,306	7,470	7,638	7,805	7,973
Trade and other payables	1,617	2,414	2,452	2,469	450
Deferred taxation	-	2,405	2,368	2,368	2,368
	20,434	**44,727**	**48,320**	**71,078**	**85,826**
Current liabilities					
Bank borrowings	2,556	955	1,521	1,885	1,604
Lease liability	50	130	136	143	150
Trade and other payables	3,244	7,071	5,628	5,645	6,298
	5,850	**8,156**	**7,285**	**7,673**	**8,052**
Total liabilities	**26,284**	**52,883**	**55,605**	**78,751**	**93,878**
Total equity and liabilities	**39,101**	**85,222**	**97,320**	**125,958**	**144,083**
Total debt	*21,423*	*40,993*	*45,157*	*68,269*	*84,762*
Net debt	*20,265*	*39,403*	*44,093*	*56,689*	*67,131*
Invested capital (total equity plus net debt)	*33,082*	*71,742*	*85,808*	*103,896*	*117,336*

PLAN Group p.l.c. Key Financial Ratios	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Forecast	FY2026 Projection
Net debt-to-EBITDA (times) *(Net debt / EBITDA)*	11.50	9.21	14.28	7.77	12.93
Net debt-to-equity (times) *(Net debt / total equity)*	1.58	1.22	1.06	1.20	1.34
Net gearing (%) *(Net debt / net debt and total equity)*	61.26	54.92	51.39	54.56	57.21
Debt-to-assets (times) *(Total debt / total assets)*	0.55	0.48	0.46	0.54	0.59
Leverage (times) *(Total assets / total equity)*	3.05	2.64	2.33	2.67	2.87
Current ratio (times) *(Current assets / current liabilities)*	2.49	3.32	3.69	7.13	9.02

STATEMENT OF FINANCIAL POSITION

The Group's statement of financial position as at the end of **FY2022** comprised total assets of €39.10 million made up of: (i) property, plant, and equipment ("**PPE**" – €15.87 million); (ii) inventory (€10.03 million – mostly being property and inventory held for resale, as well as property development work-in-progress); (iii) right-of-use asset (€7.09 million – representing the present value of the leased land on which Porziuncola was constructed); and (iv) other assets totalling €6.11 million.

Total equity stood at €12.82 million and mainly comprised revaluation and other reserves (€9.04 million) and retained earnings (€3.28 million). On the other hand, total liabilities amounted to €26.28 million and comprised debt (€21.42 million) and other payables (€4.86 million).

During **FY2023**, the Group increased its total assets by €46.12 million to €85.22 million mostly due to the higher levels of PPE (+€16.92 million to €32.79 million), inventory (+€8.27 million to €18.31 million), right-of-use asset (+€6.76 million to €13.85 million), and trade and other receivables (+€3.77 million to €7.15 million). Throughout the year, PLAN Group also acquired the one-third ownership of Gap Group Investments (II) Limited which is the parent company of Gap Group.

The Group financed the increase in its asset base mainly through the strengthening of its equity base (via issued share capital) which stood at €32.34 million as at 31 December 2023, and by expanding its obligations principally through an increase in total debt to just under €41 million. Despite the increase in indebtedness, all debt ratios of the Group improved year-on-year, as the net debt-to-equity ratio and the net gearing ratio slipped to 1.22 times (31 December 2022: 1.58 times) and 54.92% (31 December 2022: 61.26%) respectively. Likewise, the debt-to-assets ratio trended lower to 0.48 times from 0.55 times as at the end of FY2022 whilst the leverage ratio dropped to 2.64 times from 3.05 times as at 31 December 2022.

The Group's financial position strengthened further in **FY2024**, with total assets rising by 14.20% to €97.32 million. This growth was mainly driven by increases across non-current assets, particularly in PPE which expanded by €7.36 million to €40.16 million, and in the investment in associate, which increased by €4.86 million to €16.04 million (31 December 2023: €11.18 million). Meanwhile, current assets remained broadly stable at €26.89 million, as the slight increase in trade and other receivables was offset by a decline in inventory and cash and cash equivalents.

On the funding side, total equity increased by €9.38 million to €41.72 million, mainly on account of the gain recorded in the other comprehensive income related to revaluation reserves, and a €4.98 million rise in retained earnings to €8.45 million.

Total liabilities increased by only €2.72 million to €55.61 million (31 December 2023: €52.88 million) as the €3.91 million rise in bank borrowings to €25.62 million was partly offset by a €1.41 million reduction in trade and other payables to €8.08 million. These dynamics led to improvements in key debt metrics, with the net debt-to-equity ratio, the net gearing ratio, and the leverage ratio all trending lower to 1.06 times, 51.39%, and 2.33 times respectively. Likewise, the debt-to-assets ratio eased to 0.46 times whilst the current ratio improved to 3.69 times from 3.32 times as at the end of FY2023. On the other hand, in view of the €4.69 million increase in net debt to €44.09 million and the contraction in EBITDA, the net debt-to-EBITDA multiple deteriorated notably to 14.28 times from 9.21 times in the prior year.

In **FY2025**, the Group is forecasting a significant expansion in total assets to €125.96 million (+€28.64 million year-on-year). This increase is anticipated to be fuelled primarily by current assets, which are projected to increase markedly to €54.72 million. Inventory is expected to almost double to €34.59 million, reflecting ongoing real estate development activity as well as the purchase of new sites for development. Trade and other receivables are forecast to rise to €8.55 million, while cash and cash equivalents are projected to rise considerably to €11.58 million.

Non-current assets are forecast to remain relatively stable at €71.24 million. A slight reduction in PPE to €38.73 million is expected to be offset by a further increase in the value of the Group's investment in associate to €18.49 million. Right-of-use assets are projected to remain stable at €13.43 million.

Total equity is forecast to expand by a further €5.49 million to €47.21 million, supported by the retention of earnings which are expected to reach €13.60 million.

Total liabilities are forecast to increase by €23.15 million to €78.75 million, primarily due to the issuance of new debt securities supporting the Group's real estate development plans. Accordingly, total debt is estimated to increase significantly to €68.27 million (31 December 2024: €45.16 million). Likewise, net debt is expected to reach €56.69 million, representing a year-on-year increase of €12.60 million.

The higher debt level is expected to be offset by the increase in EBITDA, resulting in a marked improvement in the net debt-to-EBITDA multiple to 7.77 times. However, the net debt-to-equity ratio and the net gearing ratio are forecast to rise to 1.20 times and 54.56% respectively. Similarly, the debt-to-assets ratio is projected to deteriorate to 0.54 times, whilst the leverage ratio is expected to increase to 2.67 times.

Total assets are projected to increase by €18.13 million in **FY2026** to €144.08 million. The expected expansion is primarily driven by higher levels of inventory (+€14.15 million to €48.73 million) and PPE (+€1.96 million to €40.69 million) – both reflecting ongoing capital investment and real estate development activities – as well as cash and cash equivalents (+€6.05 million to €17.63 million). Conversely, trade and other receivables are expected to decline by €2.32 million to €6.23 million, and the value of the investment in associate is forecast to fall by €1.50 million to €16.99 million.

Total equity is projected to strengthen by almost €3 million to €50.21 million, driven by higher retained earnings which are forecast to increase by €2.91 million to €16.51 million.

Total liabilities are projected to increase sharply by €15.13 million to €93.88 million. This rise is largely attributable to higher indebtedness, with total debt forecast to grow by €16.49 million to €84.76 million. Bank borrowings are expected to rise by €4.32 million to €24.88 million, while debt securities are projected to increase by €12 million to €51.76 million. On the other hand, lease liabilities are anticipated to remain broadly stable at €8.12 million whilst current and non-current trade and other payables are forecast to decrease modestly by €1.37 million to €6.75 million.

In view of the projected increase in indebtedness and reduction in EBITDA, the net debt-to-EBITDA multiple is forecast to deteriorate markedly to 12.93 times. Similarly, the net debt-to-equity ratio is expected to increase to 1.34 times whilst the debt-to-assets ratio is projected to rise to 0.59 times. Net gearing is also forecast to trend higher to 57.21% whilst the Group's leverage ratio is anticipated to reach 2.87 times. In terms of liquidity, the Group's current ratio is projected to strengthen to 9.02 times from 7.13 times as at the end of FY2025, largely reflecting the projected growth in cash balances and inventories.

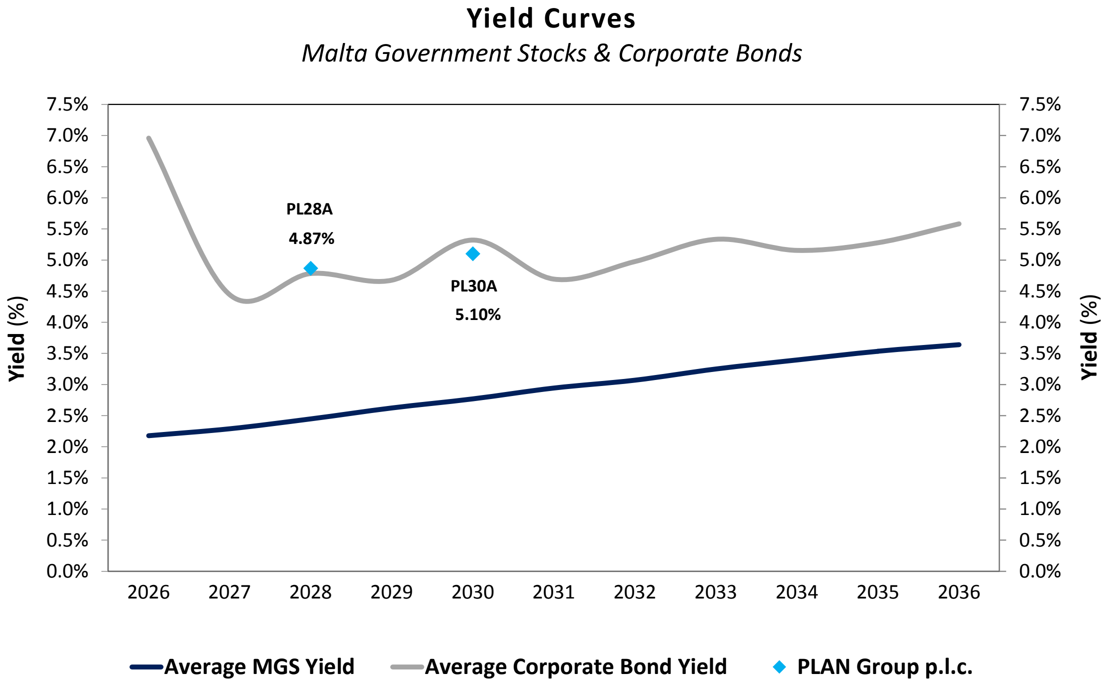
PART 3 – COMPARATIVE ANALYSIS

The table below provides a comparison between the Group and its bonds with other debt issuers and their respective debt securities listed on the Regulated Main Market (Official List) of the Malta Stock Exchange. Although there are significant variances between the activities of the Group and those of other debt issuers (including different industries, principal markets, competition, capital requirements etc.), and material differences between the risks associated with the Group's business/es and those of other debt issuers, the comparative analysis illustrated in the table below serves as an indication of the relative financial strength and creditworthiness of the Group.

Comparative Analysis*	Amount Issued	Yield-to-Maturity / Worst	Interest Cover	Net Debt-to-EBITDA	Net Gearing	Debt-to-Assets
	(€'000)	*(%)*	*(times)*	*(times)*	*(%)*	*(times)*
4.35% Hudson Malta p.l.c. Unsecured & Guaranteed 2026	12,000	5.85	4.93	4.63	73.87	0.55
4.25% CPHCL Finance p.l.c. Unsecured & Guaranteed 2026	40,000	10.04	1.35	11.96	43.62	0.40
4.00% International Hotel Investments p.l.c. Secured 2026	55,000	4.28	1.46	11.17	43.36	0.40
5.00% Dizz Finance p.l.c. Unsecured & Guaranteed 2026	8,000	11.62	1.96	9.84	84.18	0.55
3.75% Premier Capital p.l.c. Unsecured 2026	65,000	4.66	12.23	2.16	69.41	0.59
4.00% International Hotel Investments p.l.c. Unsecured 2026	60,000	5.74	1.46	11.17	43.36	0.40
3.25% AX Group p.l.c. Unsecured 2026	15,000	4.02	3.09	7.54	42.13	0.37
4.00% Hili Finance Company p.l.c. Unsecured & Guaranteed 2027	50,000	6.22	4.88	4.34	67.75	0.57
4.35% SD Finance plc Unsecured & Guaranteed 2027	65,000	4.33	5.41	2.98	30.68	0.33
4.00% Eden Finance p.l.c. Unsecured & Guaranteed 2027	40,000	3.99	4.55	6.93	28.64	0.26
5.25% Mediterranean Investments Holding p.l.c. Unsecured & Guaranteed 2027	30,000	4.10	5.81	2.45	20.10	0.19
4.00% Stivala Group Finance p.l.c. Secured & Guaranteed 2027	45,000	3.51	4.46	5.18	21.99	0.20
4.75% Best Deal Properties Holding p.l.c. Secured & Guaranteed 2025-2027	13,832	4.74	110.36	8.31	74.19	0.73
4.75% Gap Group p.l.c. Secured & Guaranteed 2025-2027	21,607	4.74	n/a	1.04	26.65	0.33
3.85% Hili Finance Company p.l.c. Unsecured & Guaranteed 2028	40,000	4.82	4.88	4.34	67.75	0.57
5.85% Mediterranean Investments Holding p.l.c. Unsecured & Guaranteed 2028	20,000	5.45	5.81	2.45	20.10	0.19
5.75% PLAN Group p.l.c. Secured & Guaranteed 2028	12,000	4.87	2.48	14.28	51.39	0.46
5.75% Best Deal Properties Holding p.l.c. Secured & Guaranteed 2027-2029	15,000	5.10	110.36	8.31	74.19	0.73
5.00% Hili Finance Company p.l.c. Unsecured & Guaranteed 2029	80,000	4.96	4.88	4.34	67.75	0.57
3.65% Stivala Group Finance p.l.c. Secured & Guaranteed 2029	15,000	4.78	4.46	5.18	21.99	0.20
3.80% Hili Finance Company p.l.c. Unsecured & Guaranteed 2029	80,000	4.95	4.88	4.34	67.75	0.57
3.75% AX Group p.l.c. Unsecured 2029	10,000	3.75	3.09	7.54	42.13	0.37
6.25% GPH Malta Finance p.l.c. Unsecured & Guaranteed 2030	18,144	6.09	3.04	5.78	92.42	0.82
5.25% ACMUS p.l.c. Secured 2028-2030	19,000	5.04	4.49	22.77	72.48	0.70
5.10% PLAN Group p.l.c. Secured & Guaranteed 2028-2030	28,000	5.10	2.48	14.28	51.39	0.46
5.35% MM Star Malta Finance p.l.c. Secured & Guaranteed 2029-2031	35,000	5.09	1.48	9.51	70.42	0.65
3.65% International Hotel Investments p.l.c. Unsecured 2031	80,000	4.99	1.46	11.17	43.36	0.40
3.50% AX Real Estate p.l.c. Unsecured 2032	40,000	4.57	2.87	8.01	51.84	0.47
5.35% Best Deal Properties Holding p.l.c. Unsecured 2032	7,000	5.16	110.36	8.31	74.19	0.73
5.80% GPH Malta Finance plc Unsecured & Guaranteed 2032	15,000	5.29	3.04	5.78	92.42	0.82
5.00% Mariner Finance p.l.c. Unsecured 2032	36,930	4.98	4.00	5.48	45.91	0.45
5.85% AX Group p.l.c. Unsecured 2033	40,000	5.30	3.09	7.54	42.13	0.37
6.00% International Hotel Investments p.l.c. Unsecured 2033	60,000	5.45	1.46	11.17	43.36	0.40
4.50% The Ona p.l.c. Secured & Guaranteed 2028-2034	16,000	4.39	2.35	12.72	77.11	0.69
5.35% Hal Mann Vella Group p.l.c. Secured 2031-2034	23,000	4.92	2.69	7.13	47.59	0.42
5.30% International Hotel Investments p.l.c. Unsecured 2035	35,000	4.96	1.46	11.17	43.36	0.40
5.50% Juel Group p.l.c. Secured & Guaranteed 2035	32,000	5.23	15.06	23.23	58.68	0.48

**As at 01 October 2025*

Sources: *Malta Stock Exchange, M.Z. Investment Services Limited, and the most recent audited annual financial statements of the respective Issuers and, or Guarantors, except for MM Star Malta Finance p.l.c. and ACMUS p.l.c. (FY2025[F]).*



The closing market price as at 1 October 2025 for the **5.75% PLAN Group p.l.c. secured and guaranteed bonds 2028** (PL28A) was 102.50%. This translated into a yield-to-maturity ("**YTM**") of 4.87% which was 9 basis points above the average YTM of 4.78% of other local corporate bonds maturing in the same year. The premium over the corresponding average Malta Government Stock ("**MGS**") yield of equivalent maturity (2.45%) stood at 242 basis points.

The new **5.10% PLAN Group p.l.c. secured and guaranteed bonds 2030** have been priced at a discount of 22 basis points to the average YTM of 5.32% of other local corporate bonds maturing in the same year as at 1 October 2025. The premium over the corresponding average MGS yield of equivalent maturity (2.77%) stood at 233 basis points.

PART 4 – EXPLANATORY DEFINITIONS

STATEMENT OF COMPREHENSIVE INCOME

Revenue	Total income generated from business activities.
EBITDA	Earnings before interest, tax, depreciation, and amortisation. It is a metric used for gauging operating performance excluding the impact of capital structure. EBITDA is usually interpreted as a loose proxy for operating cash flows.
Adjusted operating profit / (loss)	Profit (or loss) from core operations, excluding movements in the fair value of investment property, share of results of associates and joint ventures, net finance costs, and taxation.
Operating profit / (loss)	Profit (or loss) from operating activities, including movements in the fair value of investment property but excluding the share of results of associates and joint ventures, net finance costs, and taxation.
Share of results of associates and joint ventures	Share of profit (or loss) from entities in which the company does not have a majority shareholding.
Profit / (loss) after tax	Net profit (or loss) registered from all business activities.

PROFITABILITY RATIOS

EBITDA margin	EBITDA as a percentage of revenue.
Operating profit margin	Operating profit (or loss) as a percentage of total revenue.
Net profit margin	Profit (or loss) after tax as a percentage of total revenue.
Return on equity	Measures the rate of return on net assets and is computed by dividing the net profit (or loss) for the year by average equity.
Return on assets	Measures the rate of return on assets and is computed by dividing the net profit (or loss) for the year by average assets.
Return on invested capital	Measures the rate of return from operations and is computed by dividing operating profit (or loss) for the year by the average amount of equity and net debt.

STATEMENT OF CASH FLOWS

Net cash from / (used in) operating activities	The amount of cash generated (or consumed) from the normal conduct of business.
Net cash 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.*
Net cash from / (used in) financing activities	The amount of cash generated (or consumed) that have an impact on the capital structure, and thus result in changes to share capital and borrowings.
Free cash flow	Represents the amount of cash generated (or consumed) from operating activities after considering any amounts of net capital expenditure.

STATEMENT OF FINANCIAL POSITION

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 the amortisation of the cost of the asset takes place over the number of years for which the asset will be in use. This is done 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 date of the Statement of Financial Position. 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 date of the Statement of Financial Position, 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 sustain 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 EBITDA, 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 net debt by the level of invested capital.
Debt-to-assets	Shows the degree to which a company's assets are funded by debt and is calculated by dividing all interest-bearing liabilities (including lease liabilities) by total assets.
Leverage	Shows how many times a company is using its equity to finance its assets.
Current ratio	Measures the extent of how much a company can sustain its short-term liabilities from its short-term assets.