

K.A. Holdings Limited

Interim Financial Report and  
Consolidated Financial Statements  
(unaudited)

For the period 1 January to 30 June 2025

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## **Interim director's report**

The director presents his interim report and the unaudited financial statements of K.A. Holdings Limited ('the company') and the consolidated financial statements of the group for the period ended 30 June 2024. The company and its subsidiary KA Finance Plc constitute the group. KA Finance plc was incorporated on the 22 April 2019 and acts as the financing company of the group.

This interim report has been drawn up according to IAS 34 "Interim Financial Reporting Standards" and in terms of Rule 4.11.12 of the Malta Stock Exchange Prospects rules.

### **Principal activities**

The group's principal activity is the rental of its investment properties to third parties and the raising of finance for related parties.

The company's principal activity is acting as the group's holding company and the rental of its investment properties to third parties.

### **Review of business**

During the period under review the group registered a profit after tax of €706,564. (2024 profit after tax - €460,147).

The company reports that, at interim stage, the occupancy in its premises was of 95% in Centris I, and 100% in Centris II. The property in Swieqi remains fully occupied as well. All properties in Gzira have been disposed of.

In the meantime, the company acquired a site in Ross Street, St. Julians to be converted into a 3-star hotel. All permits are in hand and demolition works are complete. Excavation works are intended to start in the beginning of October 2025.

### **Directors**

The Company and Group Directors during the period were:

Mr. Kurt Abela (Director of K.A. Holdings Ltd & KA Finance Plc)

Mr. Etienne Borg Cardona (Independent Non-Executive Director of KA Finance Plc)

Mr. John Soler (Independent Non-Executive Director of KA Finance Plc)

Approved by the Board of Directors and signed on its behalf on the 4 August 2025 by:



**Kurt Abela**  
Director

## Condensed statements of comprehensive income

	Group		Company	
	Jan-Jun	Jan-Jun	Jan-Jun	Jan-Jun
	2025	2024	2025	2024
	€	€	€	€
	(unaudited)	(audited)	(unaudited)	(audited)
Rental income	1,041,033	961,760	1,041,033	961,760
Other income	285,957	96,346	285,957	96,346
Administrative expenses	(212,675)	(241,170)	(213,823)	(240,429)
<b>Operating profit</b>	<b>1,114,315</b>	<b>816,936</b>	<b>1,113,167</b>	<b>817,677</b>
Finance costs	(211,848)	(212,411)	(211,848)	(212,411)
<b>Profit before tax</b>	<b>902,467</b>	<b>604,525</b>	<b>901,319</b>	<b>605,266</b>
Tax expense	(195,903)	(144,378)	(195,501)	(144,638)
<b>Profit for the period</b>	<b>706,564</b>	<b>460,147</b>	<b>705,818</b>	<b>460,628</b>

## Condensed statements of financial position

	Group		Company	
	30 June	31 December	30 June	31 December
	2025	2024	2025	2024
	(unaudited)	(audited)	(unaudited)	(audited)
	€	€	€	€
<b>Assets</b>				
<b>Non-current Assets</b>				
Investment property	38,574,442	35,261,305	38,574,442	35,261,305
Investment in subsidiary	-	-	49,999	49,999
Financial assets at fair value through other comprehensive income	36,736	36,736	36,736	36,736
Trade and other receivables	88,571	82,901	88,571	82,901
	<b>38,699,749</b>	<b>35,380,942</b>	<b>38,749,748</b>	<b>35,430,941</b>
<b>Current Assets</b>				
Trade and other receivables	210,344	379,432	205,046	371,387
Assets held for resale	-	375,102	-	375,102
Cash and cash equivalents	894,901	1,191,808	717,041	1,137,867
	<b>1,105,245</b>	<b>1,946,342</b>	<b>922,087</b>	<b>1,884,356</b>
<b>Total assets</b>	<b>39,804,994</b>	<b>37,327,284</b>	<b>39,671,835</b>	<b>37,315,297</b>

## Condensed statements of financial position – continued

	Group		Company	
	30 June	31 December	30 June	31 December
	2025	2024	2025	2024
	(unaudited)	(audited)	(unaudited)	(audited)
	€	€	€	€
<b>Equity</b>				
Share capital	150,000	150,000	150,000	150,000
Revaluation reserve	18,347,523	18,347,523	18,347,523	18,347,523
Retained earnings	4,968,788	4,262,224	4,991,579	4,285,762
<b>Equity attributable to the owners of the parent</b>	<b>23,466,311</b>	<b>22,759,747</b>	<b>23,489,102</b>	<b>22,783,285</b>
Non-controlling interest	1	1	-	-
<b>Total equity</b>	<b>23,466,312</b>	<b>22,759,748</b>	<b>23,489,102</b>	<b>22,783,285</b>
<b>Non-current liabilities</b>				
Borrowings	4,960,775	1,722,973	4,960,775	1,722,973
Debt securities in issue	5,940,638	5,933,473	-	-
Trade and other payables	1,338,736	1,963,412	7,423,730	7,950,216
Deferred tax liability	2,788,008	2,788,008	2,788,008	2,788,008
	<b>15,028,157</b>	<b>12,407,866</b>	<b>15,172,513</b>	<b>12,461,197</b>
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Borrowings	334,342	382,267	334,340	382,267
Debt securities in issue	242,836	101,507	-	-
Trade and other payables	611,444	1,420,008	554,275	1,432,679
Current tax liability	121,903	255,888	121,605	255,869
	<b>1,310,525</b>	<b>2,159,670</b>	<b>1,010,220</b>	<b>2,070,815</b>
<b>Total liabilities</b>	<b>16,338,682</b>	<b>14,567,536</b>	<b>16,182,733</b>	<b>14,532,012</b>
<b>Total equity and liabilities</b>	<b>39,804,994</b>	<b>37,327,284</b>	<b>39,671,835</b>	<b>37,315,297</b>

The condensed interim financial statements on pages 3 to 11 were approved, authorised for issue, and signed by the director on 4 August 2025.



**Kurt Abela**  
Director

## Condensed statements of changes in equity

	Share capital €	Revaluation reserves €	Retained earnings €	Equity attributable to owners of the parent €	Non-controlling interest €	Total equity €
<b>Group</b>						
At 1 January 2024	150,000	18,366,873	3,027,465	21,544,338	1	21,544,339
Profit for the year	-	-	1,215,409	1,215,409	-	1,215,409
Revaluation of investment property – net	-	(19,350)	19,350	-	-	-
<b>At 31 December 2024 (audited)</b>	<b>150,000</b>	<b>18,347,523</b>	<b>4,262,224</b>	<b>22,759,747</b>	<b>1</b>	<b>22,759,748</b>
At 1 January 2025	150,000	18,347,523	4,262,224	22,759,747	1	22,759,748
Profit for the period	-	-	706,564	706,564	-	706,564
Revaluation of investment property – net	-	-	-	-	-	-
<b>At 30 June 2025 (unaudited)</b>	<b>150,000</b>	<b>18,347,523</b>	<b>4,968,788</b>	<b>23,466,311</b>	<b>1</b>	<b>23,466,312</b>

## Condensed statements of changes in equity - continued

	Share capital €	Revaluation reserves €	Retained earnings €	Total equity €
<b>Company</b>				
At 1 January 2024	150,000	18,366,873	3,021,391	21,538,264
Profit for the year	-	-	1,245,021	1,245,021
Revaluation of investment property - net	-	(19,350)	19,350	-
<b>At 31 December 2024 (audited)</b>	<b>150,000</b>	<b>18,347,523</b>	<b>4,285,762</b>	<b>22,783,285</b>
At 1 January 2025	150,000	18,347,523	4,285,762	22,783,285
Profit for the period	-	-	705,817	705,817
<b>At 30 June 2025 (unaudited)</b>	<b>150,000</b>	<b>18,347,523</b>	<b>4,991,579</b>	<b>23,489,102</b>



## Condensed statement of cash flows

	Group		Company	
	Jan-Jun	Jan-Jun	Jan-Jun	Jan-Jun
	2025	2024	2025	2024
	€	€	€	€
<b>Operating activities</b>				
Profit before tax	902,466	605,226	901,318	604,525
Adjustments	51,982	148,379	51,982	-
Net changes in working capital	(1,412,824)	(369,230)	(1,535,717)	(461,262)
Income tax paid	(329,890)	(293,496)	(329,767)	(293,394)
<b>Net cash (used in)/ generated from operating activities</b>	<b>(788,266)</b>	<b>90,878</b>	<b>(912,184)</b>	<b>(150,131)</b>
<b>Investing activity</b>				
Proceeds from sale of Property	530,000	-	530,000	-
Purchase of investment property	(2,872,670)	-	(2,872,670)	-
Payments for improvements to investment property	(150,467)	(97,354)	(150,467)	(114,320)
<b>Net cash used in investing activity</b>	<b>(2,493,137)</b>	<b>(97,354)</b>	<b>(2,493,137)</b>	<b>(114,320)</b>
<b>Financing activity</b>				
Repayment of bank borrowings	(240,125)	(249,180)	(240,125)	(249,290)
Proceeds from loans	3,430,000	-	3,430,000	-
Interest paid	(206,880)	-	(206,880)	-
<b>Net cash generated from/ (used in) financing activity</b>	<b>2,982,995</b>	<b>(249,180)</b>	<b>2,982,995</b>	<b>(249,290)</b>
Net change in cash and cash equivalents	(298,408)	737,324	(422,326)	712,550
Cash and cash equivalents, beginning of period	1,193,308	(255,615)	1,139,367	(513,741)
<b>Cash and cash equivalents, end of period</b>	<b>894,901</b>	<b>481,710</b>	<b>717,041</b>	<b>198,809</b>

## **Notes to the condensed interim financial statements**

### **1 Basis of preparation**

The condensed interim financial statements for the half year ended 30 June 2025 have been extracted from the unaudited management accounts of the Group and have been prepared in accordance with International Accounting Standard 34 – Interim Financial Reporting. The interim financial statements should be read in conjunction with the annual financial statements for the year ended 31 December 2024, which have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) and as adopted by the European Union, and in accordance with the Companies Act, Cap 386.

The interim financial statements are presented in euro (€), which is also the functional currency of the company and of the group. The amounts presented in the financial statements are rounded to the nearest euro.

### **2 Accounting policies**

The accounting policies applied in these interim financial statements are consistent with those of the annual financial statements for the year ended 31 December 2024, as described in those financial statements.

### **3 Financial risk management**

The group's financial risk management objectives and policies are consistent with those disclosed in the financial statements for the year ended 31 December 2024.

### **4 Critical accounting estimates and judgements**

In the process of applying the company's accounting policies, no judgements were required from management which can significantly affect the amounts recognised in these condensed financial statements and, at the end of the reporting period, there were no key assumptions concerning the future, or any key sources of estimation uncertainty, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next six-month period.

### **5 Segment information**

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker, who is responsible for allocating resources and assessing performance of operating segments has been identified as the board of directors, responsible for making strategic decisions. The board of directors considers the group to be made up of two segments: i) rental income and ii) raising financial resources from capital markets to finance the capital projects of the group. All the group's revenue and expenses are generated in Malta and revenue is mainly earned from rental income and recharge of expenses.

## **6 Related party transactions**

The group's related parties include its director, shareholders, key management personnel and other companies ultimately owned by the same shareholders.

Unless otherwise stated, none of the transactions incorporate special terms and conditions and no guarantee was given or received. Transactions with related companies are generally affected on a cost-plus basis. Outstanding balances are usually settled in cash. There were no transactions with the director and key management personnel during the reporting period under review.

### **6.1 Transactions with related parties**

	<b>Group</b>		<b>Company</b>	
	<b>Jan-Jun</b>	<b>Jan-Jun</b>	<b>Jan-Jun</b>	<b>Jan-Jun</b>
	<b>2025</b>	<b>2024</b>	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>	<b>€</b>	<b>€</b>
Finishing works charged by related company	147,924	57,431	147,924	57,431
Wages charged by related company	42,652	45,675	42,652	45,675
Management fees	-	-	58,558	37,770
Recharges	-	-	7,166	7,166
Finance cost	-	-	141,329	141,328

## **7 Debt securities in issue**

	<b>Group</b>		<b>Company</b>	
	<b>30 June</b>	<b>31 December</b>	<b>30 June</b>	<b>31 December</b>
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>	<b>€</b>	<b>€</b>
<b>4.75% Secured Callable Bonds redeemable 2026 – 2029</b>				
Amounts falling due within one year	242,836	101,507	-	-
Amounts falling due after more than one year	5,940,638	5,933,473	-	-
	<b>6,183,474</b>	<b>6,034,980</b>	<b>-</b>	<b>-</b>

By virtue of Company Admission Document dated 24 July 2019, the company has issued €6,000,000 4.75% Secured Callable Bonds of nominal value of €100 per bond. Unless previously re-purchased or cancelled, the bonds are redeemable at their nominal value on 22 August 2029, with the possibility of early redemption from 23 August 2026 at the option of the company.

The bonds have been admitted on Prospects MTF, a multilateral trading facility operated by the Malta Stock Exchange, on 28 August 2019 with trading in the bonds commencing on 30 August 2019. The carrying amount of the bonds is €6,183,474 (2024: €6,034,980). The market value of the debt securities on the last day before the reporting date was €5,700,000 (Dec 2024: €5,877,000)

Interest is payable on 23 August of each year at the rate of 4.75% per annum, payable annually in arrears on each interest payment date.

Transaction costs of €143,337 directly related to the bond issue are being amortised over the life of the bond.

Net proceeds from the bond issue amounting to €5,856,663 (2024: €5,856,663) were advanced to the parent company as at period-end and form part of non-current trade and other receivables. This bond is secured by a special hypothec on Centris II, Triq il-Palazz l-Ahmar, Mriehel.

The bonds are measured at the amount of net proceeds adjusted for the amortisation of the difference between net proceeds and the redemption value of the bonds using the effective interest methods as follows:

	<b>30 June 2025 €</b>	<b>31 December 2024 €</b>
<b>4.75% Secured Callable Bonds 2026-2029</b>		
Original face value of bonds issued	6,000,000	6,000,000
Gross amount of bond issue costs	(143,337)	(143,337)
<b>Net proceeds from issuance</b>	<b>5,856,663</b>	<b>5,856,663</b>
<b>Amortisation of bond issue costs</b>		
Opening balance of amortised bond issue costs	76,810	62,478
Amortisation charge for the period	7,165	14,332
<b>Accumulated amortisation at end of period</b>	<b>83,975</b>	<b>76,810</b>
Unamortised bond issue costs	(59,364)	(80,502)
<b>Interest accrued as at end of financial period</b>	<b>242,836</b>	<b>101,507</b>
<b>Amortised cost and carrying amount</b>	<b>6,183,474</b>	<b>6,034,980</b>

## **8 Post-reporting date events**

No adjusting or other significant non-adjusting events have occurred between the end of the reporting period and the date of authorisation.