

Plaza Centres p.l.c.

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Half-Yearly Report for the period ended 30 June 2023

The following Half-Yearly Report is being published pursuant to the terms of Chapter 5 of the Malta Financial Services Authority Capital Markets Rules. The condensed interim financial information has been extracted from the group's unaudited financial statements for the six months ended 30 June 2023. The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2022, which have been prepared in accordance with IFRSs as adopted by the European Union. The accounting policies used in the preparation of the Half-Yearly Report are consistent with those used in the annual financial statements for the year ended 31 December 2022. This Half-Yearly Report has not been audited nor reviewed by the company's independent auditors.

Interim Directors' report

The Directors hereby present the company's financial results for the six months ending 30 June 2023.

Principal activities

The Group's principal activity, is to lease, manage and market the Plaza Shopping and Commercial Centre (owned by the Parent Company). Over the past couple of years, the Parent Company initiated the implementation of a refurbishment programme in order to enhance the experience for all its tenants and visitors.

Sustainability is at the core of these refurbishment works. Parts of the works for the second half of the year will focus on expanding the production of alternative energy, the installation of equipment which is more environmentally friendly and the reduction in energy required to keep a comfortable temperature inside the centre. In order to reach these goals the company is looking at replacing the atrium roof, install further solar panels at roof level and upgrade the electrical system of the escalators.

There is also commitment from our tenants in upgrading their shops and offices which will continue to enhance the customer experience. This is in line with the Group's aim to have The Plaza Commercial Centre as one of the main attractions for offices and retail business in Sliema.

The Group also owns a 51% of Esports Avenue Limited, a company owning and managing Esports Plaza, an Esports lounge located within The Plaza Shopping Centre. This company has been in operation for nearly one year and though presently not contributing directly to the bottom line, it is complementing the refurbished lower floor which now enjoys a diversified foodhall as well as the international well acclaimed gym F45 specialising in Functional Training.

Group Financial results

During the first six months of the year, the Group generated revenue of €1,506,960 (2022: €1,434,877) an increase of 5.02%, whilst EBIDTA increased by 0.14% to €1,072,026 (2022: €1,070,553). Profit before tax increased by 15.85% to €786,656 (2022: €679,012).

The Group's occupancy at 30 June 2023 was 90% (30 June 2022: 90%). During the second quarter of the year 315sqm on level 3 have been leased out to Lucy World with the shop opening for business in July.

The Directors do not anticipate a significant change in the Group's performance in the next six months. The Board remains cautious due to the prevailing economic challenges mainly due to the armed conflict in Ukraine as well as the current surge in inflation.

As at 30 June 2023, the Board of Directors recommend the payment of an interim net dividend of €250,000 equivalent to €0.0098 per share (30 June 2022: €250,000 equivalent to €0.0098 per share). The cut-off date for eligibility to dividends shall be the 16 August 2023 and that accordingly only shareholders on the register of members on that date shall be eligible to receive the dividend which will be paid on the 30 August 2023.

Condensed Statements of Financial Position

	As at 30 June 2023	As at 31 December 2022	As at 30 June 2023	As at 31 December 2022
	Group		Company	
	€	€	€	€
ASSETS				
Non current assets - property, plant and equipment	32,371,464	32,310,228	32,220,825	32,151,017
Other non-current assets	2,519,297	2,149,690	2,817,674	2,446,095
Current assets	2,101,616	2,343,520	1,992,612	2,228,819
Total assets	36,992,377	36,803,438	37,031,111	36,825,931
EQUITY AND LIABILITIES				
Capital and reserves	26,878,040	26,618,121	26,926,900	26,649,473
Non-current liabilities	8,887,748	8,888,164	8,887,750	8,888,164
Current liabilities	1,226,589	1,297,153	1,216,461	1,288,294
Total liabilities	10,114,337	10,185,317	10,104,211	10,176,458
Total equity and liabilities	36,992,377	36,803,438	37,031,111	36,825,931

Condensed Income Statements

	Six months ended 30 June			
	2023	2022	2023	2022
	Group		Company	
	€	€	€	€
Revenue	1,506,960	1,434,877	1,466,215	1,434,877
Marketing, maintenance and administrative costs	(434,934)	(364,324)	(392,485)	(364,324)
Operating profit before depreciation	1,072,026	1,070,553	1,073,730	1,070,553
Depreciation	(240,688)	(244,739)	(230,832)	(244,739)
Operating profit	831,338	825,814	842,898	825,814
Investment and other related (expense)/ income	(15,006)	6,709	(9,059)	6,709
Net finance costs	(29,676)	(153,511)	(29,675)	(153,511)
Profit before tax	786,656	679,011	804,164	679,011
Tax expense	(226,592)	(218,040)	(226,592)	(218,040)
Profit for the period	560,064	460,971	577,572	460,971
Profit/ (loss) attributable to:				
Owners of the parent	568,643	460,971	577,572	460,971
Non-controlling interests	(8,579)	-	-	-
	560,064	460,971	577,572	460,971
Earnings per share (cents)	2c3	1c8	2c3	1c8

Condensed Statements of Comprehensive Income

Profit for the period	560,064	460,971	577,572	460,971
Other comprehensive income:				
<i>Items that may be reclassified to profit or loss</i>				
Gains/ (losses) from changes in fair value of debt instruments at FVOCI	49,855	(102,819)	49,855	(102,819)
Total comprehensive income for the period	609,919	358,152	627,427	358,152
Total comprehensive income attributable to:				
Owners of the parent	618,498	358,152	627,427	358,152
Non-controlling interests	(8,579)	-	-	-
	609,919	358,152	627,427	358,152

Condensed Statements of Changes in Equity

Group	Share capital	Treasury shares reserve	Share premium	Revaluation reserve	Retained earnings	Total	Non-controlling interest	Total equity
	€	€	€	€	€	€	€	€
Balance at 1 January 2022	5,098,400	-	3,094,868	14,601,360	4,035,376	26,830,004	-	26,830,004
Total comprehensive income for the period	-	-	-	(81,176)	439,328	358,153	-	358,153
Dividends relating to 2021	-	-	-	-	(600,000)	(600,000)	-	(600,000)
Non controlling interest in subsidiary	-	-	-	-	-	-	49,000	49,000
Balance at 30 June 2022	5,098,400	-	3,094,868	14,520,184	3,874,704	26,588,157	49,000	26,637,157
Balance at 1 January 2023	5,098,400	-	3,094,868	14,459,923	3,968,823	26,622,014	(3,893)	26,618,121
Total comprehensive income for the period	-	-	-	49,855	568,643	618,498	(8,579)	609,919
Dividends relating to 2022	-	-	-	-	(350,000)	(350,000)	-	(350,000)
Balance at 30 June 2023	5,098,400	0	3,094,868	14,509,778	4,537,466	26,890,512	(12,472)	26,878,040

Company	Share capital	Treasury shares reserve	Share premium	Revaluation reserve	Retained earnings	Total	Non-controlling interest	Total equity
	€	€	€	€	€	€	€	€
Balance at 1 January 2022	5,098,400	-	3,094,868	14,601,360	4,005,036	26,799,664	-	26,799,664
Total comprehensive income for the period	-	-	-	(81,176)	439,328	358,151	-	358,151
Dividends relating to 2021	-	-	-	-	(600,000)	(600,000)	-	(600,000)
Balance at 30 June 2022	5,098,400	0	3,094,868	14,520,184	3,844,364	26,557,816	-	26,557,816
Balance at 1 January 2023	5,098,400	-	3,094,868	14,459,923	3,996,282	26,649,473	-	26,649,473
Total comprehensive income for the period	-	-	-	49,855	577,572	627,427	-	627,427
Dividends relating to 2022	-	-	-	-	(350,000)	(350,000)	-	(350,000)
Balance at 30 June 2023	5,098,400	-	3,094,868	14,509,778	4,223,854	26,926,900	-	26,926,900

Condensed Statements of Cash Flows

	Six months ended 30 June			
	2023	2022	2023	2022
	Group		Company	
	€	€	€	€
Net cash generated from operating activities	672,683	436,812	681,290	436,812
Net cash (used in)/ generated from investing activities	(641,320)	987,920	(635,173)	987,920
Net cash used in financing activities	(347,677)	(2,272,983)	(347,677)	(2,272,983)
Net movement in cash and cash equivalents	(316,314)	(848,251)	(301,560)	(848,251)
Cash and cash equivalents at beginning of period	1,551,849	2,630,864	1,483,079	2,630,864
Cash and cash equivalents at end of period	1,235,535	1,782,613	1,181,519	1,782,613

Notes to the Condensed Financial Statements

As at 30 June 2023, non-current assets include advances receivable from the subsidiary which are stated in the company's condensed financial statements at an amount of €249,964 (31 December 2022: €248,510). The related interest income from the subsidiary included in the company's condensed income statement for the 6 months ended 30 June 2023 amounted to €5,377 (30 June 2022: Nil).

As at 30 June 2023, the company's current assets include interest receivable from the subsidiary amounting to €11,910 (31 December 2022: €6,533)

Statement Pursuant to Capital Markets Rule 5.75.3 issued by the Malta Financial Services Authority

We confirm that to the best of our knowledge:

- 1.The condensed interim financial information gives a true and fair view of the financial position of the group and company as at 30 June 2023, and of their financial performance and cash flows for the period then ended in accordance with International Financial Reporting Standards as adopted by the European Union applicable to 'Interim Financial Reporting' (IAS 34);
- 2.The Interim Directors' Report includes a fair review of the information required in terms of Capital Markets Rules 5.81 to 5.84.



Charles J. Farrugia
Chairman of the Board of Directors
02 August 2023



Josianne Briffa
Chairman of the Audit Committee