Plaza Centres p.l.c.

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Half-Yearly Report for the period ended 30 June 2026

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 Company's unaudited financial statements for the six months ended 30 June 2026. The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2025, 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 2025. 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 2026.

Principal activities

The Company's principal activity is to lease, manage and market the Plaza Shopping and Commercial Centre.

Business update

The Plaza continues to benefit from its strategic location in Sliema, one of Malta's leading commercial and retail districts, with established footfall and a loyal customer base. Investments undertaken in recent years have further enhanced the customer experience, whilst ongoing investment in energy-efficient infrastructure reinforces the Company's commitment to sustainability and operational efficiency.

The Company remains focused on optimising its tenant mix and is actively engaging with prospective tenants across a range of retail and commercial sectors and continues to focus on curating a high-quality tenant mix that reflects evolving consumer preferences and market trends. At the same time management maintains a disciplined approach to cost control and operational efficiency, supporting the Company's long-term profitability and resilience.

The Board is actively exploring opportunities to strengthen the Company's market position in line with its strategic objectives. As announced separately, the Company has entered into a promise of sale agreement to acquire a childcare property in Sliema, subject to conditions precedent, which the Board considers consistent with its strategy of strengthening and diversifying the property portfolio.

Company Financial results

During the first six months of the year, the Company generated revenue of €1,497,853 (2025: €1,600,083), whilst EBITDA amounted to €965,662 (2025: €1,119,598) and profit before tax to €750,467 (2025: €930,721). The Company's strong balance sheet and established reputation provide a solid foundation for growth, with active leasing engagement expected to support improved performance in the coming months. Occupancy stood at 90% as at 30 June 2026, with active leasing discussions ongoing across all vacant areas. The Company disposed of certain investments during the period, with proceeds earmarked for reinvestment opportunities expected to generate enhanced returns.

As at 30 June 2026, the Board of Directors resolved to distribute a net interim dividend of €250,000 equivalent to €0.0098 per share (30 June 2025: €250,000 equivalent to €0.0098 per share). The cut-off date for eligibility to dividends shall be the 19 August 2026 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 02 September 2026.

Bond maturity

The Company's 3.9% unsecured bonds 2026 with a nominal value of €4,900,000 are due for redemption on 22 September 2026, and continue to be presented as a current liability, consistent with their classification in the annual financial statements for the year ended 31 December 2025. As disclosed in the annual financial statements for the year ended 31 December 2025, the Company received a sanction letter from a local credit institution for the refinancing of the bond. The Board will refinance the bond prior to the redemption date, and continues to actively monitor the Company's liquidity position in this regard.

Share buy-back programme and Board changes

At the Annual General Meeting held on 17 June 2026, shareholders elected a reconstituted Board of Directors comprising five members, with several long-serving directors including the previous Chairman no longer part of the Board since that date. The new Board consists of three independent non-executive directors and two executive directors, whose combined expertise spans property management, finance, corporate governance and business leadership, providing a strong foundation for the continued execution of the Company's strategic objectives. The Board is currently formulating the Company's new short-term and long-term objectives and will keep the market informed as these plans take shape.

Following shareholder approval at the Extraordinary General Meeting held on 14 May 2026, the Company is proceeding with the share buy-back programme of up to 2.4 million shares at a price between €0.75 and €0.95 per share. As disclosed in a separate Company Announcement, trading under the programme is expected to commence on or around 6 August 2026, with all repurchased shares to be cancelled. The Board views this programme as an opportunity to return value to shareholders whilst maintaining prudent liquidity management for operational requirements and the bond refinancing.

Statement of Financial Position

	As at 30 June 2026	As at 31 December 2025
Non current assets - property, plant and equipment	**32,059,586**	32,263,430
Other non-current assets	**2,629,994**	2,953,209
Current assets	**3,205,028**	2,668,881
Total assets	**37,894,608**	37,885,520
EQUITY AND LIABILITIES		
Capital and reserves	**28,413,080**	28,211,969
Non-current liabilities	**3,455,064**	3,417,508
Current liabilities	**6,026,464**	6,256,043
Total liabilities	**9,481,528**	9,673,551
Total equity and liabilities	**37,894,608**	37,885,520

Condensed Income Statement

	Six months ended 30 June	
	2026	2025
	€	€
Revenue	**1,497,853**	1,600,083
Marketing, maintenance and administrative costs	**(532,191)**	(480,485)
Operating profit before depreciation	**965,662**	1,119,598
Depreciation	**(243,723)**	(263,568)
Operating profit	**721,939**	856,030
Investment and other related income	**57,629**	93,026
Net finance costs	**(29,101)**	(18,335)
Profit before tax	**750,467**	930,721
Tax expense	**(235,478)**	(241,496)
Profit for the period	**514,989**	689,225
Earnings per share (cents)	**2c0**	2c7

Condensed Statement of Comprehensive Income

Profit for the period	**514,989**	689,225
Other comprehensive income:		
Items that may be reclassified to profit or loss		
Gains/ (losses) from changes in fair vaue of debit instruments at FVOCI	**11,872**	(35,115)
Reclassification adjustments for amounts included in profit or loss upon disposal of debt instruments at FVOCI	**24,250**	(66,812)
Total comprehensive income for the period	**551,111**	587,298

Condensed Statement of Changes in Equity

	Share capital	Share premium	Revaluation reserve	Retained earnings	Total equity
	€	€	€	€	€
Balance at 1 January 2025	5,098,400	3,094,868	14,576,893	5,024,392	27,794,553
Total comprehensive income for the period	-	-	(101,927)	689,225	587,298
Dividends relating to 2024	-	-	-	(350,000)	(350,000)
Balance at 30 June 2025	**5,098,400**	**3,094,868**	**14,474,966**	**5,363,617**	**28,031,851**
Balance at 1 January 2026	5,098,400	3,094,868	14,458,701	5,560,000	28,211,969
Total comprehensive income for the period	-	-	36,122	514,989	551,111
Dividends relating to 2025	-	-	-	(350,000)	(350,000)
Balance at 30 June 2026	**5,098,400**	**3,094,868**	**14,494,823**	**5,724,989**	**28,413,080**

Condensed Statement of Cash Flows

	Six months ended 30 June	
	2026	2025
	€	€
Net cash generated from operating activities	**421,058**	672,162
Net cash generated from investing activities	**413,124**	314,631
Net cash used in financing activities	**(333,984)**	(346,267)
Net movement in cash and cash equivalents	**500,199**	640,526
Cash and cash equivalents at beginning of period	**1,176,058**	(61,789)
Cash and cash equivalents at end of period	**1,676,256**	578,737

Notes to the Condensed Financial Statements

Esports was placed into voluntary liquidation during 2025. The subsidiary was inoperative during both 2025 and 2026.

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 company as at 30 June 2026, and of its 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.

Jordi Goetstouwers
Chairperson of the Board of Directors
5 August 2026

Gregory Gatt
Member of the Audit Committee