



Mediterranean Investments Holding p.l.c.

COMPANY ANNOUNCEMENT

Half-Yearly Financial Report

The following is a Company Announcement issued by Mediterranean Investments Holding p.l.c. pursuant to the Listing Rules issued by the Listing Authority.

The Board of Directors of Mediterranean Investments Holding p.l.c. approved the attached Group's unaudited interim Financial Statements for the six-month period ended 30 June 2019.

A copy is also available for viewing on the Company's website:
<http://www.mihplc.com/content.aspx?id=430781&subId=118072>.

A handwritten signature in blue ink, appearing to read "Stephen Bajada".

Stephen Bajada
Company Secretary

Encl.

30 August 2019



Mediterranean Investments Holding p.l.c.

Group Half-Yearly Financial Report

For the Period 1 January to 30 June 2019

Income Statement

	1 January to 30 June 2019	1 January to 30 June 2018
	€	€
Revenue	13,934,826	8,039,068
Operating expenses	(2,628,278)	(2,150,986)
Gross profit	11,306,548	5,888,082
Marketing expenses	(559)	(772)
Administrative expenses	(1,246,584)	(1,179,723)
Operating profit	10,059,405	4,707,587
Finance income	270,135	1,284,904
Finance costs	(2,838,210)	(2,987,488)
Fair value gain on interest rate swap	–	30,495
Profit before income tax	7,491,330	3,035,498
Tax expense	(206,119)	(89,724)
Profit for the period	7,285,211	2,945,774
Earnings per share	0.152	0.061

Balance Sheet

	At 30 June 2019	At 31 December 2018
	€	€
ASSETS		
Non-current		
Intangible assets	2,258	2,258
Property plant and equipment	8,907,356	8,863,730
Investment property	272,366,236	271,976,830
Investment accounted for using the equity method	12,761,209	12,761,209
Lease prepayments	388,373	392,147
Total non-current assets	294,425,432	293,996,174
Current		
Inventories	917,415	947,764
Trade and other receivables	6,154,048	4,106,995
Cash and cash equivalents	13,023,919	9,878,908
Total current assets	20,095,382	14,933,667
Total assets	314,520,814	308,929,841
EQUITY		
Share capital	48,002,000	48,002,000
Other components of equity	(465,525)	(465,525)
Retained earnings	112,458,591	105,173,380
Total equity	159,995,066	152,709,855
LIABILITIES		
Non-current liabilities		
Bank and other borrowings	6,216,727	9,241,527
Bonds	81,009,709	82,540,354
Shareholders' loans	7,203,300	9,203,300
Deferred tax liability	36,357,934	36,357,934
Other non-current liabilities	2,843,058	2,693,473
Total non-current liabilities	133,630,728	140,036,588
Current		
Bank borrowings	5,109,085	3,623,770
Trade and other payables	15,079,360	11,556,183
Current taxation	706,575	1,003,445
Total current liabilities	20,895,020	16,183,398
Total liabilities	154,525,748	156,219,986
Total equity and liabilities	314,520,814	308,929,841

Statement of Changes in Equity

	Share capital	Other components of equity	Retained earnings	Total equity
	€	€	€	€
At 1 January 2018	48,002,000	(921,838)	83,446,908	130,527,070
Profit for the period	–	–	2,945,774	2,945,774
At 30 June 2018	48,002,000	(921,838)	86,392,682	133,472,844
Profit for the period	–	–	18,780,698	18,780,698
Other comprehensive income	–	456,313	–	456,313
At 31 December 2018	48,002,000	(465,525)	105,173,380	152,709,855
Profit for the period	–	–	7,285,211	7,285,211
At 30 June 2019	48,002,000	(465,525)	112,458,591	159,995,066

Cash Flow Statement

	1 January to 30 June 2019	1 January to 30 June 2018
	€	€
Operating activities		
Profit before tax	7,491,330	3,035,498
Adjustments	2,644,817	4,207,477
Net changes in working capital	(40,214)	(1,838,410)
Tax paid	(296,870)	(118,748)
Net cash generated from operating activities	9,799,063	5,285,817
Investing activities		
Payments to acquire property plant & equipment	(69,061)	(3,655)
Payments to acquire investment property	(389,405)	(38,238)
Interest received	914	–
Net cash used in investing activities	(457,552)	(41,893)
Financing activities		
Repayment of bank loans	(1,514,527)	(1,257,917)
Repayment of shareholders' loans	(2,000,000)	–
Repayment of bonds	(1,592,200)	–
Interest paid	(1,064,814)	(1,015,382)
Net cash used in financing activities	(6,171,541)	(2,273,299)
Net change in cash and cash equivalents	3,169,970	2,970,625
Cash and cash equivalents at beginning of period	9,853,949	4,901,935
Cash and cash equivalents at end of period	13,023,919	7,872,560

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Group Half-Yearly Financial Report

For the Period 1 January to 30 June 2019

Selected Explanatory Notes

Basis of Preparation

The published figures have been extracted from the unaudited consolidated financial statements of Mediterranean Investments Holding plc (the Company) for the six months ended 30 June 2019 and the comparative period in 2018. Comparative balance sheet information as at 31 December 2018 has been extracted from the audited financial statements for the year ended on that date. This report is being published in terms of Listing Rule 5.74 issued by the Malta Financial Services Authority - Listing Authority, and has been prepared in accordance with the applicable Listing Rules and the International Accounting Standard 34, 'Interim Financial Reporting'. In terms of Listing Rule 5.75.5 the Directors are stating that this Half-Yearly Financial Report has not been audited or reviewed by the Company's independent auditors.

Accounting Policies

The accounting policies adopted in the preparation of the 2019 Group's Half-Yearly Report are the same as those adopted in the preparation of the audited financial statements for the year ended 31 December 2018.

Principal Activities

The principal activity of the Group is to directly or indirectly acquire and develop real estate opportunities in North Africa and invest in any related trade and business ventures.

Review of Performance

During the period under review, the Group's revenues amounted to €13,934,826 (2018 - €8,039,068) whilst operating profit amounted to €10,059,405 (2018 - €4,707,588). Tight cost controls have been maintained on both operating and administrative expenses with the result that the additional revenue was, in its majority, converted to operating profit. The profit after tax for the period amounted to €7,285,211 (2018 - €2,945,774).

By the end of June 2019 Palm City reached an occupancy of 57.8%. This shows a steady growth from the 45.10% occupancy registered at Palm City in December 2018. The increase in effective occupancy since the beginning of the current financial year (for Q1 + Q2) thus stands at 12.7%.

The increase in revenue is a direct consequence of new lease agreements that have been secured with existing and new clients in addition to an increase in short-term rental business at Palm City.

State of Affairs

As at the end of the period under review, the group's assets stood at €314.5 million, up from €309 million as at 31 December 2018. This increase mainly reflects an increase in current assets primarily due to an increase in debtors and cash and bank balances, in consequence of the higher occupancy and improved performance. Current liabilities have also increased in parallel mainly due to a significant increase in deferred income and due to a whole year's accrual for bond interest payable in July. The current portion of bank borrowings has also increased substantially due to a cash sweep mechanism whereby capital repayments are currently accelerated on a monthly basis in line with occupancy.

Non-current liabilities have decreased due to several factors: firstly, most of the bank borrowings have been classified as current due to the afore mentioned cash sweep. Secondly, the Company purchased €1,592,200 in nominal value of the 5.5% MIH Bonds maturing in 2020 and subsequently cancelled these as permitted by the relevant Prospectus. Finally, cash flow also permitted the repayment of €2 million of shareholders loans.

Outlook

Following the recent unrest in Libya, the directors are fully engaged in monitoring the situation on the ground and taking immediate and appropriate action in the best interests of the tenants at Palm City, the staff, the Company and its stakeholders, where required. Palm City continues to be operated and maintained to the highest of standards, providing an unmatched product in the market, both in terms of hardware and software to its growing list of international clientele.

Considering that the latest hostilities have now entered their fifth month, a marginal reduction in overall occupancy has occurred, although the Group remains encouraged that new business continues to develop. The Directors are positive that the business has remained resilient, though understandably not totally immune, to the broader consequences of the conflict.

As always, management remains in contact with clients in an effort to understand their requirements and to avoid any lease terminations wherever possible.

Management has taken a number of measures to continue to keep the property in pristine condition, allowing Palm City to be able to accommodate clients as soon as leases are concluded.

Statement pursuant to Listing Rule 5.75.3 issued by the Listing Authority

We confirm that to the best of our knowledge:

- this condensed set of financial statements, which has been prepared in accordance with the applicable set of accounting standards, gives a true and fair view of the assets, liabilities, financial position, and profit or loss of Mediterranean Investments Holding plc; and
- includes a fair review of the information required in terms of Listing Rules 5.81 to 5.84.


Alfred Pisani
Chairman


Ahmed Wahedi
Deputy Chairman