

Mediterranean Investments Holding  
p.l.c.

Report & Consolidated Financial  
Statements

31 December 2018

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## **Directors' report**

The directors present their report together with the audited financial statements of Mediterranean Investments Holding p.l.c. (the company) and the consolidated financial statements of the group for the year ended 31 December 2018. The group comprises the company, its two subsidiaries, Palm City Ltd and Palm Waterfront Ltd, and its associate, Medina Tower Joint Stock Company for Real Estate Investment and Development.

### **Principal activities**

Mediterranean Investments Holding p.l.c. was incorporated as a private limited liability company on 12 December 2005 as Mediterranean Investments Holding Limited and was, on 6 November 2007, converted into a public limited liability company. The principal activities of the group are to directly or indirectly acquire, develop and operate real estate projects in Libya and invest in any related trade or business venture.

### **Review of the business**

Throughout the year under review, positive developments on the ground in Tripoli led to a considerable increase in clients' leases at Palm City Residences, the only operational asset of the group. These were predominately expatriates looking for a safe and well serviced environment. From an occupancy rate of 24% as at the end of 2017, the sign up of new tenants contributed towards a gradual increase in occupancy to stabilise at 44% by Q3 of the year under review. Despite some incidents in Q3, no business was lost over the four-month period remaining to the end of the year. In fact, not only did a stable mid-40 percentile occupancy continue to be registered month-on-month until December, but negotiations were held with a number of clients to plan for further growth after the end of December 2018 and the return of more clients at the start of 2019. In fact, such negotiations resulted in a surge of contract signing leading to 52% occupancy in January 2019. During 2018, Palm City generated €18.86 million in revenue with an average rent rate of €8,531 per residential unit per month.

In line with occupancy increases, associated servicing needs and a short unit turnaround period, management strengthened its maintenance and support capabilities during the year. This enabled the company to capture revenue opportunities from many short-term lease opportunities that continue to present themselves to date, while preparing for and servicing longer term requirements, both in the residential areas and also in back-end systemic operations. Whilst in previous years there was a strong focus on cost containment, during 2018 management carefully implemented a number of measures to further improve the product and spent money in areas that needed to be refurbished so as to ensure that all new business could be serviced to client expectations. Providing secure accommodation with a 24 x 7 service continues to be a key criterion to this day.

The improved performance at Palm City level substantially improved the group's profitability and cashflow. At group level, the cash generated from operations more than covered the payment of finance costs to the extent that no support was required from the shareholders throughout the year under review. Moreover, by the end of 2018 the group proceeded to gradually start repaying the loans which had been advanced from the shareholders in previous years, apart from reducing bank indebtedness in line with the applicable terms of the bank loans.

## **Results**

IAS 40 requires that the value of the group's properties as at the reporting date be tested for impairment. In view of the unstable situation in Libya, such a test would necessarily need to take into account a number of alternative scenarios. Although it is evident that the value of the properties of the group have been impaired over the previous years, developments over the last year have encouraged a fresh reconsideration of company's valuation resulting in an uplift compared to the previous reporting period.

During the year under review, effective occupancy at Palm City, the only operational asset of the group, increased from 24.7% as at the end of 2017 to 45.1% as at the end of 2018. During this time, the residential village was kept particularly busy by a surge of short-term leases as well as preparation of proposals for a number of clients, including some with a long-term outlook. A number of proposals in Q4 2018 have spilled over into signed contracts in 2019. Thus far, management continues to receive active interest for new leases.

Although revenues increased by €10.5 million over last year, operating costs and administrative expenses were retained at relatively low operating levels such that the increased revenue directly contributed to an operating profit of €11.59 million compared to €3.59 million the year before.

After recognising a fair value gain on the investment property of €21.6 million less the resultant deferred tax of €7.56 million, the group registered a consolidated profit after tax of €21.7 million (2017: €226,448).

The group's assets stand at €309 million as at 31 December 2018, up from €280 million as at the end of 2017. This increase mainly reflects the fair value gain on investment property and also the profits registered on trading which is reflected through an increase in current assets particularly cash and cash equivalents.

## **Directors**

The following have served as directors of the company during the year under review:

Mr Alfred Pisani (Chairman)  
Mr Samuel Dean Sidiqi - resigned 14 March 2018  
Mr Joseph Fenech  
Mr Faisal J S Alessa - appointed 28 March 2018  
Mr. Mario P. Galea  
Mr Joseph M. Pisani  
Mr Bassem Bitar - resigned 28 March 2018  
Mr Shivamurthy Bhanapur Hiremath - resigned 14 March 2018  
Mr Ahmed Wahedi - appointed 14 March 2018  
Mr Ahmed Yousri Helmy - appointed 14 March 2018

In accordance with the company's Articles of Association, the present directors remain in office.

## **Disclosure of information to the auditor**

At the date of making this report the directors confirm the following:

- As far as each director is aware, there is no relevant information needed by the independent auditor in connection with preparing the audit report of which the independent auditor is unaware, and
- Each director has taken all steps that he ought to have taken as a director in order to make himself aware of any relevant information needed by the independent auditor in connection with preparing the audit report and to establish that the independent auditor is aware of that information.

### **Statement of directors' responsibilities**

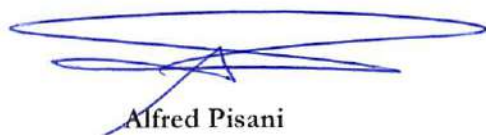
The Companies Act, Cap 386 requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the group and the company as at the end of the financial year and of the profit or loss of the group and the company for that year. In preparing these financial statements, the directors are required to:

- adopt the going concern basis unless it is inappropriate to presume that the group and the company will continue in business;
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- account for income and charges relating to the accounting period on the accruals basis;
- value separately the components of asset and liability items; and
- report comparative figures corresponding to those of the preceding accounting period.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the group and the company and to enable them to ensure that the financial statements have been properly prepared in accordance with the Companies Act, Cap 386. This responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. They are also responsible for safeguarding the assets of the group and the company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Auditor**

The auditor Grant Thornton has intimated its willingness to continue in office and a resolution proposing its reappointment will be put to the Annual General Meeting.



**Alfred Pisani**  
Chairman



**Ahmed Wahedi**  
Director


Registered office:  
22, Europa Centre,  
Floriana FRN 1400,  
Malta

25 April 2019

## Statement by the directors on the financial statements and other information included in the annual report

Pursuant to Listing Rule 5.68, we, the undersigned, declare that to the best of our knowledge, the financial statements included in the Annual Report, and prepared in accordance with the requirements of International Financial Reporting Standards as adopted by the European Union, give a true and fair view of the assets, liabilities, financial position and profit of the company and the group, and that this report includes a fair review of the development and performance of the business and position of the group and the company, together with a description of the principal risks and uncertainties that it faces.

Signed on behalf of the board of directors on 25 April 2019 by:



**Alfred Pisani**  
Chairman



**Ahmed Wahedi**  
Director

## Directors' statement of compliance with the Code of Principles Of Good Corporate Governance

Listed companies are subject to The Code of Principles of Good Corporate Governance (the "Code"). The adoption of the Code is not mandatory, but listed companies are required under the Listing Rules issued by the Listing Authority to include a Statement of Compliance with the Code in their Annual Report, accompanied by a report of the independent auditor.

The board of directors (the "directors" or the "board") of Mediterranean Investments Holding p.l.c. ("MIH" or the "company") restate their support for the Code and note that the adoption of the Code has resulted in positive effects to the company.

The board considers that during the reporting period, the company has been in compliance with the Code to the extent that was considered adequate with the size and operations of the company. Instances of divergence from the Code are disclosed and explained below.

### A. COMPLIANCE WITH THE CODE

#### Principles 1 and 4: The board

The board of directors is entrusted with the overall direction and management of the company, including the establishment of strategies for future development, and the approval of any proposed acquisitions by the company in pursuing its investment strategies.

Its responsibilities also involve the oversight of the company's internal control procedures and financial performance, and the review of business risks facing the company, ensuring that these are adequately identified, evaluated, managed and minimised. All the directors have access to independent professional advice at the expense of the company, should they so require.

Further to the relevant section in Appendix 5.1 to the Listing Rules, the board of directors acknowledge that they are stewards of the company's assets and their behaviour is focused on working with management to enhance value to the shareholders.

The board is composed of persons who are fit and proper to direct the business of the company with the shareholders as the owners of the company.

All directors are required to:

- Exercise prudent and effective controls which enable risk to be assessed and managed to achieve continued prosperity to the company;
- Be accountable for all actions or non-actions arising from discussion and actions taken by them or their delegates;
- Determine the company's strategic aims and the organisational structure;
- Regularly review management performance and ensure that the company has the appropriate mix of financial and human resources to meet its objectives and improve the economic and commercial prosperity of the company;
- Acquire a broad knowledge of the business of the company;
- Be aware of and be conversant with the statutory and regulatory requirements connected to the business of the company;
- Allocate sufficient time to perform their responsibilities; and
- Regularly attend meetings of the board.

In terms of Listing Rules 5.117 – 5.134, the board has established an audit committee to monitor the company's present and future operations, threats and risks in the external environment and current and future strengths and weaknesses. The audit committee ensures that the company has the appropriate policies and procedures in place to ensure that the company and its employees maintain the highest standards of corporate conduct, including compliance with applicable laws, regulations, business and ethical standards. The audit committee has a direct link to the board and is represented by the chairman of the audit committee in all board meetings.

### **Principle 2: Chairman and Chief Executive**

The roles of Chairman and Chief Executive Officer are carried out respectively by Mr Alfred Pisani and Mr Reuben Xuereb.

In terms of Principle 3.1, which calls for the appointment of a senior independent director, the board has appointed Mr Mario Galea as the indicated senior independent director.

The chairman is responsible to:

- Lead the board and set its agenda;
- Ensure that the directors of the board receive precise, timely and objective information so that they can take sound decisions and effectively monitor the performance of the company;
- Ensure effective communication with shareholders; and
- Encourage active engagement by all members of the board for discussion of complex or contentious issues.

### **Principle 3: Composition of the board**

The board of directors consists of two executive directors and five non-executive directors. Three directors are appointed by each of the two major shareholders, that is Corinthia Palace Hotel Company Limited of Malta ("CPHCL") and National Real Estate Company of Kuwait ("NREC") and are officers of these two companies. The other is an independent director jointly appointed by the two major shareholders. The present mix of executive directors, non-executive directors and independent director is considered to create a healthy balance and serves to unite all shareholders' interests, whilst providing direction to the company's management to help maintain a sustainable organisation.

The non-executive directors constitute a majority on the board and their main functions are to monitor the operations of the executive directors and their performance as well as to analyse any investment opportunities that are proposed by the executive directors. In addition, the non-executive directors have the role of acting as an important check on the possible conflicts of interest of the executive directors, which may exist as a result of their dual role as executive directors of the company and their role as officers of MIH's 50% shareholder, CPHCL.

For the purpose of Listing Rules 5.118 and 5.119, the non-executive directors are deemed independent. The board believes that the independence of its directors is not compromised because of long service or the provision of any other service to the group. Each director is mindful of maintaining independence, professionalism and integrity in carrying out his duties, responsibilities and providing judgement as a director of the company.

The board considers that none of the independent directors of the company:

- Are or have been employed in any capacity by the company;
- Have or have had, over the past three years, a significant business relationship with the company;
- Have received or receives significant additional remuneration from the company in addition to its director's fee;
- Have close family ties with any of the company's executive directors or senior employees; and
- Have been within the last three years an engagement partner or a member of the audit team or past external auditor of the company.

Each of the directors hereby declares that he undertakes to:

- Maintain in all circumstances his independence of analysis, decision and action;
- Not to seek or accept any unreasonable advantages that could be considered as compromising his independence; and
- Clearly express his opposition in the event that he finds that a decision of the board may harm the company.

The board also believes that the independence of its directors is not compromised because of long service or the provision of any other service to the Corinthia Group. Each director is mindful of maintaining independence, professionalism and integrity in carrying out his duties, responsibilities and providing judgement as a director of the company.

The board is made up as follows:

<i>Executive directors</i>	<i>Date of first appointment</i>
Mr Alfred Pisani – Chairman	12 December 2005
Mr Joseph Fenech – Executive Director	25 August 2006

<i>Non-executive directors</i>	<i>Date of first appointment</i>
Mr Faisal J S Alessa	24 June 2009
Mr Mario P. Galea	15 January 2014
Mr Joseph M. Pisani	12 June 2015
Mr Ahmed Wahedi	14 March 2018
Mr Ahmed Yousri Helmy	14 March 2018

<i>Company secretary</i>	<i>Date of first appointment</i>
Mr Stephen Bajada	18 April 2012

In accordance with the Articles of Association, the directors are appointed for an indefinite period.

#### **Principle 5: Board meetings**

During the year under review the board of directors met four times to discuss the operations and strategy of the company.

The number of board meetings attended by the directors for the year under review is as follows:

Mr Alfred Pisani	- 4 times
Mr Joseph Fenech	- 3 times
Mr Joseph M Pisani	- 4 times
Mr Samuel Dean Sidiqi	- 1 time (resigned 14 March 2018)
Mr Bassem Bitar	- 0 times (resigned 28 March 2018)
Mr Shivamurthy Bhanapur Hiremath	- 0 times (resigned 14 March 2018)
Mr Ahmed Wahedi	- 4 times (appointed 14 March 2018)
Mr Ahmed Yousri	- 3 times (appointed 14 March 2018)
Mr Faisal Sultan Alessa	- 0 times (appointed 28 March 2018)
Mr Mario P Galea	- 4 times

#### **Principle 6: Information and professional development**

The company ensures that it provides directors with relevant information to enable them to effectively contribute to board decisions. The company is committed to provide adequate and detailed induction training to directors who are newly appointed to the board. The company pledged to make available to the directors all training and advice as required.

## **Principle 8: Committees**

### **Audit committee**

The audit committee's primary objective is to assist the board in fulfilling its supervisory responsibilities over the financial reporting processes, financial policies and internal control structure. The committee is made up of a majority of non-executive directors and reports directly to the board of directors. The committee oversees the conduct of the internal and external audit and acts to facilitate communication between the board, management and, upon the direct request of the audit committee, the internal audit team and the external auditors.

During the year under review, the committee met four times. The internal and external auditors were invited to attend these meetings.

During the year under review, Mr Mario P. Galea served as Chairman. Mr Joseph M Pisani and Mr Ahmed Yousri served as members whilst Mr Stephen Bajada acted as secretary to the committee.

The board of directors, in terms of Listing Rule 5.118, has indicated Mr Mario P. Galea as the independent non-executive member of the audit committee who is considered to be competent in accounting and/or auditing in view of his considerable experience at a senior level in the audit and advisory field.

The audit committee is also responsible for the overview of the internal audit function. The role of the internal auditor is to carry out systematic risk-based reviews and appraisals of the operations of the company (as well as of its subsidiary) for the purpose of advising management and the board, through the audit committee, on the efficiency and effectiveness of management policies, practices and internal controls. The function is expected to promote the application of best practices within the organisation. During 2018, the internal audit function continued to advise the audit committee on aspects of the regulatory framework which affect the day-to-day operations of Palm City Residences.

The directors are fully aware that the close association of the company with CPHCL and its other subsidiaries is central to the attainment by the company of its investment objectives and implementation of its strategies. The audit committee ensures that transactions entered into between related parties are carried out on an arm's length basis and are for the benefit of the company, and that the company, and its subsidiary, accurately report all related party transactions in the notes to the financial statements.

In the year under review the Audit Committee oversaw the implementation of the necessary measures to ensure compliance in terms of the Market Abuse Directive and Regulations which came into effect in 2016. The board of directors approved the new terms of reference of the Audit Committee, bringing them in line with both the changes in the Listing Rules, as well as best international practice.

Pursuant to Articles 16 and 17 of Title III of the provisions of the Statutory Audit Regulations the Audit Committee has been entrusted with overseeing the process of appointment of the statutory auditors or audit firms.

## **Principle 9: Relations with shareholders and with the market**

The company is highly committed to having an open and communicative relationship with its bondholders and investors. In this respect, over and above the statutory and regulatory requirements relating to the Annual General Meeting, the publication of interim and annual financial statements, the company seeks to address the diverse information needs of its bondholders and investors by providing the market with regular, timely, accurate, comparable and comprehensive information.

## **Principle 10: Institutional shareholders**

The company ensures that it is constantly in close touch with its principal institutional investors. The company is aware that institutional investors who are mainly bondholders have the knowledge and expertise to analyse market information and make their independent and objective conclusions of the information available.

Institutional investors are expected to give due weight to relevant factors drawn to their attention when evaluating the company's governance arrangements in particular those relating to board structure and composition and departure from the Code of Corporate Governance.

**Principle 11: Conflicts of interest**

The directors are fully aware of their obligations regarding dealings in securities of the company as required by the Listing Rules in force during the year. Moreover, they are notified of blackout periods, prior to the issue of the company's interim and annual financial information, during which they may not trade in the company's bonds.

None of the other directors of the company have any interest in the shares of the company or the company's subsidiaries or investees or any disclosable interest in any contracts or arrangements either subsisting at the end of the last financial year or entered into during this financial year.

**Principle 12: Corporate social responsibility**

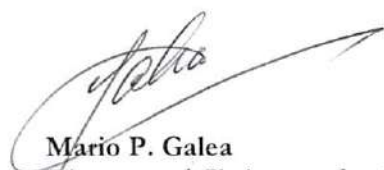
The company understands that it has an obligation towards society at large to put into practice sound principles of Corporate Social Responsibility. This responsibility is carried out by its Maltese shareholder, CPHCL and by its subsidiary Palm City Limited.

**B. NON-COMPLIANCE WITH THE CODE**

**Principle 7: Evaluation of the board's performance**

Under the present circumstances, the board does not consider it necessary to appoint a committee to carry out a performance evaluation of its role, as the board's performance is always under the scrutiny of the shareholders.

Approved by the board of directors on 25 April 2019 and signed on its behalf by:



**Mario P. Galea**  
Director and Chairman of audit committee



**Joseph Fenech**  
Executive director

## Other disclosures in terms of listing rules

### Statement by the directors pursuant to Listing Rule 5.70.1

#### Contracts of significance

##### *Loan agreements with Palm City Ltd*

The company has advanced amounts borrowed by way of bonds listed on the Malta Stock Exchange and other loans to its subsidiary, Palm City Ltd. The terms of the relevant agreement are set out in the company's financial statements.

##### *Loan agreement with Palm Waterfront Ltd*

The company has advanced amounts to its subsidiary, Palm Waterfront Ltd. The terms of the relevant agreement are set out in the company's financial statements.

##### *Loan agreements with shareholders and an ultimate shareholder*

The shareholders of the company have advanced funds to the company by way of shareholders' loans. The terms of the relevant agreement are set out in the company's financial statements.

##### *Build – Operate – Transfer agreements*

Palm City Ltd is party to a Build-Operate-Transfer agreement wherein it was engaged by Corinthia Palace Hotel Company Limited (CPHCL – holder of legal title to the Janzour land) to finalise the construction of the project in accordance with the specifications agreed upon by both parties. All costs and expenses related to the completion of the project, construction and development shall be borne by Palm City Ltd. In return Palm City Ltd will operate the project for its own benefit for a specific period of 65 years. Upon expiry of this 65 year term, Palm City is bound to transfer the operation back to CPHCL. The company and Corinthia Palace Hotel Company Limited have applied to the competent authorities in Libya, for approval of the assignment of the 99-year lease (which expires on 4 July 2105), from Corinthia Palace Hotel Company Limited to Palm City Ltd. Both parties have agreed that upon such approval being granted, the Build-Operate-Transfer agreement will be terminated.

On 5 December 2013, Palm Waterfront Ltd entered into a Build-Operate-Transfer agreement with Corinthia Palace Hotel Company Limited. The arrangement gives Palm Waterfront Ltd the right to develop a site located in Shuhada Sidi Abuljalil, Janzour in Libya. It also gives it the right to construct, implement, manage and operate the project to be developed on said site at its discretion. The term of the Build-Operate-Transfer agreement is for a period of 80 years from date of signing of said agreement.

### Pursuant to Listing Rule 5.70.2

#### Company secretary and registered office

Stephen Bajada  
22 Europa Centre, Floriana FRN 1400, Malta  
Telephone (+356) 21 233 141

Signed on behalf of the board of directors on 25 April 2019 by:



Alfred Pisani  
Chairman



Ahmed Wahedi  
Director

## Remuneration statement


With the exception of the independent director who is jointly appointed by the shareholders, the other directors are officers of the shareholders and none is paid any remuneration. In the circumstances, the need for the appointment of a Remuneration Committee does not arise.

### Remuneration of senior executives

The total remuneration of the senior executives of the company and its subsidiaries for the year ended 31 December 2018 amounted to €214,080.

The above amount represents fixed remuneration. There are no variable remuneration considerations nor share options.

Signed on behalf of the board of directors on 25 April 2019 by:



**Alfred Pisani**  
Chairman



**Ahmed Wahedi**  
Director


## Statements of total comprehensive income

	Notes	Group		Company	
		2018 €	2017 €	2018 €	2017 €
Revenue	6, 7	18,860,237	8,358,810	201,014	191,442
Operating expenses		(4,872,935)	(3,030,139)	-	-
<b>Gross profit</b>		<b>13,987,302</b>	<b>5,328,671</b>	<b>201,014</b>	<b>191,442</b>
Other income	9	-	143,920	-	-
Administrative expenses		(2,192,440)	(1,610,300)	(623,152)	(516,557)
Marketing expenses		(202,545)	(275,947)	(200,844)	(274,709)
<b>Operating profit (loss)</b>		<b>11,592,317</b>	<b>3,586,344</b>	<b>(622,982)</b>	<b>(599,824)</b>
Finance income	10	2,165,936	2,757,025	2,047,741	2,346,296
Finance costs	10	(5,895,121)	(6,537,946)	(5,123,763)	(5,491,865)
Share of loss of equity accounted investment		(180,246)	(80,361)	-	-
Fair value gain on investment property		21,594,200	-	-	-
Fair value gain on interest rate swap		30,495	144,967	-	-
<b>Profit (loss) before tax</b>	11	<b>29,307,581</b>	<b>(129,971)</b>	<b>(3,699,004)</b>	<b>(3,745,393)</b>
Tax (expense) income					
- Current tax	12	(232,272)	(480)	-	-
- Deferred tax on fair value of investment property	12	(7,557,970)	-	-	-
- Deferred tax – other	12	209,133	356,899	209,133	356,899
<b>Profit (loss) for the year</b>		<b>21,726,472</b>	<b>226,448</b>	<b>(3,489,871)</b>	<b>(3,388,494)</b>
<b>Other comprehensive income:</b>					
<b>Items that will be reclassified subsequently to profit or loss</b>					
Fair value through other comprehensive income:					
- current year gains		-	-	25,220,021	3,618,620
Difference on exchange		338,010	(1,020,982)	338,010	(1,020,982)
Income tax relating to components of other comprehensive income	27	118,303	(357,343)	(8,945,312)	(909,172)
Other comprehensive income (loss) for the year, net of tax		456,313	(1,378,325)	16,612,719	1,688,466
<b>Total comprehensive income (loss) for the year</b>		<b>22,182,785</b>	<b>(1,151,877)</b>	<b>13,122,848</b>	<b>(1,700,028)</b>
<b>Earnings (loss) per share (basic and diluted)</b>	13	<b>0.45</b>	<b>0.005</b>	<b>(0.07)</b>	<b>(0.07)</b>

## Statements of financial position

	Notes	Group		Company	
		2018	2017	2018	2017
		€	€	€	€
<b>Assets</b>					
<b>Non-current</b>					
Intangible assets	14	2,258	2,258	-	-
Property, plant and equipment	15	8,863,730	8,789,157	259	828
Investment property	16	271,976,830	250,267,829	-	-
Investment accounted for using the equity method	17	12,761,209	12,603,445	-	-
Investments in subsidiaries	18	-	-	231,955,055	209,007,237
Investment in associate	17	-	-	12,761,209	12,603,445
Lease prepayment	19	392,147	399,760	-	-
		<b>293,996,174</b>	<b>272,062,449</b>	<b>244,716,523</b>	<b>221,611,510</b>
<b>Current</b>					
Inventories	20	947,764	653,131	-	-
Trade and other receivables	21	4,106,995	2,863,313	2,103,245	2,996,550
Cash and cash equivalents	22	9,878,908	4,904,028	836,324	935,013
		<b>14,933,667</b>	<b>8,420,472</b>	<b>2,939,569</b>	<b>3,931,563</b>
<b>Total assets</b>		<b>308,929,841</b>	<b>280,482,921</b>	<b>247,656,092</b>	<b>225,543,073</b>
<b>Equity</b>					
Share capital	23	48,002,000	48,002,000	48,002,000	48,002,000
Other components of equity		(465,525)	(921,838)	92,684,222	76,071,503
Retained earnings (accumulated losses)		105,173,380	83,446,908	(38,074,525)	(34,584,654)
<b>Total equity</b>		<b>152,709,855</b>	<b>130,527,070</b>	<b>102,611,697</b>	<b>89,488,849</b>
<b>Liabilities</b>					
<b>Non-current</b>					
Bank and other borrowings	24	9,241,527	12,898,340	-	-
Bonds	25	82,540,354	82,423,517	82,540,354	82,423,517
Shareholders' loan	26	9,203,300	10,203,300	9,203,300	10,203,300
Deferred tax liability	27	36,357,934	29,127,400	48,772,192	40,036,013
Other non-current liabilities	29	2,693,473	824,990	-	-
		<b>140,036,588</b>	<b>135,477,547</b>	<b>140,515,846</b>	<b>132,662,830</b>
<b>Current</b>					
Bank borrowings	24	3,623,770	2,634,873	-	-
Derivative financial instrument	28	-	30,495	-	-
Trade and other payables	29	11,556,183	10,512,621	4,528,549	3,391,394
Current taxation		1,003,445	1,300,315	-	-
		<b>16,183,398</b>	<b>14,478,304</b>	<b>4,528,549</b>	<b>3,391,394</b>
<b>Total liabilities</b>		<b>156,219,986</b>	<b>149,955,851</b>	<b>145,044,395</b>	<b>136,054,224</b>
<b>Total equity and liabilities</b>		<b>308,929,841</b>	<b>280,482,921</b>	<b>247,656,092</b>	<b>225,543,073</b>

The financial statements on pages 13 to 54 were approved by the board of directors, authorised for issue on 25 April 2019 and signed on its behalf by:

  
Alfred Pisani  
Chairman

  
Ahmed Wahedi  
Director

## Statements of changes in equity

### Group

	Share capital €	Other components of equity €	Retained earnings €	Total equity €
Balance at 1 January 2017	48,002,000	456,487	83,220,460	131,678,947
Profit for the year	-	-	226,448	226,448
Other comprehensive loss	-	(1,378,325)	-	(1,378,325)
Total comprehensive (loss) income for the year	-	(1,378,325)	226,448	(1,151,877)
<b>Balance at 31 December 2017</b>	<b>48,002,000</b>	<b>(921,838)</b>	<b>83,446,908</b>	<b>130,527,070</b>
Balance at 1 January 2018	48,002,000	(921,838)	83,446,908	130,527,070
Profit for the year	-	-	21,726,472	21,726,472
Other comprehensive income	-	456,313	-	456,313
Total comprehensive income for the year	-	456,313	21,726,472	22,182,785
<b>Balance at 31 December 2018</b>	<b>48,002,000</b>	<b>(465,525)</b>	<b>105,173,380</b>	<b>152,709,855</b>

### Company

	Share capital €	Other components of equity €	Accumulated losses €	Total equity €
Balance at 1 January 2017	48,002,000	74,383,037	(31,196,160)	91,188,877
Loss for the year	-	-	(3,388,494)	(3,388,494)
Other comprehensive income	-	1,688,466	-	1,688,466
Total comprehensive income (loss) for the year	-	1,688,466	(3,388,494)	(1,700,028)
<b>Balance at 31 December 2017</b>	<b>48,002,000</b>	<b>76,071,503</b>	<b>(34,584,654)</b>	<b>89,488,849</b>
Balance at 1 January 2018	48,002,000	76,071,503	(34,584,654)	89,488,849
Loss for the year	-	-	(3,489,871)	(3,489,871)
Other comprehensive income	-	16,612,719	-	16,612,719
Total comprehensive income (loss) for the year	-	16,612,719	(3,489,871)	13,122,848
<b>Balance at 31 December 2018</b>	<b>48,002,000</b>	<b>92,684,222</b>	<b>(38,074,525)</b>	<b>102,611,697</b>

## Statements of cash flows

	Notes	Group		Company	
		2018 €	2017 €	2018 €	2017 €
<b>Operating activities</b>					
Profit (loss) before tax		29,307,581	(129,971)	(3,699,004)	(3,745,393)
Adjustments	30	(15,582,706)	5,678,484	5,061,587	4,783,266
Net changes in working capital	30	590,773	694,967	1,996,686	(928,699)
Tax paid		(296,870)	(59,854)	-	-
<b>Net cash generated from operating activities</b>		<b>14,018,778</b>	<b>6,183,626</b>	<b>3,359,269</b>	<b>109,174</b>
<b>Investing activities</b>					
Payments to acquire property, plant and equipment		(139,565)	(340,511)	-	(518)
Payments to acquire investment property		(114,801)	(55,409)	-	-
Loan from subsidiary company		-	-	2,453,069	4,683,314
Interest received		1,815	2,410	205	101
<b>Net cash (used in) from investing activities</b>		<b>(252,551)</b>	<b>(393,510)</b>	<b>2,453,274</b>	<b>4,682,897</b>
<b>Financing activities</b>					
Repayment of bank loan		(2,690,782)	(2,943,755)	-	-
Proceeds from borrowings		-	5,000,000	-	-
(Repayment) /proceeds from shareholders' loan		(1,000,000)	1,927,921	(1,000,000)	1,927,921
Repayment of bonds		-	(553,656)	-	(553,656)
Interest paid		(5,526,362)	(5,757,307)	(4,911,519)	(5,250,157)
<b>Net cash used in financing activities</b>		<b>(9,217,144)</b>	<b>(2,326,797)</b>	<b>(5,911,519)</b>	<b>(3,875,892)</b>
Net change in cash and cash equivalents		4,549,083	3,463,319	(98,976)	916,179
Cash and cash equivalents, beginning of year		4,901,935	1,497,081	935,013	23,685
<b>Cash and cash equivalents before effect of foreign exchange rate changes</b>		<b>9,451,018</b>	<b>4,960,400</b>	<b>836,037</b>	<b>939,864</b>
Effect of foreign exchange rate changes		402,931	(58,465)	287	(4,851)
<b>Cash and cash equivalents, end of year</b>	22	<b>9,853,949</b>	<b>4,901,935</b>	<b>836,324</b>	<b>935,013</b>

## Notes to the financial statements

### 1 Nature of operations

The group's principal activity is to directly or indirectly acquire and develop real estate opportunities in Libya and invest in any related trade or business venture.

The company's principal activity is to act as a holding company and its revenue is derived from management fees and dividends.

### 2 General information and statement of compliance with IFRSs

Mediterranean Investments Holding p.l.c. is a public limited liability company and is incorporated and domiciled in Malta. The address of the company's registered office is 22, Europa Centre, Floriana FRN 1400, Malta. The company is 50% owned by Corinthia Palace Hotel Company Limited of 22, Europa Centre, Floriana, FRN 1400, 40% owned by National Real Estate Company of PO Box 64585, Shuwaikh B 70456, Kuwait, and 10% owned by Libya Projects General Trading and Contracting Co. of Office 16/Mezzanine Block 12, Al Asfour International Company, Al Manqaf, Kuwait.

The financial statements of the group and the company 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 financial statements are presented in euro (€), which is also the functional currency of the group and its subsidiaries.

### 3 Going concern

The going concern basis underlying the preparation of these financial statements assumes that the group's and the company's lenders and creditors will continue to provide the financial support necessary to enable the company and the group to meet their debts as and when they fall due.

At the reporting date the group and company had a working capital deficiency of €1.2 million and €1.6 million respectively (2017 deficiency of: €6.0 million and positive €0.50 million respectively). The directors have taken and are still taking various measures to ensure that the group will continue to have adequate levels of cash to sustain its operations.

The significant improvement in the group's working capital position is mainly due to the improving performance of Palm City Limited which has contributed primarily to increased cash and cash equivalents.

On their assessment of the financial position of the group and the company, the directors anticipate that these will continue to operate within the banking limits currently agreed.

#### **4 New or revised standards or interpretations**

##### **4.1 New standards adopted as at 1 January 2018**

###### **IFRS 15 'Revenue from Contracts with Customers'**

IFRS 15 'Revenue from Contracts with Customers' and the related 'Clarifications to IFRS 15 Revenue from Contracts with Customers' (hereinafter referred to as 'IFRS 15') replace IAS 18 'Revenue', IAS 11 'Construction Contracts', and several revenue-related Interpretations. In accordance with the transition guidance, IFRS 15 has only been applied to contracts that are incomplete as at 1 January 2018.

###### **Contracts with multiple performance obligations**

The group earns its revenue mainly from residential and commercial leases which fall outside the scope of IFRS 15. However, a number of the group's contracts comprise a variety of performance obligations including, but not limited to, housekeeping and repair services. Under IFRS 15, the group and the company must evaluate the separability of the promised services based on whether they are 'distinct'. A promised service is 'distinct' if both:

- the customer benefits from the item either on its own or together with other readily available resources, and
- it is 'separately identifiable' (i.e the company does not provide a significant service integrating, modifying or customising it).

While this represents significant new guidance, the implementation of this new guidance did not have a significant impact on the timing or amount of revenue recognised by the group and the company in any year.

###### **IFRS 9 'Financial Instruments'**

IFRS 9 replaces IAS 39 'Financial Instruments: Recognition and Measurement'. It makes major changes to the previous guidance on the classification and measurement of financial assets and introduces an 'expected credit loss' model for the impairment of financial assets.

The adoption of IFRS 9 has impacted the following areas:

- the impairment of financial assets applying the expected credit loss model. This affects the group's and company's trade and other receivables measured at amortised cost (see note 5.16).
- the classification of the company's investment in subsidiaries and associate which were previously classified as available for sale (AFS) are now measured at fair value through other comprehensive income (FVOCI). This reclassification did not have any effect on the carrying amounts of the company's financial assets as at 1 January 2018.

##### **4.2 Standards, amendments and interpretations to existing standards that are not yet effective and have not been adopted early by the company**

At the date of authorisation of these financial statements, several new, but not yet effective standards, amendments to existing standards and interpretations have been published by the IASB. None of these standards, amendments or interpretations have been adopted early by the group and company.

Management anticipates that all of the relevant pronouncements will be adopted for the first period beginning on or after the effective date of the pronouncement. New standards, amendments and interpretations neither adopted nor listed below have not been disclosed as they are not expected to have a material impact on the group and company's financial statements.

###### **IFRS 16 'Leases'**

IFRS 16 will replace IAS 17 and three related Interpretations. It completes the IASB's long-running project to overhaul lease accounting. Leases will be recorded in the statement of financial position in the form of a right-of-use asset and a lease liability. There are two important reliefs provided by IFRS 16 for assets of low value and short-term leases of less than 12 months.

IFRS 16 is effective from periods beginning on or after 1 January 2019. Early adoption is permitted; however, the company has decided not to early adopt.

Management is yet to fully assess the impact of the standard and therefore is unable to provide quantified information.

## **5 Summary of accounting policies**

### **5.1 Overall considerations**

The consolidated and separate financial statements have been prepared using the significant accounting policies and measurement bases summarised below. The accounting policies have been consistently applied by the group and the company and are consistent with those in previous years.

### **5.2 Presentation of financial statements**

The consolidated and separate financial statements are presented in accordance with IAS 1 *Presentation of Financial Statements* (Revised 2007). The group and the company have elected to present the 'statement of total comprehensive income' in one statement.

### **5.3 Basis of consolidation**

The group financial statements consolidate those of the parent company and all of its subsidiary undertakings drawn up to 31 December 2018. Subsidiaries are all entities over which the group has power to control the financial and operating policies. MIH p.l.c. obtains and exercises control through voting rights. All subsidiaries have a reporting date of 31 December.

Intra-group balances, transactions and unrealised gains and losses on transactions between the group companies are eliminated. Where unrealised losses on intra-group asset sales are reversed on consolidation, the underlying asset is also tested for impairment from the group perspective. Amounts reported in the financial statements of subsidiaries have been adjusted where necessary to ensure consistency with the accounting policies adopted by the group.

Profit or loss and other comprehensive income of subsidiaries acquired or disposed of during the year are recognised from the effective date of acquisition, or up to the effective date of disposal, as applicable.

Non-controlling interests represent the portion of a subsidiary's profit or loss and net assets that is not held by the group. The group attributes total comprehensive income or loss of subsidiaries between the owner of the parent and the non-controlling interests based on their respective ownership interests.

The consolidated financial statements have been prepared from the financial statements of the following companies comprising the group.

<b>Company</b>	<b>Nature of business</b>	<b>% ownership</b>
Mediterranean Investments Holding p.l.c.	Holding company	
Palm City Ltd	Owns, operates and rents a residential compound	100%
Palm City Waterfront Ltd	Invest, develop and operate real estate projects	99.9%

## **5.4 Revenue**

Revenue is mainly derived from leasing out the investment property owned by the subsidiary, and the sales generated from the food and beverage outlets within the Palm City residential complex.

To determine whether to recognise revenue, the group follows a 5-step process:

1. Identifying the contract with a customer
2. Identifying the performance obligations
3. Determining the transaction price
4. Allocating the transaction price to the performance obligations
5. Recognising revenue when/as performance obligation(s) are satisfied.

The group often enters into transactions involving a range of products and services. In all cases, the total transaction price for a contract is allocated amongst the various performance obligations based on their relative stand-alone selling prices. The transaction price for a contract excludes any amounts collected on behalf of third parties.

Revenue is recognised either at a point in time or over time, when (or as) the group satisfies performance obligations by transferring the promised goods or services to its customers.

The group recognises deferred income for consideration received in respect of unsatisfied performance obligations and reports these amounts as other liabilities in the statement of financial position. Similarly, if the group satisfies a performance obligation before it receives the consideration, the group recognises either a contract asset or a receivable in its statement of financial position, depending on whether something other than the passage of time is required before the consideration is due.

Interest income is reported on an accrual basis using effective interest rate method. Dividend income, other than those from investments in associates, is recognised at the time to receive payment is established.

## **5.5 Investments in associates**

Associates are those entities over which the group is able to exert significant influence but which are neither subsidiaries nor joint ventures. Investments in associates are initially recognised at cost and subsequently accounted for using the equity method. Any goodwill or fair value adjustment attributable to the group's share in the associate is not recognised separately and is included in the amount recognised as investment in associates.

The carrying amount of the investments in associates is increased or decreased to recognise the group's share of the profit or loss and other comprehensive income of the associate. These changes include subsequent depreciation, amortisation or impairment of the fair value adjustment of assets and liabilities.

Unrealised gains and losses on transactions between the group and its associates are eliminated to the extent of the group's interest in those entities. Where unrealised losses are eliminated, the underlying asset is also tested for impairment.

Amounts reported in the financial statements of associates have been adjusted where necessary to ensure consistency with the accounting policies of the group.

## **5.6 Foreign currency translation**

### **Functional and presentation currency**

The separate and consolidated financial statements are presented in euro, which is also the functional currency of the parent company.

### **Foreign currency transactions and balances**

Foreign currency transactions are translated into the functional currency of the respective group entity, using the exchange rates prevailing at the dates of the transactions (spot exchange rate). Foreign exchange gains and losses resulting from the settlement of such transactions and from the remeasurement of monetary items denominated in foreign currency at year-end exchange rates are recognised in profit or loss.

Non-monetary items are not retranslated at year-end and are measured at historical cost (translated using the exchange rates at the transaction date), except for non-monetary items measured at fair value which are translated using the exchange rates at the date when fair value was determined.

### **5.7 Operating expenses**

Operating expenses are recognised in profit or loss upon utilisation of the service or as incurred.

### **5.8 Borrowing costs**

Borrowing costs primarily comprise interest on the group's borrowings. Borrowing costs incurred on specific fixed asset projects prior to their commissioning are capitalised as part of the cost of the asset. The capitalisation rate used to determine the amount of borrowing costs eligible for capitalisation is based on the average rate of interest on bank borrowings. All other borrowing costs are amortised on an effective interest basis over the life of the loan facility agreement.

### **5.9 Employee benefits**

Contributions towards the state pension in accordance with local legislation are recognised in profit or loss when they are due.

### **5.10 Intangible assets**

Trademarks are measured initially at purchase cost. Subsequent to initial recognition, intangible assets are stated at cost less any accumulated amortisation and impairment losses.

When an intangible asset is disposed of, the gain or loss on disposal is determined as the difference between the proceeds and the carrying amount of the asset and is recognised in profit or loss within 'other income' or 'administrative expenses'.

### **5.11 Property, plant and equipment**

All items of property, plant and equipment are initially recognised at acquisition cost including any costs directly attributable to bringing the assets to the location and condition necessary for them to be capable of operating in the manner intended by management. They are subsequently measured at acquisition cost or manufacturing cost less subsequent depreciation and impairment losses.

Depreciation is calculated, using the straight-line method, to write off the cost or valuation of assets over their estimated useful lives on the following bases:

	%
- Computer equipment	25
- Computer software	20
- Office furniture and equipment	25
- Motor vehicles	25
- Tools	33
- Machinery and equipment	25

Assets in the course of construction are not depreciated.

Material residual value estimates and estimates of useful life are updated as required, but at least annually, whether or not the asset is revalued. Gains or losses arising on the disposal of property, plant and equipment are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognised in profit or loss within 'other income' or 'administrative expenses'.

### **5.12 Investment property**

Investment property is property held to earn rentals and/or for capital appreciation and is accounted for using the fair value model.

Investment property is revalued annually and is included in the statement of financial position at its fair value. This is determined by the directors based either on management's estimates of expected future cash flows or market values. When based on management's estimates of future cash flows, the value of the property is determined by applying a suitable discount rate.

Any gain or loss resulting from either a change in the fair value or the sale of an investment property is immediately recognised in profit or loss within 'fair value gain on investment property'.

Rental income and operating expenses from investment property are reported within 'revenue' and 'operating expenses' and are recognised as described in notes 5.4 and 5.7 respectively.

### **5.13 Leased assets**

#### **Operating leases**

Operating leases are those leases where a significant portion of the risk and rewards of ownership are effectively retained by the lessor. Payments on operating lease agreements are recognised as an expense on a straight-line basis over the lease term. Associated costs, such as maintenance and insurance, are expensed as incurred.

### **5.14 Impairment testing of tangible and intangible assets**

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are largely independent cash inflows (cash-generating units). As a result, some assets are tested individually for impairment and some are tested at cash-generating unit level.

All individual assets or cash-generating units are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of its fair value less costs to sell and its value in use. To determine the value in use, the group's management estimates expected future cash flows from each cash-generating unit and determines a suitable interest rate in order to calculate the present value of those cash flows. Discount factors are determined individually for each cash-generating unit and reflect their respective risk profiles as assessed by the group's management.

Impairment losses are recognised in the profit or loss. Impairment losses for cash-generating units are charged pro rata to the assets in the cash-generating unit. All assets are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist. An impairment charge that has been recognised is reversed if the cash-generating unit's recoverable amount exceeds its carrying amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

### **5.15 Investment in subsidiaries**

Investment in subsidiaries is included in the company's financial statements at fair value (refer to note 5.16).

## **5.16 Financial instruments**

### **Recognition and derecognition**

Financial assets and financial liabilities are recognised when the group and the company become a party to the contractual provisions of the financial instrument.

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and all substantial risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

### **Classification and initial measurement of financial assets**

Except for those trade receivables that do not contain a significant financing component and are measured at the transaction price in accordance with IFRS 15, all financial assets are initially measured at fair value adjusted for transaction costs (where applicable).

Financial assets are classified into the following categories:

- amortised cost
- fair value through profit or loss (FVTPL)
- fair value through other comprehensive income (FVOCI).

In the periods presented the group and the company do not have any financial assets categorised at FVTPL.

The classification is determined by both:

- the entity's business model for managing the financial asset; and
- the contractual cash flow characteristics of the financial asset.

All income and expenses relating to financial assets that are recognised in profit or loss are presented within 'finance costs' or 'finance income', except for impairment of trade receivables which is presented in 'administrative expenses'.

### **Subsequent measurement of financial assets**

#### **Financial assets at amortised cost**

Financial assets are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- they are held within a business model whose objective is to hold the financial assets and collect its contractual cash flows; and
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial recognition, these are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial. The group's and the company's cash and cash equivalents, trade and most other receivables fall into this category of financial instruments.

#### **Financial assets at fair value through other comprehensive income (FVOCI)**

The group and the company accounts for financial assets at FVOCI if the assets meet the following conditions:

- they are held within a business model whose objective is to hold to collect the associated cash flows and sell; and

- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The company made the irrevocable election to account for the investment in subsidiaries and associate at FVOCI.

Any gains or losses recognised in other comprehensive income will be recycled upon derecognition of the asset.

### **Financial assets classified as available for sale (AFS) under IAS 39 (comparative periods)**

AFS financial assets are non-derivative financial assets that are either designated to this category or do not qualify for inclusion in any of the other categories of financial assets (FVTPL or held to maturity and loans and receivables). The company's AFS financial assets include equity investments in subsidiaries and associate.

All AFS financial assets were measured at fair value. Gains and losses were recognised in other comprehensive income and reported within 'other components of equity', except for impairment losses and foreign exchange differences on monetary assets, which are recognised in profit or loss. When the asset is disposed of or is determined to be impaired, the cumulative gain or loss recognised in other comprehensive income is reclassified from the equity reserve to profit or loss and presented as a reclassification adjustment within 'other comprehensive income'. Interest calculated using effective interest method and dividends are recognised in profit or loss within 'finance income'.

### **Impairment of financial assets**

IFRS 9's impairment requirements use more forward-looking information to recognise expected credit losses – the 'expected credit loss (ECL) model'. This replaces IAS 39's 'incurred loss model'. Instruments within the scope of the new requirements included FVOCI, trade receivables and contract assets recognised and measured under IFRS 15.

Recognition of credit losses is no longer dependent on the group and company first identifying a credit loss event. Instead the group and company consider a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

In applying this forward-looking approach, a distinction is made between:

- financial instruments that have not deteriorated significantly in credit quality since initial recognition or that have low credit risk ('Stage 1') and
- financial instruments that have deteriorated significantly in credit quality since initial recognition and whose credit risk is not low ('Stage 2').

'Stage 3' would cover financial assets that have objective evidence of impairment at the reporting date.

'12-month expected credit losses' are recognised for the first category while 'lifetime expected credit losses' are recognised for the second category.

Measurement of the expected credit losses is determined by a probability-weighted estimate of credit losses over the expected life of the financial instrument.

### **Previous financial asset impairment under IAS 39**

In the prior year, the impairment of receivables was based on the incurred loss model. Individually significant receivables were considered for impairment when they were past due or when other objective evidence was received that a specific counterparty will default. Receivables that were not considered to be individually impaired were reviewed for impairment in groups, which are determined by reference to the industry and region of the counterparty and other shared credit risk characteristics. The impairment loss estimate was then based on recent historical counterparty default rates for each identified group.

### **Trade and other receivables**

The group and company make use of a simplified approach in accounting for trade and other receivables as well as contract assets and record the loss allowance as lifetime expected credit losses. These are the expected shortfalls in contractual cash flows, considering the potential for default at any point during the life of the

financial instrument. In calculating, the group and company use their historical experience, external indicators and forward-looking information to calculate the expected credit losses using a provision matrix.

The group and company assess impairment of trade receivables on a collective basis as they possess shared credit risk characteristics. Refer to note 32.1 for a detailed analysis of how the impairment requirements of IFRS 9 are applied.

### **Classification and measurement of financial liabilities**

As the accounting for financial liabilities remains largely the same under IFRS 9 compared to IAS 39, the group's and company's financial liabilities were not impacted by the adoption of IFRS 9. However, for completeness, the accounting policy is disclosed below.

The group's and the company's financial liabilities include borrowings, trade and other payables and derivative financial instrument.

Financial liabilities are initially measured at fair value, and, where applicable, adjusted for transaction costs unless the company designates a financial liability at fair value through profit or loss.

Subsequently, financial liabilities are measured at amortised cost using the effective interest method except for derivatives and financial liabilities designated at FVTPL, which are carried subsequently at fair value with gains or losses recognised in profit or loss (other than derivative financial instruments that are designated and effective as hedging instruments).

All interest-related charges and, if applicable, changes in an instrument's fair value that are reported in profit or loss are included within 'finance costs' or 'finance income'.

### **5.17 Inventories**

Inventories are stated at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less any applicable selling expenses.

The cost of inventories is based on the weighted average principle and includes expenditure incurred in acquiring the inventories and bringing them to their existing location and condition.

### **5.18 Income taxes**

Tax expense recognised in profit or loss comprises the sum of deferred tax and current tax not recognised directly in the statement of comprehensive income or equity.

Current income tax assets and/or liabilities comprise those obligations to, or claims from, fiscal authorities relating to the current or prior reporting periods, that are unpaid at the reporting date. Current tax is payable on taxable profit, which differs from profit or loss in the financial statements. Calculation of current tax is based on tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period and any adjustment to tax payable in respect of previous years.

Deferred income taxes are calculated using the liability method on temporary differences between the carrying amounts of assets and liabilities and their tax bases. However, deferred tax is not provided on the initial recognition of goodwill, or on the initial recognition of an asset or liability unless the related transaction is a business combination or affects tax or accounting profit. Deferred tax on temporary differences associated with shares in subsidiaries and joint ventures is not provided if reversal of these temporary differences can be controlled by the group and it is probable that reversal will not occur in the foreseeable future.

Deferred tax assets and liabilities are calculated, without discounting, at tax rates that are expected to apply to their respective period of realisation, provided they are enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are always provided for in full.

Deferred tax assets are recognised to the extent that it is probable that they will be able to be utilised against future taxable income. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Changes in deferred tax assets or liabilities are recognised as a component of tax income or expense in profit or loss, except where they relate to items that are recognised in the statement of other comprehensive income or equity (such as the revaluation of land) in which case the related deferred tax is also recognised in the statement of other comprehensive income or equity respectively.

### **5.19 Cash and cash equivalents**

For the purposes of the statements of cash flows, cash and cash equivalents comprise cash in hand and demand deposits, net of bank balance overdrawn. In the statement of financial position the bank balance overdrawn is included within bank borrowings in current liabilities.

### **5.20 Equity, reserves and dividend payments**

Share capital represents the nominal value of shares that have been issued.

Other components of equity include movements in fair value of financial assets at FVOCI.

Retained earnings/accumulated losses include all current and prior period results, less dividend distributions.

Dividend distributions payable to equity shareholders are included in 'other liabilities' when the dividends have been approved in a general meeting prior to the reporting date.

### **5.21 Provisions, contingent liabilities and contingent assets**

Provisions are recognised when present obligations as a result of a past event will probably lead to an outflow of economic resources from the group and company and amounts can be estimated reliably. Timing or amount of the outflow may still be uncertain. A present obligation arises from the presence of a legal or constructive commitment that has resulted from past events. Restructuring provisions are recognised only if a detailed formal plan for the restructuring has been developed and implemented, or management has at least announced the plan's main features to those affected by it. Provisions are not recognised for future operating losses.

Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the reporting date, including the risks and uncertainties associated with the present obligation. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. Where the time value of money is material, provisions are discounted to their present values.

Any reimbursement that the group and the company can be virtually certain to collect from a third party with respect to the obligation is recognised as a separate asset. However, this asset may not exceed the amount of the related provision.

All provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

In those cases where the possible outflow of economic resources as a result of present obligations is considered improbable or remote, no liability is recognised.

### **5.22 Significant management judgement in applying accounting policies and estimation uncertainty**

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

The resulting accounting estimates will, by definition, seldom equal actual results. The estimates, assumptions and management judgements that have a significant risk of causing a material adjustment to the carrying amounts

of assets and liabilities within the next financial year are described below.

The fair value of investment property is determined by using valuation techniques. Further details of the judgements and assumptions made are disclosed in note 16.

This note highlights information about the fair value estimation of the investment property.

In the opinion of the directors, the accounting estimates and judgements made in the course of preparing these financial statements are, with the exception of those described hereunder not difficult, subjective or complex to a degree which would warrant their description as critical in terms of the requirements of IAS 1.

**(a) Income taxes**

In order to establish the taxation provisions, management exercises significant judgement in view of the fact that the group and the company operate in various jurisdictions and as a result there are diverse transactions for which the ultimate tax determination is somewhat uncertain. In the event that the amount of actual tax due differs from the original amounts provided for, such variances will have an impact on the taxation charges for future periods.

**(b) Impairment of trade and other receivables**

The group applies the simplified model of recognising lifetime expected credit losses for all trade receivables. In measuring the expected credit losses, the trade receivables are assessed on a collective basis as they possess shared credit characteristics. They have been grouped according to the past due dates and geographical location. The group has concluded that the expected credit losses for trade receivables is not material.

**(c) Useful lives of depreciable assets**

Management reviews the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets to the group and company. The carrying amounts are analysed in note 15. Actual results, however, may vary due to technical obsolescence, particularly relating to software and IT equipment.

**(d) Inventories**

Management estimates the net realisable values of inventories, taking into account the most reliable evidence available at each reporting date. The future realisation of these inventories may be affected by expiry, obsolescence, future technology or other market-driven changes that may reduce future selling prices.

**(e) Fair value of financial instruments**

Management apply valuation techniques to determine the fair value of financial instruments where active market quotes are not available. This requires management to develop estimates and assumptions based on market inputs, using observable data that market participants would use in pricing the instrument. Where such data is not observable, management uses its best estimate. Estimated fair values of financial instruments may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

**(f) Fair value of investment property**

At each reporting date the investment property is revalued by the directors based either on management's estimates of expected future cash flows or market values. The company has recognised a fair value uplift to the investment property during the year under review. When based on management's estimates of expected future cash flows the value of each property is determined by applying a suitable discount rate.

The group's investment property is situated in Libya which is still experiencing political instability. The estimated fair values were arrived at using projected cash flows from the operation of the investment property. On the basis of the valuation carried out by the directors, an uplift of €21,594,200 was recognised in these financial statements. The significant uncertainty which is still prevailing in Libya and the significant judgements surrounding the valuation of the investment property situated in that country render the valuation of the

property extremely difficult and judgemental. However, in arriving at their valuation, the directors have taken into consideration the gradual recovery in Libya that the group experienced until the balance sheet date and further assuming that the situation continues until the company achieves pre-revolution levels of activity in 2020.

### 5.23 Segment reporting

The standard requires a ‘management approach’ under which segment information is presented on the same basis as that used for internal reporting purposes. The chief operating maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the group board of directors.

An operating segment is a group of assets and operations engaged in providing services that are subject to risks and returns that are different from that of other segments. The operating segments can be classified as investment property rental, income from food and beverages and others.

The group is engaged in the ownership and leasing of its investment property. The group’s country of domicile is Malta and the operation is in Libya.

The board of directors assesses performance based on the measure of earnings before interest, tax, depreciation and amortisation (EBITDA).

The group is not required to report a measure of total assets and liabilities for each reportable segment since such amounts are not regularly provided to the chief operating decision maker. However, in accordance with IFRS 8, non-current assets (other than financial instruments and deferred tax assets) are divided into geographical areas in note 6.

## 6 Segment reporting

	2018 € Libya	2017 € Libya
Revenue (note 1)		
Investment property rental	17,022,892	7,395,757
Income from food and beverages operations	1,024,217	414,601
Other	813,128	548,452
	<b>18,860,237</b>	<b>8,358,810</b>
EBITDA	12,291,013	4,096,214
Depreciation	(64,423)	(92,160)
Amortisation of lease prepayments	(7,613)	(7,613)
<b>Segment operating profit</b>	<b>12,218,977</b>	<b>3,996,441</b>
Non current assets (note 2)	<b>272,550,662</b>	<b>250,872,718</b>

During the year, €4,056,756 or 22% (2017: €2,168,060 or 26%) of the group’s revenues depended on two single customers in the investment property rental segment.

Note 1: Revenue comprises amounts attributable to the group’s country of domicile, Malta, amounting to €889 (2017: €10,570), Libya, amounting to €2,483,444 (2017: €1,677,114), United States of America, amounting to €2,971,645 (2017: €2,283,503) and other foreign countries amounting to €13,404,259 (2017: €4,387,623).

Note 2: All non-current assets are located in Libya.

**7 Revenue**

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
Income from management fees	-	-	201,014	191,442
Income from residential leases	15,904,854	6,917,308	-	-
Income from commercial leases	1,118,038	478,449	-	-
Income from food and beverage operations	1,024,217	414,601	-	-
Administration fees	-	122	-	-
Water, electricity, internet and telephone recharges	502,412	469,652	-	-
Miscellaneous income	310,716	78,678	-	-
	<b>18,860,237</b>	<b>8,358,810</b>	<b>201,014</b>	<b>191,442</b>

**8 Staff costs**

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
Wages and salaries	1,738,145	1,329,449	-	-
Social security costs	152,094	115,097	-	-
	<b>1,890,239</b>	<b>1,444,546</b>	-	-

The average number of persons employed by the group during the year was:

	2018	2017
	No.	No.
Operating	60	52
Administrative	20	15
	<b>80</b>	<b>67</b>

During the years 2018 and 2017, the company did not have any employees.

## 9 Other income

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
Reversal of provision for bad debts	-	96,344	-	-
Creditors written back	-	47,576	-	-
	-	<b>143,920</b>	-	-

## 10 Finance income and finance costs

Finance income and finance costs may be analysed as follows:

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
Interest receivable on short term deposits	1,815	2,410	205	101
Interest charged on loan to subsidiary company	-	-	62,253	274,209
Difference on exchange	2,164,121	2,754,615	1,985,283	2,071,986
<b>Finance income</b>	<b>2,165,936</b>	<b>2,757,025</b>	<b>2,047,741</b>	<b>2,346,296</b>
Interest on bonds	4,480,000	4,936,828	4,480,000	4,936,828
Interest charged on loan from shareholders	526,926	431,519	526,926	431,519
Bank interest	430,294	648,166	-	-
Interest on other loans	199,997	176,438	-	-
Difference on exchange	17,829	-	-	-
Amortisation of borrowing costs	123,238	221,477	-	-
Amortisation of bond issue costs	116,837	123,518	116,837	123,518
<b>Finance costs</b>	<b>5,895,121</b>	<b>6,537,946</b>	<b>5,123,763</b>	<b>5,491,865</b>

## 11 Profit (loss) before tax

The profit (loss) before tax is stated after charging:

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
Depreciation of property, plant and equipment	64,992	93,179	569	1,019
Operating lease charge	7,613	7,613	-	-
Auditor's remuneration	-	-	-	-
- Annual statutory audit	24,790	23,000	8,800	8,350

## 12 Tax (expense) income

The relationship between the expected tax (expense) income based on the effective tax rate of the group and the company and the tax (expense) income actually recognised in the statements of total comprehensive income can be reconciled as follows:

	Group		Company	
	2018 €	2017 €	2018 €	2017 €
Profit (loss) before tax	29,307,581	(129,971)	(3,699,004)	(3,745,393)
Tax rate	18.75%	18.75%	35%	35%
<b>Expected tax (expense) income</b>	<b>(5,495,171)</b>	<b>24,370</b>	<b>1,294,651</b>	<b>1,310,888</b>
Adjustment for non-deductible expenses	(1,898,639)	(1,978,674)	(1,802,127)	(1,925,536)
Adjustment for income not subject to tax	750,141	768,089	716,609	668,845
Adjustment for tax rate differences	(937,440)	1,239,932	-	-
Under provision of deferred tax in prior year	-	302,702	-	302,702
<b>Actual tax (expense) income, net</b>	<b>(7,581,109)</b>	<b>356,419</b>	<b>209,133</b>	<b>356,899</b>
Comprising:				
Current tax	(232,272)	(480)	-	-
Deferred tax on loss on fair value of investment property	(7,557,970)	-	-	-
Deferred tax on unabsorbed capital allowances and unused tax losses	209,133	356,899	209,133	356,899
<b>Tax (expense) income</b>	<b>(7,581,109)</b>	<b>356,419</b>	<b>209,133</b>	<b>356,899</b>
Deferred tax income (expense), recognised directly in other comprehensive income	118,303	(357,343)	(8,945,312)	(909,172)

See note 27 for information on the group's and company's deferred tax liability.

## 13 Earnings (loss) per share

The calculation of earnings per share is based on the net profit for the year attributable to ordinary shareholders and the weighted average number of ordinary shares (2018 and 2017: 48,002,000) outstanding during the year. There was no dilution of share capital during the reporting periods presented.

**14 Intangible asset**

**Trademarks**

Group	2018 €	2017 €
Carrying amount		
At 1 January and 31 December	<u>2,258</u>	<u>2,258</u>

**15 Property, plant and equipment**

The group and company's property, plant and equipment comprise of asset in the course of construction, computer equipment, computer software, motor vehicles, office furniture and equipment, tools and machinery and equipment. The carrying amount can be analysed as follows:

Group	Asset in the course of construction €	Computer equipment €	Computer software €	Motor vehicles €	Office furniture and equipment €	Tools €	Machinery and equipment €	Total €
<b>Gross carrying amount</b>								
At 1 January 2017	8,308,699	227,960	217,350	131,353	521,880	119,316	583,001	10,109,559
Additions	274,501	3,314	-	29,845	14,421	298	18,132	340,511
Disposals	-	-	-	(19,709)	(10,662)	-	-	(30,371)
At 31 December 2017	8,583,200	231,274	217,350	141,489	525,639	119,614	601,133	10,419,699
<b>Depreciation</b>								
At 1 January 2017	-	215,122	137,447	131,353	481,690	119,316	482,806	1,567,734
Depreciation for the year	-	9,174	39,521	2,274	33,437	285	8,488	93,179
Release on disposal	-	-	-	(19,709)	(10,662)	-	-	(30,371)
At 31 December 2017	-	224,296	176,968	113,918	504,465	119,601	491,294	1,630,542
<b>Carrying amount at 31 December 2017</b>	<b>8,583,200</b>	<b>6,978</b>	<b>40,382</b>	<b>27,571</b>	<b>21,174</b>	<b>13</b>	<b>109,839</b>	<b>8,789,157</b>
<b>Gross carrying amount</b>								
At 1 January 2018	8,583,200	231,274	217,350	141,489	525,639	119,614	601,133	10,419,699
Additions	98,586	2,791	-	37,140	910	138	-	139,565
Disposals	-	-	-	(9,625)	-	-	-	(9,625)
At 31 December 2018	8,681,786	234,065	217,350	169,004	526,549	119,752	601,133	10,549,639
<b>Depreciation</b>								
At 1 January 2018	-	224,296	176,968	113,918	504,465	119,601	491,294	1,630,542
Depreciation for the year	-	3,752	29,580	8,235	19,157	60	4,208	64,992
Release on disposal	-	-	-	(9,625)	-	-	-	(9,625)
At 31 December 2018	-	228,048	206,548	112,528	523,622	119,661	495,502	1,685,909
<b>Carrying amount at 31 December 2018</b>	<b>8,681,786</b>	<b>6,017</b>	<b>10,802</b>	<b>56,476</b>	<b>2,927</b>	<b>91</b>	<b>105,631</b>	<b>8,863,730</b>

Company	Computer equipment €
<b>Gross carrying amount</b>	
At 1 January 2017	5,515
Additions	518
At 31 December 2017	<u>6,033</u>
<b>Depreciation</b>	
At 1 January 2017	4,186
Depreciation for the year	1,019
At 31 December 2017	<u>5,205</u>
<b>Carrying amount at 31 December 2017</b>	<u>828</u>
<b>Gross carrying amount</b>	
At 1 January 2018	6,033
Additions	-
At 31 December 2018	<u>6,033</u>
<b>Depreciation</b>	
At 1 January 2018	5,205
Depreciation for the year	569
At 31 December 2018	<u>5,774</u>
<b>Carrying amount at 31 December 2018</b>	<u>259</u>

The group's property, plant and equipment comprises of an asset that is being constructed on land located in Shuhada Sidi Abuljalil, Janzour in Libya. This land is earmarked for development for residential units, tourism, leisure and restaurant facilities by one of the subsidiaries, Palm Waterfront Ltd. Costs directly associated with the development of the land have also been included.

The right to construct the asset was acquired by means of a Build, Operate and Transfer (BOT) agreement with Corinthia Palace Hotel Company Limited which was signed on 5 December 2014. The arrangement gives Palm Waterfront Ltd the right to develop the site, construct, implement, manage and operate the project at its discretion. The term of the BOT agreement is for a period of 80 years from date of signing of said agreement.

## **16 Investment property**

### **Group**

Investment property includes the Palm City Residences in Janzour, Libya, which is held to earn rentals and for capital appreciation. Due to the lack of comparable properties in the market, the determination of fair value cannot be objectively established on the basis of current active market prices. Therefore, the fair value is determined on the basis of the discounted value of future earnings expected from the operation of the property.

Changes to the carrying amounts presented in the statement of financial position can be summarised as follows:

	2018 €	2017 €
<b>Carrying amount as at 1 January</b>	250,267,829	250,212,420
Capitalisation of project related expenses	114,801	55,409
Fair value gain	21,594,200	-
<b>Carrying amount as at 31 December</b>	<u>271,976,830</u>	<u>250,267,829</u>

Investment property valued at €271,976,830 (2017: €250,267,829) is pledged as security for related borrowings.

Rental income for 2018 amounting to €17,022,892 (2017: €7,395,757) is included within 'revenue'. No contingent rents were recognised. Direct operating expenses of €4,872,935 (2017: €3,030,139) were reported within 'operating expenses'.

The fair value of the investment property was determined by discounting the forecast future cash flows generated by Palm City Residences for the remaining period of 53 years of the Build-Operate-Transfer agreement signed between Corinthia Palace Hotel Company Limited and Palm City Ltd in 2007. In the previous reporting period, a valuation exercise was carried out by the directors to determine the fair value of the investment property, and a composite pre-tax discount rate of 11.98% in real terms was applied to the projected cash flows.

During the current reporting period, another exercise was carried out by the directors to determine the fair value of the investment property. The valuation arrived at was a result of various premia being applied including country risk, property risk and projection risk premium.

During recent years, Libya's oil production and Gross Domestic Product improved. However the political situation is still considered to be relatively unstable. Given this scenario, country risk premium for the country was once again lower when compared to the previous year. In the current exercise the country risk premium used was 10.1 % (equivalent to 7.7% post-tax). This is lower than what was used in the previous year (11.4% pre-tax and 8.7% post-tax). The valuation also assumes a gradual linear reduction in country risk as from next year, to settle at pre-tax rate of 4.7% by 2024.

Previous valuations of the property had factored in a property risk premium of 1.25% and a BOT premium of 1% in the computation of the discount rate. This has been kept at the same level for the current valuation.

Based on their knowledge of the business and the conditions that Palm City is currently operating in, the directors have decided to factor in a projection risk premium of 2.85% (2017: 2%).

The composite pre-tax discount rate for the year under review, for all the above inputs, including a risk-free rate of 1.08% is 12.58%.

The valuation arrived at when using all the above inputs, combined with the projected income streams amounts to €271,977,259. The directors decided to recognise an uplift of €21,594,200 in these financial statements.

If the discount rate is increased or decreased by 100 basis points, the fair value of the investment property would decrease and increase by €21 million and €25 million (2017: €22 million and €26 million), respectively.

There are no material contractual obligations pertaining to investment property at the end of the reporting periods presented, except for repairs and maintenance expenses incurred in the normal running of the operation.

Leasing arrangements for residential units at the end of the reporting periods presented are as follows:

	<b>2018</b>	<b>2017</b>
	%	%
Within 1 year	29	20
1-5 years	157	80
	<b>186</b>	<b>100</b>

## 17 Other investments

### 17.1 Investment accounted for using the equity method

#### Group

In the group financial statements, the investment in MTJSC is accounted for using the equity method.

	2018 €	2017 €
Shares in associate company (unquoted)	12,761,209	12,603,445

### 17.2 Investment in associate

#### Company

In the company financial statements, the investment in MTJSC is shown as FVOCI. The fair value has been derived based on the latest financial information available.

	2018 €	2017 €
Shares in associate company (unquoted)	12,761,209	12,603,445

The below table sets out the financial information of the associate.

Associate company	Percentage holding in ordinary shares %	Nature of business	Capital and reserves 31.12.2018 €
Medina Tower Joint Stock Company for Real Estate Investment and Development (MTJSC) Suite 107, Tower 2, Level 10 Tripoli Towers, Tripoli, Libya	25	Property development	51,044,838 (LYD80,992,844)

Summarised financial information for MTJSC is as follows:

	2018 €	2017 €
Total assets	51,164,407	50,886,290
Total liabilities	(119,569)	(472,510)
(Loss)/Profit for the year	(720,984)	107,257

A reconciliation of the above summarised financial information to the carrying amount of the investment is set out below:

	2018 €	2017 €
Total net assets	51,044,838	50,413,780
Proportion of ownership held by group	25%	25%
Carrying amount of investment	12,761,209	12,603,445

## 18 Investments in subsidiaries

### Company

	Notes	2018 €	2017 €
Shares in subsidiary companies (unquoted)	18.1	224,955,055	199,554,788
Loans to subsidiary companies	18.2	7,000,000	9,452,449
		<u>231,955,055</u>	<u>209,007,237</u>

### 18.1 Shares in subsidiary companies (unquoted)

Subsidiary company	Percentage holding in ordinary shares	Nature of business
Palm City Ltd 22, Europa Centre, Floriana, Malta	100%	Property development
Palm Waterfront Ltd 22, Europa Centre, Floriana, Malta	99.9%	Property development

The shares in Palm Waterfront Ltd were acquired in 2013. Shares in subsidiary company are being shown at fair value based on the latest available financial statements.

The company pledged 116,490,000 of its ordinary shares in Palm City Ltd as security for the bank borrowings of said company (note 24).

### 18.2 Loans to subsidiary companies

The loan to Palm City Ltd is unsecured, bears interest at 6% per annum and was fully repaid by year end. The loan to Palm Waterfront Ltd is unsecured, is interest free and is repayable after more than 5 years. The carrying amount of the loans is considered a reasonable approximation of fair value.

## 19 Lease prepayment

Group	2018 €	2017 €
Balance at beginning of year	407,373	414,986
Amount charged to profit and loss	(7,613)	(7,613)
<b>Balance at end of year</b>	<b>399,760</b>	<b>407,373</b>
<b>Classified as:</b>		
Non-current asset	392,147	399,760
Current asset (note 21)	7,613	7,613
	<b>399,760</b>	<b>407,373</b>

Lease prepayment amounts to be charged to profit and loss of the group in future years are as follows:

	2018 €	2017 €
Within 1 year	7,613	7,613
1-5 years	38,065	38,065
After 5 years	354,082	361,695
	<b>399,760</b>	<b>407,373</b>

On 2 October 2007, Corinthia Palace Hotel Company Limited entered into a Build-Operate-Transfer agreement with Palm City Ltd effective from 6 July 2006. The arrangement, which gives Palm City Ltd the right to operate the Palm City Residences in Janzour, Libya for a period of 65 years, contains a lease element which is classified as an operating lease. The payment for the operating lease element has been estimated at €494,827 on the basis of the original lease granted by the Government of Libya to Corinthia Palace Hotel Company Limited, and is classified as a lease prepayment.

The company and Corinthia Palace Hotel Company Limited have applied to the competent authorities in Libya, for approval of the assignment of the 99-year lease (which expires on 4 July 2105), from Corinthia Palace Hotel Company Limited to Palm City Ltd. Both parties have agreed that upon such approval being granted, the Build-Operate-Transfer agreement will be terminated.

## 20 Inventories

Inventories comprise mainly of food and beverage stocks used by the food and beverage department, together with stock of electrical materials and spare parts used by the maintenance and technical department of Palm City Ltd.

Group	2018 €	2017 €
Food and beverage stocks	48,302	29,028
Electrical materials and spare parts	899,462	624,103
<b>Total inventories</b>	<b>947,764</b>	<b>653,131</b>

In 2018, a total of €366,553 (2017: €183,547) of inventories was included in profit and loss as an expense.

## 21 Trade and other receivables

	Group		Company	
	2018 €	2017 €	2018 €	2017 €
Trade receivables, gross	2,992,703	1,720,130	-	-
Allowance for credit losses	(232,602)	(139,816)	-	-
<b>Trade receivables</b>	<b>2,760,101</b>	<b>1,580,314</b>		
Amount due by subsidiary	-	-	1,697,137	1,594,343
Amounts due by associate company	-	78,660	-	78,660
Amounts due by other related companies	262,213	298,774	261,727	261,685
Accrued income	89,630	62,817	-	827,784
Other receivables	-	110,595	-	111,214
<b>Financial assets</b>	<b>3,111,944</b>	<b>2,131,160</b>	<b>1,958,864</b>	<b>2,873,686</b>
Advance payments to creditors	430,071	158,198	-	-
VAT refundable	327,574	196,176	144,381	87,864
Lease prepayment (note 19)	7,613	7,613	-	-
Deposits	98,528	98,219	-	-
Other prepayments	131,265	138,709	-	-
Other receivables	-	133,238	-	35,000
<b>Non-financial assets</b>	<b>995,051</b>	<b>732,153</b>	<b>144,381</b>	<b>122,864</b>
<b>Total trade and other receivables</b>	<b>4,106,995</b>	<b>2,863,313</b>	<b>2,103,245</b>	<b>2,996,550</b>

All amounts are short-term. The net carrying value of trade and other receivables is considered a reasonable approximation of fair value.

The amounts due by group and related parties are unsecured, interest free and repayable on demand.

All of the group's trade and other receivables have been reviewed for indicators of impairment. Certain trade receivables were found to be impaired and a provision was recorded accordingly. The impaired trade receivables were with respect to rent receivable.

	2018 €	2017 €
Balance 1 January	139,816	334,113
Amounts written off	-	(97,953)
Reversal of provision for bad debts	-	(96,344)
Impairment loss	92,786	-
<b>Balance 31 December</b>	<b>232,602</b>	<b>139,816</b>

An analysis of unimpaired trade receivables that are past due is given in note 32.1.

## 22 Cash and cash equivalents

Cash and cash equivalents include the following components:

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
Cash at bank and in hand:				
- euro	8,278,864	4,564,109	799,444	896,768
- Libyan dinar	1,548,945	296,998	-	-
- US dollar	40,947	37,928	26,728	33,252
- Pound sterling	10,152	4,993	10,152	4,993
<b>Cash and cash equivalents in the statement of financial position</b>	<b>9,878,908</b>	<b>4,904,028</b>	<b>836,324</b>	<b>935,013</b>
Bank balance overdrawn (note 24)	(24,959)	(2,093)	-	-
<b>Cash and cash equivalents in the statement of cash flows</b>	<b>9,853,949</b>	<b>4,901,935</b>	<b>836,324</b>	<b>935,013</b>

The group has a bank deposit amounting to €1,318,160 (2017: €426,920) which is specifically designated for security deposits from lessees. This is not available for general use by the group. The company has an amount of €250,000 (2017: €250,000) which is being held as security deposit related to a pending court case.

## 23 Share capital

The share capital of Mediterranean Investments Holding p.l.c. consists of fully paid ordinary 'A' shares and 'B' shares with a par value of €1 each. All shares are equally eligible to receive dividends and the repayment of capital and represent one vote at the shareholders' meeting of Mediterranean Investments Holding p.l.c.

	Group and Company	
	2018	2017
	€	€
<b>Shares issued and fully paid</b>		
24,001,000 ordinary 'A' shares of €1 each	24,001,000	24,001,000
24,001,000 ordinary 'B' shares of €1 each	24,001,000	24,001,000
	<b>48,002,000</b>	<b>48,002,000</b>
<b>Shares authorised</b>		
50,000,000 ordinary 'A' shares of €1 each	50,000,000	50,000,000
50,000,000 ordinary 'B' shares of €1 each	50,000,000	50,000,000
	<b>100,000,000</b>	<b>100,000,000</b>

## 24 Bank and other borrowings

Borrowings include the following financial liabilities:

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
Bank balance overdrawn	24,959	2,093	-	-
Bank loans	7,840,338	10,531,120	-	-
Other borrowings	5,000,000	5,000,000	-	-
	<b>12,865,297</b>	<b>15,533,213</b>	-	-
Comprising:				
Long-term borrowings			-	-
- due within 2-5 years	<b>9,241,527</b>	<b>12,898,340</b>	-	-
Borrowing due within 12 months				
- Bank balance overdrawn	24,959	2,093	-	-
- Bank loans	3,598,811	2,632,780	-	-
	<b>3,623,770</b>	<b>2,634,873</b>	-	-

The group's banking facilities as at 31 December 2018 amounted to €7,840,338 (2017: €10,531,120).

The bank borrowings are secured by a general hypothec over Palm City Ltd's assets, by a guarantee by Mediterranean Investments Holding p.l.c. and by a pledge over part of its shareholding in Palm City Ltd (note 18.1) and by pledges over part of Palm City Ltd's bank deposits (note 22). These borrowings are subject to floating interest rates. As at 31 December 2018, the Libyan dinar bank borrowings amounting to €2,493,330 (2017: €3,250,087) were subject to an effective interest rate of 1.5% (2017: 1.5%) over the Central Bank of Libya discount rate, whilst the euro bank borrowings amounting to €5,347,009 (2017: €7,281,034) were subject to an effective interest rate of 4% (2017: 4%). Syndicate loan repayments are made on a semi-annual basis for both the euro bank borrowings and the Libyan dinar bank borrowings, amounting to €910,129 (2017: €910,129), being capital repayment on euro loan and €415,791 (LYD 659,362) (2017: €406,261 - LYD 659,362) (using end of year exchange rate) being capital repayment on Libyan dinar loan.

During the year, a cashsweep mechanism was triggered. The capital repayments are currently accelerated on a monthly basis in line with occupancy.

Other borrowings comprise of a loan from LFICO amounting to €5,000,000 to the group. The loan was advanced to support the group in its corporate needs and working capital requirements. The loan is supported by a corporate guarantee being provided in favour of LFICO by Corinthia Palace Hotel Company Limited (CPHCL).

The carrying amount of bank borrowings is considered a reasonable approximation of fair value.

## 25 Bonds

	Notes	Interest rate	Group		Company	
			2018 €	2017 €	2018 €	2017 €
Bond IV	25.1	6%	12,000,000	12,000,000	12,000,000	12,000,000
Bond V	25.2	5.5%	20,000,000	20,000,000	20,000,000	20,000,000
Bond VI	25.3	6%	11,000,000	11,000,000	11,000,000	11,000,000
Bond VII	25.4	5%	39,540,354	39,423,517	39,540,354	39,423,517
			<b>82,540,354</b>	<b>82,423,517</b>	<b>82,540,354</b>	<b>82,423,517</b>

Comprising:

	Group		Company	
	2018 €	2017 €	2018 €	2017 €
Current	-	-	-	-
Non-current	82,540,354	82,423,517	82,540,354	82,423,517
	<b>82,540,354</b>	<b>82,423,517</b>	<b>82,540,354</b>	<b>82,423,517</b>

During 2014 the company issued a €12 million 6% seven year bond maturing in 2021 (Bond IV).

In 2015, the company issued a €20 million 5.5% bond maturing in 2020 (Bond V) and an €11 million 6% bond maturing in 2020 (Bond VI).

In 2017, the company issued a €40 million 5% bond maturing in 2022 (Bond VII).

All of the bonds constitute general, direct, unconditional, unsecured and unsubordinated obligations of the issuer and will rank *pari passu*, without any priority or preference, with all other present and future unsecured and unsubordinated obligations. Redemption of the bonds shall be made at the face value of the bonds. The company also reserves the right to purchase from the market at any time after issue, bonds for cancellation.

The carrying amount of bonds issued by the company is considered a reasonable approximation of fair value.

### 25.1 Bond IV

	Group €	Company €
Proceeds from issue	12,000,000	12,000,000
<b>Balance at 31 December 2018 and 2017</b>	<b>12,000,000</b>	<b>12,000,000</b>

### 25.2 Bond V

	Group €	Company €
Proceeds from issue	20,000,000	20,000,000
<b>Balance at 31 December 2018 and 2016</b>	<b>20,000,000</b>	<b>20,000,000</b>

### 25.3 Bond VI

	Group €	Company €
Proceeds from issue	11,000,000	11,000,000
<b>Balance at 31 December 2018 and 2017</b>	<b>11,000,000</b>	<b>11,000,000</b>

### 25.4 Bond VII

	Group €	Company €
At 31 December 2017	39,423,517	39,423,517
Amortisation of transaction costs	116,837	116,837
<b>Balance at 31 December 2018</b>	<b>39,540,354</b>	<b>39,540,354</b>

Transaction costs in connection with the Bond VII issue were expensed in the period under review.

## 26 Shareholders' loan

The loan from shareholders is unsecured, bears interest at 5% per annum and is repayable between two and five years. The carrying amount of the shareholders' loan is considered a reasonable approximation of fair value.

**27 Deferred tax liability**

**Group**

Deferred tax arising from temporary differences can be summarised as follows:

	2018 €	2017 €
<b>Non-current assets</b>		
Investment property	37,706,065	30,148,095
Unused tax losses and capital allowances	(1,345,545)	(1,145,313)
Other temporary differences	(2,586)	124,618
	<u>36,357,934</u>	<u>29,127,400</u>

The movement can be analysed as follows:

Movement for the year	<u>(7,230,534)</u>	<u>(444)</u>
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**Recognised directly in equity:**

Deferred tax relating to difference on exchange	118,303	(357,343)
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**Recognised in profit or loss:**

Deferred tax on investment property	(7,557,970)	-
Deferred tax on unabsorbed capital allowances and unused tax losses	209,232	509,104
Deferred tax on other temporary differences	(99)	(152,205)
	<u>(7,230,534)</u>	<u>(444)</u>

**Company**

	2018 €	2017 €
<b>Non-current assets</b>		
Investment in subsidiaries and associate	50,120,331	41,056,716
Unused tax losses and capital allowances	(1,354,545)	(1,145,313)
Other temporary differences	6,406	124,610
	<u>48,772,192</u>	<u>40,036,013</u>

	2018 €	2017 €
The movement can be analysed as follows:		
Movement for the year	<u>(8,736,179)</u>	<u>(552,273)</u>

**Recognised directly in equity**

Deferred tax on gain on fair value of investment in subsidiaries and associate	(8,945,312)	(909,172)
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**Recognised in profit or loss**

Deferred tax on other temporary difference	209,133	356,899
	<u>(8,736,179)</u>	<u>(552,273)</u>

See note 12 for information on the group's and the company's tax income (expense).

## 28 Derivative financial instrument

### Group

	2018	2017
	€	€
<b>Interest rate swap</b>		
Non-current		-
Current	-	30,495
	-	<u>30,495</u>

### 28.1 Terms

	2018	2017
	€	€
<b>Notional amount:</b>		
Maturing in 2018	-	<u>2,760,417</u>

### Interest rates (2018 and 2017):

Maturing in 2018	
Receive interest at the rate of	6 month Euribor
Pay fixed interest at the rate of	1.9% per annum

## 29 Trade and other payables

Trade and other payables recognised in the statements of financial position can be analysed as follows:

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
<b>Non-current</b>				
Security deposit	2,461,548	824,990	-	-
Taxation	231,925	-	-	-
<b>Total non-current</b>	<u>2,693,473</u>	<u>824,990</u>	-	-
<b>Current</b>				
Trade payables	628,281	809,487	39,345	35,251
Capital creditors (note)	200,000	200,000	-	-
Amounts owed to shareholder	658,713	512,245	658,713	512,245
Amounts owed to subsidiary company	-	-	1,662,665	-
Amounts owed to other related companies	415,663	395,641	102	7,754
Accrued expenses	3,927,572	3,872,572	1,985,626	2,055,116
<b>Financial liabilities</b>	<u>5,830,229</u>	<u>5,789,945</u>	<u>4,346,451</u>	<u>2,610,366</u>
Deferred income	4,594,747	2,863,474	-	-
Security deposits	513,788	950,665	-	-
Other payables	617,419	908,537	182,098	781,028
<b>Non-financial liabilities</b>	<u>5,725,954</u>	<u>4,722,676</u>	<u>182,098</u>	<u>781,028</u>
<b>Total current</b>	<u>11,556,183</u>	<u>10,512,621</u>	<u>4,528,549</u>	<u>3,391,394</u>
<b>Total trade and other payables</b>	<u>14,249,656</u>	<u>11,337,611</u>	<u>4,528,549</u>	<u>3,391,394</u>

Amounts owed to shareholder, subsidiary and other related companies are unsecured, interest free and repayable on demand.

The carrying value of financial liabilities is considered a reasonable approximation of fair value.

**Note:** included in capital creditors is an amount of €200,000 withdrawn by one of the subsidiaries, Palm City Ltd. These monies were a guarantee for defective works which may have been carried out by a supplier at Palm City Residences (refer also to note 34).

### 30 Cash flow adjustments and changes in working capital

The following non-cash flow adjustments and adjustments for changes in working capital have been made to profit or (loss) before tax to arrive at operating cash flow:

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
<b>Adjustments:</b>				
Fair value gain on derivative financial instrument	(30,495)	(144,967)	-	-
Fair value gain on investment property	(21,594,200)	-	-	-
Depreciation	64,992	93,179	569	1,019
Operating lease	7,613	7,613	-	-
Interest receivable	(1,815)	(2,410)	(62,458)	(274,310)
Interest payable	5,637,217	6,192,951	5,006,926	5,368,347
Amortisation of borrowing costs	123,238	221,477	-	-
Amortisation of bond issue costs	116,837	123,518	116,837	123,518
Difference on exchange	(179,125)	(796,894)	(287)	(435,308)
Increase (decrease) in allowance for credit losses	92,786	(96,344)	-	-
Share in net loss in investment	180,246	80,361	-	-
<b>Total adjustments</b>	<b>(15,582,706)</b>	<b>5,678,484</b>	<b>5,061,587</b>	<b>4,783,266</b>
<b>Net changes in working capital:</b>				
Change in trade and other receivables	(1,479,571)	(665,002)	954,938	(63,505)
Change in trade and other payables	2,364,977	1,572,385	1,041,748	(865,194)
Change in inventories	(294,633)	(212,416)	-	-
<b>Total changes in working capital</b>	<b>590,773</b>	<b>694,967</b>	<b>1,996,686</b>	<b>(928,699)</b>

### 31 Related party transactions

The group's related parties include its associates, key management and others as described below.

The company's related parties include its subsidiaries, key management and others as described below.

Unless otherwise stated, none of the transactions incorporates special terms and conditions and no guarantees were given or received. Outstanding balances are usually settled in cash.

#### 31.1 Transactions with related parties

	Group		Company	
	2018	2017	2018	2017
	€	€	€	€
Consultancy and other services charged to subsidiary	-	-	(201,014)	(191,442)
Interest charged by shareholder	526,926	431,519	526,926	431,519
Consultancy and other fees paid to related parties	417,920	425,709	-	-
Interest charged to subsidiary	-	-	(62,253)	(274,209)

Balances with related parties are disclosed in notes 17, 18, 21, 26 and 29.

## 32 Financial instrument risk

### Risk management objectives and policies

Credit risk is the risk that a counterparty fails to discharge an obligation to the group and the company. The group and company are exposed to various risks in relation to financial instruments. The group and company's financial assets and liabilities by category are summarised in note 32.4. The main types of risks are credit risk, liquidity risk and market risk.

The group's and the company's risk management is coordinated at its head office, in close co-operation with the board of directors, and focuses on actively securing the group's and the company's short to medium-term cash flows by minimising the exposure to financial markets. Long-term financial investments are managed to generate lasting returns.

The group and the company do not actively engage in the trading of financial assets for speculative purposes. The most significant financial risks to which the group and the company are exposed are described below.

The group and the company are exposed to market risk through their use of financial instruments and specifically to currency risk and interest rate risk, which result from their operating, investing and financing activities.

### 32.1 Credit risk analysis

Credit risk is the risk that a counterparty fails to discharge an obligation to the group and the company. The group and the company's exposure to credit risk is limited to the carrying amount of financial assets recognised at the end of the reporting period, as summarised below:

	Notes	Group		Company	
		2018 €	2017 €	2018 €	2017 €
<b>Classes of financial assets - carrying amounts</b>					
Shares in subsidiary companies	18	-	-	224,955,055	199,554,788
Shares in associate company	17	-	-	12,761,209	12,603,445
Loans to subsidiary companies	18	-	-	7,000,000	9,452,449
Trade and other receivables	21	3,111,944	2,131,160	1,958,864	2,873,686
Cash and cash equivalents	22	9,878,908	4,904,028	836,324	935,013
		<b>12,990,852</b>	<b>7,035,188</b>	<b>247,511,452</b>	<b>225,419,381</b>

The credit risk is managed based on the group's and company's credit risk management policies and procedures.

Bank balances at year end are mainly held with a local financial institution which has a credit rating by an international credit rating agency, Standard & Poor's of BBB. Such rating translates into an immaterial expected credit loss. With respect to other bank balances, the group is of the view that since bank loans are also due to the same provider, this results in a net liability and therefore IFRS 9 does not apply.

The company continuously monitors defaults and the credit quality of customers and other counterparties, identified either individually or by group, and incorporates this information into its credit risk controls. The company's policy is to deal only with creditworthy counterparties. The standard credit terms given to customers is 60 days. The credit terms as negotiated with customers are subject to an internal review process. The ongoing credit risk is managed through regular review of ageing analysis, together with credit limits per customer.

Trade receivables consist of a large number of customers in various industries.

### Trade receivables

The group applies IFRS 9 simplified model of recognising lifetime expected credit losses for all trade receivables as these items do not have a significant financing component.

In measuring the expected credit losses, the trade receivables have been assessed on a collective basis as they possess shared credit risk characteristics. They have been grouped based on the days past due and also according to the geographical location of customers.

At the end of the reporting period, the company has certain trade receivables that have not been settled by the contractual date but are not considered to be impaired. The amounts at the end of the reporting period, analysed by the length of time past due are shown in Note 17.

Based on the length of time a trade receivable is outstanding, customer's payment history as well as current and forward-looking information on macroeconomic factors affecting the customer's ability to pay, management concluded that the credit quality of trade receivables including those that are past due but not impaired to be good. Furthermore, the company has taken a full provision against old balances due from local government entities, such that the trade debtors primarily consist of government and non-government agencies situated outside of Libya. Over and above this, there is an amount of € 4.5 million in deferred income and nearly € 3 million held in security deposits. Credit risk for trade receivables is considered low and expected credit losses for trade receivables are not material.

At 31 December the group had certain trade receivables that have not been settled by the contractual due date but are not considered to be impaired. The amounts at 31 December, analysed by the length of time past due, are:

	2018	2017
	€	€
Not more than 30 days	595,022	482,570
More than 30 days but not more than 120 days	1,141,792	688,272
More than 120 days	1,023,287	409,472
<b>Total</b>	<b>2,760,101</b>	<b>1,580,314</b>

### **32.2 Liquidity risk**

Liquidity risk is that the group and the company may be unable to meet their obligations.

Management manages the group's and the company's liquidity needs by carefully monitoring cash flows in day to day business. Liquidity needs are monitored in various time bands, on a daily and weekly basis, as well as on the basis of rolling 30-day projections. Long-term liquidity needs for a 6-monthly and yearly period are identified monthly.

The group and the company maintain cash to meet their liquidity requirements for the short-term. Funding for long-term liquidity needs is secured by an adequate amount of committed credit facilities.

As at 31 December 2018, the group's and the company's liabilities have contractual maturities (including interest payments where applicable) as summarised below:

**Group**

	Current		Non-current	
	within 6 months	6 to 12 months	2 to 5 years	later than 5 years
31 December 2018	€	€	€	€
Bank loan	2,272,891	1,325,920	4,241,527	-
Other borrowings	-	-	5,000,000	-
Interest on bank loan	109,317	76,876	1,408,872	-
Interest on other borrowings	200,000	-	600,000	-
Bonds in issue	-	-	82,540,354	-
Interest on bonds in issue	720,000	3,760,000	9,200,000	-
Bank balance overdrawn	24,959	-	-	-
Trade and other payables	628,281	1,676,042	-	-
Shareholders' loan	-	-	9,203,300	-
	<b>3,955,448</b>	<b>6,838,838</b>	<b>112,194,053</b>	<b>-</b>

**Company**

	Current		Non-current	
	within 6 months	6 to 12 months	2 to 5 years	later than 5 years
31 December 2018	€	€	€	€
Bonds in issue	-	-	82,540,354	-
Interest on bonds in issue	720,000	3,760,000	9,200,000	-
Trade and other payables	39,345	2,335,995	-	-
Shareholders' loan	-	-	9,203,300	-
	<b>759,345</b>	<b>6,095,995</b>	<b>100,943,654</b>	<b>-</b>

This compares to the maturity of the group's and the company's contractual maturities in the previous reporting period as follows:

**Group**

	Current		Non-current	
	within 6 months	6 to 12 months	2 to 5 years	later than 5 years
31 December 2017	€	€	€	€
Bank loan	1,316,390	1,316,390	7,898,340	-
Other borrowings	-	-	5,000,000	-
Interest on bank loan	148,511	125,314	1,388,112	-
Interest on other borrowings	200,000	-	800,000	-
Bonds in issue	-	-	82,423,517	-
Interest on bonds in issue	720,000	3,760,000	13,680,000	-
Bank balance overdrawn	2,093	-	-	-
Trade and other payables	809,487	1,594,885	-	-
Shareholders' loan	-	-	10,203,300	-
Derivative financial instrument	30,495	-	-	-
	<b>3,226,976</b>	<b>6,796,589</b>	<b>121,393,269</b>	<b>-</b>

Company

	Current		Non-current	
	within 6 months	6 to 12 Months	2 to 5 years	later than 5 years
31 December 2017	€	€	€	€
Bonds in issue	-	-	82,423,517	-
Interest on bonds in issue	720,000	3,760,000	13,680,000	-
Trade and other payables	35,251	604,004	-	-
Shareholders' loan	-	-	10,203,300	-
	<b>755,251</b>	<b>4,364,004</b>	<b>106,306,817</b>	<b>-</b>

### 32.3 Market risk analysis

#### Foreign currency risk

##### Group

Exposure to currency exchange rates mainly arises from the group's borrowings denominated in Libyan dinars. Cash inflows and cash outflows in foreign currency are matched at subsidiary level, hence, the group is only exposed to foreign currency risk as shown below.

Foreign currency denominated financial liabilities, translated into euro at the closing rate, are as follows:

	Short term LYD €	Long term LYD €
<b>31 December 2018</b>		
Financial liabilities	1,164,216	1,329,114
<b>Total exposure</b>	<b>1,164,216</b>	<b>1,329,114</b>
<b>31 December 2017</b>		
Financial liabilities	812,522	2,437,565
<b>Total exposure</b>	<b>812,522</b>	<b>2,437,565</b>

The following table illustrates the sensitivity of the net result for the year in regards to the group's financial liabilities and the LYD/euro exchange rate.

The following table assumes a +/- 2% change of the LYD/euro exchange rate at year end (2017: 8%). This percentage has been determined based on the average market volatility in exchange rates in the previous 12 months. The sensitivity analysis is based on the group's foreign currency financial instruments held at the end of the reporting period.

If the euro had strengthened or weakened against the LYD by 2% (2017: 8%), then this would have had the following impact on the net result for the year.

	Net result for the year LYD €
31 December 2018	+ / -49,867
31 December 2017	+/-260,007

The analysis above is considered to be representative of the group's exposure to currency risk.

### Interest rate risk

The group's exposure to interest rate risk is limited to the variable interest rate of borrowings. The following table illustrates the sensitivity of the net result for the year to a reasonably possible change in interest rates of + / - 100 basis points (2017: +/-100 basis points) with effect from the beginning of the year. These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on the group's financial instruments held at each reporting date. All other variables are held constant.

	2018		2017	
	€		€	
	+ 100 basis points	-100 basis points	+ 100 basis points	-100 basis points
Net result for the year	78,403	(78,403)	105,311	(105,311)

### 32.4 Categories of financial assets and liabilities

The carrying amounts presented in the statements of financial position relate to the following categories of assets and liabilities:

	Notes	Group		Company	
		2018	2017	2018	2017
		€	€	€	€
<b>Investments</b>					
- Shares in subsidiary company	18	-	-	224,955,055	199,554,788
- Shares in associate company	17	-	-	12,761,209	12,603,445
- Loans to subsidiary companies	18	-	-	7,000,000	9,452,449
		-	-	<b>244,716,264</b>	<b>221,610,682</b>
<b>Loans and receivables</b>					
- Trade and other receivables	21	3,111,944	2,131,160	1,958,864	2,873,686
- Cash and cash equivalents	22	9,878,908	4,904,028	836,324	935,013
		<b>12,990,852</b>	<b>7,035,188</b>	<b>2,795,188</b>	<b>3,808,699</b>
<b>Financial liabilities</b>					
Financial liabilities measured at amortised cost					
Non-current					
- Borrowings	24	9,241,527	12,898,340	-	-
- Bonds	25	82,540,354	82,423,517	82,540,354	82,423,517
- Shareholders' loan	26	9,203,300	10,203,300	9,203,300	10,203,300
		<b>100,985,181</b>	<b>105,525,157</b>	<b>91,743,654</b>	<b>92,626,817</b>
Current					
- Borrowings	24	3,623,770	2,634,873	-	-
- Derivative financial instrument	28	-	30,495	-	-
- Trade and other payables	29	5,830,229	5,789,945	4,346,451	2,610,366
		<b>9,453,999</b>	<b>8,455,313</b>	<b>4,346,451</b>	<b>2,610,366</b>

See note 5.16 for a description of the accounting policies for each category of financial instruments. The fair values are presented in the related notes. A description of the group's risk management objectives and policies for financial instruments is given in note 35.

### 33 Fair value measurement

#### 33.1 Fair value measurement of financial instruments

The following table presents financial assets and liabilities measured at fair value in the group's and the company's statements of financial position in accordance with the fair value hierarchy. This hierarchy groups financial assets and liabilities into three levels based on the significance of inputs used in measuring the fair value of the financial assets and liabilities. The fair value hierarchy has the following levels:

- Level 1: based on quoted prices (unadjusted) in active markets for identical assets;
- Level 2: based on information other than quoted prices included within Level 1 that are observable for the asset, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3: information for the asset that is not based on observable market data (unobservable inputs).

The level within which the financial asset or liability is classified is determined based on the lowest level of significant input to the fair value measurement.

The financial assets and liabilities measured at fair value in the statements of financial position are grouped into the fair value hierarchy as follows:

#### Group

31 December 2017	Level 1 €	Level 2 €	Level 3 €
<b>Financial liabilities</b>			
Interest rate swap (a)	-	30,495	-
<hr/>			
31 December 2018	Level 1 €	Level 2 €	Level 3 €
<b>Financial liabilities</b>			
Interest rate swap (a)	-	-	-
<hr/>			
Company			
31 December 2017	Level 1 €	Level 2 €	Level 3 €
<b>Financial assets</b>			
Available-for-sale financial assets (b)	-	-	212,158,233
<hr/>			
31 December 2018	Level 1 €	Level 2 €	Level 3 €
<b>Financial assets</b>			
Fair value through other comprehensive income (b)	-	-	237,716,264
<hr/>			

#### Measurement of fair value

The methods and valuation techniques used for the purpose of measuring fair value are as follows:

#### Interest rate swap

- a) Where derivatives are traded either on exchanges or liquid over-the-counter markets the group uses the closing price at the reporting date. Normally, the derivatives entered into by the group are not traded in active markets. The fair values of these contracts are estimated using a valuation technique that maximises the use of observable market inputs, e.g. market exchange and interest rates (level 2). Derivatives entered into by the group are included in level 2 and consist of an interest rate swap agreement (note 28). There have been no transfers into or out of level 1 and level 2 in the reporting periods under review.

**Financial assets at fair value through other comprehensive income**

- b) Fair value information for these financial assets has been obtained from the latest available financial information. In prior year, these were classified as AFS.

**Level 3 fair value measurements**

The reconciliation of the carrying amounts of financial assets at fair value through other comprehensive income classified within Level 3 is as follows:

Company	2018 €	2017 €
<b>Balance at 1 January</b>	212,158,233	209,560,595
Gain recognised in other comprehensive income	25,738,277	2,677,999
Other movement	(180,246)	(80,361)
<b>Balance at 31 December</b>	<u>237,716,264</u>	<u>212,158,233</u>

Changing inputs to the Level 3 valuations to reasonably possible alternative assumptions would not change significantly amounts recognised in profit or loss, total assets or total liabilities or total equity.

**33.2 Fair value measurement of non-financial assets**

The following table shows the levels within the hierarchy of non-financial assets measured at fair value on a recurring basis at 31 December 2018 and 31 December 2017.

**Group**

31 December 2018	Level 1 €	Level 2 €	Level 3 €
Investment property	-	-	<u>271,976,830</u>

**Group**

31 December 2017	Level 1 €	Level 2 €	Level 3 €
Investment property	-	-	<u>250,267,829</u>

The fair value of the subsidiary's investment property is estimated based on a valuation exercise carried out by the directors. The significant inputs and assumptions are developed in close consultation with management. The valuation processes and fair value changes are reviewed by the board of directors at each reporting date. During the year under review, the valuation arrived at when using these inputs amounted to €271,976,830 (see note 16).

**34 Contingent liabilities**

One of the subsidiaries is involved in two court cases, instituted by a supplier, as defendant in court proceedings against it amounting in total to €250,000. These proceedings are still in the very early stages and as a result it is not possible to predict a possible outcome.

### **35 Capital management policies and procedures**

The board's policy is to maintain a strong capital base so as to maintain investors' and creditors' and market confidence and to sustain future development of the business. The board of directors monitors the return on capital, which the group defines as the profit for the year divided by total equity.

The directors seek to maintain a balance between the higher returns that might be possible with higher levels of borrowings and advantages and security afforded by a sound capital position. The group and the company seek to maximise the return on shareholders' equity and to reduce the incidence of interest expenses.

There were no changes in the group's and the company's approach to capital management during the year. Neither the company nor any of its subsidiaries is subject to externally imposed capital requirements.

### **36 Post-reporting date events**

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 Residences is still fully operational. To date, no contracts have been terminated and the directors confirm that all the existing signed contracts are still in full force and effect.

The directors are of the opinion that it is premature to comment on the consequences of the events that are still unfolding and that they cannot make an estimate of the financial effect that these events may have on the company. These events may adversely effect the company's future performance and financial position.

Given the nature of the leases, which are in their majority medium and long term, and the fact that the company's clientele have significant vested interests in Libya, the directors consider that the company is still a going concern.

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

## **Independent auditor's report**

To the shareholders of Mediterranean Investments Holding p.l.c.

### **Report on the audit of the financial statements**

#### **Opinion**

We have audited the financial statements of Mediterranean Investments Holding plc (the "Company") and of the Group of which it is the parent, set out on pages 13 to 54, which comprise the statements of financial position as at 31 December 2018, and the statements of other comprehensive income, statements of changes in equity and statements of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company and the Group as at 31 December 2018, and of their financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU), and have been properly prepared in accordance with the requirements of the Companies Act, Cap. 386 (the "Act").

Our opinion is consistent with our additional report to the audit committee.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company and the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements of the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act, Cap. 281 that are relevant to our audit of the financial statements in Malta. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. In conducting our audit we have remained independent of the Company and the Group and have not provided any of the non-audit services prohibited by article 18A of the Accountancy Profession Act, Cap. 281. Total remuneration payable to the parent company's auditors in respect of the audit of the group's and company's financial statements amounted to €24,790 (2017: €23,000) and €8,800 (2017: €8,350) respectively. Other fees payable to the parent company's auditors in respect of tax services rendered to the group and the company amounted to €3,250 (2017: €3,250) and €1,000 (2017: €1,000) respectively.

### Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

### **Group and Company's going concern and significant uncertainty in Libya**

#### ***Key audit matter***

The political situation in Libya remained unstable during the year under review and has deteriorated since the balance sheet date. Given that the Group's business is entirely conducted in Libya, we placed special focus on the Group's assets in that country. These comprise the Palm City Residences with a carrying amount of € 272 million, land under construction owned by Palm Waterfront Ltd with a carrying amount of € 8.7 m and a 25% holding in an associate carried at € 12.8 m which in turn owns land in Tripoli, Libya earmarked for development. At balance sheet date the Group and the Company had net current liabilities amounting to € 1.2 million (compared to € 6 million in 2017) and € 1.6 million (compared to net current assets of € 0.5 million in 2017) respectively and this also warrants specific audit focus. The future performance and the fair value of group's property assets are heavily dependent on how the political situation in Libya will develop and on the time required for the situation to return to normality.

As explained in note 36 to these financial statements, the directors are continuing to monitor the situation in Libya closely and are taking immediate and appropriate action in the best interests of all stakeholders. Palm City Residences is still fully operational, and to date, no contracts have been terminated. Moreover, the directors confirm that all the existing signed contracts are still in full force and effect. Furthermore, as explained in note 3 to these financial statements the directors have taken and are still taking various measures to ensure that the Group will continue to have adequate levels of cash to sustain its operations.

However, different scenarios in terms of the future political landscape in Libya are plausible, which scenarios, negative and positive, could significantly influence the timing and amount of projected cash flows.

#### ***How the key audit matter was addressed in our audit***

We reviewed the plans prepared by management showing how the working capital deficiency of the Group is to be addressed. As part of this process we reviewed cash flow projections prepared by management.

We attended meetings with management and those charged with governance and noted that they were able to provide satisfactory responses to our questions relating to the Group's plans. We also assessed the adequacy of the disclosures made in Note 3, Going concern, and Note 36, Post-reporting date events, of the financial statements.

Based on the audit work done, we concluded that management's use of the going concern assumption in the preparation of the financial statements is appropriate.

In addition to the above procedures we have also conducted the procedures explained in the following Key Audit Matter for the valuation of investment property.

### **Valuation of investment property**

#### ***Key audit matter***

One of the subsidiaries of the Group has a property situated in Zanzour, Libya, held under a 65 year Build, Operate and Transfer agreement. The property consists of a number of individual units within a gated complex. The units were constructed to be leased out under short-term and long-term lets to third parties for use as accommodation. At 31 December 2018 the property is carried at €272 million.

of the projected rental rates and occupancy levels of the units and take into consideration contracted rates for units that are leased out.

The valuation of the subsidiary's investment property is inherently subjective mainly due to the judgemental nature of the factors used in arriving at the value. Moreover, the property is situated in Libya which is still passing through a period of great uncertainty. The significance of the estimates made, the judgement involved and the uncertainty in Libya could result in a material misstatement. Consequently, this warrants specific audit focus.

***How the key audit matter was addressed in our audit***

We obtained an understanding of the methodology used by management to arrive at the valuation of the property at 31 December 2018 and tested the arithmetical accuracy of the workings. We also agreed the information in the valuation report to the accounting records.

We engaged our internal specialist resources to review and challenge the valuation methodology and the underlying assumptions.

We attended meetings with management and those charged with governance and noted that they were able to provide satisfactory responses to our questions.

We assessed the adequacy of the disclosures made in Notes 5.22 (f) and 16 of the financial statements including those regarding the key assumptions.

Based on the audit work done we concluded that the carrying amount of the investment property falls within a reasonable range of values.

The significant uncertainty in Libya and the significant judgements surrounding the valuation of the Group's Investment Property situated in that country render the fair valuation of the property extremely difficult and judgemental. We consider this matter to be of fundamental importance to the users' understanding of these financial statements because should the assumptions underlying the valuation not materialise the fair value of the investment property which, at 31 December 2018 is carried at €272 million would vary significantly.

**Other information**

The directors are responsible for the other information. The other information comprises the (i) Chairman's Statement, (ii) the Directors' report, (iii) the Statement by the Directors on the Financial Statement and Other Information included in the Annual Report, (iv) the Directors' Statement of Compliance with the Code of Principles of Good Corporate Governance and (v) Other Disclosures in terms of the Listing Rules (amend as required) which we obtained prior to the date of this auditor's report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information, including the Directors' report.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

With respect to the Directors' report, we also considered whether the Directors' report includes the disclosures required by Article 177 of the Act.

Based on the work we have performed, in our opinion:

- the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements, and
- the Directors' report has been prepared in accordance with the Act.

In addition, in light of the knowledge and understanding of the Company and the Group and their environment obtained in the course of the audit, we are required to report if we have identified material misstatements in

the Directors' report and other information that we obtained prior to the date of this auditor's report. We have nothing to report in this regard.

#### **Responsibilities of those charged with governance for the financial statements**

The directors are responsible for the preparation of financial statements that give a true and fair view in accordance with IFRS as adopted by the EU and are properly prepared in accordance with the provisions of the Act, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's and the Group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so. The directors are responsible for overseeing the Company's and the Group's financial reporting process.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

In terms of article 179A(4) of the Act, the scope of our audit does not include assurance on the future viability of the audited entity or on the efficiency or effectiveness with which the directors have conducted or will conduct the affairs of the entity.

As part of an audit in accordance with the ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's and Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's and Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Company or the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with the relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefit of such communication.

### **Report on other legal and regulatory requirements**

#### ***Report on the statement of compliance with the Principles of Good Corporate Governance***

The Listing Rules issued by the Malta Listing Authority (the "Listing Rules") require the directors to prepare and include in their Annual Report a Corporate governance statement providing an explanation of the extent to which they have adopted the Code of Principles of Good Corporate Governance and the effective measures that they have taken to ensure compliance throughout the accounting period with those Principles.

The Listing Rules also require us, as the auditor of the Company, to include a report on the Statement of Compliance prepared by the directors.

We read the Statement of Compliance with the Code of Principles of Good Corporate Governance and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements included in the Annual Report. Our responsibilities do not extend to considering whether this statement is consistent with any other information included in the Annual Report.

We are not required to, and we do not, consider whether the Board's statements on internal control included in the Statement of Compliance with the Code of Principles of Good Corporate Governance cover all risks and controls, or form an opinion on the effectiveness of the Company's corporate governance procedures or its risk and control procedures.

In our opinion, the Corporate governance statement set out on pages 6 to 10 has been properly prepared in accordance with the requirements of the Listing Rules.

#### ***Other matters on which we are required to report by exception***

We also have responsibilities

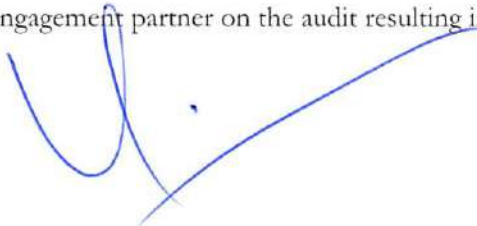
- under the Companies Act, Cap 386 to report to you if, in our opinion:
  - adequate accounting records have not been kept, or that returns adequate for our audit have not been received from branches not visited by us
  - the financial statements are not in agreement with the accounting records and returns
  - we have not received all the information and explanations we require for our audit
  - certain disclosures of directors' remuneration specified by law are not made in the financial statements, giving the required particulars in our report.
- in terms of Listing Rules to review the statement made by the Directors that the business is a going concern together with supporting assumptions or qualifications as necessary.

We have nothing to report to you in respect of these responsibilities.

***Auditor tenure***

We were first appointed as auditors of the Company and the Group when the Company was registered on 12 December 2005 and our first audit was for the period ended 31 December 2006. Our appointment has been renewed annually by shareholders' resolutions representing a total period of uninterrupted engagement appointment of 13 years. The Company first issued listed securities on the Malta Stock Exchange on 7 November 2007.

The engagement partner on the audit resulting in this independent auditor's report is Mark Bugeja.



Mark Bugeja (Partner) for and on behalf of

**GRANT THORNTON**  
Certified Public Accountants

Fort Business Centre  
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25 April 2019