

Company Registration No.: C 84461

**HH FINANCE PLC**

**Annual Report  
and  
Financial Statements**

**31 December 2023**

**HH FINANCE PLC**  
**Annual Report and Financial Statements - 31 December 2023**

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# HH FINANCE PLC

## Annual Report and Financial Statements - 31 December 2023

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### GENERAL INFORMATION

#### Registration

HH Finance plc ("the Company") is registered in Malta as a public limited liability company under the Maltese Companies Act (Cap. 386 of the Laws of Malta) ("the Companies Act"). The Company's registration number is C 84461.

#### Directors

Luke Chetcuti  
Cheryle Falzon Chetcuti  
Kari Pisani  
Tonio Depasquale

#### Company Secretary

Emma Grech Mallia

#### Registered Office and Principal Place of Business

2, St Georges Court A  
St Augustine Street  
St Julians STJ 3200  
Malta

#### Bankers

Bank of Valletta p.l.c.  
58, Zachary Street  
Valletta VLT 1130  
Malta

#### Auditors

RSM Malta  
Mdina Road  
Zebbug ZBG 9015  
Malta

# HH FINANCE PLC

## Annual Report and Financial Statements - 31 December 2023

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### DIRECTORS' REPORT

The directors present their annual report and the financial statements for the year ended 31 December 2023.

#### Principal activity

The principal activity of the Company is the leasing of its investment property to a fellow subsidiary to be managed as a hotel.

#### Performance review

During the year under review, the Company made a profit before tax of €4,762,889 (2022: €1,017,946). The Company's total assets amounted to €53,588,457 (2022: €47,805,198) whilst its total liabilities amounted to €38,495,505 (2022: €36,783,363) which resulted in a net asset position of €15,092,952 (2022: €11,021,835). The results of 2023 include the revaluation gain on the investment property amounting to €3,700,000. The Company's financial position remains satisfactory and the directors expect the general level of operating activity to be sustained in the foreseeable future.

#### Results and dividends

The results for the year are set out in the statement of comprehensive income on page 16. The directors do not recommend the payment of a dividend. The directors have proposed that the balance of retained earnings amounting to €14,942,952 (2022: €10,871,835) be carried forward to the next financial year.

#### Future developments

The directors intend to continue to operate in line with the current line of business.

#### Events after the end of the reporting period

There are no events after the end of the reporting period which require mention in this report.

#### Financial risk management

The Company is exposed to a variety of financial risks, including market risk, credit risk and liquidity risk. The Company's financial risk management is disclosed in Note 19 to the financial statements.

#### Related Party Transactions

During the financial year, the Company conducted transactions with related parties. These are disclosed in Note 18 to the financial statements.

**DIRECTORS' REPORT - continued**

**Directors**

The directors who held office during the year under review were:

- Mr Luke Chetcuti - Executive and Managing Director
- Ms Cheryle Falzon Chetcuti - Executive Director
- Mr Tonio Depasquale - Independent Non-Executive Director
- Dr Kari Pisani - Independent Non-Executive Director

In accordance with the Company's Memorandum and Articles of Association, all directors except for the Managing Director, shall retire from office at least once every three years, but shall be eligible for re-election.

**Statement of directors' responsibilities for the financial statements**

The Companies Act (Cap. 386), enacted in Malta, requires the directors to prepare financial statements for each financial year which give a true and fair view of the financial position of the Company as at the end of the financial year and of the profit or loss for that year.

In preparing the financial statements, the directors are responsible for:

- adopting the going concern basis unless it is inappropriate to presume that the Company will continue in business as a going concern;
- selecting suitable accounting policies and applying them consistently;
- making judgements and accounting estimates that are reasonable and prudent;
- accounting for income and charges relating to the accounting period on the accrual basis;
- valuing separately the components of asset and liability items;
- reporting comparative figures corresponding to those of the preceding accounting period; and
- preparing the financial statements in accordance with International Financial Reporting Standards (IFRS Accounting Standards) as adopted by the EU.

The directors are also responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable the directors to ensure that the financial statements comply with the Companies Act (Cap. 386). This responsibility includes designing, implementing and maintaining 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. The directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**HH FINANCE PLC**  
**Annual Report and Financial Statements - 31 December 2023**

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**DIRECTORS' REPORT - continued**

**Statement of directors' responsibilities - continued**

The directors confirm that, to the best of their knowledge:

- the financial statements give a true and fair view of the financial position of the Company as at 31 December 2023, and of its financial performance and its cash flows for the period then ended in accordance with International Financial Reporting Standards as adopted by the European Union; and
- the annual report includes a fair review of the development and performance of the business and the position of the Company, together with a description of the principal risks and uncertainties that the Company faces.

**Auditors**

RSM Malta have expressed their willingness to continue in office and a resolution for their reappointment will be proposed at the Annual General Meeting.

This report was approved by the Board of Directors and duly signed on its behalf by:



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**Luke Chetcuti**  
Director

24 April 2024



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**Kari Pisani**  
Director

**STATEMENT OF COMPLIANCE WITH THE CODE OF PRINCIPLES OF GOOD CORPORATE GOVERNANCE**

The Company supports the Prospectus MTF Rules ("the Rules").

With the exceptions mentioned hereunder, the Company adopts the Code of Principles of Good Corporate Governance (the "Code"), which is in turn appended to Chapter 5 of the Capital Markets Rules of the Malta Financial Services Authority. The Board of Directors of the Company (or the "Board") notes that the Code does not dictate nor prescribe mandatory rules, but instead recommends principles of good practice. Nonetheless, the Board strongly maintains that the Principles are in the best interest of the Company and its investors taken as a whole, since they seek to ensure that the directors adhere to internationally recognised high standards of corporate governance.

The Board of Directors sets the strategy and direction of the Company and retains direct responsibility for appraising and monitoring the Company's financial statements and annual report. The activities of the Board are exercised in a manner designed to ensure that it can effectively supervise the operations of the Company so as to protect the interests of the bondholders, amongst other stakeholders. The Board is also responsible for making relevant public announcements and for the Company's compliance with its continuing obligations in terms of the Rules.

The Company's financial statements are to be subject to an annual audit by the Company's external auditors. Moreover, the non-executive Directors will have direct access to the external auditors of the Company who attend at Board meetings at which the Company's financial statements are approved. In ensuring compliance with other statutory requirements and with continuing admission obligations, the Board is advised directly, as appropriate, by its appointed broker, legal advisor, the external auditors, as well as other professionals and service providers, as required.

**The Board**

The Board of Directors of the Company is responsible for the overall long-term direction and strategy of the Company, the review of the performance of the Company's executive functionaries, the ascertainment that financial reporting is carried out to the highest attainable standards, that control systems suitable to the Company are implemented, and that the Company maintains open communication channels with the market and stakeholders.

Clear internal and external reporting lines are established with a view to ensuring that the Board can properly discharge its obligation to take decisions in the best interests of the Company. As mentioned earlier, all directors have access to independent professional advice, at the expense of the Company, should they so require.

More specifically, in the ordinary course of its business and affairs, the Board of Directors of the Company is responsible for:

- defining the Company's strategy, policies, management performance criteria and business policies;
- establishing internal and external reporting systems so that it can continuously access accurate, relevant and timely information to discharge its duties, exercise objective judgement and make decisions;
- continuously assessing and monitoring the Company's present and future operations, opportunities, threats and risks;
- evaluating the management's implementation of corporate strategy and financial objectives;
- reviewing the strategy, processes and policies adopted for implementation;

**STATEMENT OF COMPLIANCE WITH THE CODE OF PRINCIPLES OF GOOD CORPORATE GOVERNANCE**

**The Board - continued**

- ensuring that the Company has appropriate policies and procedures in place to assure that the Company and its employees maintain the highest standards of corporate conduct, including compliance with applicable laws, regulations, business and ethical standards; and
- providing the market with regular, timely and accurate announcements where appropriate and in terms of the applicable rules and laws governing the affairs of the Company.

**Board Meetings**

Board meetings concentrate mainly on the Company's strategy, operational and financial performance as well as maintenance of the Company's obligations including the Rules. The Board of the Company typically meets quarterly but may meet more frequently if necessitated by the business and/or the general circumstances of the Company.

Board members are notified of forthcoming meetings by the Company Secretary with the issue of an agenda and supporting reading materials, which are circulated well in advance of the meeting. After each Board meeting and before the next, Board minutes that faithfully record attendance, key points of discussion, as well as the decisions made, are sent to the directors.

**Current Directors**

Mr Luke Chetcuti (Executive and Managing Director)  
Ms Cheryle Falzon Chetcuti (Executive Director)  
Mr Tonio Depasquale (Independent Non-Executive Director)  
Dr Kari Pisani (Independent Non-Executive Director)

The Company Secretary of the Company is Dr Emma Grech Mallia.

During the course of 2023 the Board of Directors met five times. The Directors attended all of the meetings held with the exception of one director who was excused for one meeting.

In the opinion of the Company the Board is currently composed of members who, as a whole, have the required diversity of knowledge, judgement and experience to properly complete their tasks to understand and fully appreciate the business risk issues and the ability of the Company to achieve its objectives. What is more, the Company believes the Board to be composed of an adequate mix of executives and independent non-executives. The latter members have no pre-existing or existing arrangements, business relationships or circumstances relating to the Company or the wider Group of which the Company forms part that impinges on their independence of mind and judgement.

The process of appointment of Directors is transparent, and is laid out in the Company's Articles of Association. It is conducted during the Company's annual general meeting, where the shareholders of the Company are entitled to participate in the voting process to elect the Board of Directors.



**STATEMENT OF COMPLIANCE WITH THE CODE OF PRINCIPLES OF GOOD CORPORATE GOVERNANCE - continued**

Furthermore, in terms of the Company's Memorandum and Articles of Association, a Director is prohibited from voting on any contract or arrangement in which he has an interest. The Company is also aware of the applicable rule as arising in terms of article 145 of the Companies Act, whereby every Director who is in any way, whether directly or indirectly, interested in a contract or proposed contract with the Company is under the duty to fully declare his interest in the relevant transaction to the Board at the first possible opportunity, and he will not be entitled to vote on matters relating to the proposed transaction. Accordingly, only parties who do not have any conflict in considering the matter will participate in the consideration of the proposed transaction (unless the Board finds no objection to the presence of such Director having a conflict of interest).

**Audit Committee**

The Audit Committee is a sub-committee of the Board and is directly responsible and accountable to the Board. The Audit Committee assists the Board in fulfilling its supervisory and monitoring responsibility by reviewing the Company's financial statements and disclosures, monitoring the system of internal control established by management, as well as the audit process. The Audit Committee is also responsible for monitoring, scrutinising and advising on related party transactions.

The Company has established an Audit Committee. The following directors currently sit on the Audit Committee:

- Dr Kari Pisani - Chairman of the Audit Committee - Independent Non-Executive Director
- Mr Tonio Depasquale - Independent Non-Executive Director
- Mr Luke Chetcuti - Executive and Managing Director

During the course of 2023 the Audit Committee met six times with a 100% attendance of the Audit Committee members at all of those meetings.

By virtue of its Terms of Reference which govern its day-to-day operations, the Audit Committee also has appropriate processes and systems in place to allow for the declaration, identification and management of conflicts of interest that may arise.

**Relations with the Market**

The Company is cognisant of the importance of ensuring that investors are kept up-to-date so that they are able to make fair and informed decisions.

The Company maintains communication with the market on an ongoing basis by ensuring that its website is updated from time to time, in particular via the publication of its Annual Report and Financial Statements, its results on a six-monthly basis during the year, and through the requisite company announcements.

**STATEMENT OF COMPLIANCE WITH THE CODE OF PRINCIPLES OF GOOD CORPORATE GOVERNANCE - continued**

**Remuneration Committee and Nomination Committee**

Due to the nature of the Company's restricted operational functions, the Board does not consider it necessary to set up a remuneration committee, nor a nomination committee. The directors received in aggregate €51,036 for services rendered during 2023. The remuneration has been approved by the Audit Committee.

**Evaluation of the Board's Performance**

The Board considers its current composition, the contribution made and expertise brought by each of its members to be adequate and enables the Board to execute its function and oversee the business effectively. The Board also considers the time availability and commitment of each of its members to be adequate and to meet the demands of the Company and the business.

**Risk Management and Internal Control**

The Board recognises that the Company must manage a range of risks in the course of its activities, and that failure to adequately manage these risks could adversely impact the business. Whilst no system can provide absolute guarantees and protection against material loss, the risk management systems are designed to give the directors reasonable assurance that problems can be identified promptly and remedial action can be taken when and as appropriate.

The Board maintains sound risk management and internal control systems designed to ensure, as much as possible, transparency, independence and segregation of duties. The process is also designed to ensure reliable financial reporting, effective and efficient operations and compliance with applicable laws and regulations.

The Board establishes formal and transparent arrangements to apply risk management and internal control principles, as well as maintain an appropriate relationship with the Company's auditors.

**Corporate Social Responsibility**

Whilst the Company is mindful of its wider social and ethical responsibilities attaching to its activities and decisions and the wider stakeholder interests that may be relevant in the management of its business and execution thereof, since the business of the Company consists exclusively in the renting of one immovable asset - currently within a wider Group of companies operating under the *Hugo's* brand that may have a more public destination and offering, it does not itself in any noticeable or public way, nor through any special or dedicated programme, pursue any separate corporate social responsibility initiatives, except through its association with those entertained or executed by other companies in the said wider Group of companies operating under the *Hugo's* brand.

This statement of compliance with the code of principles of good corporate governance has been approved by the Board of Directors and signed on its behalf by:



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**Luke Chetcuti**  
Director

24 April 2024



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**Kari Pisani**  
Director

## INDEPENDENT AUDITORS' REPORT

To the Shareholders of HH Finance plc

### Report on the Audit of Financial Statements

#### Opinion

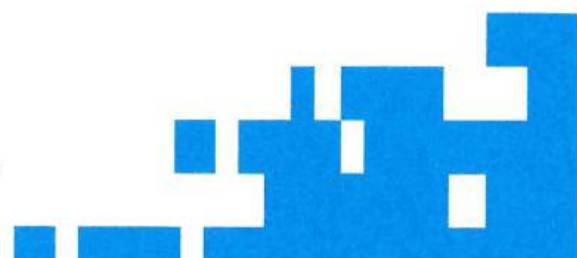
We have audited the accompanying financial statements of HH Finance plc ("the Company"), set out on pages 16 to 38, which comprise the statement of financial position as at 31 December 2023, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policy information.

In our opinion, the financial statements give a true and fair view of the financial position of the Company as at 31 December 2023, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS Accounting Standards) as adopted by the European Union (EU), and have been properly prepared in accordance with the requirements of the Maltese Companies Act (Cap. 386).

Our opinion is consistent with the additional report to the Audit Committee in accordance with the provision of Article 11 of the EU Regulation No. 537/2014 on specific requirements regarding statutory audits of public-interest entities.

#### 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 *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements of both the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code") and the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act (Cap. 281) in Malta that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code and the Code of Ethics for Warrant Holders in Malta. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



## **INDEPENDENT AUDITORS' REPORT - continued**

### **Report on the Audit of Financial Statements - continued**

To the Shareholders of HH Finance plc

#### **Basis for Opinion - continued**

To the best of our knowledge and belief, we declare that non-audit services that we have provided to the Company are in accordance with the applicable laws and regulations in Malta and that we have not provided any non-audit services that are prohibited under Article 18A of the Accountancy Profession Act (Cap. 281).

The non-audit services that we have provided to the Company during the year are disclosed in Note 5 to the financial statements.

#### **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. 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.

##### *Valuation of Investment Property*

The Company's investment property pertains to the H Hotel located at Triq Santu Wistin, Paceville, St Julians valued at €42.70 million. Valuation of this property is inherently subjected to, among other factors, the individual nature of the property, its location, and the expected future revenues to be derived from the property.

The existence of significant estimates used to arrive at the fair value of the property, could result in a potential material misstatement by virtue of the inherent uncertainties underlying the estimations. Consequently, specific audit focus and attention was given to this area. The valuation of the property was performed by management on the basis of valuation reports prepared by an independent qualified valuer. The valuation report of the third party was based on information provided by the Company and assumptions and valuation model used by the valuer. The valuation approach applied in assessing the fair value is the income capitalisation approach. The most significant judgements relate to the average rate per room and other income, anticipated operating costs, occupancy rate and the appropriate earnings multiplier.

Our audit procedures in relation to the valuation of the investment property included, amongst others:

- Reviewing the methodology used by the external valuer and by management to estimate the fair value of the investment property;
- Testing the mathematical accuracy of the calculations derived in the valuation performed;
- Assessing the reasonableness of the key valuation inputs and assumptions used in the valuation report.

## **INDEPENDENT AUDITORS' REPORT - continued**

### **Report on the Audit of Financial Statements - continued**

To the Shareholders of HH Finance plc

#### **Key Audit Matters - continued**

##### *Valuation of Loans Receivable*

We identified the recoverability, and hence the valuation, of the loans receivable from a fellow subsidiary as a key audit matter due to the significant degree of judgement made by management in assessing whether such loans were subject to impairment and consequently in determining the extent of allowance for expected credit losses ("ECL").

As at 31 December 2023, the Company had loans receivable amounting to €8,775,101.

Our procedures in relation to the recoverability of receivables included:

- Reviewing the terms surrounding the receivable to the agreements; and
- Assessing the financial soundness of the fellow subsidiary. In doing this, we referred to the management accounts made available to us.

#### **Other Information**

The directors are responsible for the other information. The other information comprises the general information, the directors' report, and the statement of compliance with the code of principles of good corporate governance, 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, and we do not express any form of assurance conclusion thereon, except as explicitly stated under the Report on other Legal and Regulatory Requirements.

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. If, based on the work we have performed on the other information that we have obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Under Article 179(3) of the Maltese Companies Act (Cap. 386), we are required to consider whether the information given in the directors' report is compliant with the disclosure requirements of Article 177 of the same Act.

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

- the directors' report has been prepared in accordance with the Maltese Companies Act (Cap. 386);
- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with those in the financial statements; and
- in light of our knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

## **INDEPENDENT AUDITORS' REPORT - continued**

### **Report on the Audit of Financial Statements - continued**

To the Shareholders of HH Finance plc

#### **Responsibilities of the Directors 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 Accounting Standards as adopted by the EU and the requirements of the Maltase Companies Act (Cap. 386), 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 ability to continue as a going concern, disclosing, as applicable, matters related 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 have delegated the responsibility for overseeing the Company's financial reporting process to the Audit Committee.

#### **Auditors' 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 auditors' 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.

As part of an audit in accordance with 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 internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' 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 ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

## **INDEPENDENT AUDITORS' REPORT - continued**

### **Report on the Audit of Financial Statements - continued**

To the Shareholders of HH Finance plc

#### **Auditors' Responsibilities for the Audit of the Financial Statements - continued**

- 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.

We communicate with the directors 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 the directors with a statement that we have complied with 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 the directors, 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 benefits of such communication.

#### **Report on Other Legal and Regulatory Requirements**

##### **Report on the Statement of Compliance with the Code of Principles of Good Corporate Governance**

The Prospects MTF Rules require the directors to prepare and include in their Annual Report a Statement of Compliance 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 Prospects MTF Rules also require the auditor to include a report on the Statement of Compliance prepared by the directors.

We read the Statement of Compliance 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 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 Statement of Compliance has been properly prepared in accordance with the requirements of the Prospects MTF Rules issued by the Malta Stock Exchange.

## **INDEPENDENT AUDITORS' REPORT - continued**

### **Report on Other Legal and Regulatory Requirements - continued**

To the Shareholders of HH Finance plc

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

Under the Maltese Companies Act (Cap. 386), we are also responsible 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.

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

#### **Appointment**

We were first appointed to act as statutory auditors of the Company by the shareholders of the Company on 28 November 2018 for the period ended 31 December 2018, and we were subsequently reappointed by the shareholders at the Company's general meeting for the financial years thereafter. The period of uninterrupted engagement as statutory auditor of the Company is six financial years.

*This copy of the audit report has been signed by*

A handwritten signature in blue ink that reads "Roberta West Falzon".

Roberta West Falzon (*Principal*)  
*for and on behalf of*

RSM Malta  
Registered Auditors

24 April 2024



**HH FINANCE PLC**  
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**STATEMENT OF COMPREHENSIVE INCOME**

For the year ended 31 December

	Note	2023 €	2022 €
Revenue	4	2,070,905	2,070,905
Administrative expenses		(98,852)	(88,050)
<b>Operating profit</b>	5	<b>1,972,053</b>	1,982,855
Interest income	6	347,515	279,167
Interest expense	7	(1,256,679)	(1,244,076)
Increase in fair value of investment property	9	3,700,000	-
<b>Profit before tax</b>		<b>4,762,889</b>	1,017,946
Taxation	8	(691,772)	30,291
<b>Profit for the financial year</b>		<b>4,071,117</b>	1,048,237
<b>Total comprehensive income for the year</b>		<b>4,071,117</b>	1,048,237
<b>Earnings per share</b>			
Basic		27.14	6.99
Diluted	16	0.43	0.13

The notes on pages 20 to 38 are an integral part of these financial statements.

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**Annual Report and Financial Statements - 31 December 2023**

**STATEMENT OF FINANCIAL POSITION**  
**As at 31 December**

	Note	2023 €	2022 €
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment property	9	42,700,000	39,000,000
Loans receivable	10	8,775,101	6,820,452
Other receivables	11	1,776,950	1,750,045
		<u>53,252,051</u>	<u>47,570,497</u>
<b>Current assets</b>			
Other receivables	11	295,316	3,219
Current tax receivable		-	9,362
Cash and cash equivalents	17	41,090	222,120
		<u>336,406</u>	<u>234,701</u>
<b>TOTAL ASSETS</b>		<u>53,588,457</u>	<u>47,805,198</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Capital and reserves</b>			
Share capital	12	150,000	150,000
Retained earnings		14,942,952	10,871,835
<b>TOTAL EQUITY</b>		<u>15,092,952</u>	<u>11,021,835</u>
<b>Provisions for liabilities and charges</b>			
Deferred tax liabilities	14	4,140,134	3,732,517
<b>Non-current liabilities</b>			
Borrowings	13	30,494,645	30,166,966
Other payables	15	3,338,417	2,659,417
		<u>33,833,062</u>	<u>32,826,383</u>
<b>Current liabilities</b>			
Trade and other payables	15	237,429	224,463
Current tax payable		284,880	-
		<u>522,309</u>	<u>224,463</u>
<b>TOTAL LIABILITIES</b>		<u>38,495,505</u>	<u>36,783,363</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>53,588,457</u>	<u>47,805,198</u>

The notes on pages 20 to 38 are an integral part of these financial statements.

The financial statements on pages 16 to 38 have been approved and authorised for issue by the Board of Directors on 24 April 2024 and were signed on its behalf by:



\_\_\_\_\_  
**Luke Chetcuti**  
 Director



\_\_\_\_\_  
**Kari Pisani**  
 Director

HH FINANCE PLC  
Annual Report and Financial Statements - 31 December 2023

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STATEMENT OF CHANGES IN EQUITY

	Share capital €	Retained earnings €	Total equity €
<b>Financial year ended 31 December 2022</b>			
Balance at 1 January 2022	150,000	9,823,598	9,973,598
Total comprehensive income for the year:			
<i>Profit for the financial year</i>	-	1,048,237	1,048,237
<b>Balance at 31 December 2022</b>	<b>150,000</b>	<b>10,871,835</b>	<b>11,021,835</b>
<b>Financial year ended 31 December 2023</b>			
Balance at 1 January 2023	150,000	10,871,835	11,021,835
Total comprehensive income for the year:			
<i>Profit for the financial year</i>	-	4,071,117	4,071,117
<b>Balance at 31 December 2023</b>	<b>150,000</b>	<b>14,942,952</b>	<b>15,092,952</b>

The notes on pages 20 to 38 are an integral part of these financial statements.

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**STATEMENT OF CASH FLOWS**

	Note	2023 €	2022 €
<b>Cash from operating activities:</b>			
Profit before tax		4,762,889	1,017,946
<b>Adjustment for:</b>			
Interest expense		1,256,679	1,244,076
Interest income		(347,515)	(279,167)
Increase in fair value of investment property		(3,700,000)	-
<b>Profit from operations</b>		<b>1,972,053</b>	<b>1,982,855</b>
Increase in other receivables		(1,926,136)	(1,856,021)
Increase/(decrease) in trade and other payables		23,053	(2,337)
<b>Cash from operating activities</b>		<b>68,970</b>	<b>124,497</b>
Payment of income taxes		-	(109,747)
<b>Net cash flows from/(used in) operating activities</b>		<b>68,970</b>	<b>14,750</b>
<b>Cash flows from investing activities:</b>			
Repayments from a fellow subsidiary		-	349,856
<b>Net cash flows from investing activities</b>		<b>-</b>	<b>349,856</b>
<b>Cash flows from financing activities:</b>			
Payments of interest		(250,000)	(250,000)
<b>Net cash flows used in financing activities</b>		<b>(250,000)</b>	<b>(250,000)</b>
<b>Net cash (decrease)/increase in cash and cash equivalents</b>		<b>(181,030)</b>	<b>114,606</b>
<b>Cash and cash equivalents at beginning of year</b>		<b>222,120</b>	<b>107,514</b>
<b>Cash and cash equivalents at end of year</b>	17	<b>41,090</b>	<b>222,120</b>

The notes on pages 20 to 38 are an integral part of these financial statements.

## **NOTES TO THE FINANCIAL STATEMENTS**

### **1. GENERAL INFORMATION**

HH Finance plc ("the Company") is a public limited liability company incorporated in Malta with its registered address at 2, St Georges Court A, St Augustine Street, St Julians STJ 3200, Malta. The Company's bonds are listed at the Prospects Multilateral Trading Facility (MTF) of the Malta Stock Exchange.

The Company is a subsidiary of Hugo's Hotel Limited, a private limited liability company registered in Malta, with its registered address at Hugo's Hotel, St George's Bay, St Julians, Malta. Lifetime Limited, a company registered in Malta, is the ultimate parent of the Company.

The ultimate controlling individual of the Company is Mr. Luke Chetcuti, a resident in Malta.

The principal activity of the Company is the leasing of its investment property to a fellow subsidiary.

### **2. MATERIAL ACCOUNTING POLICY INFORMATION**

The accounting policies that are material to the financial statements are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

#### **Basis of preparation**

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union (EU) and the requirements of the Companies Act (Cap. 386) enacted in Malta.

The financial statements have been prepared under the historical cost basis, except for the investment property and the amounts owed to the parent company which are carried at fair value.

#### **Functional and presentation currency**

The financial statements are presented in Euro (€) which is the Company's functional and presentation currency.

#### **New or amended accounting standards and interpretations adopted**

The following amended standards became applicable for the current reporting period.

##### *Amendments to IAS 1 and IFRS Practice Statement 2 – Disclosure of Accounting Policies*

The amendments are intended to help preparers in deciding which accounting policies to disclose in their financial statements. The term 'significant' was replaced with 'material' in the context of disclosing accounting policy information. In assessing the materiality of the accounting policy information the Company considers the size of transactions, other events or conditions and their nature.

The Company adopted all new or amended standards and interpretations issued by the International Accounting Standards Board (IASB) and the IFRS Interpretations Committee and endorsed by the EU that are mandatory for the current reporting period. The adoption of these new or amended standards, and interpretations did not have a material impact on these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**2. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**New or amended accounting standards and interpretations issued but not yet effective**

At the end of the reporting period, certain new standards, interpretations or amendments thereto, were in issue and endorsed by the EU, but not yet effective for the current financial period. There have been no instances of early adoption of standards, interpretations or amendments ahead of their effective date. The directors anticipate that the adoption of the new standards, interpretations or amendments thereto, will not have a material impact on the financial statements upon initial application.

**Leases**

The Company assesses at contract inception whether a contract is, or contains, a lease, that is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

*The company as a lessor*

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

**Investment property**

Investment properties are freehold land and/or buildings held for long-term rental and capital appreciation that are not occupied by the Company. Investment properties are initially recognised at cost, including transaction costs, and are subsequently remeasured at fair value. Movements in fair value are recognised directly in profit or loss.

Investment properties are derecognised when disposed of or when there is no future economic benefit expected. Transfers to and from investment properties to property, plant and equipment are determined by a change in use of owner-occupation. The fair value on the date of change of use from investment properties to property, plant and equipment are used as deemed cost for the subsequent accounting. The existing carrying amount of property, plant and equipment is used for the subsequent accounting cost of investment properties on the date of change of use.

**Financial instruments**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets and financial liabilities are recognised when the Company becomes 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. Financial liabilities are derecognised when they are extinguished, discharged, cancelled or expired.

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**2. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**Financial instruments - continued**

Financial assets are classified at initial recognition in accordance with how they are subsequently measured, as follows:

- financial assets at amortised cost;
- financial assets at fair value through other comprehensive income; and
- financial assets at fair value through profit or loss.

The Company's financial assets are mainly financial assets at amortised cost.

Financial liabilities are classified at initial recognition in accordance with how they are subsequently measured, as follows:

- financial liabilities at amortised cost; and
- financial liabilities at fair value through profit or loss.

The Company's financial liabilities are mainly financial liabilities at amortised cost.

*Financial assets at amortised cost*

On initial recognition, financial assets at amortised cost are recognised at fair value plus transaction costs that are directly attributable to the acquisition of the financial asset. Discounting is omitted where the effect of discounting is immaterial.

Financial assets at amortised cost are subsequently carried at amortised cost using the effective interest method less impairment losses, if any. Gain or losses are recognised in profit or loss when the asset is derecognised, modified, or impaired.

The Company's financial assets under this classification include loans receivable, other receivables, and cash at banks.

*Impairment of financial assets*

The Company recognises an allowance for expected credit losses (ECLs) on debt instruments that are classified as financial assets at amortised cost. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (lifetime ECL).

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**2. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**Financial instruments - continued**

*Financial liabilities at amortised cost*

Financial liabilities at amortised cost are initially recognised at fair value, net of transaction cost and are subsequently measured at amortised cost using the effective interest method. All interest-related charges under the interest amortisation process are recognised in profit or loss.

On derecognition, the difference between the carrying amount of the financial liability (or part of a financial liability) extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, are recognised in profit or loss.

Financial liabilities under this classification include borrowings and trade and other payables.

*Offsetting financial assets and financial liabilities*

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

**Cash and cash equivalents**

Cash in hand and at banks and short-term deposits which are held to maturity are carried at cost.

Cash and cash equivalents are defined as cash in hand, demand deposits and short-term, highly liquid investments readily convertible to known amounts of cash and subject to insignificant risk of changes in value.

**Ordinary shares**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity.

**Tax**

The tax charge/credit in the profit or loss for the year normally comprises current and deferred tax.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted at the end of the reporting period.

Deferred income tax is provided using the liability method, for all temporary differences arising between the tax bases of assets and liabilities and their carrying values for financial reporting purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, based on tax rates that have been enacted or substantively enacted at the end of the reporting period.



**NOTES TO THE FINANCIAL STATEMENTS - continued**

**2. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**Tax - continued**

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the assets can be utilised and/or sufficient taxable temporary differences are available. Deferred tax assets are reduced to the extent that is no longer probable that the related tax benefit will be realised.

**Foreign currencies**

Transactions underlying items in these financial statements are measured in the Company's functional currency, which is the currency of the primary economic environment in which the entity operates.

Transactions in foreign currencies have been converted into Euro at the rates of exchange ruling on the date of the transaction. Monetary assets and liabilities denominated in foreign currencies have been translated into Euro at the rates of exchange ruling at the end of reporting period. All resulting differences are taken to profit or loss.

**Fair value measurement**

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either in the principal market, or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Assets and liabilities measured at fair value are classified into three levels, using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed at each reporting date and transfers between levels are determined based on a reassessment of the lowest level of input that is significant to the fair value measurement.

For recurring and non-recurring fair value measurements, external valuers may be used when internal expertise is either not available or when the valuation is deemed to be significant. External valuers are selected based on market knowledge and reputation. Where there is a significant change in fair value of an asset or liability from one period to another, an analysis is undertaken, which includes a verification of the major inputs applied in the latest valuation and a comparison, where applicable, with external sources of data.

**Earnings per share**

Earnings per share have been calculated using the weighted average number of ordinary shares outstanding during the year. Diluted earnings per share are calculated using the weighted average number of additional ordinary shares that would have been outstanding during the year assuming the conversion of all dilutive potential ordinary shares.

NOTES TO THE FINANCIAL STATEMENTS - continued

3. CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of financial statements in conformity with IFRS as adopted by the EU requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The directors have considered the development, selection and disclosure of the Company's critical accounting policies and estimates and the application of these policies and estimates. Estimates and judgements are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are outlined below.

*Fair value of investment property*

Investment properties are revalued to fair value by using either internal valuations or valuations prepared by external independent valuers. These valuations are based upon assumptions including average rate per room and other income, anticipated operating costs, occupancy rate and the appropriate earnings multiplier. These estimates are subjective in nature and involve uncertainties, such as the issue of the required permits and matters of significant judgements and therefore, cannot be determined with precision.

*Expected credit losses on loans receivable*

In assessing the recoverability of the amounts owed by the fellow subsidiary, the directors took into consideration the expected future outcome of the fellow subsidiary and the fact that the fellow subsidiary has always duly honoured its obligations to the Company.

As a result of the above assessment, the directors consider that there has not been a significant increase in the credit risk on the amounts owed by the fellow subsidiary as at 31 December 2023 and any expected credit losses are deemed not material to be recognised in these financial statements.

4. REVENUE

	2023	2022
	€	€
Rental income	<u>2,070,905</u>	<u>2,070,905</u>

Revenue represents lease income from a fellow subsidiary from the lease of the investment property.

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**NOTES TO THE FINANCIAL STATEMENTS - continued**

**5. OPERATING PROFIT**

The operating profit is stated after charging:

	<b>2023</b>	2022
	€	€
Auditors' remuneration	<b>7,645</b>	7,280
Directors' remuneration	<b>51,036</b>	51,036

Fees charged by the auditor for services rendered during the financial year are as follows:

	<b>2022</b>	2021
	€	€
Annual statutory audit	<b>7,645</b>	7,280
Tax compliance	<b>600</b>	600

**6. INTEREST INCOME**

	<b>2023</b>	2022
	€	€
On related party loans	<b>347,515</b>	279,167

**7. INTEREST EXPENSE**

	<b>2023</b>	2022
	€	€
Interest on bonds	<b>250,000</b>	250,000
Interest on related party borrowings	<b>679,000</b>	679,000
Effective interest amortisation on related party borrowings	<b>327,679</b>	315,076

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**NOTES TO THE FINANCIAL STATEMENTS - continued**

**8. TAXATION**

The tax charged to profit or loss comprised of the following:

	2023	2022
	€	€
Local income tax - current period tax charge	284,155	100,385
Local income tax - prior period tax credit	-	(242,293)
Deferred tax charge	407,617	111,617
	<u>691,772</u>	<u>(30,291)</u>

The tax on the Company's profit before tax differs from the theoretical tax expense/(credit) that would arise using the applicable tax rate in Malta of 35% as follows:

	2023	2022
	€	€
Profit before tax	<u>4,762,889</u>	<u>1,017,946</u>
Theoretical tax expense at 35%	1,667,011	356,281
Tax effect of:		
Disallowed expenses	146,401	138,336
Lower tax rate on fair value gain	(999,000)	-
Group loss relief	-	(402,268)
Maintenance allowance	(122,640)	(122,640)
	<u>691,772</u>	<u>(30,291)</u>

**9. INVESTMENT PROPERTY**

	2023	2022
	€	€
<b>At fair value</b>		
Opening balance	39,000,000	39,000,000
Change in fair value	3,700,000	-
	<u>42,700,000</u>	<u>39,000,000</u>

The investment property is a hotel and is being leased out to a fellow subsidiary and is carried at fair value. Rental income from investment property for the year ended 31 December 2023 amounted to €2,070,905 (2022: €2,070,905). The Company has not incurred direct operating expenses arising from its investment property.

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**9. INVESTMENT PROPERTY - continued**

The fair value measurement relating to investment property is disclosed in Note 21.

The Company's investment property is secured by means of a general and special hypothec for banking facilities of the ultimate parent company.

Minimum lease commitments receivable but not recognised in the financial statements are as follows:

	<b>2023</b>	2022
	€	€
Within 12 months	<b>2,044,000</b>	2,044,000
After one year but within five years	<b>8,517,000</b>	8,176,000
After five years	<b>11,925,000</b>	14,310,000
	<b><u>22,486,000</u></b>	<u>24,530,000</u>

**10. LOANS RECEIVABLE**

	<b>2023</b>	2022
	€	€
Loans receivable	<b><u>8,775,101</u></b>	<u>6,820,452</u>

The loans receivable pertain to the credit facility and loan facility granted by the Company to a fellow subsidiary company.

The credit facility has a monthly drawdown of €128,093. The credit facility is unsecured, bears interest at 5% per annum and will mature on 17 May 2024. Subsequent to year-end, the maturity date was extended to 17 May 2025. As at 31 December 2023, the loan balance from this credit facility consists of outstanding principal balance of €7,173,208 (2022: €5,636,092) and €852,661 (2022: €529,059) interest accrued thereon.

The loan facility pertains to the €1,472,014 original loan granted to a fellow subsidiary company. The loan is unsecured, bears interest at 5% per annum and will mature on 19 May 2027. As at 31 December 2023, the loan balance from this loan consists of an outstanding principal balance of €548,370 (2022: €478,063) and €200,862 (2022: €176,949) interest accrued thereon.

The Company's exposure to credit risk related to loans receivable is disclosed in Note 19.

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**NOTES TO THE FINANCIAL STATEMENTS - continued**

**11. OTHER RECEIVABLES**

	<b>2023</b>	2022
	€	€
<b>Non-current</b>		
Accrued income (i)	<u>1,776,950</u>	1,750,045
<b>Current</b>		
Accrued income (ii)	292,000	-
Amounts owed by related parties (ii)	-	51
Prepayments	<u>3,316</u>	3,168
	<u>295,316</u>	3,219

(i) Accrued income includes the accumulated excess lease income recognised on a straight-line basis over the lease payments. This will be utilised beginning 2028 when the lease payment exceeds the lease income recognised on a straight-line basis.

(ii) The amounts owed by related parties are unsecured, interest-free and are repayable on demand.

The Company's exposure to credit risk related to other receivables is disclosed in Note 19.

**12. SHARE CAPITAL**

	<b>2023</b>	2022
	€	€
<b>Authorised, issued and fully paid up</b>		
149,999 Ordinary A shares at €1 each	149,999	149,999
1 Ordinary B share at €1	<u>1</u>	<u>1</u>
	<u>150,000</u>	150,000

All ordinary shares rank equally in all respects except that the holder of the Ordinary A shares is entitled to one vote in general meetings of the Company whilst the holder of the Ordinary B share is not entitled to any vote in respect of the share.

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**NOTES TO THE FINANCIAL STATEMENTS - continued**

**13. BORROWINGS**

	2023	2022
	€	€
Amounts owed to the parent company (i)	25,494,645	25,166,966
€5,000,000 bonds, 5%, 2023-2028 (ii)	5,000,000	5,000,000
	<u>30,494,645</u>	<u>30,166,966</u>

- (i) The amounts owed to the parent company which are in relation to the acquisition of the investment property, are unsecured, of which, €16,975,000 is subject to 4% interest per annum accruing from 30 January 2019, and the remaining €10,000,000 is interest-free. The amount is repayable upon the lapse of 90 days from 30 January 2028. For the €10,000,000, however, the Company has the option to either repay the amount in cash or to capitalize the debt through the allotment of a fresh issue of 10,000,000 ordinary shares of a nominal value of €1 each. The carrying amount as at 31 December 2023 is net of the discounting of €1,480,355 (2022: €1,808,034) based on a discount rate of 4% per annum. The nominal amount owed to the parent company amounts to €26,975,000.
- (ii) In 2018, the Company issued an aggregate principal amount of €5,000,000 unsecured bonds, having a nominal value of €100 each, bearing an interest rate of 5% per annum. The bonds are redeemable on 19 May 2028. However, between 19 May 2023 and 19 May 2028, the Company has the option to repay all or part of the principal amount of the bonds and all accrued interest up to the date of the repayment by giving 30 day prior written notice of such repayment.

**14. DEFERRED TAX LIABILITY**

Deferred taxes are calculated on all temporary differences under the liability method using a principal tax rate of 35% (2022: 35%), with the exception of deferred taxation on fair value gains attributable to investment property which is computed utilising a tax rate of 8% (2022: 8%) on the basis applicable to property disposals. The movement on the deferred income tax account is analysed as follows:

The balance represents temporary differences attributable to:

	2023	2022
	€	€
Accrued income	724,134	612,517
Fair valuation of investment property	3,416,000	3,120,000
	<u>4,140,134</u>	<u>3,732,517</u>

Movements in deferred tax attributable to temporary differences arising on changes in fair value of accrued income and investment property are recognised in profit or loss.

The recognised deferred tax liability is not expected to be settled before at least twelve months from the end of the reporting period.

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**NOTES TO THE FINANCIAL STATEMENTS - continued**

**15. TRADE AND OTHER PAYABLES**

	2023	2022
	€	€
<b>Non-current</b>		
Accrued interest	<u>3,338,417</u>	<u>2,659,417</u>
<b>Current</b>		
Trade payables	3,334	2,950
Accrued interest	154,795	154,795
Amounts due to related party (i)	435	-
Accruals	13,556	10,347
Other taxes	13,674	2,088
VAT payable	50,572	51,417
Other payables	1,063	2,866
	<u>237,429</u>	<u>224,463</u>

(i) Amount due to related party is unsecured, interest-free and repayable on demand.

The Company's exposure to liquidity risk related to trade and other payables as disclosed in Note 19.

**16. EARNINGS PER SHARE**

*Basic earnings per share*

The basic earnings per share at 31 December is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the year, as follows:

	2023	2022
Profit for the financial year	€ 4,071,117	€ 1,048,237
Weighted average number of ordinary shares	149,999	149,999
<b>Basic earnings per share</b>	<u>€ 27.14</u>	<u>€ 6.99</u>



**HH FINANCE PLC**  
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**NOTES TO THE FINANCIAL STATEMENTS - continued**

**16. EARNINGS PER SHARE - continued**

*Diluted earnings/(loss) per share*

The calculation of diluted earnings per share for the year is based on the net profit attributable to ordinary shareholders and a weighted average number of ordinary shares outstanding during the year.

	2023	2022
Profit for the financial year	€ 4,071,117	€ 1,048,237
Interest on convertible debts	327,679	315,076
<i>Profit attributable to ordinary shareholders (diluted)</i>	<u>€ 4,398,796</u>	<u>€ 1,363,313</u>
Weighted average number of ordinary shares, beginning of period	149,999	149,999
Effect of conversion of convertible loan	10,000,000	10,000,000
<i>Weighted average number of ordinary shares (diluted)</i>	<u>10,149,999</u>	<u>10,149,999</u>
<b>Diluted earnings per share</b>	<u>€ 0.43</u>	<u>€ 0.13</u>

The portion of the amount due to the parent company which may be settled in ordinary shares or cash at the option of the Company, is considered to be potential ordinary shares and has been included in the determination of diluted earnings per share from its date of issue. This has not been included in the determination of basic earnings per share. Details relating to this amount due to the parent company are set out in Note 13.

**17. CASH AND CASH EQUIVALENTS**

Cash and cash equivalents consist of balances with banks. Cash and cash equivalents included in the statement of cash flows reconcile to the amounts shown in the statement of financial position as follows:

	2023	2022
	€	€
Bank balances	<u>41,090</u>	<u>222,120</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**18. RELATED PARTY TRANSACTIONS**

The Company has related party relationships with companies under common control and over which the directors exercise significant influence. Transactions are carried out with related parties on a regular basis and in the ordinary course of the business. The following are the transactions with related parties during the year:

	2023	2022
	€	€
<b>Rental income</b>		
Fellow subsidiary company	<u>2,070,905</u>	<u>2,070,905</u>
<b>Interest income/(expense)</b>		
Fellow subsidiary company	347,515	279,167
Parent company	<u>(679,000)</u>	<u>(679,000)</u>
<b>Loans</b>		
<b>Remuneration</b>		
Directors	<u>51,036</u>	<u>51,036</u>

The outstanding balances arising from the above transactions are disclosed in Notes 10, 11, 13 and 15 to these financial statements.

**19. FINANCIAL RISK MANAGEMENT**

The Company's activities expose it to a variety of financial risks: market risk (including interest rate risk), credit risk and liquidity risk. The Company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Company. The Company did not make use of derivative financial instruments to hedge certain risk exposures during the current and preceding financial periods.

The Company uses different methods to measure different types of risk to which it is exposed. These methods include sensitivity analysis in the case of interest rate risks.

Risk management is carried out by senior finance executives ('finance') under policies approved by the Board of Directors ('the Board'). These policies include identification and analysis of the risk exposure of the Company and appropriate procedures, controls and risk limits.

**Market risk**

*Cash flow and fair value interest rate risk*

The Company's significant instruments which are subject to fixed interest rates comprise borrowings (Note 13). In this respect, the Company is potentially exposed to fair value interest rate risk in view of the fixed nature of this instrument, which is measured at fair value.

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**19. FINANCIAL RISK MANAGEMENT - continued**

*Market risk - continued*

The Company uses a sensitivity analysis technique that measures the change in the fair value and cash flows of the Company's financial instruments at the reporting date for hypothetical changes in the relevant market risk variables. The sensitivity of profit or loss and equity due to changes in the relevant risk variables are set out below. The amounts generated from the sensitivity analysis are forward-looking estimates of market risk assuming certain market conditions. Actual results in the future may differ materially from those projected results due to the inherent uncertainty of global financial markets. The sensitivity analysis is for illustrative purposes only, as in practice market rates rarely change in isolation and are likely to be interdependent.

The Company's outstanding borrowings, totalling €26,975,000, are principal payment loans. Annual interest amounting to €679,000 shall accrue and are required to be paid at the maturity date of the borrowings.

**Credit risk**

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company.

Financial assets which potentially subject the company to concentrations of credit risk consist principally of loans receivable, other receivables and cash at bank. The maximum exposure to credit risk at the reporting date in respect of the recognised financial assets is the carrying amount disclosed in the statement of financial position and notes to the financial statements. The Company does not hold any collateral.

The loans receivable and other receivables are mainly receivables from a fellow subsidiary. The exposure of the Company to credit risk from this related party are the carrying amounts as disclosed in Notes 10 and 11 to these financial statements. The directors have evaluated the credit risk of the fellow subsidiary taking into consideration its financial position, financial performance and cash flow projections. Accordingly, the directors have concluded that no significant increase in credit risk has been noted since initial recognition and that the credit risk remains low. Consequently, the resulting expected credit loss has been assessed to be not material to these financial statements and thus was not recognised.

The credit risk relating to cash at bank is considered to be low in view of management's policy of placing it with reputable financial institutions.

**Liquidity risk**

The Company is exposed to liquidity risk in relation to meeting future obligations associated with its financial liabilities, which comprise principally of other payables and borrowings. Prudent liquidity risk management includes maintaining sufficient liquid assets and available facilities to be able to pay debts as and when they become due and payable.

The director manages liquidity risk by maintaining adequate cash reserves and available borrowing facilities by continuously monitoring actual and forecast cash flows and matching the maturity profiles of financial assets and liabilities.

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**NOTES TO THE FINANCIAL STATEMENTS - continued**

**19. FINANCIAL RISK MANAGEMENT - continued**

*Liquidity risk - continued*

The following table analyses the Company's contractual cash flow maturities of the Company's financial liabilities:

	Weighted average interest rate %	1 year or less €	Between 1 and 2 years €	Between 2 and 5 years €	Over 5 years €	Remaining contractual maturities €
<b>31 December 2023</b>						
<i>Non-interest bearing</i>						
Trade payables	-	3,334	-	-	-	3,334
Amounts due to fellow subsidiaries	-	435	-	-	-	435
VAT payable	-	50,572	-	-	-	50,572
Other payables	-	14,737	-	-	-	14,737
	-	<b>69,078</b>	-	-	-	<b>69,078</b>
<i>Interest-bearing - fixed rate</i>						
€5,000,000 bonds, 5%, 2023-2028	5	250,000	250,000	5,750,000	-	6,250,000
Amounts owed to the parent company	4	-	-	33,086,000	-	33,086,000
		<b>250,000</b>	<b>250,000</b>	<b>38,836,000</b>	-	<b>39,336,000</b>
<b>31 December 2022</b>						
<i>Non-interest bearing</i>						
Trade payables	-	2,950	-	-	-	2,950
VAT payable	-	51,417	-	-	-	51,417
Other payables	-	4,954	-	-	-	4,954
	-	<b>59,321</b>	-	-	-	<b>59,321</b>
<i>Interest-bearing - fixed rate</i>						
€5,000,000 bonds, 5%, 2023-2028	5	250,000	250,000	750,000	5,250,000	6,500,000
Amounts owed to the parent company	4	-	-	-	33,086,000	33,086,000
		<b>250,000</b>	<b>250,000</b>	<b>750,000</b>	<b>38,336,000</b>	<b>39,586,000</b>

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**19. FINANCIAL RISK MANAGEMENT - continued**

**Fair value of financial instruments**

The carrying amounts of cash at bank, other receivables (net of impairment provisions, if any), trade and other payables, and borrowings reflected in the financial statements are reasonable estimates of the fair value in view of the nature of these instruments or the relatively short period of time between the origination of the instruments and their exposed realisation. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Company for similar financial instruments.

As at the end of the reporting period, the fair value of financial assets and liabilities approximate the carrying amounts shown in the statement of financial position.

**Timing of cash flows**

The presentation of the financial assets and liabilities listed above under the current and non-current headings within the statement of financial position is intended to indicate the timing in which cash flows will arise.

**Capital risk management**

HH Finance plc manages its capital to ensure that it will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The Company's strategy remains unchanged from 2022.

The capital structure of the Company consists of debt, which includes the borrowings disclosed in Note 13, and equity attributable to equity holders, comprising issued share capital and retained earnings as disclosed in Note 12 to these financial statements and in the statement of changes in equity.

**20. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES**

The table below details changes in the Company's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those which cash flows were, or future cash flows will be, classified in the Company's statement of cash flow as cash flow from financing activities.

	<b>Balance at 01 January 2023</b>	<b>Non-cash changes Effective interest</b>	<b>Balance at 31 December 2023</b>
	€	€	€
Amounts owed to the parent company	25,166,966	327,679	25,494,645
€5,000,000 bonds, 5%, 2023-2028	5,000,000	-	5,000,000
	<b>30,166,966</b>	<b>327,679</b>	<b>30,494,645</b>

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**20. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES - continued**

	Balance at 01 January 2022	Non-cash changes Effective interest	Balance at 31 December 2022
	€	€	€
Amounts owed to the parent company	24,851,890	315,076	25,166,966
€5,000,000 bonds, 5%, 2023-2028	5,000,000	-	5,000,000
	<b>29,851,890</b>	<b>315,076</b>	<b>30,166,966</b>

**21. FAIR VALUE MEASUREMENT**

The Company is required to analyse non-financial assets carried at fair value by level of the fair value hierarchy.

The following table details the Company's assets and liabilities, measured or disclosed at fair value, using a three-level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability.

	Level 1	Level 2	Level 3	Total
<b>31 December 2023</b>				
<i>Assets</i>				
Investment property	-	-	42,700,000	42,700,000
<b>Total assets</b>	<b>-</b>	<b>-</b>	<b>42,700,000</b>	<b>42,700,000</b>

The Company's policy is to recognise transfers into and out of fair value hierarchy levels as of the beginning of the reporting period. There were no transfers between levels during the financial year. A reconciliation from the opening balance to the closing balance of property for recurring fair value measurements categorised within Level 3 of the value hierarchy, is reflected in Note 9.

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**21. FAIR VALUE MEASUREMENT - continued**

Valuation processes

The Company's property is valued by the Directors, generally taking cognisance of professional advice from independent professionally qualified valuers who hold a recognised relevant professional qualification and have the necessary experience in the location and segments of the property being valued.

When external valuations are carried out in accordance with this process, the valuer reports directly to the Board of Directors and discussions on the valuation technique, the model utilised and its results, including an evaluation of the inputs to the valuation model, are held at Board level. A new valuation is typically commissioned to an external valuer, whenever, in the opinion of the Board of Directors, new circumstances arise which may suggest that a material change in value in the underlying property has occurred.

Valuation techniques

The valuation of the investment property is determined on the basis of the wealth-generating capacity of the investment property, taking into consideration assumptions including average rate per room and other income, anticipated operating costs, occupancy rate and the appropriate earnings multiplier.

The level 3 assets unobservable inputs and sensitivity are as follows:

Description	Fair value as at 31 December 2023	Valuation technique	Significant unobservable inputs
Property used for leasing	€42,700,000	Income capitalisation approach	Earnings multiplier of 13x
Valuation input	Multiplier	Sensitivity	Impact
Earnings multiplier	13x	+ / - 0.5	€1.7 / (€1.6) million

**22. CONTINGENT LIABILITY**

The Company has provided a first general hypothec guarantee over the Company's present and future assets and a first special hypothec on the hotel for the amount of €15,000,000 in favour of Bank of Valletta plc on behalf of the ultimate parent company.

**23. COMPARATIVE INFORMATION**

Certain comparative figures have been reclassified to conform with the current year's financial statement presentation.