St. Anthony Co. p.l.c

CONDENSED INTERIM FINANCIAL STATEMENTS

For the period 1 January 2026 to 30 June 2026

Company Registration No: C 95618

St. Anthony Co. p.l.c.

Holding Company information

Directors:	Mrs Lora Cascun Dr Sarah Cassar Mr Stephen Paris Mr Edward Vella Mr Joshua Vella Mr Joseph M Zrinzo
Secretary:	Dr Luca Vella
Company number:	C95618
Registered office:	Casa Antonia Pope Alexander VII Junction Balzan BZN 1530 Malta
Auditors:	CLA Malta The Core Valley Road Msida MSD 9021 Malta
Bankers:	Bank of Valletta plc Triq ir-Rand H'Attard
Legal Advisors:	Mamo TCV Palazzo Pietro Stiges 103 Strait Street Valletta

St. Anthony Co. p.l.c.

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St. Anthony Co. p.l.c.

Report of the Directors
For the period 1 January 2026 to 30 June 2026 pursuant to Capital Markets Rule 5.75.2

The Directors present the interim report and the consolidated financial statements for the six-month period from 1 January 2026 to 30 June 2026 (“the condensed interim financial statements").

Principal Activity

St. Anthony Co. p.l.c. (“the Company” “the Parent”) acts as the parent company of two 100% owned subsidiary undertakings, namely Goldvest Company Limited (C 18266) and St. George's Care Ltd (C 95621) (collectively "the Group”).

The Company also provides finance to its two subsidiaries. Goldvest Company Limited owns the two properties of the Group, whilst St. George’s Care Ltd operates two senior citizens’ homes from the two properties mentioned above, one in Sliema known as The Imperial and the other in Balzan named Casa Antonia.

Financial information

The interim financial information included in this report has been extracted from the Company's unaudited accounts for the six months ended 30 June 2026, as approved by the board of directors on 28 August 2026 and are prepared in accordance with IAS 34 ‘Interim Financial Reporting’.

Review of Business

The Group registered a pre-tax profit for the period of €765,290 compared to a profit of €637,969 registered in the prior period. This improvement is mainly attributed to modest room and care rates increases, and well-controlled expenditure. At the end of the reporting period, net assets amounted to €27,291,669 compared to €26,770,938 at 31 December 2025. The movement is a result of the profit incurred for the period and a minor movement in the revaluation reserve.

Going Concern

The Directors have assessed the Group’s ability to continue to operate as a going concern, taking into account: the results achieved to date, the financial projections prepared by management, the current funding arrangements and a number of measures being considered to continue to improve the Group’s financial performance.

As discussed in Note 2.2 to these financial statements, the Directors, at the time of approving these financial statements, have determined that there is reasonable expectation that the Group and the Company will have adequate resources to continue to operate sustainably for the foreseeable future. For this reason, these financial statements have been prepared on a going concern basis, which assumes that the Group and the Company will continue in operational existence for the foreseeable future and will continue to meet their financial obligations as and when they fall due.

Likely future business developments

The board's main objective is focused on maintaining the occupancy levels and recover sufficient revenue to cover the operating expenses and to build up cash reserves to settle the Group's commitments as they fall due.

In this regard all avenues are being explored to meet the set targets, both from a revenue generation/cost-containment perspective and also improved efficiency of resources and strategy.

Report of the Directors (continued)
For the period 1 January 2025 to 30 June 2025 pursuant to Capital Markets Rule 5.75.2

Dividends and Reserves

The directors do not recommend the payment of a dividend.

Financial Risk Management

The Group's activities potentially expose it to financial risks, mainly liquidity and credit risk. The Group's overall risk management focuses on the unpredictability of general economic activity and financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The Board provides principles for overall risk management, as well as policies covering risks referred to above.

(a) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash, the availability of reasonable credit terms with suppliers and funding through an adequate amount of committed credit facilities both externally and with related parties.

(b) Credit risk

The Group has no significant concentration of credit risk. It has policies in place to ensure that services are provided to individual customers who are not expected to default on invoices issued.

Principal risky and uncertainties

The Group's principal risks and uncertainties can be categorised as follows:

Operational risks

(a) Maintaining sufficient occupancy levels and generating sufficient cash flow to meet obligations as they fall due.

The Group expects to maintain present occupancy levels at both homes and generate sufficient cash flow to meet the Group's obligations as they fall due.

The risk of not maintaining occupancy levels can be due to various reasons including but not limited to reputational damage and/or a slowdown in the market. Reduced occupancy levels at either the Casa Antonia property or The Imperial property may adversely impact the Group's revenue and general financial performance.

(b) Staff compliment

The Group's operations require the employment and retention of an appropriately skilled and trained workforce. There is a risk that St. George's Care Ltd, as the operating company, may not be able to maintain or expand an appropriately skilled and trained workforce that is able to meet the existing or future care needs of residents for various reasons including but not limited to industry shortage, travel restrictions and an increase in wages which cannot be absorbed and/or recouped.

Report of the Directors (continued)
For the period 1 January 2025 to 30 June 2025 pursuant to Capital Markets Rule 5.75.2

Principal risks and uncertainties (continued)

Operational risks (continued)

(b) Staff compliment (continued)

Should it not be possible to recruit accordingly thereby lessening the quality of the offering and this translates into decreased occupancy, or should it be possible to recruit but this results in increased wages and therefore operating costs which cannot be recouped through rates and/or other savings, the Group's revenue and profitability may suffer.

(c) Competition
The industry in which the Group operates is highly competitive. In addition to normal competitive risks, the fact that the Company has opted to provide a high-quality offering at The Imperial property, thereby reducing the market available to it, may, should a competitor decide to open in the same space, cause a reduction in prices, resident losses and thinning margins, thereby having a potentially direct material adverse effect on the financial performance and profitability of the Group.

(d) Fixed costs

The fixed costs associated with the ownership of the Group's afore-mentioned properties and the carrying out of the operations is substantial. A dip in demand and the inability to adjust fixed costs may adversely affect the Group's profitability and financial condition.

(e) Medical claims and litigation

In addition to the risk of litigation typical operations may carry, the nature of the operations inherently exposes the Group to the risk of medical related litigation. Subject to the insurance arrangements the Group has in place, any actual or threatened medical related litigation against the Group could cause the Group to incur significant expenditure and may adversely impact the Group's future financial performance. The costs of such actions as well as increased insurance costs could also adversely affect the Group's financial performance and profitability.

(f) Maintaining licence

The Group’s operations are conducted under a licence granted in terms of the Social Care Standards Authority Act (Chapter 582 of the Laws of Malta), with such licence being renewed on a yearly basis. Should the renewal of the licence be delayed for any reason (or ultimately not granted), either or both of the operations would be unable to continue, which would adversely impact the Group's revenue and general financial performance.

(g) Changes to regulations

Any regulatory changes for the aged care industry may, in terms of compliance costs and other regulatory requirements, have an adverse impact on the properties and the manner in which the operations are carried out which could have a negative impact on the Group’s financial performance and profitability.

Report of the Directors (continued)
For the period 1 January 2025 to 30 June 2025 pursuant to Capital Markets Rule 5.75.2

Market value

The valuations of both properties are prepared by an independent qualified architect in accordance with the Kamra tal-Periti Valuation Standards (2012), which are aligned with the TEGoVA European Valuation Standards. In providing a market value for each property, the independent architect has made certain assumptions which ultimately may cause the actual value to be materially different from any future value that may be expressed or implied by such forward looking statements or anticipated on the basis of historical trends as reality may not match the assumptions. There can therefore be no assurance that such property valuations will reflect actual market values.

The last valuation of both properties was carried out in December of 2025.

Directors' interest

As illustrated in note 7 to these financial statements, only Mr Edward Vella, a member of the Board of Directors, has a beneficial interest in the shares of the Company.

Post balance sheet events

There were no events after the reporting period that require specific mention.

Preparation of the Condensed Consolidated Interim Financial Statements

This report is being published in terms of Rule 5.75 of the Capital Markets Rules issued by the Malta Financial Services Authority and has been prepared in accordance with the applicable International Accounting Standard 34 - Interim Financial Reporting. This half-yearly report comprises the condensed consolidated interim financial statements. The financial statements published in this half-yearly report have been condensed in accordance with the requirements of IAS 34. The comparative statements have been extracted from the audited financial statements for the year ended 31 December 2025 and the management accounts for the period ending 30 June 2026.

Approved by the Board of Directors and signed on its behalf on 28 August 2026 by:

Mr Edward Vella
Chairman

Dr Sarah Cassar
Managing Director

St. Anthony Co. p.l.c.

Statement Pursuant to Capital Markets Rule 5.75.3 for the period 1 January 2026 to 30 June 2026

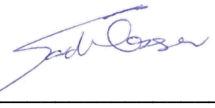
We confirm that to the best of our knowledge:

(a) the condensed interim financial statements give a true and fair view of the financial position of St. Anthony Co p.l.c. (the "Company") and its subsidiaries (the "Group") as at 30 June 2026, and the financial performance and cash flows of the Company and the Group for the half year then ended, which have been prepared in accordance with International Financial Reporting Standards as adopted by the EU applicable to interim financial reporting (International Accounting Standard 34 - Interim Financial Reporting); and

(b) the interim Directors' report includes a fair review of the information required in terms of Capital Markets Rules 5.81 to 5.84.

Approved by the Board of Directors and signed on its behalf on 28 August 2026 by:

Mr Edward Vella
Chairman



Dr Sarah Cassar
Managing Director

St. Anthony Co. p.l.c.

Condensed Interim Statements of Profit or Loss and Other Comprehensive income
For the period 1 January 2026 to 30 June 2026

	Group	
	Period Jan 26 - Jun 26 (unaudited) €	Period Jan 25 - Jun 25 (unaudited) €
Revenue	**7,876,240**	7,475,900
Cost of Sales	**(5,407,716)**	(5,158,212)
Gross Profit	**2,468,524**	2,317,688
Administration Expenses	**(816,011)**	(793,587)
Operating Profit	**1,652,513**	1,524,101
Finance Costs	**(887,223)**	(886,132)
Profit before Tax	**765,290**	637,969
Income Tax	**(267,852)**	(223,289)
Profit for the Period	**497,438**	414,680
Other comprehensive Income for the period net of Income Tax	**23,293**	23,291
Profit for the Period Attributable to: **Owners of the Company**	**520,731**	437,971

St. Anthony Co. p.l.c.

Condensed Interim Statement of Financial Position
As at 30 June 2026

	Note	Group **As at 30 June 2026 (unaudited) €**	As at 31 December 2025 (audited) €
Assets			
Property, plant and equipment		**65,087,479**	65,112,552
Deferred tax assets		**18,647**	18,647
Total non-current assets		**65,106,126**	65,131,199
Inventories		**242,920**	241,409
Trade and other receivables		**1,725,340**	1,849,116
Current tax assets		**-**	63,077
Cash and cash equivalents		**1,844,738**	2,415,468
Total current assets		**3,812,998**	4,569,070
Total assets		**68,919,124**	69,700,269
Liabilities			
Borrowings	6	**33,755,283**	34,694,279
Deferred tax liabilities		**3,898,976**	3,898,976
Total non-current liabilities		**37,654,259**	38,593,255
Borrowings	6	**965,509**	979,766
Trade and other payables		**2,802,912**	3,356,310
Current tax liabilities		**204,775**	-
Total current liabilities		**3,973,196**	4,336,076
Total liabilities		**41,627,455**	42,929,331
Net assets		**27,291,669**	26,770,938

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Condensed Interim Statement of Financial Position (continued)
As at 30 June 2026

	Group	
	As at 30 June 2026 (unaudited) €	As at 31 December 2025 (audited) €
Equity		
Share Capital	**14,676,284**	14,676,284
Revaluation reserve	**15,123,399**	15,100,106
Reorganisation reserve	**(1,241,057)**	(1,241,057)
Accumulated losses	**(1,266,957)**	(1,764,395)
Equity attributable to owners of the Company	**27,291,669**	26,770,938

The condensed financial statements set out on pages 11 to 14 were approved and authorized for issue by the Board of Directors on 28 August 2026 and were signed on its behalf by:

Mr Edward Vella
Chairman

Dr Sarah Cassar
Managing Director

St. Anthony Co. p.l.c.

Condensed Interim Statement of Changes in Equity
For the period 1 January 2026 to 30 June 2026

Group	Share capital €	Reorganisation reserve €	Revaluation Reserve €	Accumulated losses €	Total €
Balance at 1 January 2025	14,676,284	(1,241,057)	15,152,938	(2,781,042)	25,807,123
Profit for the period	-	-	-	414,680	414,680
Revaluation of assets net of deferred taxation	-	-	23,291	-	23,291
Balance at 30 June 2025 (unaudited)	14,676,284	(1,241,057)	15,176,229	(2,366,362)	26,245,094
Profit for the period	-	-	-	601,967	601,967
Revaluation of assets net of deferred taxation	-	-	(76,123)	-	(76,123)
Balance at 31 December 2025 (audited)	14,676,284	(1,241,057)	15,100,106	(1,764,395)	26,770,938
Profit for the period	-	-	-	497,438	497,438
Revaluation of assets net of deferred taxation	-	-	23,293	-	23,293
Balance at 30 June 2026 (unaudited)	**14,676,284**	**(1,241,057)**	**15,123,399**	**(1,266,957)**	**27,291,669**

St. Anthony Co. p.l.c.

Condensed Interim Statement of Cash Flows

For the period 1 January 2026 to 30 June 2026

	Group	
	Period Jan 26 – Jun 26 (unaudited) €	Period Jan 25 – Jun 25 (unaudited) €
Net cash outflow/inflow from operating activities	**1,269,367**	428,972
Net cash outflow from investing activities	**(600,195)**	(106,248)
Net cash outflow from financing activities	**(1,239,902)**	(819,992)
Net movement in cash and cash equivalents	**(570,730)**	(497,268)
Cash and cash equivalents at beginning of period	**2,415,468**	2,046,934
Cash and cash equivalents at end of period	**1,844,738**	1,549,666

1 REPORTING ENTITY AND OTHER INFORMATION

St. Anthony Co. p.l.c. (the Company) is a public limited liability company incorporated in Malta. The registered office and the registration number of the Company are disclosed in the introduction to the annual report. The principal activities of the Company and its subsidiaries (the Group) are described in the report of the Directors.

The Financial Statements for the year ended 31 December 2025 are available on the company's website.

2 BASIS OF ACCOUNTING

The Company's and the Group's financial statements are prepared in accordance with IFRSs as adopted by the European Union. They were authorised for issue by the Company's board of directors on 28 August 2026.

The financial statements have been prepared on the historical cost basis, except for land and buildings, which are stated at their revalued amounts.

The preparation of financial statements in conformity with IFRSs as adopted by the EU requires the use of certain accounting estimates. It also requires directors to exercise their judgement in the process of applying the Company's and the Group's accounting policies. 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.

3 ASSESSMENT OF GOING CONCERN ASSUMPTION

As at 30 June 2026, the Group's current liabilities exceeded its current assets by €160,198. As at 31 December 2025, the Group's current assets exceeded its current liabilities by €232,994.

As at 30 June 2026, the Group's total assets exceeded its total liabilities by €27,291,669 (2025: €26,245,094).

The Group's corporate and operational structure gives rise to a high level of interaction and reciprocal reliance between the various Group companies. For this reason, the Group's financial position assumes the continued support of the parent company and each of the individual asset owning and operating companies.

These financial statements have been prepared on a going concern basis, which assumes that the Group will continue in operations for the foreseeable future and that its liabilities will continue to be settled as and when they fall due.

On the basis of the updated financial projections prepared by management, which show sustained improvement in the financial and operational performance of the Group, and improved debt servicing obligation terms, it would appear that the Group will be in a position to sustain its operations and debt servicing obligations for the reasonably foreseeable future.

Management continues to work on a number of initiatives aimed at further improving and consolidating the Group's operational and financial position. In this regard management:

- improving cost efficiencies without negatively impacting the quality of service;
- improving revenue yields.

3 ASSESSMENT OF GOING CONCERN ASSUMPTION (continued)

Management is confident that the above initiatives will deliver further improvements to its projected results and will place the Group in an even stronger position to continue to operate in a sustainable manner for the foreseeable future. For this reason, the directors believe that the preparation of these financial statements, on a going concern basis, remains appropriate.

4 FUNCTIONAL AND PRESENTATION CURRENCY

These financial statements are presented in Euro, which is also the Group's and Company's functional currency (being the currency of the primary economic environment in which the company operates).

5 APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs) AND PRIOR YEAR ADJUSTMENTS

Summary of Significant Accounting Policies

The accounting policies are consistent with those of the annual financial statements for the year ended 31 December 2025 as described in those financial statements.

Standards, Interpretations and amendments to published standards effective in 2025

The standards and interpretations thereof are consistent with those of the annual financial statements for the year ended 31 December 2025 as described in those financial statements.

6 BORROWINGS

	Group	
	As at 30 June 2026 (unaudited) €	As at 31 December 2025 (audited) €
Unsecured		
Current liabilities		
Amounts due to ultimate owner (note b)	**82,755**	82,755
Amounts due to ultimate parent (note c)	**494,800**	501,538
	577,555	584,293
Secured		
Current liabilities		
Bank loans	**387,954**	395,473
	387,954	395,473
Total secured/unsecured current borrowings	**965,509**	979,766
Unsecured		
Non-current liabilities		
Amounts due to ultimate parent (note c)	**8,491,243**	10,100,200

6 BORROWINGS (continued)

	Group	
	As at 30 June 2026 (unaudited) €	As at 31 December 2025 (audited) €
Secured		
Non-current liabilities		
Bank loans (note a)	**10,026,876**	10,241,627
4.55% Secured Bonds 2032 (note d)	**15,237,164**	15,214,943
	25,264,040	25,456,570
Total secured/unsecured non-current borrowings	**33,755,283**	34,694,279
Total borrowings	**34,720,792**	35,674,045

Note:

a) Bank loans

The Group enjoys bank loan facilities with its bankers. These facilities are secured by general hypothecs over the Group's assets, by special hypothecs over properties of the Group, by pledges taken over various insurance policies and by personal guarantees of the certain directors and shareholders. The Group has a Bank Loan of EUR 7,812,450 bearing interest of 4.5% repayable by monthly installments of EUR 49,700 by 2043.

b) Amounts due to Ultimate Owner

Amount due to Ultimate Owner amounting to EUR 82,755 is unsecured, interest free and has no fixed date of repayment.

c) Amounts due to Ultimate Parent (Casa Antonia Limited)

This amount comprises:

- A loan liability, originally valued at €5,150,000, had decreased to €3,973,568 as at 30 June 2026. The liability accrues interest a rate parallel to that applied to the Ultimate Parent’s bank loans, amounting to 4.5% per annum. Repayments are made in monthly installments of €27,635.

- An unsecured loan which as at 30 June 2026 amounts to €4,759,886 and bears an interest of 4.5% per annum. This loan is also repayable over 20 years from the date of review.

- An unsecured loan originally valued at €2,771,000, had decreased to €2,115,528 as at 30 June 2026. The loan bears an adjusted interest rate of 4.5% per annum and repayments are made in monthly installments of €15,015. The facility is to be repaid by 2043.

6 BORROWINGS (continued)

c) Amounts due to Ultimate Parent (Casa Antonia Limited) (continued)

- An unsecured loan amounting to EUR 385,970. This loan is interest free and repayments are made by monthly instalments of €5,600.

The amount due to the Ultimate Parent of €8,986,043 is presented net of amounts due from other related parties of €2,248,909 which are deemed to be offsetable against the gross liability of €11,234,952.

d) 4.55% Secured Bonds 2032

On 10 January 2022 the Company successfully raised EUR15,500,000 via the issue of 4.55% Secured Bonds due to mature in 2032. These instruments started trading on the Official List of the Malta Stock Exchange on 21 January 2023. These funds were used to restructure the Group debt and for general corporate funding purposes.

7 RELATED PARTY TRANSACTIONS

St. Anthony Co. plc holds 100% of Goldvest Company Limited which in turn holds 100% of St George's Care Limited. Both companies are incorporated in Malta.

The parent and ultimate parent companies are Casa Antonia Limited and Edoardo Company Limited respectively, which are all incorporated in Malta. The ultimate controlling party is Mr Edward Vella.

Balances and transactions between the Company and its subsidiaries, which are related parties to the Group, have been eliminated on consolidation and are not disclosed in this note.

8 FINANCIAL RISK MANAGEMENT

The company's financial risk management objectives and policies are consistent with those disclosed in the audited financial statements for the year ended 31 December 2025.