

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Financial Statements (unaudited) for the period from 1 January 2025 to 30 June 2025

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Hal Mann Vella Group P.L.C.

Directors' Report pursuant to Capital Markets Rule 5.75.2 for the period from 1 January 2025 to 30 June 2025

This Half-Yearly Report is being published in terms of Chapter 5 of the Capital Markets Rules issued by the Malta Financial Services Authority and the Prevention of Financial Markets Abuse Act, 2005. The Half-Yearly Report comprises the reviewed (not audited) condensed consolidated interim financial statements for the six months ended 30 June 2025 prepared in accordance with IAS 34, 'Interim Financial Reporting'. The condensed consolidated interim financial statements have been reviewed in accordance with the requirements of ISRE 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'. The comparative statement of financial position has been extracted from the audited financial statements for the year ended 31 December 2024.

Principal activities

The principal activity of the Company is to hold assets for the Group and also acts as the financing arm of the Group.

The principal activities of the Group relate to the manufacture and business of stone, marble and granite as well as the manufacture of terrazzo and pre-cast elements. The Group owns and leases a number of commercial properties and is also involved in property development and resale.

Business review

During the period under review, the Group revenue including rental income amounted to €15.6 million (2024: €13.27 million).

The increase in revenue was primarily driven by increased activity in the Manufacturing and Contracting Segment. However, the nature and mix of the contracting works currently in progress reflect a lower margin profile. Activity in the Property Development Segment was minimal during the first six months, due to timing of project cycles. Rental income remained in line with projections and at similar levels to the previous year.

The Group registered an operating profit of €2.42 million (2024: €2.69 million).

The Group registered a consolidated profit before tax of €1,360,991 for the six month period ended 30 June 2025 as compared to the consolidated profit before tax of €1,551,724 for the six month period ended 30 June 2024.

The Group's total assets as at 30 June 2025 stood at €136 million while equity attributable to the shareholders amounted to €56 million.

Hal Mann Vella Group P.L.C.

Directors' Report pursuant to Capital Markets Rule 5.75.2 for the period from 1 January 2025 to 30 June 2025

Dividends and Reserves

The Board of Directors does not propose the payment of an interim dividend.

Board of Directors

The Directors of the Company who held office during the period under review were:

Mr. Martin Vella – Chairman

Mr. Mark Vella – Director

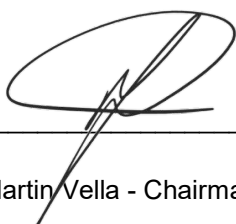
Mr. Joseph Vella – Director

Mr. Mario Galea – Independent Non-Executive Director

Dr. Arthur Galea Salomone – Independent Non-Executive Director

Ms. Miriam Schembri - Non-Executive Director

By order of the Board:



Mr. Martin Vella - Chairman



Mr. Mark Vella - Director

Registered Office

The Factory
Mosta Road
Lija
Malta

22 August 2025

Hal Mann Vella Group P.L.C.

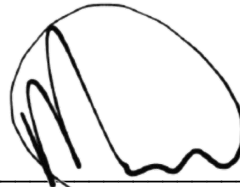
Statement pursuant to Capital Markets Rule 5.75.3 for the period from 1 January 2025 to 30 June 2025

I hereby confirm that to the best of my knowledge:

- The condensed consolidated interim financial statements give a true and fair view of the financial position of the Group as at 30 June 2025, and of its financial performance and cash flows for the six-month period then ended 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
- The Interim Directors' Report includes a fair review of the information required in terms of Capital Markets Rules 5.81 to 5.84.



Mr. Martin Vella - Chairman



Mr. Mark Vella - Director

22 August 2025

Independent auditor's report

To the Board of Directors of Hal Mann Vella Group P.L.C.

Report on Review of Condensed Consolidated Interim Financial Statements

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of Hal Mann Vella Group P.L.C. and its subsidiaries as at 30 June 2025, the related condensed consolidated interim statement of profit and loss and other comprehensive income, condensed consolidated interim statement of financial position, condensed consolidated interim statement of changes in equity and condensed consolidated interim statement of cash flows for the six month period then ended, and the explanatory notes (the interim financial information). The directors are responsible for the preparation and fair presentation of these condensed consolidated interim financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU applicable to interim financial reporting (International Accounting Standard 34 "Interim Financial Reporting"). Our responsibility is to express a conclusion on these interim financial statements based on our review.

This report is made solely to the Board of Directors in accordance with the terms of our engagement and is released for publication in compliance with the requirements of Capital Markets Rules 5.75.4 issued by the Listing Authority. Our review has been undertaken so that we might state to the Board of Directors those matters we are required to state to it in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibilities to anyone other than the Board of Directors for our review work, for this report, or for the conclusion we have expressed.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial statements for the six months period ended 30 June 2025 are not prepared, in all material respects, in accordance with International Accounting Standard 34 'Interim Financial Reporting', as adopted by the EU.



Fiona Buttigieg (Partner)
for and on behalf of HLB CA Falzon
Registered Auditors

22 August 2025

www.hlbmalta.com

Together we make it happen

HLB CA Falzon, Central Office Building, Block A, Level 1, Mosta Road, Lija LJA 9016, Malta

TEL: +356 2010 9800 **EMAIL:** info@hlbmalta.com **VAT NO:** MT 2080 6811

PARTNERS: Jozef Wallace Galea, Patrizio Prospero, Fiona Buttigieg.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statement of Profit or Loss and Other Comprehensive Income

for the period from 1 January 2025 to 30 June 2025

	Note	1 January to 30 June 2025 (unaudited) €	1 January to 30 June 2024 (unaudited) €
Revenue	4	14,283,096	11,960,391
Cost of sales and services		(10,026,320)	(7,520,646)
Gross profit		4,256,776	4,439,745
Rental income	4	1,323,172	1,305,869
Distribution and selling costs		(100,491)	(112,833)
Administrative expenses		(3,061,765)	(2,997,287)
Other operating income		7,048	49,515
Operating profit		2,424,740	2,685,009
Share in net (loss) / profit of joint ventures	8	(5,072)	979
Finance and similar income		(0)	3,744
Finance costs		(1,058,677)	(1,138,008)
Profit before tax	4	1,360,991	1,551,724
Income tax expense	5	784,461	(443,448)
Profit after tax for the period attributable to the ordinary equity holders of the Company		2,145,452	1,108,276
Other comprehensive income			
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent periods:</i>			
- Net gain/(loss) on equity instruments at fair value through other comprehensive income		-	9,603
Total comprehensive (loss)/income for the period		2,145,452	1,117,879
Earnings per share (cents)		0.43	0.22

The notes on page 11 – 17 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statement of Financial Position

		As at 30 June 2025 (unaudited) €	As at 31 December 2024 (audited) €
	Note		
ASSETS			
Non-current assets			
Property, plant & equipment	6	37,512,542	37,705,234
Investment in joint-ventures	4,8	1,271,996	1,677,573
Other non-current financial assets	7	-	15,000
Investment property	9	52,068,004	51,778,837
Right-of-use assets		6,848,119	6,969,688
Deferred taxation		3,446,979	2,982,482
Goodwill		62,888	62,888
Investment in subsidiary held-for-distribution		124,000	124,000
Total non-current assets		101,334,528	101,315,702
Current assets			
Inventories		5,434,864	4,356,477
Property held-for-sale		4,674,328	5,200,026
Trade and other receivables	10	16,131,676	16,133,342
Contract assets		4,096,067	2,295,441
Other current financial assets	7	-	91,000
Cash and cash equivalents		4,394,127	8,772,414
Total current assets		34,731,062	36,848,700
Total assets		136,065,590	138,164,402

The notes on page 11 – 17 form part of these financial statements.

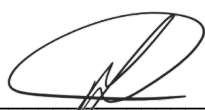
Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statement of Financial Position

		As at 30 June 2025 (unaudited) €	As at 31 December 2024 (audited) €
Note			
EQUITY AND LIABILITIES			
Equity			
		4,999,820	4,999,820
		24,392,854	24,392,854
		1,453	1,453
		4,310,969	4,310,969
		47,852	47,852
		604,060	604,060
		21,670,432	19,524,980
Total equity		56,027,440	53,881,988
Non-current liabilities			
	7	39,142,656	39,490,710
		7,888,936	8,100,126
		6,789,258	7,841,789
Total non-current liabilities		53,820,850	55,432,625
Current liabilities			
	7	8,305,500	10,174,952
		209,438	21,912
	7	16,444,059	17,080,746
		1,258,303	1,572,179
Total current liabilities		26,217,300	28,849,789
Total liabilities		80,038,150	84,282,414
Total equity and liabilities		136,065,590	138,164,402

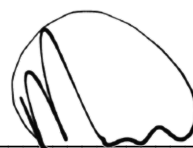
The notes on page 11 – 17 form part of these financial statements.

The financial statements set out on pages 5 to 17 were approved and authorized for issue by the Board of Directors and signed on its behalf by:



Mr. Martin Vella - Chairman

22 August 2025



Mr. Mark Vella - Director

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statements of Changes in Equity

for the period from 1 January 2025 to 30 June 2025 (unaudited)

	Attributed to equity holders of the Parent							
	Issued capital €	Revaluation reserve on property, plant and equipment €	Revaluation reserve on investment property €	Fair value reserve €	Retained earnings €	Incentives and benefits reserves €	Capital redemption reserve €	Total equity €
Balance as at 1 January 2024 (audited)	4,999,820	24,892,585	7,673,906	65,251	13,304,994	604,060	47,852	51,588,468
Profit for the period	-	-	-	-	1,108,276	-	-	1,108,276
Other comprehensive income	-	-	-	9,603	-	-	-	9,603
Total comprehensive income for the period	-	-	-	9,603	1,108,276	-	-	1,117,879
Balance as at 30 June 2024 (unaudited)	<u>4,999,820</u>	<u>24,892,585</u>	<u>7,673,906</u>	<u>74,854</u>	<u>14,413,270</u>	<u>604,060</u>	<u>47,852</u>	<u>52,706,347</u>

The notes on page 11 – 17 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statements of Changes in Equity

for the period from 1 January 2025 to 30 June 2025 (unaudited)

Attributed to equity holders of the Parent

	Issued capital €	Revaluation reserve on property, plant and equipment €	Revaluation reserve on investment property €	Fair value reserve €	Retained earnings €	Incentives and benefits reserves €	Capital redemption reserve €	Total equity €
Balance as at 1 January 2025 (audited)	4,999,820	24,392,854	4,310,969	1,453	19,524,980	604,060	47,852	53,881,988
Profit for the period	-	-	-	-	2,145,452	-	-	2,145,452
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	2,145,452	-	-	2,145,452
Balance as at 30 June 2025 (unaudited)	4,999,820	24,392,854	4,310,969	1,453	21,670,432	604,060	47,852	56,027,440

The notes on page 11 – 17 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statement of Cash Flows

for the period from 1 January 2025 to 30 June 2025

	1 January to 30 June 2025 (unaudited) €	1 January to 30 June 2024 (unaudited) €
Cash flows from operating activities		
Profit before tax	1,360,991	1,551,724
Adjustments for:		
Share in net (loss) / profit of joint ventures	5,072	(979)
Depreciation	902,133	786,775
Provision for estimated credit losses (ECL)	(122,588)	41,927
Effect of joint venture recognition movement	400,505	-
Overprovision of prior year expenses	27,667	
Finance and similar income	-	(3,744)
Finance costs	1,058,677	1,138,008
Working capital changes:		
Increase in inventories	(1,078,387)	(1,398,244)
(Increase)/decrease in property for resale	525,698	553,959
Decrease/(increase) in contract assets	(1,710,243)	(773,445)
Decrease/(increase) in receivables	(196,715)	(1,455,079)
Increase/(decrease) in payables	(1,709,085)	1,882,770
Interest paid on overdraft	(78,338)	(59,832)
Interest received from banks	-	3,744
Advances to related undertakings	12,585	(289,266)
Taxation paid	(736,616)	(618,164)
Net cash generated from operating activities	(1,338,644)	1,360,154
Cash flows from investing activities		
Payments to acquire property, plant and equipment	(604,720)	(978,864)
Payments to acquire investment property	-	(433,019)
Receipts from joint venture	(19,152)	-
Net cash used in investing activities	(623,872)	(1,411,883)
Cash flows from financing activities		
Repayment / Drawdown of banks loans	118,462	522,875
Repayment of principal portion of lease liability	(108,626)	(109,752)
Interest paid on bank loans	(195,658)	(219,197)
Advances from third parties		
Advances (to)/from related companies	(208,631)	(301,468)
Advances from joint ventures	(79,370)	(167,655)
Advances from shareholders	-	-
Net cash used in financing activities	(473,823)	(275,197)
Net movement in cash and cash equivalents	(2,436,339)	(326,926)
Effect of ECL on cash in banks	192	143
Cash and cash equivalents at beginning of period	3,658,161	(1,758,084)
Cash and cash equivalents at end of period	1,222,014	(2,084,867)

The notes on page 11 – 17 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Notes to the Interim Condensed Consolidated Financial Statements for the period from 1 January 2025 to 30 June 2025

1. General information

The interim condensed consolidated financial statements of Hal Mann Vella Group plc and its subsidiaries ("the Group") for the six months ended 30 June 2025 were authorized for issue in accordance with a resolution of the Board of Directors on 22 August 2025.

Hal Mann Vella Group plc ("the Company") is a public limited liability company incorporated in Malta, under the Companies Act, Cap. 386 of the Laws of Malta.

2. Principal accounting policies

2.1 Basis of preparation

The interim condensed consolidated financial statements for the six month-period ended 30 June 2025 have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union (EU) applicable to interim financial reporting (International Accounting Standard 34 'Interim Financial Reporting').

The interim condensed consolidated financial statements figures have been extracted from unaudited management accounts for the six months ended 30 June 2025, and have been reviewed in accordance with ISRE 2410 'Review of financial information performed by the independent auditor of the entity'. The Group has prepared the financial statements on the basis that it will continue to operate as a going concern. The Directors consider that there are no material uncertainties that may cast significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period. These financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's audited financial statements as at 31 December 2024, which have been prepared in accordance with IFRS as adopted by the EU. New standards which came into effect as of 1 January 2025, are mentioned in note 2.2 below.

As required by IAS 34 'Interim Financial Reporting', these condensed half-yearly financial statements include the comparative statement of financial position as at 31 December 2024, and the comparative statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flow for the period ended 30 June 2024.

2.2 New standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2024, except for the adoption of new standards effective as of 1 January 2025. The Group has not early adopted any other standards, interpretation or amendment that has been issued but is not yet effective.

Several amendments apply for the first time in 2025, but do not have an impact on the interim condensed consolidated financial statements of the Group.

(i) Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability (issued on 15 August 2023), that contain guidance to specify when a currency is exchangeable and how to determine the exchange rate when it is not.

The above amendment did not have any impact on the Group's interim report.

Hal Mann Vella Group P.L.C.

Notes to the Interim Condensed Consolidated Financial Statements for the period from 1 January 2025 to 30 June 2025

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing condensed consolidated interim financial statements, the Board of Directors have made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at 31 December 2024.

4. Segment information

For management purposes, the Group is organised into business units based on its products and services and has two reportable segments, as follows:

Property Development and Letting This segment carries works in the building industry, including construction works, plumbing and electrical and to operate as turnkey contractors. Also in this segment, the Group leases out offices and residential building to third parties. The Group owns one hotel namely Huli Hotel with an underlying Bistro Restaurant whereas the Mavina Holiday Complex was sold during 2024. The hotel as well as the restaurant are leased out to thirds parties.

Manufacturing, Products and General Contracting Services This segment includes the companies responsible for manufacturing and exports. This segment includes specialising in the manufacture of stone elements, arranging logistics, plant hire, deliveries, and supplies and subcontracting work. Also, coordination of orders for customers for products and services is done.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

Hal Mann Vella Group P.L.C.

Notes to the Interim Condensed Consolidated Financial Statements for the period from 1 January 2025 to 30 June 2025

4. Segment information

Inter-segment transactions, assets and liabilities are eliminated upon consolidation and reflected in the 'eliminations' column.

Six month period ended 30 June 2025	Property development and letting €	Manufacturing and General contracting services €	Total segments €	Eliminations €	Consolidated €
External revenue	1,150,000	18,105,798	19,255,798	(4,972,702)	14,283,096
Rental income	1,622,435	43,908	1,666,343	(343,171)	1,323,172
Total revenue	<u>2,772,435</u>	<u>18,149,706</u>	<u>20,922,141</u>	<u>(5,315,873)</u>	<u>15,606,268</u>
Income/(expenses)					
Finance and similar income	567,324	18,275	585,599	(585,599)	(0)
Finance cost	(1,175,053)	(691,108)	(1,866,161)	807,484	(1,058,677)
Depreciation and amortisation	(93,185)	(1,013,053)	(1,106,238)	204,105	(902,133)
Share in net (loss) / profit of joint ventures	(5,072)	-	(5,072)	-	(5,072)
Income tax credit/(expense)	(293,489)	1,431,387	1,137,898	(353,436)	784,461
Segment profit before tax	621,762	496,398	1,118,160	242,831	1,360,991
Total assets	127,113,411	53,379,578	180,492,989	(44,427,399)	136,065,590
Total liabilities	67,881,070	48,835,999	116,717,069	(36,678,919)	80,038,150
Other disclosures					
Interest in joint ventures	15,720	-	15,720	1,256,276	1,271,996
Capital expenditure	323,157	571,449	894,606	-	894,606

Hal Mann Vella Group P.L.C.

Notes to the Interim Condensed Consolidated Financial Statements for the period from 1 January 2025 to 30 June 2025

4. Segment information

Inter-segment transactions, assets and liabilities are eliminated upon consolidation and reflected in the 'eliminations' column.

Six month period ended 30 June 2024	Property development and letting €	Manufacturing and General contracting services €	Total segments €	Eliminations €	Consolidated €
External revenue	2,150,000	14,265,428	16,415,428	(4,455,037)	11,960,391
Rental income	1,634,948	11,335	1,646,283	(340,414)	1,305,869
Total revenue	<u>3,784,948</u>	<u>14,276,763</u>	<u>18,061,711</u>	<u>(4,795,451)</u>	<u>13,266,260</u>
Income/(expenses)					
Finance and similar income	595,932	20,743	616,675	(612,931)	3,744
Finance cost	(1,264,664)	(716,843)	(1,981,507)	843,499	(1,138,008)
Depreciation and amortisation	(97,630)	(933,871)	(1,031,501)	244,714	(786,787)
Share in net (loss) / profit of joint ventures	979	-	979	-	979
Income tax expense	(596,901)	235,601	(361,300)	(82,148)	(443,448)
Segment profit before tax	937,468	304,625	1,242,093	309,631	1,551,724
Total assets	123,498,114	55,185,928	178,684,042	(44,270,957)	134,413,085
Total liabilities	67,133,533	51,755,854	118,889,387	(37,182,650)	81,706,737
Other disclosures					
Interest in joint ventures	15,720	-	15,720	1,550,628	1,566,348
Capital expenditure	433,019	978,864	1,411,883	-	1,411,883

Hal Mann Vella Group P.L.C.

Notes to the Interim Condensed Consolidated Financial Statements for the period from 1 January 2025 to 30 June 2025

5. Income tax

The Group calculates the period income tax credit using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax credit in the interim condensed statement of profit or loss are:

	1 January to 30 June 2025 (unaudited) €	1 January to 30 June 2024 (unaudited) €
Income tax expense:		
Current income tax expense for the period	(422,741)	(473,909)
Deferred tax credit	1,207,202	30,461
Income tax credit/(expense) for the period	<u>784,461</u>	<u>(443,448)</u>

6. Property, plant and equipment

Acquisitions and disposals

During the six months ended 30 June 2025, the Group acquired assets with a cost of €605,439 (six months ended 30 June 2024: €978,864).

There were no assets disposed by the Group during the six months ended 30 June 2025 and 30 June 2024.

7. Financial assets and financial liabilities

The Group's financial assets comprise of debt instruments at amortised cost such as bank term deposits, trade receivables, and loans to and amounts owed by joint ventures, related and other undertakings; as well as equity instruments designated at fair value through other comprehensive income (FVOCI), including investments in quoted and unquoted shares. The Group's financial liabilities comprise of trade and other payables, bank loans, finance lease liabilities, and loans from shareholders, related and other undertakings. All of the Group's financial instruments are measured at amortised cost, except for the equity instruments which are measured at FVOCI.

8. Investment in joint-ventures

For the six months ended 30 June 2025, the Group's share of (loss)/profit in joint ventures amounted to - €5,072 (six months ended 30 June 2024: €979).

Investment in joint-ventures includes investment in Zokrija Limited which was fully-impaired in 31 December 2022.

Hal Mann Vella Group P.L.C.

Notes to the Interim Condensed Consolidated Financial Statements for the period from 1 January 2025 to 30 June 2025

9. Investment property

During the six months ended 30 June 2025, the Group capitalised expenditure amounted to €289,167 (six months ended 30 June 2024: €433,019).

10. Trade and other receivables

Trade receivables are stated net of provision for estimated credit losses of €345,956 (31 December 2024: €478,098).

11. Related party transactions

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial period.

		Sales to joint venture €	Purchases from joint venture €	Amount owed by joint venture - net of ECL €	Amount owed to joint ventures €
Joint ventures in which the parent is a venturer:					
HMK International Ltd	Current	-	-	-	48,000
	2024	-	-	-	-

Terms and conditions of transactions with related parties

The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the period-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. As at 30 June 2025, the Group has recorded reversal of provision for estimated credit losses on receivables relating to amounts owed by related parties amounts to Nil (31 December 2024: €19,845). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

Hal Mann Vella Group P.L.C.

Notes to the Interim Condensed Consolidated Financial Statements for the period from 1 January 2025 to 30 June 2025

12. Fair values measurements

At 30 June 2025 and 31 December 2024, the carrying amounts of trade and other receivables, cash and cash equivalents and trade and other payables and current borrowings reflected in the financial statements are reasonable estimates of 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 expected realisation. The fair values of loans and receivables and non-current borrowings are not materially different from their carrying amounts in the statement of financial position.

The fair value of non-current financial instruments for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments.

The Group used the following hierarchy for determining and disclosing the fair value:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities;

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly; and

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

The following table provides the fair value measurement hierarchy of the Group's assets.

	Level 1	Level 2	Level 3	Total
	€	€	€	€
As at 30 June 2025 (unaudited)				
Investment property	-	20,114,525	31,953,479	52,068,004
Property, plant and equipment	-	23,565,936	-	23,565,936
	-	43,680,461	31,953,479	75,633,940
As at 31 December 2024 (audited)				
Investment property	-	20,111,725	31,667,112	51,778,837
Property, plant and equipment	-	23,565,936	-	23,565,936
	-	43,677,661	31,667,112	75,344,773

There were no transfers between Level 1 and Level 2 fair value measurements and no transfers into or out of Level 3 fair value measurements during the six-month period ended 30 June 2025.

Revaluation of property is due in 2026 and it will be performed during the forth (4th) quarter of the year.