

MEDITERRANEAN MARITIME HUB FINANCE p.l.c.

Annual Report and Financial Statements
31 December 2025

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Directors' report

The Directors have prepared this report in accordance with Article 177 of Chapter 386 of the Laws of Malta (Companies Act) (the 'Act') including the further provisions as set out in the Sixth Schedule to the Act together with the financial statements of the Company for the year ended 31 December 2025.

Directors, Officers and Other Information

<i>Directors:</i>	Mr Paul Abela (Chairman) Ms Angelique Abela Mr Anthony Bonnici Dr Michael Borg Costanzi Mr Lino Casapinta Mr Raymond Ciantar
<i>Company Secretary:</i>	Dr Michael Zammit Maempel – until 21 July 2025 Ms Angelique Abela - from 21 July 2025
<i>Registered Office:</i>	Mediterranean Maritime Hub Jetties Wharf Marsa MRS 1152 Malta
<i>Country of Incorporation:</i>	Malta
<i>Company Registration Number:</i>	C 76597
<i>Auditors:</i>	PricewaterhouseCoopers 78, Mill Street Zone 5, Central Business District Qormi CBD 5090 Malta
<i>Principal Bankers:</i>	Bank of Valletta p.l.c. 58, Zachary Street Valletta VLT 1130 Malta

Directors' report - continued

Principal Activities

The Company's business is that of raising funds to support and finance the operations and capital projects of the MMH Group of Companies (the 'Group'), which operates the Mediterranean Maritime Hub (the 'Hub' or the 'Site') situated in Grand Harbour, Marsa, Malta. The Hub functions as a key servicing centre offering a variety of services that include offshore and shore-based logistics, as well as technical services, supply chain management and human resources to support the oil and gas and maritime industry.

Review of the Business

Introduction

The Company issued bonds to the public in October 2016 for a total amount of €15 million (the 'Bonds'). The Company in turn advanced the proceeds of the Bonds to two Group companies, that is to say MMH Holdings Limited and MMH Malta Limited (the 'Borrowers'), to finance the development of the Site which measures almost 170,000m² (hereinafter the 'Site' or the 'Hub'), and which today serves as a regional hub for the provision of the Group's shore-based services and facilities. After the issuing of a public tender and following a public deed published on the 1st August, 2016, the Guarantor (MMH Holdings Limited) took full possession of the Site of which some areas have been partly developed and are operational, while some other parts remain under development.

The Company recognises that the key risk of its business is the potential non-fulfilment by the Borrowers of their obligations under the relative loan agreements; and due to Borrowers' operations, this risk is impacted by developments in the various sectors in which the Group operates.

MMH Holdings Limited is also the guarantor of the Bonds and is the parent company of the Group. As such, its performance is dependent on the performance of the Group as a whole.

Group's Performance for 2025 and Outlook for 2026

Financial performance

The Company is non-trading, and its financial performance depends almost entirely on that of the Borrowers and of the Group generally.

Against this context, the Group's recorded turnover for the year under review was €20,079,271 (2024: €18,381,713) generating a gross profit of €5,354,135 (2024: €4,590,194) and an operating profit of €1,566,815 (2024: €1,095,614). The Group's profit before depreciation, amortisation, net finance expense and taxation (EBITDA) amounted to €3,265,794 (2024: €2,926,827).

After accounting for investment income and finance costs, the Group registered a pre-tax profit of €558,283 (2024: pre-tax loss of €118,131).

The Group's net assets at the end of 2025 amounted to €2,177,671 (2024: €1,799,768). This value has increased from the previous financial year due to fact that the Group registered a profit for the year after tax of €377,903.

During the year under review, the Group limited its development of the Site when compared to the previous year, focusing on consolidating its position and concentrating on the Site's essential areas. Nonetheless, the investment within the Site continued during the year with a total value of €673,607. This consisted primarily of investment in plant and machinery and improvements to the Site. The total investment by the Group in the Site at cost from 2016 to the end of 2025 reached €44,012,806.

Directors' report - continued

Group's Performance for 2025 and Outlook for 2026 - continued

Group Operations

The Group's current revenue streams can be segmented as follows:

1. Oil and gas and energy services for maritime operators and support vessels
2. Maritime services including berthing facilities and shore-based support for visiting vessels
3. Project cargo and logistical support
4. Provision of trained and qualified personnel for deployment in the oil and gas industries
5. Specialised training courses for the oil and gas industries
6. Technical works
7. Repair and maintenance works including hoisting of vessels up to 700 tons and hard standing facilities

Oil & Gas Operations

The average price of crude oil for 2025 to date has hovered around \$69 per barrel, with monthly prices fluctuating between \$63 and \$79 per barrel. The oil and gas market has remained relatively resilient. Strategic interest in exploration and production across the Mediterranean and North Africa persists, particularly as global energy dynamics remain in flux. Projects for new onshore and subsea facilities—many of which were previously shelved—have not only re-entered the pipeline but have also advanced into execution stages.

These projects require significant technical works and logistical support, with several key developments now actively underway. In Quarter 4 of 2025, the Group was servicing oil and gas contractors in terms of logistical support, including fabrication and berthing. In 2025, the Group continued to engage with other leading oil and gas contractors and service providers to meet ongoing demand for facility support. In Quarter 4 of 2025, there was an increase in this activity which is expected to continue in 2026.

Commercial Marine Support Activities

The commercial marine support activities in the Site have, as their primary target, the berthing of vessels within the Site, which vessels in turn require other support services. This activity has been made possible through the initial multi-million investment carried out by the Group to dredge the seabed for the fairway and the berths.

During the year under review, revenue derived from the berthing of vessels within the Site increased in comparison to 2024, amounting to approximately €1.2 million, which equates to an average occupancy rate of 70%.

The Group anticipates that the revenues from berthing in 2026 shall remain in line with those achieved for 2025. Meanwhile, the Group plans remain focused on following up on all opportunities, including cargo operations, to continue attracting vessels and maximise its revenues.

Directors' report - continued

Group's Performance for 2025 and Outlook for 2026 - continued

Personnel Recruitment

Following the increased activity in 2024 in personnel recruitment, 2025 registered a decrease in revenue levels amounting to €2.4 million (2024: €4.1m / 2023: €8.3m) due largely to the reallocation of rig contracts to geographic areas outside the Mediterranean, with local content restrictions. Hence the Group could not provide its services in these locations. The Group's incessant pursuing of every possible opportunity remains a top priority to ensure growth for the coming year.

Academy

The Group has consolidated all its training operations in Malta. The Group has seen an increase in the provision of courses over 2025 when compared to 2024 and continues to endeavour to seek new clients and opportunities.

Vessel Hoisting, hard standing and maintenance facilities – Vessel Care

Vessel Care is now in its sixth full year of operation and, notwithstanding the entire period of the COVID-19 pandemic, the war in Ukraine, and the conflict in the Middle East, activity has experienced growth year-on-year. During the year under review, revenue of €7 million was registered, resulting in an increase of approximately 4% in revenue over 2024. The forecasts indicate that 2026 will experience further growth in revenue as a result of the increase in more services provided through the Group directly, and increased focus on long-term technical value-added projects. Growth is also spurred through the positive response and satisfaction rate of this activity within the industry.

This business has an increased seasonality factor which sees activity slowing down over the summer period. To counterbalance this seasonality slow-down, the Group has continued investing in a dry marina, a service offering which is expected to start contributing to the Group's revenue in the shoulder months, June to October. This project was commissioned in late 2025 and is expected to be in full operation during the summer months of 2026 and to start contributing to the Group's revenue from October.

Group's likely future business developments

The Group recognises that the Site remains a project in development and is not yet utilised to its full potential, with areas still available for future expansion. To unlock this potential and further maximise the Group's business streams, additional investment is required. In this regard, the ultimate beneficial owner of the Group is considering various options in conjunction with third-party investors.

While these strategic discussions progress, the Group remains committed to driving near-term performance by maximising the Site's revenue-generating capacity in the short term through focused, low-investment opportunities. These short-term measures are expected to continue delivering meaningful contributions to the Group's performance. Meanwhile, the Group continues to actively pursue new opportunities in the Mediterranean region, particularly within the oil and gas and maritime sectors.

Directors' report - continued

Financial risk management and Going Concern statement

The Company's financial risk management objectives and policies, and the exposure to market risk, credit risk and liquidity risk have been disclosed in Note 3 of these financial statements.

As per the company announcement for Mediterranean Maritime Hub Finance plc dated 10 December 2025, the MMH Group informed the company that a consortium of new investors agreed to purchase a 49% shareholding in the Group. As per the company announcement dated 25 April 2026, the current shareholder has entered into a Investment Agreement (IA) with the said new investors which subject to certain conditions precedent binds the current shareholders to increase the authorised and issued share capital in the Group resulting in the allocation of 49% shareholding to the new investors in exchange for an amount of fresh capital. The new capital together with an injection of liquidity from the current shareholders will be utilised to finance the bond repayment and related coupon in October 2026.

The investors have in line with the Investment Agreement signed on 23 April 2026, deposited €1.8 million with the Escrow agent, as a sign of commitment towards the completion of the transaction and the remaining capital increase will be deposited in September 2026.

In February 2026, the Group received a judicial letter from the landlord to regularise its ground rent payments and increase the bank guarantee in relation to the emphyteutical concession dated 1 August 2016 concerning the Mediterranean Maritime Hub. The Group effected payments and provided the increased bank guarantee. A formal reply to the judicial letter has been filed.

The Group's liquidity position continues to be closely monitored. The Group closes financial year 2025 with a net positive cash position and the projected cash flows for 2026 indicate that adequate liquidity will be available for the group to honour liabilities as and when they fall due. The key highlights in the projected cash flows include the following:

- Projected cash flows indicate that the outstanding bond and related interest will be settled, amounts due to the landlord will continue being paid during FY 2026 and operational costs required to continue running the business uninterrupted will continue to be honoured. A bank guarantee is in place to cover privileged creditors and contractual terms with the landlord.
- The projected cash inflows assume an 18% growth in revenues over those recorded in 2025 to cater for expected growth from cargo operations, and further oil and gas related activity. Growth assumptions are considered reasonable and achievable by the Board considering the upbeat activity in the Mediterranean basin observed during H2 of 2025 and industry forecasts for 2026.
- Projections exclude any investment in fixed assets and consider that the landlord will continue to apply credit terms in line with the practice followed in the past years.
- In the shorter-term, until the Group continues to improve the equity position, the shareholders have started looking into viable options to channel further liquidity towards catering for bridging of working capital and liquidity levels which tend to fluctuate as a result of seasonality which is prevalent in the industry.

Directors' report - continued

Financial risk management and Going Concern statement - continued

Although the new capital has not yet been received, the Group remains confident that sufficient funds will be available by the bond's due date to redeem it and maintain operations, also taking cognisance of the IA recently signed with the new investors. The board of directors of the parent company recognises that material uncertainty remains given the Group's equity position, its reliance on securing the required financing within the specified timeframes, and the successful conclusion of all terms and conditions outlined in the contracts between the present shareholders and the incoming investors.

These events and conditions indicate that material uncertainty exists on the Group's ability to continue as a going concern. Notwithstanding this, the board of directors, after having considered the ongoing transaction, the likelihood of its occurrence, and the profitability and liquidity projections referred to above, have determined that the adoption of the going concern basis in preparing the financial statements is appropriate.

Results and Dividends

The results for the year ended 31 December 2025 are shown in the Statement of Comprehensive Income hereof. No interim dividend was declared or paid out during the year. In view of the fact that minimum dividends are not mandatory in terms of the Memorandum and Articles of Association of the Company, no final dividend is being recommended.

Statement of directors' responsibilities for the financial statements

The Directors are required by the Maltese Companies Act, (Cap. 386) to prepare financial statements that give a true and fair view of the state of affairs of the Company as at the end of each reporting period and of the profit or loss for that period. In preparing the financial statements, the Directors are responsible for:

- ensuring that the financial statements have been drawn up in accordance with International Financial Reporting Standards as adopted by the EU;
- selecting and applying appropriate accounting policies;
- making accounting estimates that are reasonable in the circumstances; and
- ensuring that the financial statements are prepared on the going concern basis unless it is inappropriate to presume that the company will continue in business as a going concern.

The Directors are also responsible for designing, implementing and maintaining internal control relevant to the preparation and the fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error, and that comply with the Maltese Companies Act, (Cap. 386). 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.

The financial statements of MMH Holdings Limited for the year ended 31 December 2025 are included in this Annual Report for 2025, which is to be made available on the Company's website. The Directors are responsible for the maintenance and integrity of this Annual Report on the website in view of their responsibility for the controls over, and the security of, the website. Access to information published on the Company's website is available in other countries and jurisdictions, where legislation governing the preparation and dissemination of financial statements may differ from requirements or practice in Malta.

Directors' report - continued

Statement of directors' responsibilities for the financial statements - continued

Auditors

PricewaterhouseCoopers have indicated their willingness to continue in office and a resolution for their re-appointment will be proposed at the Annual General Meeting.

Signed on behalf of the Board of Directors on 29 April 2026 by Angelique Abela (Director) and Paul Abela (Director) as per the Directors' Declaration on ESEF Annual Financial Report submitted in conjunction with the Annual Financial Report.

Registered office:
Mediterranean Maritime Hub
Xatt il-Mollijiet
Marsa
Malta

29 April 2026

Corporate governance - Statement of compliance

Introduction

Pursuant to the requirements of the Capital Markets Rules issued by the Malta Financial Services Authority, Mediterranean Maritime Hub Finance p.l.c. (the 'Issuer' or the 'Company') (a subsidiary of MMH Holdings Limited – the 'Guarantor') hereby reports on the extent to which the Company has adopted the "Code of Principles of Good Corporate Governance" (the "Code") appended to Chapter 5 of the Capital Markets Rules, as well as the measures adopted to ensure compliance with these same Principles.

The Board of Directors of the Company (the 'Board') notes that the Code does not dictate or prescribe mandatory rules but recommends principles of good practice. Nonetheless, the Board strongly maintains that the Principles are in the best interest of both shareholders as well as investors, since they ensure that the Directors adhere to internationally recognised high standards of corporate governance.

The Board recognises that in line with Capital Markets Rule 5.101, the Company is exempt from making available the information set out in Capital Markets Rules 5.97.1 to 5.97.3, 5.97.6 and 5.97.8.

Roles and responsibilities

The Board acknowledges its statutory mandate to conduct the administration and management of the Company. The Board, in fulfilling this mandate and discharging its duty of stewardship of the Company, assumes responsibility for:

- the Company's strategy and decisions with respect to the issue, servicing and redemption of the Bonds;
- monitoring that its operations are in conformity with its commitments towards bondholders, shareholders, other external financiers and all relevant laws and regulations.

The Board is also responsible for ensuring that the Company installs and operates effective internal control and management information systems and that it communicates effectively with the market.

Board of Directors

The Company has six Directors who are appointed by its ultimate principal shareholder, MMH Holdings Limited.

For the financial year ended 31 December 2025, one of the Directors, Ms Angelique Abela, occupied a senior executive position within the Group, whilst two other Directors, Mr Paul Abela and Mr Raymond Ciantar are non-executive directors who remain active in the Group as directors on the Boards of Directors of some of its subsidiary or related companies. The remaining Directors, Mr Anthony Bonnici, Dr Michael Borg Costanzi, and Mr Lino Casapinta serve as non-executive and independent Directors. These Directors are each free of any business, family or other relationship with the Issuer, its controlling shareholder or the management of either.

In assessing the independence of Mr Bonnici, Dr Borg Costanzi, and Mr Casapinta, due notice has been taken of Section 5.117 of the Capital Markets Rules.

Corporate governance - Statement of compliance - continued

The exercise of the role of the Board

The activities of the Board are exercised in a manner designed to ensure that it can effectively supervise the operations of the Company and protect the interests of Bondholders, external borrowers and the shareholders.

Meetings of the Board were held as frequently as considered necessary. Individual Directors, apart from attendance at formal Board meetings, participate in other informal meetings during the year as may be required, either to assure good corporate governance, or to contribute more effectively to the decision-making process.

The Board members are notified of forthcoming meetings by the Company Secretary with the issue of an agenda and supporting documents as necessary. All agenda items were then discussed during the Board meetings held during 2024.

Apart from setting the strategy and direction of the Company, the Board retains direct responsibility for approving and monitoring:

- direct supervision, supported by expert professional advice as appropriate, on the issue and listing of Bonds;
- that the proceeds of the Bonds are applied for the purposes for which they were sanctioned as specified in the offering memoranda of the Bonds
- proper utilisation of the resources of the Company;
- approval of the annual financial report and financial statements and of relevant public announcements and for the Company's compliance with its continuing listing obligations.

The Board does not consider necessary to institute separate committees such as the remuneration and the nomination committees, as would be appropriate in an operating company. This is largely due to the fact that the Company does not have any employees.

Risk Management and Internal Control

The Board recognises that the Company must manage a range of risks in the course of its activities and the 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 as appropriate.

The Board maintains sound risk management and internal control systems. It is responsible for determining the nature and extent of the risks it is willing to take in achieving its strategic objectives. The Board establishes formal and transparent arrangements to apply risk management and internal control principles, as well as maintaining an appropriate relationship with the Company's auditors.

Corporate governance - Statement of compliance - continued

Audit Committee

The Terms of Reference of the Audit Committee, which were approved by the Malta Financial Services Authority, are modelled on the principles set out in the Capital Markets Rules themselves. The Audit Committee assists the Board in fulfilling its supervisory and monitoring responsibility by reviewing the Group financial statements and disclosures, and monitoring the system of internal control established by Management, as well as the audit process.

The Audit Committee, established by the Board, meets regularly, with a minimum of four times annually, and is currently composed of the following individuals:

- Mr Lino Casapinta (Chairman)
- Mr Anthony Bonnici
- Dr Michael Borg Costanzi

All three members are independent non-executive Directors. Furthermore, Mr Lino Casapinta is an independent non-executive Director of the Company who the Board considers to be competent in accounting and/or auditing in terms of the Capital Markets Rules.

The Chief Financial Officer and the Senior Executive of the Finance Function are regularly invited to attend Audit Committee meetings.

The Audit Committee held five meetings throughout 2025. Communication with and between the Company Secretary, the Group's Management and the Committee is ongoing and considerations that require the Committee's attention are acted upon between meetings and decided by the Committee members (where necessary) through electronic circulation and correspondence.

As required by the Companies Act (Chapter 386 of the Laws of Malta) and the Malta Financial Services Authority Capital Markets Rules, the financial statements of the Company are subject to annual audit by its external auditors. In addition, the non-executive Directors have direct access to the external auditors of the Company, who attend the Board meetings at which the Company's financial statements are approved. Moreover, in ensuring compliance with other statutory requirements and with continuing listing obligations, the Board is advised directly, as appropriate, by its appointed broker, legal advisor and the external auditors. Directors are entitled to seek independent professional advice at any time on any aspect of their duties and responsibilities, at the Company's expense.

The Company has formal mechanisms to monitor dealings by Directors and senior officials in the Bonds of the Company and has also put in place the appropriate mechanisms for the advance notification of such dealings.

Corporate governance - Statement of compliance - continued

Remuneration Statement

Pursuant to the Company's Memorandum and Articles of Association, the maximum annual aggregate emoluments that may be paid to the Directors is approved by the shareholders in General Meeting. Furthermore, the remuneration of Directors is a fixed amount per annum and does not include any variable component relating to profit sharing, share options or pension benefits.

During the year under review, the Directors received emoluments amounting in total to €87,500.

Approved by the Board.

Statement of financial position

	Notes	At 31 December	
		2025 €	2024 €
ASSETS			
Non-current assets			
Loans receivable from related parties	5	-	14,750,000
Trade and other receivables	6	506,202	592,946
Total non-current assets		506,202	15,342,946
Current assets			
Loans receivable from related parties	5	14,750,000	-
Trade and other receivables	6	440,517	332,579
Cash and cash equivalents	7	14,805	3,283
Total current assets		15,205,322	335,862
Total assets		15,711,524	15,678,808
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	8	250,000	250,000
Retained earnings		278,085	295,892
Total equity		528,085	545,892
Non-current liabilities			
Borrowings	9	-	14,920,055
Current liabilities			
Borrowings	9	14,962,247	-
Trade and other payables	10	221,192	212,861
Total current liabilities		15,183,439	212,861
Total liabilities		15,183,439	15,132,916
Total equity and liabilities		15,711,524	15,678,808

The accompanying notes are an integral part of these financial statements.

The financial statements were approved and authorised for issue by the Board of Directors on 29 April 2026. The financial statements were signed on behalf of the Board of Directors by Paul Abela (Director) and Angelique Abela (Director) as per the Directors' Declaration on ESEF Annual Financial Report submitted in conjunction with the Annual Report and Financial Statements.

Statement of comprehensive income

	Notes	Year ended 31 December	
		2025 €	2024 €
Finance income	11	877,625	877,625
Finance costs	12	(762,192)	(760,142)
Net finance income		115,433	117,483
Administrative expenses	13	(115,281)	(107,572)
Profit before tax		152	9,911
Tax expense	14	(17,959)	(3,344)
(Loss)/profit for the year - total comprehensive income		(17,807)	6,567

The accompanying notes are an integral part of these financial statements.

Statement of changes in equity

	Share capital €	Retained earnings €	Total €
As at 1 January 2024	250,000	289,325	539,325
Comprehensive income			
Profit for the year - total comprehensive income	-	6,567	6,567
Balance at 31 December 2024	250,000	295,892	545,892
As at 1 January 2025	250,000	295,892	545,892
Comprehensive income			
Loss for the year - total comprehensive income	-	(17,807)	(17,807)
Balance at 31 December 2025	250,000	278,085	528,085

The accompanying notes are an integral part of these financial statements.

Statement of cash flows

		Year ended 31 December	
	Notes	2025 €	2024 €
Cash flows generated from/(used in) operating activities			
Cash generated from/(used in) operations	16	29,481	(7,908)
Income taxes paid		(17,959)	(3,344)
Net cash generated from/(used in) operating activities		11,522	(11,252)
Net movement in cash at bank		11,522	(11,252)
Cash at bank at beginning of year		3,283	14,535
Cash at bank at end of year		14,805	3,283

The accompanying notes are an integral part of these financial statements.

Notes to the financial statements

1. Operational context

The Company's business is that of raising funds to support and finance the operations and capital projects of the MMH Group of Companies (hereinafter the 'Group'), which provides offshore and shore-based logistics to the marine and oil and gas industries, as well as technical services, supply chain management and human resources to support the same industries.

2. Material accounting policy information

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

2.1 Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU and the requirements of the Maltese Companies Act, 1995. They have been prepared under the historical cost convention.

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 accounting policies (Note 4 - Critical accounting estimates and judgements).

Going concern assumption

The Group reported EBITDA for the financial year ending 31 December 2025 amounting to €3.3 million, an improvement of €0.4 million over that recorded in 2024. The Group reported profits amounting to €0.6million (2024: loss of €0.2million) and these results are included in the Group's retained earnings which as at 31 December 2025 amounted to accumulated losses of €0.01 million. Net current liabilities at Group level amount to €17.5 million (2024: €2.6 million) that includes €15 million relating to the bond that the Group is expected to settle during Q4 2026. These results and financial position demonstrate that the Group continues to require financial support from shareholders, bond holders and financial institutions.

During the financial year management continued pursuing discussions with potential investors with a view to secure further financing which is deemed fundamental for the Group to continue to operate on a going concern basis for the next twelve months and beyond.

As per the company announcement for Mediterranean Maritime Hub Finance plc dated 10 December 2025, the MMH Group informed the company that a consortium of new investors agreed to purchase a 49% shareholding in the Group. As per the company announcement dated 25 April 2026, the current shareholder has entered into a Investment Agreement (IA) with the said new investors which subject to certain conditions precedent binds the current shareholders to increase the authorised and issued share capital in the Group resulting in the allocation of 49% shareholding to the new investors in exchange for an amount of fresh capital. The new capital together with an injection of liquidity from the current shareholders will be utilised to finance the bond repayment and related coupon in October 2026.

The investors have in line with the Investment Agreement signed on 23 April 2026, deposited €1.8 million with the Escrow agent, as a sign of commitment towards the completion of the transaction and the remaining capital increase will be deposited in September 2026.

2. Material accounting policy information - continued

2.1 Basis of preparation - continued

Going concern assumption - continued

In February 2026, the Group received a judicial letter from the landlord to regularise its ground rent payments and increase the bank guarantee in relation to the emphyteutical concession dated 1 August 2016 concerning the Mediterranean Maritime Hub. The Group effected payments and provided the increased bank guarantee. A formal reply to the judicial letter has been filed.

The Group's liquidity position continues to be closely monitored. The Group closes financial year 2025 with a net positive cash position and the projected cash flows for 2026 indicate that adequate liquidity will be available for the group to honour liabilities as and when they fall due. The key highlights in the projected cash flows include the following:

- Projected cash flows indicate that the outstanding bond and related interest will be settled, amounts due to the landlord will continue being paid during FY 2026 and operational costs required to continue running the business uninterrupted will continue to be honoured. A bank guarantee is in place to cover privileged creditors and contractual terms with the landlord.
- The projected cash inflows assume an 18% growth in revenues over those recorded in 2025 to cater for expected growth from cargo operations, and further oil and gas related activity. Growth assumptions are considered reasonable and achievable by the Board considering the upbeat activity in the Mediterranean basin observed during H2 of 2025 and industry forecasts for 2026.
- Projections exclude any investment in fixed assets and consider that the landlord will continue to apply credit terms in line with the practice followed in the past years.
- In the shorter-term, until the Group continues to improve the equity position, the shareholders have started looking into viable options to channel further liquidity towards catering for bridging of working capital and liquidity levels which tend to fluctuate as a result of seasonality which is prevalent in the industry.

Although the new capital has not yet been received, the Group remains confident that sufficient funds will be available by the bond's due date to redeem it and maintain operations, also taking cognisance of the IA recently signed with the new investors. The board of directors of the parent company recognises that material uncertainty remains given the Group's equity position, its reliance on securing the required financing within the specified timeframes, and the successful conclusion of all terms and conditions outlined in the contracts between the present shareholders and the incoming investors.

These events and conditions indicate that material uncertainty exists on the Group's ability to continue as a going concern. Notwithstanding this, the board of directors, after having considered the ongoing transaction, the likelihood of its occurrence, and the profitability and liquidity projections referred to above, have determined that the adoption of the going concern basis in preparing the financial statements is appropriate.

2. Material accounting policy information - continued

2.1 Basis of preparation - continued

Standards, interpretations and amendments to published standards effective in 2025

In 2025, the Company adopted amendments to existing standards that are mandatory for the Company's accounting period beginning on 1 January 2025. The adoption of these revisions to the requirements of IFRSs as adopted by the EU did not result in changes to the Company's accounting policies impacting the financial performance and position.

Standards, interpretations and amendments to published standards that are not yet effective

Certain new accounting standards and amendments to accounting standards have been published that are not mandatory for 31 December 2025 reporting periods and have not been early adopted by the company. The company's assessment of the impact of these new standards and amendments is set out below :

(a) Amendments to IFRS 9 'Financial Instruments' and IFRS 7 'Financial Instruments Disclosures'

In May 2024, the IASB issued amendments to IFRS 9 'Financial Instruments' and IFRS 7 'Financial Instruments: Disclosures', effective for annual reporting periods beginning on, or after, 1 January 2026. In addition to guidance as to when certain financial liabilities can be deemed settled when using an electronic payment system, the amendments also provide further clarification regarding the classification of financial assets that contain contractual terms that change the timing or amount of contractual cash flows, and financial assets with certain non-recourse features.

The Company is currently assessing the potential impact, however, no material impact is expected.

(b) IFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027)

IFRS 18 (issued on 9 April 2024) was endorsed for use in the European Union on 16 February 2026 and is set to replace IAS 1 Presentation of Financial Statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though IFRS 18 will not impact the recognition or measurement of items in the financial statements, its impacts on presentation and disclosure are expected to be pervasive, particularly those related to the statement of financial performance. IFRS 18 will also require the disclosure of management-defined performance measures within the financial statements.

Management is currently assessing the implications of applying IFRS 18 on the Company's financial statements.

The new standard will be applicable from its mandatory effective date of 1 January 2027, with retrospective application, meaning that comparative information will be restated to reflect the new presentation and disclosure requirements introduced.

2. Material accounting policy information - continued

2.2 Foreign currency translation

Functional and presentation currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in euro €, which is the company's functional and presentation currency.

2.3 Financial assets

Classification

The company classifies its financial assets as financial assets measured at amortised costs. The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. The company classifies its financial assets as at amortised cost only if both the following criteria are met:

- The asset is held within a business model whose objective is to collect the contractual cash flows, and
- The contractual terms give rise to cash flows that are solely payments of principal and interest.

Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

2. Material accounting policy information - continued

2.3 Financial assets - continued

Recognition and measurement

Regular way purchases and sales of financial assets are recognised on the trade date, which is the date on which the company commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the company has transferred substantially all the risks and rewards of ownership.

At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset.

Interest income on debt instruments measured at amortised cost from these financial assets is included in finance income using the effective interest rate method (see note 2.6). Any gain or loss arising on derecognition of these instruments is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as a separate line item in the statement of profit or loss.

(a) Trade and other receivables

Trade receivables comprise amounts due from parent and fellow subsidiary for services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment.

(b) Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash at bank.

Impairment

The company assesses on a forward-looking basis the expected credit losses (ECL) associated with its debt instruments carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. The company's financial assets pertain to transactions which are subject to the expected credit loss model.

2. Material accounting policy information - continued

2.3 Financial assets - continued

Impairment - continued

Expected credit loss model

The company measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk has not increased significantly since initial recognition.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the company considers reasonable and supportable information that is relevant and available without undue cost or effort. The company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due, and it considers a financial asset to be in default when the borrower is unlikely to pay its credit obligations to the company in full, without recourse by the company to actions such as realising security (if any is held); or the financial asset is more than 90 days past due.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument. 12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). The maximum period considered when estimating ECLs is the maximum contractual period over which the company is exposed to credit risk.

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls. ECLs are discounted at the effective interest rate of the financial asset.

At each reporting date, the company assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data such as significant financial difficulty of the borrower or issuer, or a breach of contract such as a default or being more than 90 days past due.

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

2.4 Financial liabilities

The company recognises a financial liability in its statement of financial position when it becomes a party to the contractual provisions of the instrument. The company's financial liabilities are classified as financial liabilities which are not at fair value through profit or loss (classified as 'Other liabilities'). These financial liabilities are recognised initially at fair value, being the fair value of consideration received, net of transaction costs that are directly attributable to the acquisition or the issue of the financial liability. These liabilities are subsequently measured at amortised cost. The company derecognises a financial liability from its statement of financial position when the obligation specified in the contract or arrangement is discharged, is cancelled or expires.

2. Material accounting policy information - continued

2.4 Financial liabilities - continued

(a) Borrowings

Borrowings are recognised initially at the fair value of proceeds received, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

Issue costs incurred in connection with the issue of the bonds include professional fees, publicity, printing, listing, registration, underwriting, management fees, selling costs and other miscellaneous costs.

Borrowings are classified as current liabilities unless the company has a right to defer settlement of the liability for at least twelve months after the reporting period.

(b) Trade and other payables

Trade payables comprise obligations to pay for services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

The company recognises a financial liability in its statement of financial position when it becomes a party to the contractual provisions of the instrument. The company's financial liabilities are classified as financial liabilities which are not at fair value through profit or loss (classified as 'Other liabilities'). These financial liabilities are recognised initially at fair value, being the fair value of consideration received, net of transaction costs that are directly attributable to the acquisition or the issue of the financial liability. These liabilities are subsequently measured at amortised cost. The company derecognises a financial liability from its statement of financial position when the obligation specified in the contract or arrangement is discharged, is cancelled or expires.

2.5 Current and deferred tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the company operates and generates taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

2. Material accounting policy information - continued

2.5 Current and deferred tax – continued

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.6 Finance income and costs

Finance income and costs are recognised in profit or loss for all interest-bearing instruments on a time-proportion basis using the effective interest method. The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the finance income and finance costs over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the company estimates future cash flows considering all contractual terms of the financial instrument but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all the other premiums or discounts. Accordingly, finance income and costs include the effect of amortising any difference between net proceeds and redemption value in respect of the company's interest-bearing borrowings. Finance income and costs are recognised as they accrue, unless collectability is in doubt.

3. Financial risk management

3.1 Financial risk management

The company constitutes a financing special purpose vehicle whose bonds are matched by equivalent amounts due from loans receivable from related parties and guaranteed by MMH Holdings Limited. The company's principal risk exposures relate to credit risk and liquidity risk. The company is not exposed to currency risk and the directors deem interest rate risk exposure to be minimal due to matching of its interest costs on borrowings with finance income from its loans receivable from related parties referred to above.

(a) Credit risk

The company measures credit risk and expected credit losses using probability of default, exposure at default and loss given default. Management consider both historical analysis and forward-looking information in determining any expected credit loss.

The company's exposure to credit risk is limited to the carrying amount of financial assets recognised at the reporting date, as summarised below. The company's exposures to credit risk as at the end of the reporting period are analysed as follows:

	2025 €	2024 €
Financial assets measured at amortised cost		
Loans receivable from related parties (Note 5)	14,750,000	14,750,000
Trade and other receivables (Note 6)	938,336	917,980
Cash at bank (Note 7)	14,805	3,283
	15,703,141	15,671,263

3. Financial risk management - continued

3.1 Financial risk management - continued

The company does not hold collateral as security on its loans receivable. As disclosed in Note 9, MMH Holdings Limited has issued corporate guarantees with respect to the company's bonds. These borrowings have been loaned to MMH Holdings Limited and MMH Malta Limited through the issue of the company's loans receivable.

The company assess on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost. Management consider 'low credit risk' for instruments, which have a low risk of default, and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term. In case of the loans issued and related advances, the assessment takes into consideration the financial position, performance and other factors of the related parties. Management monitors intra-group credit exposures on a regular basis and ensures timely performance of these assets in the context of overall group liquidity management. The company takes cognisance of the related party relationship with these entities and management does not expect any losses from non-performance or default. Amounts due by the shareholders will be settled via the ongoing transaction explained in the basis of preparation to these financial statements.

Cash flow projections prepared by management of the MMH Holdings Limited Group indicate that adequate liquidity will be available to honour commitments as and when they fall due for the next 12 months. Cash outflows include the repayment of lease commitments, bond interest, bank loan repayments aligned with the requirements of sanction letters, and operational costs required to continue running the business uninterrupted. The cash flow projections for FY 2026 include assumptions based on trends observed during FY 2025, including an element of growth in revenues over those recorded in 2025 to cater for expected growth from cargo operations, and further oil and gas related activity. The business plan prepared by management of the MMH Holdings Limited Group indicates that the Group will be obtaining financing and fresh capital for the redemption of the Bond amounting to €15 million which is due for repayment in 2026. Such liquidity will be obtained as a result of having entered into an Investment Agreement with new shareholders, subject to the completion of a number of conditions precedent. Furthermore, cash flow projections for FY2026 cater for operational commitments as and when they fall due, and overdue commitments will be settled by the second half of 2026.

The Group's liquidity position continues to be closely monitored. The Group closes financial year 2025 with a net positive cash position and the projected cash flows for 2026 indicate that adequate liquidity will be available for the group to honour liabilities as and when they fall due. The key highlights in the projected cash flows include the following:

In the shorter-term, until the Group continues to improve the equity position, the shareholders have started looking into viable options to channel further liquidity towards catering for bridging of working capital and liquidity levels which tend to fluctuate as a result of seasonality which is prevalent in the industry.

At 31 December 2025 and 2024, cash in bank are held with counterparty with a good credit rating and are due to be settled within a short period of time. Management consider the probability of default to be close to zero as the counterparty have a strong capacity to meet their contractual obligations in the near term. As a result, no loss allowance has been recognised based on 12-month expected credit losses, as any such impairment would be wholly insignificant to the company.

3. Financial risk management - continued

3.1 Financial risk management - continued

(b) Liquidity risk

The company is exposed to liquidity risk arising primarily from its ability to satisfy liability commitments depending on cash inflows receivable in turn from MMH Holdings Limited and MMH Malta Limited.

Management monitors liquidity risk by means of cash flow forecasts on the basis of expected cash flows over a twelve month period to ensure that no additional financing facilities are expected to be required over the coming period. This process is performed through a rigorous assessment of detailed cash flow projections of the Group headed by its parent company where matching of cash inflows and outflows arising from expected maturities of financial instruments are assessed on an annual basis.

The carrying amounts of the company's assets and liabilities are analysed into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date in the respective notes to the financial statements.

The following tables analyse the company's financial liabilities into relevant maturity groupings based on the remaining period at the statement of financial position date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within twelve months equal their carrying balances, as the impact of discounting is not significant.

	Carrying amount €	Contractual cash flows €	Within one year €	One to five years €
31 December 2025				
Unsecured bonds	15,000,000	16,440,000	16,440,000	-
Trade and other payables	221,192	221,192	221,192	-
	15,221,192	16,661,192	16,661,192	-
31 December 2024				
Unsecured bonds	15,000,000	16,440,000	720,000	15,720,000
Trade and other payables	212,861	212,861	212,861	-
	15,212,861	16,652,861	932,861	15,720,000

Cash flow projections prepared by management of the MMH Holdings Limited Group indicate that adequate liquidity will be available to honour commitments as and when they fall due for the next 12 months. Cash outflows include the repayment of lease commitments, bond interest, bank loan repayments aligned with the requirements of sanction letters, and operational costs required to continue running the business uninterrupted. The cash flow projections for FY 2026 include assumptions based on trends observed during FY 2025, including an element of growth in revenues over those recorded in 2025 to cater for expected growth from cargo operations, and further oil and gas related activity. The business plan prepared by management of the MMH Holdings Limited Group indicates that the Group will be obtaining financing and fresh capital for the redemption of the Bond amounting to €15 million which is due for repayment in 2026. Such liquidity will be obtained as a result of having entered into an Investment Agreement with new shareholders, subject to the completion of a number of conditions precedent. Furthermore, cash flow projections for FY2026 cater for operational commitments as and when they fall due, and overdue commitments will be settled by the second half of 2026.

3. Financial risk management - continued

3.2 Capital risk management

The company's bonds are guaranteed by MMH Holdings Limited. Related finance costs are also guaranteed by this company. The capital management of the company therefore consists of a process of regularly monitoring the financial position of the guarantor.

3.3 Fair values of financial instruments

At 31 December 2025 and 2024, the carrying amounts of receivables (net of loss allowance, if any) and payables are assumed to approximate their fair values. 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 values of financial assets and liabilities, approximate the carrying amounts shown 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 company for similar financial instruments.

4. Critical accounting estimates and judgements

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.

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

5. Loans receivable from related parties

	2025	2024
	€	€
Loans to parent company and fellow subsidiary		
At beginning and end of year	14,750,000	14,750,000
	<hr/>	<hr/>
At 31 December		
Cost and net book amount	14,750,000	14,750,000
	<hr/>	<hr/>

Loans receivable reflect the transfer of funds to MMH Holdings Limited and MMH Malta Limited generated by the company from its bond. These loans are repayable in 2026.

Weighted average effective interest rate and coupon rate as at 31 December:

	2025	2024
Loans to parent company and fellow subsidiary	5.95%	5.95%
	<hr/>	<hr/>

6. Trade and other receivables

	2025 €	2024 €
Non-Current		
Amounts due from fellow subsidiary	506,202	592,946
Current		
Amounts due from parent	432,134	325,034
Prepayments and accrued income	8,383	7,545
Total current trade and other receivable	440,517	332,579
Total trade and other receivables	946,719	925,525

Amounts due from fellow subsidiary and parent are unsecured, interest-free. Amounts dues form fellow subsidiary are not expected to be repaid during the next 12 months.

7. Cash and cash equivalent

For the purposes of the statement of cash flows, cash and cash equivalent comprise the following:

	2025 €	2024 €
Cash at bank	14,805	3,283

8. Share capital

	2025 €	2024 €
Authorised, issued and fully paid up		
250,000 ordinary shares of €1 each	250,000	250,000

9. Borrowings

	2025 €	2024 €
Non-current		
15,000,000 4.80% unsecured bonds 2026	-	14,920,055
Current		
15,000,000 4.80% unsecured bonds 2026	14,962,247	-

9. Borrowings - continued

The unsecured bonds are measured at the amount of the net proceeds adjusted for the amortisation of the difference between the net proceeds and the redemption value of such bonds, using the effective yield method as follows:

	2025	2024
	€	€
Face value		
15,000,000 4.80% bonds 2026	15,000,000	15,000,000
Issue costs	(354,188)	(354,188)
Accumulated amortisation (Note 12)	316,435	274,243
Closing net book amount	(37,753)	(79,945)
Amortised cost at 31 December	14,962,247	14,920,055

The interest rate exposure of the borrowings of the company was as follows:

	2025	2024
At fixed rates	4.80%	4.80%

The coupon rates as at the end of the reporting period were as follows:

	2025	2024
Bonds 2026	4.80%	4.80%

The effective interest rates as at the end of the reporting period were as follows:

	2025	2024
Bonds 2026	5.10%	5.10%

This note provides information about the contractual terms of the company's borrowings. For more information about the company's exposure to interest rate and liquidity risk, refer to Note 3.

By virtue of an offering memorandum dated 16 September 2016, the company issued €15,000,000 bonds with a face value of €1,000 each. The bond's interest is payable annually in arrears on 14 October. The bonds are redeemable at par and are due for redemption on 14 October 2026 but the issuer may at any time purchase Bonds in the open market or otherwise at any price. The bonds are guaranteed by MMH Holdings Limited, which has bound itself jointly and severally liable for the payment of the bonds and interest thereon, pursuant to and subject to the terms and conditions in the offering memorandum. The bonds have been admitted on the Official List of the Malta Stock Exchange on 19 October 2016. The quoted market price as at 31 December 2025 for the bonds was €91.5 (2024: €97). In the opinion of the directors these market prices fairly represent the fair value of these financial liabilities.

10. Trade and other payables

	2025 €	2024 €
Current		
Trade payables	16,184	23,893
Accrued bond interest	160,974	160,770
Social security	31,938	15,277
Accruals	12,096	12,921
Total current trade and other payables	221,192	212,861

11. Finance income

	2025 €	2024 €
Interest on loans to parent and fellow subsidiary (Note 5)	877,625	877,625

12. Finance costs

	2025 €	2024 €
Coupon interest payable on bonds	720,000	720,000
Amortisation of bond issue costs (Note 9)	42,192	40,142
	762,192	760,142

13. Expenses by nature

Administrative expenses are classified by their nature as follows:

	2025 €	2024 €
Related compliance costs	6,920	21,588
Directors' fees (Note 15)	87,500	68,750
Other expenses	20,861	17,234
	115,281	107,572

Auditor's fees

Fees charged by the auditor for services rendered during the financial periods ended 31 December 2025 and 2024 relate to the following:

	2025 €	2024 €
Annual statutory audit	11,715	11,000

13. Expenses by nature - continued

Fees amounting to €580 (2024: €380) have been charged by connected undertakings of the Company's auditor in respect to other non-audit services.

14. Tax expense

	2025	2024
	€	€
Current tax expense	17,959	3,344

The tax on the company's profit before tax differs from the theoretical amount that would arise using the basic tax rate as follows:

	2025	2024
	€	€
Profit before tax	152	9,911
Tax on profit at 35%	53	3,469
Tax effect by:		
Under provision in prior years	17,906	-
Other	-	(125)
Tax expense	17,959	3,344

15. Directors' emoluments

	2025	2024
	€	€
Directors' fees	87,500	68,750

16. Cash generated from/(used in) operations

Reconciliation of profit before tax to cash generated from/(used in) operations:

	2025	2024
	€	€
Profit before tax	152	9,911
Adjustment for:		
Amortisation of bond issue costs (Note 12)	42,192	40,142
Changes in working capital:		
Trade and other receivables (Note 6)	(21,194)	(68,847)
Trade and other payables (Note 10)	8,331	10,886
Cash generated from/(used in) operations	29,481	(7,908)

17. Related party transactions

The company forms part of the MMH Group of Companies. All companies forming part of the MMH Group are related parties since these companies are all ultimately owned by MMH Holdings Limited. Trading transactions between these companies include items which are normally encountered in a group context. The group is ultimately fully owned by Paul Abela. Companies owned directly by Paul Abela are also considered to be related parties. The main related parties with whom transactions are entered into by the Company are MMH Malta Limited and MMH Holdings Limited (Note 5), the guarantor of the borrowings (Note 9).

The following are the transactions that were carried out with related parties:

	2025	2024
	€	€
Income statement		
Finance income from parent and fellow subsidiary (note 11)	(877,625)	877,625
<hr/>		
Statement of financial position		
Other recharges by fellow subsidiary	(856,759)	(807,303)
<hr/>		

Key management personnel compensation, consisting of directors' emoluments, has been disclosed in Note 15 to the financial statements.

Year end balances arising from related party transactions are disclosed in notes 5 and 6 to the financial statements.

18. Statutory information

Mediterranean Maritime Hub Finance p.l.c. is a limited liability company and is incorporated in Malta.

The ultimate and immediate parent company of Mediterranean Maritime Hub Finance p.l.c. is MMH Holdings Limited, a company registered in Malta, with its registered address at Head Office Building, Mediterranean Maritime Hub, Xatt il-Mollijiet, Marsa.

The ultimate controlling party of MMH Holdings Limited is Mr. Paul Abela.

19. Subsequent events

As per the company announcement dated 25 April 2026, the current shareholder and bond guarantor (MMH Holdings Limited) has entered into a Investment Agreement with a group of new investors which subject to certain conditions precedent binds the current shareholders to increase the authorised and issued share capital in the Group resulting in the allocation of 49% shareholding to the new investors in exchange for an amount of fresh capital, with the current shareholders retaining control with the remaining 51% shareholding.



Independent auditor's report

To the Shareholders of Mediterranean Maritime Hub Finance p.l.c.

Report on the audit of the financial statements

Our opinion

In our opinion:

- The financial statements give a true and fair view of the financial position of Mediterranean Maritime Hub Finance p.l.c. (the Company) as at 31 December 2025, and of the company's financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards ('IFRSs') as adopted by the EU; and
- The financial statements have been prepared in accordance with the requirements of the Maltese Companies Act (Cap. 386).

Our opinion is consistent with our additional report to the Audit Committee.

What we have audited

Mediterranean Maritime Hub Finance p.l.c.'s financial statements comprise:

- the statement of financial position as at 31 December 2025;
- the statement of comprehensive income for the year then ended;
- the statement of changes in equity for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, comprising material accounting policy information and other explanatory information.



Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the company in accordance with the ethical requirements of the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act (Cap. 281) that are relevant to audits of financial statements of an EU Public Interest Entity in Malta and the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code) as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with these Codes.

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 law and regulations in Malta and that we have not provided 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, in the period from 1 January 2025 to 31 December 2025, are disclosed in Note 13 to the financial statements.

Material Uncertainty Related to Going Concern

We draw attention to Note 2.1 to these financial statements, which describes the Board of Directors' assessment on the ability of MMH Group to continue operating as a going concern. In this note the directors conclude that material uncertainty on going concern continues to prevail when considering the Group's equity position, its reliance on securing the required financing within specified timeframes, and the successful conclusion of all terms and conditions outlined in the contracts between the present shareholders and the incoming investors. These events and conditions, along with other matters as set forth in Note 2.1, indicate that a material uncertainty exists that may cast significant doubt on the ability of MMH Group and, therefore Mediterranean Maritime Hub Finance p.l.c., to continue as a going concern. Our opinion is not modified in respect of this matter.

Our audit approach

Overview

Materiality	Overall materiality: €78,500, which represents 0.5% of total assets.
Key audit matters	Recoverability of loans issued to parent company and fellow subsidiary

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements. In particular, we considered where the directors made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.



We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the company, the accounting processes and controls, and the industry in which the company operates.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall materiality for the financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

Overall materiality	€78,500
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How we determined it	0.5% of total assets
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Rationale for the materiality benchmark applied	We chose total assets as the benchmark because, in our view, it is an appropriate measure for this type of entity. We chose 0.5% which is within the range of quantitative materiality thresholds that we consider acceptable.
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We agreed with the Audit Committee that we would report to them misstatements identified during our audit above €7,850 as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.



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. In addition to the matter described in the Material Uncertainty Related to Going Concern section, we have determined the matter described below to be the key audit matter to be communicated in our report.

Key audit matter	How our audit addressed the key audit matter
<p>Recoverability of loans issued to parent company and fellow subsidiary</p> <p>Loans and receivables include funds advanced to the parent company, MMH Holdings Limited (the guarantor of the bonds), and a fellow subsidiary, MMH Malta Limited. Loan balances with these related parties as at 31 December 2025 amounted to €14.75 million.</p> <p>As explained in the accounting policy note 2.3, the recoverability of the loans is assessed at the end of each financial year.</p> <p>We have given additional attention to this area because of the magnitude of these balances as well as the financial challenges being faced by the parent company.</p> <p>Refer to Note 2.3 (Financial assets) and Note 5 (Loans receivable from related parties).</p>	<p>We have agreed the terms of these loans to supporting loan agreements.</p> <p>We have assessed the financial soundness of the parent company, MMH Holdings Limited, which is also the guarantor of the company's bonds, and that of the fellow subsidiary, MMH Malta Limited to the latest audited financial statements.</p> <p>In addition, we have reviewed cash flow projections and forecasts based on the updated business plan, proposed support from present as well as prospective investors and related agreements made available to us. Based on the explanations and evidence made available by management, we consider disclosures and conclusions applied to be reasonable.</p> <p>The related material uncertainties are those described in the section "Material Uncertainty Related to Going Concern".</p>

Other information

The directors are responsible for the other information. The other information comprises Directors' report and the Corporate governance – Statement of compliance (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 within 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, 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.

Responsibilities of the directors and those charged with governance for the financial statements

The directors are responsible for the preparation of financial statements that give a true and fair view in accordance with IFRSs as adopted by the EU and the requirements of the Maltese 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.

Those charged with governance are responsible for overseeing the company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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 auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up



to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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



Report on other legal and regulatory requirements

Report on compliance with the requirements of the European Single Electronic Format Regulatory Technical Standard (the “ESEF RTS”), by reference to Capital Markets Rule 5.55.6

We have undertaken a reasonable assurance engagement in accordance with the requirements of Directive 6 issued by the Accountancy Board in terms of the Accountancy Profession Act (Cap. 281) - the Accountancy Profession (European Single Electronic Format) Assurance Directive (“the ESEF Directive 6”) on the Annual Financial Report of Mediterranean Maritime Hub Finance p.l.c. for the year ended 31 December 2025, entirely prepared in a single electronic reporting format.

Responsibilities of the directors

The directors are responsible for the preparation of the Annual Financial Report, including the financial statements, by reference to Capital Markets Rule 5.56A, in accordance with the requirements of the ESEF RTS.

Our responsibilities

Our responsibility is to obtain reasonable assurance about whether the Annual Financial Report, including the financial statements, complies in all material respects with the ESEF RTS based on the evidence we have obtained. We conducted our reasonable assurance engagement in accordance with the requirements of ESEF Directive 6.

Our procedures included:

- Obtaining an understanding of the entity's financial reporting process, including the preparation of the Annual Financial Report in XHTML format.
- Examining whether the Annual Financial Report has been prepared in XHTML format.



We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion, the Annual Financial Report for the year ended 31 December 2025 has been prepared in XHTML format in all material respects.

Other reporting requirements

The *Annual Report and Financial Statements 2025* contains other areas required by legislation or regulation on which we are required to report. The Directors are responsible for these other areas.

The table below sets out these areas presented within the Annual Financial Report, our related responsibilities and reporting, in addition to our responsibilities and reporting reflected in the *Other information* section of our report. Except as outlined in the table, we have not provided an audit opinion or any form of assurance.

Area of the <i>Annual Report and Financial Statements 2025</i> and the related Directors' responsibilities	Our responsibilities	Our reporting
<p>Directors' report</p> <p>The Maltese Companies Act (Cap. 386) requires the directors to prepare a Directors' report, which includes the contents required by Article 177 of the Act and the Sixth Schedule to the Act.</p>	<p>We are required to consider whether the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.</p> <p>We are also required to express an opinion as to whether the Directors' report has been prepared in accordance with the applicable legal requirements.</p> <p>In addition, we are required to state whether, in the light of the knowledge and</p>	<p>In our opinion:</p> <ul style="list-style-type: none"> the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and the Directors' report has been prepared in accordance with the Maltese Companies Act (Cap. 386). <p>We have nothing to report to you in respect of the other responsibilities, as explicitly stated within the <i>Other information</i> section.</p>

understanding of the Company and its environment obtained in the course of our audit, we have identified any material misstatements in the Directors' report, and if so to give an indication of the nature of any such misstatements.

**Corporate governance –
Statement of compliance**

The Capital Markets Rules issued by the Malta Financial Services Authority require the directors to prepare and include in the Annual Financial Report a Statement of Compliance with the Code of Principles of Good Corporate Governance within Appendix 5.1 to Chapter 5 of the Capital Markets Rules. The Statement's required minimum contents are determined by reference to Capital Markets Rule 5.97. The Statement provides explanations as to how the Company has complied with the provisions of the Code, presenting the extent to which the Company has adopted the Code and the effective measures that the Board has taken to ensure compliance throughout the accounting period with those Principles.

We are required to report on the Statement of Compliance by expressing an opinion as to whether, in light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have identified any material misstatements with respect to the information referred to in Capital Markets Rules 5.97.4 and 5.97.5, giving an indication of the nature of any such misstatements.

We are also required to assess whether the Statement of Compliance includes all the other information required to be presented as per Capital Markets Rule 5.97.

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 Capital Markets Rules issued by the Malta Financial Services Authority.

We have nothing to report to you in respect of the other responsibilities, as explicitly stated within the *Other information* section.

Other matters on which we are required to report by exception

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

We also have responsibilities under the Maltese Companies Act (Cap. 386) to report to you if, in our opinion:

- adequate accounting records have not been kept, or 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 which, to the best of our knowledge and belief, we require for our audit.

We also have responsibilities under the Capital Markets Rules to review the statement made by the directors that the business is a going concern together with supporting assumptions or qualifications as necessary.

Other matter - use of this report

Our report, including the opinions, has been prepared for and only for the Company's shareholders as a body in accordance with Article 179 of the Maltese Companies Act (Cap. 386) and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior written consent.

Appointment

We were first appointed as auditors of the Company on 26 July 2016. Our appointment has been renewed annually by shareholder resolution representing a total period of uninterrupted engagement appointment of 10 years.

A handwritten signature in blue ink, appearing to read 'Stephen Mamò', with a large, stylized flourish.

Stephen Mamò

Principal

For and on behalf of

PricewaterhouseCoopers

78, Mill Street

Zone 5, Central Business District

Qormi

Malta

29 April 2026

**DIRECTORS' DECLARATION
ON ESEF ANNUAL FINANCIAL REPORTS**

We, Paul Abela and Angelique Abela, in our capacity as Directors of Mediterranean Maritime Hub Finance p.l.c. (Company Registration Number C76597), hereby certify:

- i. That the Annual Financial Report for the year ended 31 December 2025 has been approved by the Board of Directors of the Company and is hereby being made available to the public;
- ii. That the Annual Financial Report has been prepared in terms of the applicable rules and regulations, including the Commission Delegated Regulation on the European Single Electronic Format ("ESEF")¹ and the Capital Markets Rules²;
- iii. That the Audit Report on the ESEF Annual Financial Report is an exact copy of the original signed by the auditor and that no alterations have been made to the audited elements of the Annual Financial Report including the Annual Financial Statements.
- iv. That the Annual Financial Report shall serve as the official document for the purposes of the Capital Markets Rules and, where the Issuer is registered in Malta, the Companies Act (Chapter 386 of the Laws of Malta).



Paul Abela
Director



Angelique Abela
Director

¹ Commission Delegated Regulation 2019/815 on the European Single Electronic Format, as may be further amended from time to time.

² Capital Markets Rules as issued by the Malta Financial Services Authority (MFSA).