

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Financial Statements (unaudited)
For the period 1 January 2023 to 30 June 2023

Contents

	Page
Directors' Report pursuant to Prospects MTF Rule 4.11.12	2 to 3
Directors' statement	4
Interim consolidated statement of comprehensive income	5
Interim consolidated statement of financial position	6
Interim consolidated statement of changes in equity	7
Interim consolidated statement of cash flows	8
Notes to the interim consolidated financial statements	9 to 11

Hart Capital Partners (Europe) p.l.c.

Directors' Report pursuant to Prospects MTF Rule 4.11.12

For the period 1 January 2023 to 30 June 2023

The directors present this Half-Yearly Report together with the interim financial statements of Hart Capital Partners (Europe) p.l.c. (the Company or the Parent) and the Group, for the six months ending 30 June 2023, which comprises the Company and its subsidiary Hart Capital Partners (UK) Limited (herein after referred to as the Group or the Hart Group).

This Half-Yearly Report is being published in terms of Chapter 4 of the Prospects MTF Rules of the Malta Stock Exchange and the Prevention of Financial Markets Abuse Act, 2005. The Half-Yearly Report comprises the unaudited interim consolidated financial statements for the period 1 January 2023 to 30 June 2023 prepared in accordance with IAS 34, 'Interim Financial Reporting'. In accordance with the terms of Prospects MTF Rules 4.11.12 the interim report has not been audited or reviewed by the Company's independent auditors.

Principal activities

On 30 November 2022 Hart Capital Partners (Europe) p.l.c. raised €3,000,000 7.25% Secured Callable Bonds 2025 – 2027 which are admitted on Prospects MTF, a multi-lateral trading platform of the Malta Stock Exchange.

The Company's principal activity is to carry on the business of a finance company, principally by advancing funds raised to its subsidiary, Hart Capital Partners (UK) Limited, when and as required.

The principal activity of the subsidiary is to provide short-term financing to third party borrowers in search of commercial loans for property development within the United Kingdom (UK) property market.

Performance Review

During the period under review, the Group generated finance income amounting to €255,217 from loans advanced to clients, while accrued interest on bonds amounted to €107,856 for the period ending 30 June 2023. The Group's profit after tax amounted to €53,385. The Group's total comprehensive income amounted to €150,529.

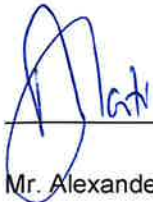
During the period under review, the Company generated finance income amounting to €107,693 from interest receivable from the subsidiary company, while accrued interest on bonds amounted to €107,856 for the period ending 30 June 2023. The Company's profit after tax amounted to €1,337.

The Directors expect the present level of activity to be sustained in the foreseeable future, in line with the projected inflows and outflows.

Dividends

No interim dividends are being proposed as at the date of this report.

These interim Financial Statements have been approved by the Board of Directors on the 31 August 2023.

A handwritten signature in blue ink, appearing to be 'A. Tanti', written over a horizontal line.

Mr. Alexander Tanti
Director

A handwritten signature in blue ink, appearing to be 'V. Spiteri', written over a horizontal line.

Mr. Victor Spiteri
Director and Chairman

Registered address:

55D,
Birbal Street,
Balzan
BZN 9017

31 August 2023

Hart Capital Partners (Europe) p.l.c.

Directors' Statement

For the period 1 January 2023 to 30 June 2023

At the best of our knowledge, we confirm that the interim consolidated financial statements, which have been prepared in accordance with IAS 34 'Interim Financial Reporting' give a true and fair view of the assets, liabilities, financial position and profit of Hart Capital Partners (Europe) p.l.c. and Hart Group as at 30 June 2023 and the interim Directors' report comprises a fair view of the information required in terms of Prospects MTF Rule 4.11.12.



Mr. Alexander Tanti
Director

Mr. Victor Spiteri
Director and Chairman

Date: 31 August 2023

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Comprehensive Income
For the period 1 January 2023 to 30 June 2023

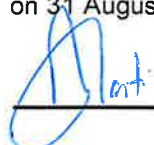
		The Group	The Company
	Note	Six months to 30 June 2023 (unaudited)	Six months to 30 June 2023 (unaudited)
		€	€
Finance Income	2	255,217	107,693
Finance cost	3	(134,457)	(134,457)
Net interest income/(expense)		120,760	(26,764)
Other Income		-	74,548
Administrative expenses		(52,673)	(45,727)
Profit before tax		68,087	2,057
Income taxation		(14,703)	(720)
Profit for the period		53,385	1,337
Other comprehensive income			
<i>Items that may be reclassified to profit or loss</i>			
Exchange differences on translation of foreign operation		97,144	-
OTHER COMPREHENSIVE INCOME FOR THE PERIOD		97,144	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		150,529	1,337

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Financial Position
For the period 1 January 2023 to 30 June 2023

		The Group	The Group	The Company	The Company
		As at 30	As at 31	As at 30	As at 31
		June 2023	December	June 2023	December
		(unaudited)	2022	(unaudited)	2022
Note		(audited)	(audited)	(audited)	(audited)
		€	€	€	€
ASSETS					
Non-Current Assets					
Investment in subsidiary		-	-	1	1
Loan receivable	4	-	-	2,691,880	2,714,629
		-	-	2,691,881	2,714,630
Current Assets					
Loan receivable	4	-	980,170	-	-
Trade receivables		3,555,104	-	-	-
Other receivables		372,003	155,408	257,180	123,193
Cash and cash equivalents		120,722	2,687,246	338	-
		4,047,828	3,822,824	257,517	123,193
TOTAL ASSETS		4,047,828	3,822,824	2,949,399	2,837,823
EQUITY AND LIABILITIES					
Capital and Reserves					
Called up issued share capital		50,000	50,000	50,000	50,000
Shareholder's contribution		1,000,000	1,000,000	-	-
Foreign currency translation reserve		77,089	(20,055)	-	-
Retained earnings		50,025	(3,360)	264	(1,073)
		1,177,114	1,026,585	50,264	48,927
Non-Current Liabilities					
Borrowings	5	2,766,385	2,749,097	2,766,385	2,749,097
Current Liabilities					
Trade and other payables		89,627	47,142	132,029	39,799
Current tax liability		14,703	-	720	-
		104,330	47,142	132,749	39,799
TOTAL LIABILITIES		2,870,715	2,796,239	2,899,134	2,788,896
TOTAL EQUITY AND LIABILITIES		4,047,829	3,822,824	2,949,399	2,837,823

The Notes on pages 9 to 11 form an integral part of these consolidated financial statements.

The consolidated financial statements on pages 5 to 8 were authorised for Issue by the Board of Directors on 31 August 2023, and signed on its behalf by:



Mr. Alexander Tanti
Director



Mr. Victor Spiteri
Director

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Changes in Equity
For the period 1 January 2023 to 30 June 2023

THE GROUP

	Share Capital	Shareholder Contribution	Foreign Currency Translation	Retained Earnings	Total
	€	€	€	€	€
1 January 2023 (audited)	50,000	1,000,000	(20,055)	(3,360)	1,026,585
Profit for the period	-	-	-	53,385	53,385
Exchange differences on translation of foreign operation	-	-	97,144	-	97,144
Balance as at 30 June 2023 (unaudited)	50,000	1,000,000	77,089	50,025	1,177,114

THE COMPANY

	Share Capital	Shareholder Contribution	Foreign Currency Translation	Retained Earnings	Total
	€	€	€	€	€
1 January 2023 (audited)	50,000	-	-	(1,073)	48,927
Profit for the period	-	-	-	1,337	1,337
Exchange differences on translation of foreign operation	-	-	-	-	-
Balance as at 30 June 2023 (unaudited)	50,000	-	-	264	50,264

Hart Capital Partners (Europe) p.l.c.
Interim Consolidated Statement of Cash Flows
For the period 1 January 2023 to 30 June 2023

	The Group	The Company
	Six months to 30 June 2023 (unaudited)	Six months to 30 June 2023 (unaudited)
	€	€
Net cash (used in)/generated from Operating Activities	(3,526,669)	94,758
Net cash generated from /(used in) Financing Activities	863,001	(94,420)
Movement in cash and cash equivalents	(2,663,668)	338
Cash and cash equivalents at beginning of period	2,687,246	-
Effect of exchange rate changes on cash	97,144	-
Cash and cash equivalents at end of period	120,722	338

Hart Capital Partners (Europe) p.l.c.
Notes to the Interim Consolidated Financial Statements
For the period 1 January 2023 to 30 June 2023

1. Basis of preparation

1.1 Statement of compliance

The interim financial information for the period ended 30 June 2023 has been prepared in accordance with IAS 34 "Interim Financial Reporting".

The interim financial statements do not include all the information and disclosures required in the annual financial statements. The first official Consolidated Financial Statements were issued as at 31 December 2022, which will be prepared in accordance with International Financial Reporting Standards as adopted by the EU.

1.2 Basis of measurement

The consolidated financial statements are prepared on a historical cost basis.

2. Finance income

	The Group	The Company
	Six months to 30 June 2023 (unaudited)	Six months to 30 June 2023 (unaudited)
	€	€
Interest receivable on long term loan due from subsidiary company	-	107,693
Interest receivable from third party	255,217	-
	255,217	107,693

3. Finance costs

	The Group	The Company
	Six months to 30 June 2023 (unaudited)	Six months to 30 June 2023 (unaudited)
	€	€
Interest payable on bond	107,856	107,856
Amortisation of bond issue costs	26,601	26,601
	134,457	134,457

Hart Capital Partners (Europe) p.l.c.
Notes to the Interim Financial Statements
For the period 1 January 2023 to 30 June 2023

4. Loan Receivable	The Group	The Group	The Company	The Company
	As at 30	As at 31	As at 30	As at 31
	June 2023	December	June 2023	December
	(unaudited)	2022	(unaudited)	2022
	€	(audited)	€	(audited)
Non-current				
Loan receivable from subsidiary	-	-	2,691,880	2,714,629
Current				
Loan receivable from third party	-	980,170	-	-
Total	-	980,170	2,691,880	2,714,629

The non-current loan receivable relates to the transfer of funds to subsidiary, generated by the Company from the issue of bonds. The loan is unsecured, carries interest at 8% per annum and is repayable in full in a single bullet payment on 20 September 2027.

At 30 June 2023, the loan receivable from subsidiary was fully performing and as such does not contain impaired assets.

Hart Capital Partners (Europe) p.l.c.
Notes to the Interim Financial Statements
For the period 1 January 2023 to 30 June 2023

5. Borrowings	The Group	The Group	The Company	The Company
	As at 30 June 2023	As at 31 December 2022	As at 30 June 2023	As at 31 December 2022
	(unaudited)	(audited)	(unaudited)	(audited)
	€	€	€	€
Non-current				
€3,000,000 7.25% Secured Callable Bonds 2025-2027	3,000,000	3,000,000	3,000,000	3,000,000
Bonds outstanding (face value)	3,000,000	3,000,000	3,000,000	3,000,000
Gross amount of bond issue costs	(264,469)	(255,156)	(264,469)	(255,156)
Amortisation of gross amount of bond issue costs:				
Amortised bond issue costs brought forward	4,253	-	4,253	-
Amortisation charge for the year	26,601	4,253	26,601	4,253
Unamortised bond issue costs	(233,615)	(250,903)	(233,615)	(250,903)
Amortised cost and closing carrying amount	2,766,385	2,749,097	2,766,385	2,749,097

At the end of the current reporting period, bonds with a face value of €80,000 were held by two of the company directors and another €413,000 were held by a related company owned by a director.

Interest

Interest on the 7.25% Secured Callable Bonds 2025-2027 is payable annually in arrears, on 28 November of each year.

Security

The bonds constitute the general, direct, unconditional and unsecured obligation of the Company, guaranteed by Hart Capital Partners (UK) Limited, and shall at all times rank pari passu, without any priority or preference among themselves. In addition, the Bonds shall rank subsequent to any other prior ranking indebtedness of Hart Capital Partners (Europe) p.l.c.