EDEN LEISURE GROUP LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDING 31st DECEMBER 2013

Company No. C- 4529

EDEN LEISURE GROUP LIMITED

CONTENTS

Directors:-	Mr. Ian De Cesare (Chairman of the Board) Mr. Kevin De Cesare (Managing Director) Mr. Simon De Cesare (Executive Director) Mr. David Vella (Executive Director)
Bankers:-	HSBC Bank Malta p.l.c., Commercial Branch, Republic Street, Valletta. Lombard Bank Malta p.l.c., 67 Republic Street, Valletta. Banif Bank (Malta) p.l.c., 203, Level 2, Rue D'Argens, Gzira.
Registered office:-	Eden Place, St. Augustine Street, St. George's Bay. St. Julians.
Auditors:-	VCA, Certified Public Accountants, Finance House, Princess Elizabeth Street, Ta' Xbiex.

The directors present their report together with the audited financial statements of the Group and the Company for the year ending 31st December 2013.

Principal activities
The Group is Malta's leading operator in the Leisure and Hospitality industry. The establishments operated by the Group include Eden Cinemas, Eden SuperBowl, Cynergi Health & Fitness Club, 89.7 Bay (Radio), Bay Arena and the Eden Car Park. The Group owns the largest five star property, InterContinental Malta, which is operated by InterContinental Hotel Group.

Review of the business
In 2013, the Group continued to see growth in its EBITDA achieving a 3% increase over 2012 from €6.2m to €6.4m. Overall, results have improved resulting in Group turnover of €27m, an increase of 9% over the previous period.

The hospitality operations growth continued in 2013 winning more market share across the sector. Both occupancy as well as average rate continued to increase at a faster rate than that of the average 5 star sector in Malta resulting in a very successful year. EBITDA increased by 8% on 2012.

During the year Management reviewed all the service performance levels within the hospitality operations and invested in additional human resources to improve the five star product being offered to be ready to meet the new challenges the market will offer. This has resulted in an increase in our base cost which ultimately lowered our gross margins from 24% down to 23% in 2013.

A 15 year extension of the management contract with InterContinental Hotels Group to manage the InterContinental Malta was signed in late 2013. At the time of writing, the management contract signed in 2006 with Diamond Resorts International to offer housekeeping, security and maintenance service to the 46 self-catering apartments, was renegotiated and extended for a further 5 year period.

Review of the business (continued)
2014 is expected to see continued growth through consolidation of its position in the 5 star market and particularly through improvements in the average daily room rate. This is bolstered by continued investment in the product on offer.

The entertainment segment of the portfolio saw a 2% reduction in revenues as cinema attendances dropped whilst our health and fitness club, Cynergi, and our Radio station, 89.7 Bay, continued with the positive trend. Arena revenue was also on the increase with minor reductions in the Car Park and the Eden SuperBowl when compared with the previous year.

The Group has continued to invest in planned capital expenditure to improve its facilities and will continue to do so throughout 2014. In the year in question the group invested some €2.1 million in ongoing capital projects including the creation of a new trendy restaurant 'Waterbiscuit' replacing the Lobby bar and the Asian restaurant at ICM, the refurbishment of the remaining 100 hotel rooms, the refurbishment of the Eden SuperBowl and the conversion of cinema projectors from the old 35mm to the new digital technology.

The Eden Business Centre project was completed in 2014, with a total office space of 784m^2 on two levels and with direct access from the Eden Car Park and is being marketed for a high profile client lease.

The Group entered into a promise of sale agreement to purchase the Gorgianis Hotel adjacent to the InterContinental Malta for a final price of €5.5m. The group is planning to demolish and construct a new branded 100 room Hotel.

Major refurbishment works are earmarked for 2014 to upgrade the Bay Arena into a state of the art conference facility.
The group is also considering, together with an international operator, to convert 1800^{m2} of retail and conference space into a Casino and for this purpose a bid was submitted for a ten year concession.

In 2013 the Group bought back and cancelled €498,000 of Eden Finance Bonds as part of its sinking fund obligations. We have to date cancelled €867,000 of our €15m 2020 Bond.

The Group's interest cover continued to increase to 3 times in 2013.

The Board of Directors remains confident that the group will continue to show growth and development in line with the economic environment the group operates in.

Dividends
A net interim dividend of €200,000 in respect of the year ended 31st December 2013 was announced and approved on 31st December 2013, and credited to the accounts of the ordinary shareholders on the same date. These final dividends were paid out of taxed profits.
Net dividends to the ordinary shareholders issued during the year ended 31st December 2013 amounted to €400,000 (2012: €400,000), €200,000 of which related to the final dividend in respect of the year ended 31st December 2012.

Results
The statement of comprehensive income is set out on page 6.

Directors
The directors in office during the year and after year end are listed on page 1. The directors shall continue in office in accordance with the Company's Memorandum and Articles of Association.

Post balance sheet events
There were no particular important events affecting the Company which occurred since the end of the accounting period.

Future developments
The directors intend to continue to operate in line with their current business plan.

Directors' responsibilities

The directors are required by the Companies Act (Chap. 386) to prepare financial statements in accordance with International Financial Reporting Standards as adopted by the EU which give a true and fair view of the state of affairs of the Group and of the Company at the end of each financial year and of the profit or loss for the year then ended.

In preparing the financial statements, the directors should:-

- adopt the going concern basis unless it is inappropriate to presume that the Group and the Company will continue in the business;
- select suitable accounting polices and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- account for income and charges relating to the accounting period on the accruals basis;
- value separately the components of asset and liability items; and
- report comparative figures corresponding to those of the preceding accounting period.

The directors are responsible for ensuring that proper accounting records are kept which disclose with reasonable accuracy at any time the financial position of the Group and the Company and which enable the directors to ensure that the financial statements comply with the Companies Act (Chap. 386), enacted in Malta. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. The directors are also responsible for safeguarding the assets of the Group and of the Company, and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

A resolution to reappoint VCA Certified Public Accountants as auditors of the Company will be proposed at the forthcoming annual general meeting.

This report was approved by the board of directors on the 30th April 2014 and signed on its behalf by:

Mr. Ian DeCesare	Mr. Kevin DeCesare
Chairman of the Board	**Managing Director**

CERTIFIED PUBLIC ACCOUNTANTS

VCA Certified Public Accountants
Finance House, First Floor,
Princess Elizabeth Street,
Ta' Xbiex, XBX 1102, Malta.

t: (+356) 21 333 680
f: (+356) 21 335 679
e: info@vca.com.mt
w: www.vca.com.mt

Vat No. MT 2158 - 7124

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF

EDEN LEISURE GROUP LIMITED

We have audited the accompanying financial statements of the Eden Leisure Group Limited on pages 6 to 38, which comprise the Group's and the Company's statement of financial position as at 31 December 2013, and the statement of comprehensive income, statements of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Directors' responsibility for the financial statements
As explained more fully in the Directors' Responsibilities Statement set out on page 3, the Directors are responsible for the preparation of the financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the EU and the requirements of the Companies Act (Chap. 386), enacted in Malta and for such internal controls as the directors determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

CERTIFIED PUBLIC ACCOUNTANTS

VCA Certified Public Accountants
Finance House, First Floor,
Princess Elizabeth Street,
Ta' Xbiex, XBX 1102, Malta.

t: (+356) 21 333 680
f: (+356) 21 335 679
e: info@vca.com.mt
w: www.vca.com.mt

Vat No. MT 2158 - 7124

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF

EDEN LEISURE GROUP LIMITED

Opinion
In our opinion, the financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 December 2013, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU, and have been properly prepared in accordance with the Companies Act (Chap. 386), enacted in Malta.

Report and other legal and regulatory requirements

We are also responsible under the Companies Act (Chap. 386), enacted in Malta to report to you if, in our opinion:
- The information given in the directors' report is not consistent with the financial statements.
- Proper accounting records have not been kept.
- The financial statements are not in agreement with the accounting records.
- We have not received all the information and explanations required for the audit.
- Certain disclosures of directors' remuneration specified by law are not made in the financial statements, giving the required particulars in our report.

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

MICHAEL CURMI
VCA
CERTIFIED PUBLIC ACCOUNTANTS
Finance House, First Floor, Princess Elizabeth Street, Ta' Xbiex, XBX 1102

30th April 2014

EDEN LEISURE GROUP LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST DECEMBER 2013

	Notes	Group		Company	
		2013	*2012*	**2013**	*2012*
		€	*€*	**€**	*€*
Revenue	4	**27,124,680**	*24,987,965*	**6,945,067**	*7,048,680*
Costs					
Direct costs		**(12,786,270)**	*(11,358,142)*	**(47,149)**	*(103,597)*
Other operating expenses		**(5,214,082)**	*(4,913,324)*	**(72,898)**	*(96,153)*
		(18,000,352)	*(16,271,466)*	**(120,047)**	*(199,750)*
Other operating income	5	**164,609**	*141,541*	**180,469**	*175,757*
Gross profit		**9,288,937**	*8,858,040*	**7,005,489**	*7,024,687*
Administrative expenses		**(2,893,528)**	*(2,655,232)*	**(317,703)**	*(221,632)*
Depreciation and amortisation		**(2,971,966)**	*(2,646,213)*	**(2,830,254)**	*(2,526,763)*
Operating profit		**3,423,443**	*3,556,595*	**3,857,532**	*4,276,292*
Share of losses in associated undertakings		**(471)**	*(505)*	-	-
Gain/(Loss) on financial instruments designated at fair value through profit or loss		**369,539**	*(238,413)*	**369,539**	*(238,413)*
Finance costs	6	**(2,124,329)**	*(2,283,872)*	**(2,115,724)**	*(2,280,805)*
Loss on sale of fixed assets		**(24,760)**	*(96,104)*	**(24,760)**	*(96,104)*
Profit on local quoted investments		**10,316**	*16,285*	**10,316**	*16,285*
Impairment of financial assets		**(25,000)**	-	**(25,000)**	-
		(1,794,705)	*(2,602,609)*	**(1,785,629)**	*(2,599,037)*
Profit before taxation	7	**1,628,738**	*953,986*	**2,071,903**	*1,677,255*
Tax expense	9	**(309,289)**	*(721,017)*	**(475,399)**	*(954,010)*
Profit for the year		**1,319,449**	*232,969*	**1,596,504**	*723,245*
Other comprehensive income					
Revaluation surplus net of deferred tax	21	-	*11,446,847*	-	*10,118,015*
Other comprehensive income for the year, net of tax		-	*11,446,847*	-	*10,118,015*
Total comprehensive income for the year		**1,319,449**	*11,679,816*	**1,596,504**	*10,841,260*
Attributable to:					
Equity holders of the company		**1,319,449**	*11,679,816*	**1,596,504**	*10,841,260*

EDEN LEISURE GROUP LIMITED

STATEMENT OF FINANCIAL POSITION
AS AT 31ST DECEMBER 2013

	Notes	Group		Company	
		2013	*2012*	**2013**	*2012*
ASSETS		**€**	*€*	**€**	*€*
Non-current assets					
Intangible assets	10	**14,040**	*16,380*	**14,040**	*16,380*
Property, plant and equipment	11	**88,673,273**	*90,052,800*	**82,834,071**	*84,071,885*
Investment property	12	**3,026,610**	*2,610,761*	**3,026,610**	*2,610,761*
Investment in group undertaking	13	**-**	*-*	**2,575,110**	*2,575,110*
Investment in associated undertakings	13	**721,778**	*722,249*	**575,048**	*575,048*
Financial assets at fair value through profit or loss	13	**116,363**	*265,881*	**116,363**	*265,881*
		92,552,064	*93,668,071*	**89,141,242**	*90,115,065*
Current assets					
Inventories	14	**1,265,740**	*1,101,234*	**1,061,176**	*941,608*
Trade and other receivables	15	**4,693,702**	*3,597,006*	**6,128,859**	*3,852,240*
Financial assets at fair value through profit or loss	13	**614,340**	*822,105*	**614,340**	*822,105*
Cash at bank and in hand		**1,103,394**	*1,155,779*	**25,607**	*24,943*
		7,677,176	*6,676,124*	**7,829,982**	*5,640,896*
Total Assets		**100,229,240**	*100,344,195*	**96,971,224**	*95,755,961*
		========	========	========	========
EQUITY AND LIABILITIES					
Capital and reserves					
Called up issued share capital	20	**35,000,000**	*26,000,000*	**35,000,000**	*26,000,000*
Revaluation reserve	21	**7,525,690**	*16,914,408*	**5,903,982**	*15,292,700*
Fair value gains reserve		**396,236**	*396,236*	**396,236**	*396,236*
Retained earnings		**772,400**	*(535,767)*	**10,032,267**	*8,447,045*
		43,694,326	*42,774,877*	**51,332,485**	*50,135,981*
Non-current liabilities					
Trade and other payables	18	**501,102**	*750,666*	**9,201**	*17,873*
Interest-bearing borrowings	19	**31,651,729**	*33,763,281*	**30,890,072**	*32,911,327*
Deferred tax liabilities	16	**6,918,876**	*6,609,587*	**7,457,175**	*6,981,776*
		39,071,707	*41,123,534*	**38,356,448**	*39,910,976*
Current liabilities					
Financial liabilities at fair value through profit or loss	17	**745,935**	*1,115,474*	**745,935**	*1,115,474*
Trade and other payables	18	**10,075,423**	*9,456,598*	**2,895,558**	*1,797,830*
Interest-bearing borrowings	19	**6,641,849**	*5,873,712*	**3,640,798**	*2,795,700*
		17,463,207	*16,445,784*	**7,282,291**	*5,709,004*
Total Liabilities		**56,534,914**	*57,569,318*	**45,638,739**	*45,619,980*
Total Equity and Liabilities		**100,229,240**	*100,344,195*	**96,971,224**	*95,755,961*
		========	========	========	========

These financial statements were approved and authorised for issue by the Board of Directors on the 30th April 2014 and signed on its behalf by:-

Mr. Ian De Cesare - ***Chairman***

Mr. Kevin De Cesare - ***Managing Director***

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31ST DECEMBER 2013

Group

	Share capital	Revaluation reserve	Unrealised fair value gains reserve	Retained earnings	Total
	€	€	€	€	€
Balance at 31st December 2011	**26,000,000**	**5,658,497**	**396,236**	**(559,672)**	**31,495,061**
Profit for the year	-	-	-	*232,969*	*232,969*
Revaluation surplus net of deferred tax	-	*11,446,847*	-	-	*11,446,847*
Difference between historical depreciation charge and actual depreciation for the year calculated on a revalued amount	-	*(190,936)*	-	*190,936*	-
Dividends	-	-	-	*(400,000)*	*(400,000)*
Balance at 31st December 2012	**26,000,000**	**16,914,408**	**396,236**	**(535,767)**	**42,774,877**
Profit for the year	-	-	-	*1,319,449*	*1,319,449*
Share issue by way of capitalisation of revaluation reserve	*9,000,000*	*(9,000,000)*	-	-	-
Difference between historical depreciation charge and actual depreciation for the year calculated on a revalued amount	-	*(388,718)*	-	*388,718*	-
Dividends	-	-	-	*(400,000)*	*(400,000)*
Balance at 31st December 2013	**35,000,000**	**7,525,690**	**396,236**	**772,400**	**43,694,326**

Company

	Share capital	Revaluation reserve	Unrealised fair value gains reserve	Retained earnings	Total
	€	€	€	€	€
Balance at 31st December 2011	**26,000,000**	**5,365,621**	**396,236**	**7,946,087**	**39,707,944**
Profit for the year	-	-	-	*723,245*	*723,245*
Revaluation surplus net of deferred tax	-	*10,118,015*	-	-	*10,118,015*
Difference between historical depreciation charge and actual depreciation for the year calculated on a revalued amount	-	*(190,936)*	-	*190,936*	-
Losses acquired on merger	-	-	-	*(13,223)*	*(13,223)*
Dividends	-	-	-	*(400,000)*	*(400,000)*
Balance at 31st December 2012	**26,000,000**	**15,292,700**	**396,236**	**8,447,045**	**50,135,981**
Profit for the year	-	-	-	*1,596,504*	*1,596,504*
Share issue by way of capitalisation of revaluation reserve	*9,000,000*	*(9,000,000)*	-	-	-
Difference between historical depreciation charge and actual depreciation for the year calculated on a revalued amount	-	*(388,718)*	-	*388,718*	-
Dividends	-	-	-	*(400,000)*	*(400,000)*
Balance at 31st December 2013	**35,000,000**	**5,903,982**	**396,236**	**10,032,267**	**51,332,485**

EDEN LEISURE GROUP LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31ST DECEMBER 2013

	Note	Group		Company	
		2013	*2012*	**2013**	*2012*
		€	*€*	**€**	*€*
Cashflow from operating activities					
Profit before taxation		**1,628,738**	*953,986*	**2,071,903**	*1,677,255*
Adjustments for:					
Depreciation and amortisation		**2,971,966**	*2,646,213*	**2,830,254**	*2,526,763*
Finance costs		**2,072,829**	*2,242,462*	**2,072,829**	*2,239,395*
Investment income		**(11,423)**	*(5,785)*	**(27,283)**	*(40,001)*
Loss on disposal of fixed assets		**104,218**	*96,104*	**104,218**	*96,104*
Profit on disposal of local quoted investments		**-**	*(180)*	**-**	*(180)*
Fair value movement in financial instruments		**(369,539)**	*238,413*	**(369,539)**	*238,413*
Premium on cancellation of bonds/repayment of loan		**9,793**	-	**9,793**	-
Movement in provision for doubtful debts		**23,354**	*(6,788)*	**-**	-
Amortisation of finance issue costs		**41,429**	*41,410*	**41,429**	*41,410*
Movement in share of assets in associates		**471**	*505*	**-**	-
Impairment of financial assets		**25,000**	-	**25,000**	-
Operating profit before working capital changes		**6,496,836**	*6,206,340*	**6,758,604**	*6,779,159*
Movement in stocks		**(164,506)**	*(32,993)*	**(119,568)**	*(47,265)*
Movement in receivables / group company balances		**27,450**	*(314,300)*	**(1,129,119)**	*(872,284)*
Movement in payables		**(114,287)**	*22,645*	**604,672**	*730,437*
Cash generated from operations		**6,245,493**	*5,881,692*	**6,114,589**	*6,590,047*
Interest paid		**(2,089,493)**	*(2,172,175)*	**(2,088,657)**	*(2,191,616)*
Net cash flows from operating activities		**4,156,000**	*3,709,517*	**4,025,932**	*4,398,431*
Cashflow from investing activities					
Payments to acquire tangible fixed assets		**(2,110,166)**	*(1,181,043)*	**(2,110,167)**	*(1,181,043)*
Payments to acquire local quoted investments		**(358,275)**	*(155,801)*	**(358,275)**	*(155,801)*
Payments to acquire shares in subsidiaries and associates		**(25,000)**	-	**(25,000)**	-
Interest received		**11,423**	*5,785*	**27,283**	*40,001*
Deposit on promise of sale		**(1,147,500)**	-	**(1,147,500)**	-
Disposal of bonds		**498,000**	*369,000*	**498,000**	*369,000*
Net cash flows used in investing activities		**(3,131,518)**	*(962,059)*	**(3,115,659)**	*(927,843)*
Cashflow from financing activities					
Repayment of bank borrowings		**(2,206,795)**	*(2,264,000)*	**(2,119,999)**	*(2,120,002)*
New bank borrowings		**700,000**	-	**700,000**	-
Dividends		**(400,000)**	*(400,000)*	**(400,000)**	*(400,000)*
Cancellation of bonds / Repayment of related party loan		**(498,000)**	*(369,000)*	**(498,000)**	*(369,000)*
Receipts from distributor agreement		**-**	*793,596*	**-**	-
Movement in directors' balances		**500,212**	*5,491*	**500,212**	*5,491*
Net cash flows used in financing activities		**(1,904,583)**	*(2,233,913)*	**(1,817,787)**	*(2,883,511)*
Net movement in cash and cash equivalents		**(880,101)**	*513,545*	**(907,514)**	*587,077*
Cash and cash equivalents at the beginning of the year		**(1,696,085)**	*(2,209,630)*	**162,693**	*(424,384)*
Cash and cash equivalents at the end of the year	23	**(2,576,186)**	*(1,696,085)*	**(744,821)**	*162,693*

1. Basis of preparation

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

These financial statements have been prepared under the historical cost convention as modified by the fair valuation of the non-current asset categories of property, plant and equipment, investment property and certain financial instruments, which are stated at their fair values.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

For financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The preparation of financial statements in conformity with International Financial Reporting Standards (IFRS) as adopted by the EU requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at balance sheet date and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on management's best knowledge of current events and actions, actual results ultimately may differ from those estimates.

The entertainment business showed a marginal decline of 5% in EBITDA in 2013 through a mix of increases and decreases in the various business units. The Cynergi Health and Fitness Club continued to show considerable growth and was the best overall performer.

The hospitality operation remained the largest contributor of the Group business contributing 72% of EBITDA for the year and improving its revenue by 13% and EBITDA by 8% to €4.6m (2012 €4.3m). The year saw a continued positive tourism trend with increases in incoming tourists and significant increases in length of stay.

2014 is continuing on the positive trend and growth is expected in both revenue and EBITDA. An ever growing presence in the direct and online business markets are the main drivers of improvement in 2014.

The directors are currently looking at investments in the group that will increase its competitiveness in the market place as well as to consolidating itself in our respective markets. Cost consciousness is still essential however the customer experience is paramount. Diversifying its food and beverage options remains a key objective within the hotel as well as exploiting any areas within the group as rental opportunities.

Borrowing arrangements made with the lenders of Eden Leisure Group Limited, namely HSBC Bank (Malta) p.l.c., Lombard Bank Malta p.l.c and Banif Bank (Malta) p.l.c. are in place and all obligations to date have been met.

In 2013 the Group bought back and cancelled €498,000 of Eden Finance Bonds as part of its sinking fund obligations and expects to continue the process of setting aside assets to eventually be in a position to redeem 50% of the outstanding €15million bond in 2020 or earlier as per the prospectus.

The directors are satisfied that the Group has sufficient funds in order to meet its commitments in the foreseeable future and it is therefore appropriate to continue to adopt the going concern assumption in the preparation of these financial statements. These financial statements do not include any adjustments should the above strategies not materialise.

Standards, interpretations and amendments to published standards effective in 2013

In 2013, the Group adopted new standards, amendments and interpretations to existing standards that are mandatory for the Group's accounting period beginning on 1 January 2013. The adoption of these revisions to the requirements of IFRSs as adopted by the EU did not result in substantial changes to the Group's accounting policies.

Standards, interpretations and amendments to published standards that are not yet effective
Certain new standards, amendments and interpretations to existing standards have been published by the date of authorisation for issue of these financial statements but are mandatory for the Group's accounting periods beginning after 1st January 2014. The Group has not early adopted these revisions to the requirements of IFRS's as adopted by the EU and the Company's directors are of the opinion that there are no requirements that will have a possible significant impact on the Group's financial statements in the period of initial application.

2. Principal accounting policies

A summary of the more important accounting policies, which have been applied consistently, is set out below:-

Basis of consolidation
(i) Subsidiaries
Subsidiaries are all entities (including special purpose entities) over which the Company has the power to govern the financial and operating policies generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Company controls another entity.

The Group financial statements include the financial statements of the parent Company and all its subsidiaries. The results of the subsidiaries acquired or disposed of during the period are included in the Group statement of comprehensive income from the date of their acquisition or up to date of their disposal.

(ii) Associated undertakings
An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The Group's share of profits of associated undertakings is included in the Group statement of comprehensive income, whilst the Group's share of post acquisition reserves is added to the cost of the investments in the Group statement of financial position. The Group's share of losses in associated undertakings is only included in the Group's financial statements up to the par value of the shares held by the investing Company in the associated undertakings. The financial results of associated undertakings are taken from the latest audited financial statements.

(iii) Jointly controlled entities
A joint venture is a contractual arrangement whereby the Company and other parties undertake an economic activity that is subject to joint control, that is when the strategic financial and operating decisions relating to the activities require the unanimous consent of the parties sharing control. Joint venture arrangements which involve the establishment of a separate entity in which each venturer has an interest are referred to as jointly controlled entities.

The Group's share of profits of the jointly controlled entity is included in the Group statement of comprehensive income, whilst the Group's share of post acquisition reserves is added to the cost of the investments in the Group statement of financial position. The Group's share of losses in jointly controlled entities is only included in the Group's financial statements up to the par value of the shares held by the investing Company in the jointly controlled entity. The financial results of jointly controlled entities are taken from the latest audited financial statements.

(iv) Eliminations on consolidation
Intra-group balances and transactions, and any unrealised gains arising from the intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with associates are eliminated to the extent of the Group's interest in the enterprise, against the investment in the associates. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

Intangible assets

An intangible asset is recognised if it is probable that the expected future economic benefits that are attributable to the asset will flow to the Group and the cost of the asset can be measured reliably. Intangible assets are initially measured at cost. The useful life of intangible assets is assessed to determine whether it is finite or indefinite. Intangible assets with a finite useful life are amortised. Amortisation is charged to profit or loss so as to write off the cost of intangible assets less any estimated residual value, over their estimated useful lives. The amortisation method applied, the residual value and the useful life are reviewed, and adjusted if appropriate, at the end of each reporting period.

Property, plant & equipment

Property, plant and equipment are initially recorded at cost and subsequently, property is stated at market value, based on valuations by external independent valuers, less depreciation. Valuations are carried out at regular intervals, unless the directors consider it appropriate to have an earlier revaluation, such that the carrying amount of property does not defer materially from that which would be determined using fair values at the end of the reporting period. Plant and equipment are stated at historical cost less depreciation. Assets in the course of construction are not depreciated.

Costs include expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the asset's carrying amount when it is probable that future economic benefits associated with the item will flow to the Goup and the cost of the item can be measured reliably. Expenditure on repairs and maintenance of property, plant and equipment is recognised as an expense when incurred.

Increases in the carrying amount arising on revaluation are credited to the revaluation reserve in shareholders' equity. Decreases that offset previous increases of the same asset are charged against the revaluation reserve; all other decreases are charged to the income statement. Each year the difference between depreciation based on the revalued carrying amount of the asset (the depreciation charged to the income statement) and depreciation based on the assets original costs, net of any related deferred taxes is transferred from the revaluation reserve to retained earnings.

Gains and losses on disposal of property, plant and equipment are determined by reference to their carrying amount and are taken into account in determining operating profit. On disposal of a revalued asset, amounts in the revaluation reserve relating to that asset are transferred to retained earnings.

Depreciation is provided on the straight line method at rates intended to write down the cost of the assets over their expected useful lives. The annual rates used are:

Freehold buildings	2%
Motor vehicles	20%
Furniture, fixtures and fittings	10%
Computer equipment	25%
Equipment	7%-20%
Other fixed assets	7%

Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Group, is classified as investment property. Investment property comprises freehold and leasehold land and buildings, and land and buildings held under long term operating leases.

Investment property is measured initially at its cost, including related transaction costs. After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted, if necessary, for difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discontinued cash flow projections.

These valuations are reviewed periodically by the Group directors.

The fair value of investment property reflects, among other factors, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property.

Investment property (continued)

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the profit loss account during the financial period in which they are incurred. Changes in fair values are recorded in the income statement.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes. Property that is being constructed or developed for future use as investment property is classified as property, plant and equipment and is stated at cost until construction or development is complete, at which time it is reclassified and subsequently accounted for as investment property.

An item of property, plant and equipment becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognised in equity as a revaluation of property, plant and equipment under IAS 16. However, if a fair value gain reverses a previous impairment loss, the gain is recognised in the income statement.

Financial instruments

Financial assets and financial liabilities are recognized when the Group companies become a party to contractual provisions of the instrument. Financial assets and financial liabilities are initially recognized at their fair value plus directly attributable transaction costs for all financial assets or financial liabilities not classified at fair value through profit or loss.

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when the Group companies have a legally enforceable right to set off the recognized amounts and intends either to settle on a net basis or realize the asset and settle the liability simultaneously.

Financial assets are derecognized when the contractual rights to the cash flows from the financial assets expire or when the entity transfers the financial asset and the transfer qualifies for derecognition.

Financial liabilities are derecognized when they are extinguished. This occurs when the obligation specified in the contract is discharged, cancelled or expires.

An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Equity instruments are recorded at the proceeds received, net of direct issue costs.

(i) Investments

Financial assets are classified into the following specified categories: financial assets are as 'at fair value through profit or loss' (FVTPL), 'held-to-maturity investments', 'available-for-sale' (AFS) financial assets and 'loans and receivables'. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

The Group companies classify their financial assets at (FVTPL) as they are principally acquired for the purpose of selling in the near future.

Financial assets at (FVTPL) are stated at fair value, with any resultant gain or loss recognised in the profit and loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset.

(ii) Derivative financial instruments

Derivative financial instruments are initially recognised and subsequently measured at fair value. Fair values are obtained from discounted cash flow models. All derivatives are carried as assets when fair value is positive and as liabilities when fair value is negative.

The Group designates interest rate swaps as hedges of the exposure to variability in interest rate movements which arise on bank borrowings. Changes in the fair value of interest rate swaps that are designated and qualify as fair value hedging instruments, are recognised in profit or loss.

(iii) Trade and other receivables
Trade receivables are classified with current assets and are stated at their nominal value. Appropriate allowances for estimated irrecoverable amounts are recognised in profit or loss when there is objective evidence that the asset is impaired.

(iv) Trade and other payables
Trade payables are classified with current liabilities and are stated at their nominal value unless the effect of discounting is material, in which case trade payables are measured at amortised cost using the effective interest method.

(v) Borrowings
Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost, any difference between the proceeds and the redemption value is recognised in the income statement over the period of the borrowings using the effective interest method, unless the effect of discounting is immaterial.

Borrowings are classified as current liabilities unless the companies within the Group have an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

(vi) Ordinary shares issued by the Company
Ordinary shares issued by the Company are classified as equity instruments. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

Inventories
Inventories are stated at the lower of cost and net realisable value. Cost is calculated using the weighted average method and comprises expenditure incurred in acquiring the inventories and other costs incurred in bringing the inventories to their present location and condition. Net realisable value is the price at which stocks can be sold in the course of business less anticipated costs of selling. Provision is made where necessary for obsolete, slow moving and defective stocks.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand, demand deposits and short-term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts that are repayable on demand and form an integral part of the company’s cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows and are presented in current liabilities on the statement of financial position.

Provisions
Provisions are recognized when the Group companies have a present legal or constructive obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are measured at the directors’ best estimate of the expenditure required to settle the present obligation at the balance sheet date. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Provisions are not recognized for future operating losses.

Impairment
All assets are tested for impairment. At each balance sheet date, the carrying amount of assets is reviewed to determine whether there is any indication or objective evidence of impairment, as appropriate, and if any such indication or objective evidence exists, the recoverable amount of the asset is estimated. An impairment loss is the amount by which the carrying amount of an asset exceeds its recoverable amount.

The recoverable amount is the higher of fair value less costs to sell (which is the amount obtainable from sale in an arm's length transaction between knowledgeable, willing parties, less the costs of disposal) and value in use (which is the present value of future cash flows expected to be derived, discounted using a pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset). Where the recoverable amount is less than the carrying amount, the carrying amount of the asset is reduced to its recoverable amount, as calculated. Impairment losses are recognized immediately in the income statement.

An impairment loss recognized in a prior year is reversed if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset in prior years. Impairment reversals are recognized immediately in the income statement.

Revenue recognition
Revenue is measured at the fair value of the consideration received or receivable for services provided in the normal course of business, net of value added tax and discounts where applicable. Revenue is recognized to the extent that it is probable that future economic benefits will flow to the Group and these can be measured reliably. The following specific recognition criteria must also be met before revenue is recognized:

- Sales from operations of the hotel and entertainment establishments are recognised upon the performance of services and supply of goods, net of sales taxes and discounts.
- Sales of property are recognised when the significant risks and rewards of ownership of the property being sold are effectively transferred to the buyer.
- Rental income relating to operating leases is recognised as it accrues, unless collectability is in doubt.

Borrowing costs
Borrowing costs include the costs incurred in obtaining external financing.
Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised from the time that expenditure for these assets and borrowing costs are being incurred and activities that are necessary to prepare these assets for their intended use or sale are in progress. Borrowing costs are capitalised until such time as the assets are substantially ready for their intended use or sale. Borrowing costs are suspended during extended periods in which active development is interrupted. All other borrowing costs are recognised as an expense in profit or loss in the period in which they are incurred.

Operating leases
(i) Where a Group company is a lessee
Leases of assets were a significant portion of the risk and rewards of ownership are effectively retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the income statement on a straight line basis over the period of the lease.

(ii) Where a Group company is a lessor
Assets leased out under operating leases are included in investment property in the balance sheet. These assets are fair valued annually on a basis consistent with similarly owned investment property.

Taxation
Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the current and deferred tax is also dealt with in equity.

The charge/credit for current tax is based on the taxable result for the period. The taxable result for the period differs from the result as reported in profit or loss because it excludes items which are non assessable or disallowed and it further excludes items that are taxable or deductible in other periods. It is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is accounted for using the balance sheet liability method in respect of temporary differences arising from differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Under this method the Group companies are required to make a provision for deferred income taxes on the revaluation of certain fixed assets. Such deferred tax is charged or credited directly to the revaluation reserve. Deferred income tax on the difference between the actual depreciation on the property and the equivalent depreciation based on the historical cost of the property is realised through the income statement.

Under this method the Group companies are required to make a provision for deferred income taxes of the fair valuation of investment property.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets, including deferred tax assets for the carry forward of unused tax losses and unused tax credits, are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences (or the unused tax losses and unused tax credits) can be utilised to the period when the asset is realised or the liability is settled based on the tax rates that have been enacted by the balance sheet date. Deferred tax assets and liabilities are offset when the Group companies have a legally enforceable right to settle its current tax assets and liabilities on a net basis.

Currency translation
The financial statements of the Group and of the Company are presented in their functional currency, the Euro, being the currency of the primary economic environment in which the company operates. Transactions denominated in currencies other than the functional currency are translated at the exchange rates ruling on the date of transaction. Monetary assets and liabilities denominated in currencies other than the functional currency are re-translated to the functional currency at the exchange rate ruling at year-end. Exchange differences arising on the settlement and on the re-translation of monetary items are dealt with in profit or loss. Non-monetary assets and liabilities denominated in currencies other than the functional currency that are measured at fair value are re-translated using the exchange rate ruling on the date the fair value was determined. Non-monetary assets and liabilities denominated in currencies other than the functional currency that are measured in terms of historical cost are not re-translated. Exchange differences arising on the translation of non-monetary items carried at fair value are included in profit or loss for the period.

Segment reporting
A business segment is a group of assets and operations engaged in providing products or services that are subject to risks and returns that are different from those of other business segments. Segmental reporting is restricted when it is considered arbitrary or difficult to segment an entities assets and liabilities.

Related parties
Related parties are those persons or bodies of persons having relationships with the Company as defined in International Accounting Standard No. 24.

Dividends
Dividend distribution to the holders of equity instruments is recognised as a liability in the Company's financial statements in the period in which the dividends are approved by the Company's shareholders.

Government grants
Grants from government are recognised at their fair value where there is a reasonable assurance that the grant will be received and the Company will comply with all attached conditions.

Government grants related to income are recognised in profit or loss over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Such grants are presented as part of profit or loss.

Government grants related to assets are presented in the statement of financial position by deducting the grant in arriving at the carrying amount of the asset. The grant is recognised as income over the life of the depreciable asset by way of a reduced depreciation charge.

3. 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 Group's directors, except as follows, 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 IAS1 (revised).

Fair value of property, plant and equipment
Determining the fair value of property, plant and equipment requires an estimation of the value in use of the cash-generating units. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the cash-generating unit and a suitable discount rate in order to calculate present value. The carrying amount of property, plant and equipment of the Group at the end of the reporting period was €88,673,273.

4. Business segments

For management purposes the Group is organised in two operating divisions – hospitality, entertainment and other related operations. These divisions are the basis of which the Group reports its primary segment information.

2013	**Entertainment & other related operations**	**Hospitality operations**	**Total**
	€	**€**	**€**
Revenue	*7,224,165*	*20,296,807*	**27,520,972**
Less inter-segmental sales	*(386,980)*	*(9,312)*	**(396,292)**
	6,837,185	*20,287,495*	**27,124,680**
Segment results from operations	**1,856,221**	**4,584,516**	**6,440,737**
Unallocated costs			*(45,328)*
			6,395,409
Depreciation and amortisation	*(908,160)*	*(2,063,806)*	*(2,971,966)*
Share of losses of associates			*(471)*
Gain on financial instruments designated at fair value through profit or loss			*369,539*
Finance costs			*(2,124,329)*
Sale of non current assets			*(24,760)*
Profit on local quoted investments			*10,316*
Impairment on financial assets			*(25,000)*
Profit before taxation			**1,628,738**
Tax expense			*(309,289)*
Profit for the year			**1,319,449**
Total comprehensive income for the year			**1,319,449**
Segment assets	*32,238,105*	*64,233,822*	**96,471,927**
Unallocated assets			*3,757,313*
Total assets			**100,229,240**
Segment liabilities	*6,005,302*	*8,865,143*	**14,870,445**
Unallocated liabilities			*41,664,469*
Total liabilities			**56,534,914**

4. Business segments (continued)

2012	Entertainment & other related operations	Hospitality operations	Total
	€	€	€
Revenue	*7,392,616*	*18,018,523*	**25,411,139**
Less inter-segmental sales	*(413,862)*	*(9,312)*	**(423,174)**
	6,978,754	*18,009,211*	**24,987,965**
Segment results from operations	**1,957,931**	**4,256,377**	**6,214,308**
Unallocated			*(11,500)*
			6,202,808
Depreciation and amortisation	*(818,140)*	*(1,828,073)*	*(2,646,213)*
Share of losses of associates			*(505)*
Loss on financial instruments designated at fair value through profit or loss			*(238,413)*
Finance costs			*(2,283,872)*
Sale of non current assets			*(96,104)*
Profit on local quoted investments			*16,285*
Profit before taxation			**953,986**
Tax expense			*(721,017)*
Profit for the year			**232,969**
Other comprehensive income			
Revaluation surplus	*1,809,579*	*9,637,268*	**11,446,847**
Total comprehensive income for the year			**11,679,816**
Segment assets	*31,585,525*	*65,059,923*	**96,645,448**
Unallocated assets			*3,698,747*
Total assets			**100,344,195**
Segment liabilities	*5,537,681*	*8,343,552*	**13,881,233**
Unallocated liabilities			*43,688,085*
Total liabilities			**57,569,318**

5. Other operating income

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Operating fees	**153,186**	*135,756*	**153,186**	*135,756*
Interest receivable	**11,423**	*5,785*	**27,283**	*40,001*
	164,609	*141,541*	**180,469**	*175,757*

6. Finance costs

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Interest on bank overdraft and borrowings	**1,149,722**	*1,283,164*	**1,067,541**	*1,186,417*
Interest on other loans	**931,712**	*959,105*	**1,005,288**	*1,052,785*
Borrowing transaction costs	**42,895**	*41,603*	**42,895**	*41,603*
	2,124,329	*2,283,872*	**2,115,724**	*2,280,805*

7. Profit before taxation

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
This is stated after charging:				
Directors' remuneration	**356,097**	*346,231*	**347,711**	*337,845*
Difference on exchange	**11,987**	*(18,598)*	**-**	*-*
Provision for doubtful debts	**23,354**	*(6,788)*	**-**	*-*

Profit before tax for the Group is also stated after charging the following fees in relation to services provided by the external auditors of the Group.

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Total remuneration payable to the company's auditors for:				
- the audit of the Group's financial statements	**29,056**	*29,056*	**8,153**	*8,153*
- tax compliance and other non-assurance services	**5,400**	*5,400*	**2,250**	*2,250*
	34,456	*34,456*	**10,403**	*10,403*

8. Staff costs and employee information

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Wages and salaries	**7,916,013**	*7,143,610*	**1,816,375**	*1,772,053*
Taxes and other benefits	**919,851**	*810,691*	**109,822**	*107,807*
	8,835,864	*7,954,301*	**1,926,197**	*1,879,860*
Recharged to subsidiaries	**-**	*-*	**(1,926,197)**	*(1,879,860)*
	8,835,864	*7,954,301*	-	-

The average weekly number of full time equivalents including directors employed by the Company during the year was:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	Number	*Number*	**Number**	*Number*
Administrative	**56**	*55*	**17**	*17*
Operational	**401**	*383*	**85**	*85*
	457	*438*	**102**	*102*

9. Tax expense

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Group undertakings:				
Deferred tax charge	**309,289**	*721,017*	**475,399**	*954,010*
Tax charge	**-**	*-*	-	-
	309,289	*721,017*	**475,399**	*954,010*
Associated undertakings:				
Tax charge	**-**		-	-
	309,289	*721,017*	**475,399**	*954,010*

	Group		Company	
The tax expense and the tax charge using the statutory income tax rate of 35% are reconciled as follows	**2013** **€**	*2012* *€*	**2013** **€**	*2012* *€*
Profit before taxation	**1,628,738**	*953,986*	**2,071,903**	*1,677,255*
Tax charge at 35%	**570,058**	*333,895*	**725,166**	*587,039*
Depreciation on fixed assets allowable for tax purposes by way of capital allowances	**(592,827)**	*(616,976)*	**(634,839)**	*(657,303)*
Movement in deferred tax	**309,289**	*721,017*	**475,399**	*954,010*
Tax losses absorbed	**94,619**	*201,192*	**(9,549)**	*(14,000)*
Expenditure disallowed for tax purposes	**58,466**	*89,202*	**48,561**	*84,264*
Tax effect of non-taxable income	**(130,316)**	*(7,313)*	**(129,339)**	**-**
Tax expense	**309,289**	*721,017*	**475,399**	*954,010*

10. Intangible assets

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Licences				
Cost				
As at 1st January	**23,400**	*23,400*	**23,400**	-
Additions on merger	**-**	-	-	*23,400*
As at 31st December	**23,400**	*23,400*	**23,400**	*23,400*
Amortisation				
As at 1st January	**7,020**	*4,680*	***7,020***	-
Provision on merger	**-**	-	-	*4,680*
Provision for the year	**2,340**	*2,340*	***2,340***	*2,340*
As at 31st December	**9,360**	*7,020*	***9,360***	*7,020*
Carrying amount as at 31st December	**14,040**	*16,380*	***14,040***	*16,380*

11. Property, plant and equipment
Group

	Land and Buildings	Furniture Fixtures & Fittings	Equipment	Computer Equipment	Motor Vehicles	Other Fixed Assets	Total
	€	€	€	€	€	€	€
Cost/Valuation							
As at 1st January 2012	*67,589,112*	*12,499,576*	*11,119,270*	*1,327,392*	*323,381*	*12,133,789*	*104,992,520*
Additions	*31,692*	*494,443*	*515,570*	*50,180*	-	*22,729*	*1,114,614*
Disposals	*(17,779)*	*(289,751)*	*(42,578)*	*(19,155)*	-	*(841)*	*(370,104)*
Revaluation	*9,376,653*	-	-	-	-	-	*9,376,653*
As at 1st January 2013	*76,979,678*	*12,704,268*	*11,592,262*	*1,358,417*	*323,381*	*12,155,677*	*115,113,683*
Additions	*1,570*	*1,054,509*	*567,078*	*64,365*	-	*6,795*	*1,694,317*
Disposals	-	*(443,511)*	*(47,465)*	*(2,428)*	-	*(1,681)*	*(495,085)*
As at 31st December 2013	*76,981,248*	*13,315,266*	*12,111,875*	*1,420,354*	*323,381*	*12,160,791*	*116,312,915*
Depreciation							
As at 1st January 2012	*2,497,618*	*8,523,184*	*7,940,107*	*1,089,186*	*301,016*	*5,628,854*	*25,979,965*
Depreciation charge	*803,140*	*535,951*	*653,007*	*120,629*	*7,457*	*523,689*	*2,643,873*
Eliminated on disposals	*(11,799)*	*(211,014)*	*(32,455)*	*(18,348)*	-	*(380)*	*(273,996)*
Reversal on revaluation	*(3,288,959)*	-	-	-	-	-	*(3,288,959)*
As at 1st January 2013	-	*8,848,121*	*8,560,659*	*1,191,467*	*308,473*	*6,152,163*	*25,060,883*
Depreciation charge	*973,873*	*614,202*	*701,178*	*135,552*	*7,455*	*537,366*	*2,969,626*
Eliminated on disposals	-	*(346,849)*	*(40,478)*	*(2,377)*	-	*(1,163)*	*(390,867)*
As at 31st December 2013	*973,873*	*9,115,474*	*9,221,359*	*1,324,642*	*315,928*	*6,688,366*	*27,639,642*
Net Book Value							
As at 31st December 2013	***76,007,375***	***4,199,792***	***2,890,516***	***95,712***	***7,453***	***5,472,425***	***88,673,273***
As at 1st January 2013	*76,979,678*	*3,856,147*	*3,031,603*	*166,950*	*14,908*	*6,003,514*	*90,052,800*

11. Property, plant and equipment (continued)
Company

	Land and Buildings	Furniture Fixtures & Fittings	Equipment	Computer Equipment	Motor Vehicles	Other Fixed Assets	Total
	€	€	€	€	€	€	€
Cost/Valuation							
As at 1st January 2012	*63,226,584*	*11,514,173*	*10,677,025*	*1,252,413*	*316,568*	*12,129,316*	*99,116,079*
Additions	*31,692*	*494,443*	*515,570*	*50,180*	-	*22,728*	*1,114,613*
Disposals	*(17,779)*	*(289,751)*	*(42,578)*	*(19,155)*	-	*(841)*	*(370,104)*
Revaluation	*8,084,122*	-	-	-	-	-	*8,084,122*
As at 1st January 2013	*71,324,619*	*11,718,865*	*11,150,017*	*1,283,438*	*316,568*	*12,151,203*	*107,944,710*
Additions	*1,570*	*1,054,509*	*567,079*	*64,365*	-	*6,795*	*1,694,318*
Disposals	-	*(443,511)*	*(47,465)*	*(2,428)*	-	*(1,681)*	*(495,085)*
As at 31st December 2013	*71,326,189*	*12,329,863*	*11,669,631*	*1,345,375*	*316,568*	*12,156,317*	*109,143,943*
Depreciation							
As at 1st January 2012	*2,288,155*	*7,763,667*	*7,640,895*	*1,018,520*	*295,328*	*5,625,980*	*24,632,545*
Depreciation charge	*733,791*	*507,716*	*633,870*	*118,394*	*7,081*	*523,571*	*2,524,423*
Eliminated on disposals	*(11,799)*	*(211,014)*	*(32,455)*	*(18,348)*	-	*(380)*	*(273,996)*
Reversal on revaluation	*(3,010,147)*	-	-	-	-	-	*(3,010,147)*
As at 1st January 2013	-	*8,060,369*	*8,242,310*	*1,118,566*	*302,409*	*6,149,171*	*23,872,825*
Depreciation charge	*882,262*	*585,967*	*682,042*	*133,317*	*7,079*	*537,247*	*2,827,914*
Eliminated on disposals	-	*(346,849)*	*(40,478)*	*(2,377)*	-	*(1,163)*	*(390,867)*
As at 31st December 2013	*882,262*	*8,299,487*	*8,883,874*	*1,249,506*	*309,488*	*6,685,255*	*26,309,872*
Net Book Value							
As at 31st December 2013	***70,443,927***	***4,030,376***	***2,785,757***	***95,869***	***7,080***	***5,471,062***	***82,834,071***
As at 1st January 2013	*71,324,619*	*3,658,496*	*2,907,707*	*164,872*	*14,159*	*6,002,032*	*84,071,885*

On 31 December 2012, the directors approved revaluations of the property owned by the Group and classified under property, plant and equipment, after assessing the valuation made by an independent architect. This valuation was determined on the basis of open market valued after considering the intrinsic value of the property and net potential returns. The directors have reassessed the value of the property, plant and equipment owned by the group and believe that no impairment adjustment is required to the 2013 carrying amount.

12. Investment property

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
As at 1st January	**2,610,761**	*2,544,328*	**2,610,761**	*2,544,328*
Increase in fair value	-	-	-	-
Additions	**415,849**	*66,433*	**415,849**	*66,433*
As at 31st December	**3,026,610**	*2,610,761*	**3,026,610**	*2,610,761*

Investment property is valued annually on 31 December at fair value comprising open market value approved by the Directors on the basis of an independent professional valuation prepared by Group's architect.

13. Financial assets

Company	**Shares in Group undertakings**	**Shares in Associated undertakings**	**Total**
	€	**€**	**€**
At 1st January 2012	*2,578,110*	*575,048*	*3,153,158*
Cancelled on merger	*(3,000)*	-	*(3,000)*
At 31st December 2012	*2,575,110*	*575,048*	*3,150,158*
Additions	-	*25,000*	*25,000*
Impairment	-	*(25,000)*	*(25,000)*
At 31st December 2013	*2,575,110*	*575,048*	*3,150,158*

Shares in group and associated undertakings represent the following investments:

	Registered Address	**Principal Activity**	**2013 % holding**	**2012 % holding**
Group				
Eden Finance p.l.c.	Eden Place St. Augustine Street St. George's Bay	Finance company	99.99	99.99
Eden Entertainment Limited	Eden Place St. Augustine Street St. George's Bay	Entertainment operating company	99.99	99.99
Eden Super Bowl Limited	Eden Place St. Augustine Street St. George's Bay	Entertainment operating company	99.99	99.99
Eden Hospitality Limited	Eden Place St. Augustine Street St. George's Bay	Hotel management company	99.99	99.99

13. Financial assets (continued)

	Registered Address	Principal Activity	2013 % holding	2012 % holding
Associates				
Axis Limited	St. George's Road, St. Julians	Entertainment company	50.00	50.00
Sunny Resorts Limited	Eden Place St. Augustine Street St. George's Bay	Management property company	33.33	33.33
Coffee Life Limited	5, Birbal Street, Balzan	Coffee Shop	25.00	25.00

Summarised financial information in respect of the Group's associates is set out below:

	Group	
	2013	*2012*
	€	*€*
Opening net book value	**722,249**	*722,754*
Additions	**25,000**	**-**
Impairment	**(25,000)**	-
Share of losses of Associated undertakings (after tax)	**(471)**	*(505)*
Closing net book value	**721,778**	*722,249*
Net assets	**2,165,356**	*2,166,768*
Group share of net assets	**721,778**	*722,249*

Financial assets at fair value through profit or loss

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Non-current				
As at 1st January	**265,881**	*478,900*	**265,881**	*478,900*
Movement	**348,482**	*155,981*	**348,482**	*155,981*
Cancellation/Disposal	**(498,000)**	*(369,000)*	**(498,000)**	*(369,000)*
As at 31st December	**116,363**	*265,881*	**116,363**	*265,881*

These investments represent 1,140 Eden Finance p.l.c. 6.6% bonds of €100 each owned by Eden Leisure Group as at 31st December 2013. The market price as at 31st December 2013 was €103.60 (2012:€104.20).

	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Current				
As at 1st January	**822,105**	-	**822,105**	-
Movement	**(207,765)**	*822,105*	**(207,765)**	*822,105*
As at 31st December	**614,340**	*822,105*	**614,340**	*822,105*

These amounts represent investments that are readily convertible into cash and subject to an insignificant risk of changes in value.

14. Inventories

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Food, beverage and consumables	**192,686**	*147,748*	**-**	*-*
Crockery and linen	**995,945**	*889,197*	**984,067**	*877,319*
Other stocks	**77,109**	*64,289*	**77,109**	*64,289*
	1,265,740	*1,101,234*	**1,061,176**	*941,608*

15. Trade and other receivables

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Trade receivables	**2,481,653**	*2,782,755*	**117,912**	*151,474*
Amounts owed by related/group undertakings (i)	**691,093**	*556,234*	**4,609,679**	*3,494,585*
Other receivables (ii)	**1,245,500**	*50,000*	**1,245,500**	*50,000*
Prepayments and accrued income	**275,456**	*208,017*	**155,768**	*156,181*
	4,693,702	*3,597,006*	**6,128,859**	*3,852,240*

(i) Amounts due by related and group undertakings are unsecured, interest free and are repayable on demand.

(ii) Other receivables as at 31st December 2013 include €1,147,500 which represents a non-refundable deposit paid on a promise of sale agreement. This deposit will be forfeited if the balance due on the agreement amounting to €4,407,500 is not honoured. This amount has been included as a capital commitment in note 25.

16. Deferred taxation

Deferred taxes are calculated on all temporary differences under the liability method using a principal tax rate of 35% / 12% (2012 – 35% / 12%).
The movement in the deferred tax account is as follows:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
At the beginning of the year	**(6,609,587)**	*(4,669,805)*	**(6,981,776)**	*(4,543,145)*
Movement in absorbed tax losses and capital allowances	**(707,021)**	*(270,444)*	**(853,638)**	*(500,726)*
Movement in effect of provisions	**8,174**	*(3,354)*	-	-
Movement in the excess of capital allowances over depreciation	**389,558**	*(447,219)*	**378,239**	*(453,284)*
Transfer of tax losses	**-**	-	**-**	*(508,367)*
Effect due to revaluation of assets	**-**	*(1,218,765)*	**-**	*(976,254)*
At the end of the year	**(6,918,876)**	*(6,609,587)*	**(7,457,175)**	*(6,981,776)*

Effect recognised in:

Deferred tax movements recognised in profit or loss (note 9)	**(309,289)**	*(721,017)*	**(475,399)**	*(954,010)*
Deferred tax movements recognised in equity	-	*(1,218,765)*	**-**	*(976,254)*
Transfer of tax losses through group loss relief	-	-	-	*(508,367)*
	(309,289)	*(1,939,782)*	**(475,399)**	*(2,438,631)*

The following amounts are shown in the balance sheet:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Deferred tax assets				
Unabsorbed tax losses and capital allowances	**5,080,309**	*5,788,307*	**3,823,993**	*4,677,631*
Effect of provisions	**50,366**	*41,215*	**-**	**-**
	5,130,675	*5,829,522*	**3,823,993**	*4,677,631*
Deferred tax liabilities				
Effect of excess of capital allowances over depreciation	**(2,514,396)**	*(2,903,954)*	**(2,416,833)**	*(2,795,072)*
Effect due to revaluation of assets	**(9,535,155)**	*(9,535,155)*	**(8,864,335)**	*(8,864,335)*
	(12,049,551)	*(12,439,109)*	**(11,281,168)**	*(11,659,407)*
	(6,918,876)	*(6,609,587)*	**(7,457,175)**	*(6,981,776)*

17. Financial liabilities at fair value through profit or loss

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Fair value				
Financial liabilities classified as held for trading				
- Derivative financial instruments	**745,935**	*1,115,474*	**745,935**	*1,115,474*

Derivative financial instruments comprise interest-rate swaps and are classified with financial assets or financial liabilities classified as held for trading.

The notional principal amounts of the outstanding interest rate swap at the end of the reporting period amounted to €10,800,000 (2012: €12,600,000).

At the end of the reporting period, the fixed interest rates on interest rate swap is 3.11% per annum. The floating rate is the three-month EURIBOR. The interest rate swaps settle on a quarterly basis and the company settles the difference between the fixed and the floating interest rate.

18. Trade and other payables

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Falling due within one year				
Trade payables	**4,160,863**	*3,986,186*	**128,902**	*224,738*
Amounts owed to related/group undertakings (i)	**586,933**	*66,317*	**1,541,195**	*222,307*
Accruals	**3,489,347**	*3,238,501*	**836,359**	*843,996*
Advanced deposits and deferred income	**1,109,347**	*1,388,913*	**52,107**	*75,979*
Other payables	**728,933**	*776,681*	**336,995**	*430,810*
	10,075,423	*9,456,598*	**2,895,558**	*1,797,830*
Falling due after more than one year				
Other payables	**501,102**	*750,666*	**9,201**	*17,873*

(i) Amounts owed to related and group undertakings are unsecured, interest free and are repayable on demand.

19. Interest – bearing borrowings

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Falling due within one year				
Bank overdrafts (i)	**4,293,920**	*3,673,969*	**1,384,768**	*684,355*
Bank loans (i)	**2,347,929**	*2,199,743*	**2,256,030**	*2,111,345*
	6,641,849	*5,873,712*	**3,640,798**	*2,795,700*
Falling due after more than one year				
Bank loans (i)	**17,728,900**	*19,375,206*	**16,967,243**	*18,523,252*
Related company loans (ii)	-	-	**13,922,829**	*14,388,075*
Debt securities (iii)	**13,922,829**	*14,388,075*	-	**-**
	31,651,729	*33,763,281*	**30,890,072**	*32,911,327*
Total borrowings	**38,293,578**	*39,636,993*	**34,530,870**	*35,707,027*

The bank loans and the debt securities/related party loans are disclosed at the value of the proceeds less the net book amount of the transaction costs as follows:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Face value of bank loans				
Bank loans	**20,131,643**	*21,638,438*	**19,278,087**	*20,698,086*
Issue costs	**(86,548)**	*(86,568)*	**(86,548)**	*(86,568)*
Accumulated amortisation	**31,734**	*23,079*	**31,734**	*23,079*
Net book amount	**(54,814)**	*(63,489)*	**(54,814)**	*(63,489)*
Amortised cost	**20,076,829**	*21,574,949*	**19,223,273**	*20,634,597*
Face value of debt securities/related party loans				
Debt securities/Related company loans	**14,133,000**	*14,631,000*	**14,133,000**	*14,631,000*
Issue costs	**(327,540)**	*(327,540)*	**(327,540)**	*(327,540)*
Accumulated amortisation	**117,369**	*84,615*	**117,369**	*84,615*
Net book amount	**(210,171)**	*(242,925)*	**(210,171)**	*(242,925)*
Amortised cost	**13,922,829**	*14,388,075*	**13,922,829**	*14,388,075*

(i) The bank overdraft and bank loans are secured by general hypothecs and a special privilege over the Group's assets. The Group's and Company's banking facilities as at 31st December 2013 amounted to €6,048,790 (2012: €4,807,740) for the Group, and €3,200,000 (2012: €1,958,956) for the Company.

(ii) These represent funds raised by the bond issue which have been advanced to Eden Leisure Group Limited at an annual interest rate of 7.0% per annum. On 11th June 2013 the Company paid €498,000 towards the loan due to Eden Finance p.l.c.. The remaining loan is due for repayment in full on the 31st May 2020.

19. Interest – bearing borrowings (continued)

(iii) This represents debt security, issued by Eden Finance p.l.c., amounting to an aggregate principal amount of €14,133,000 (2012: €14,631,000) Bonds (2017-2020), having a nominal value of €100 each, bearing interest at 6.6%. These bonds are unsecured pursuant and subject to the terms and conditions in the prospectus dated 10th May 2010. The quoted market price as at 31st December 2013 for the 6.6% Bonds 2017-2020 was €103.60 (2012:€104.20).

In accordance with the requirements of the prospectus, the Group is required to, with effect from the end of the financial year 2012, build a sinking fund the value of which will by the redemption date be equivalent to 50% of the value of the issued Bonds. This is expected to create a cash reserve from the guarantor's annual surplus to meet part of the redemption proceeds on the redemption date.

The sinking fund proceeds shall only be applied for the purpose of redeeming the equivalent amount of outstanding Bonds on the redemption date. Prior to the redemption date the Group may request the Custodian to use the proceeds of the sinking fund:-

a) for the purpose of buying back Bonds for cancellation in terms of section 6.9 of the Securities Note; or
b) for investing in debt securities issued or guaranteed by any sovereign state within the Eurozone or which is a member of the OECD or other debt securities which are rate as AAA by a recognised international rating agency, without incurring exchange risk, at the lower of cost and market value; or
c) for investing in as balanced and diversified a portfolio of assets as can reasonably be considered practicable by the Custodian in the then current market and overall economic conditions

On 5th December 2012 the Group engaged Charts Investment Management Services Limited as Sinking Fund Custodian. In 2013 for the purpose of its sinking fund requirements the Group cancelled 4,980 Bonds (2012: 3,690 Bonds) with a nominal value of €100 each, through a buy back of these Bonds by Eden Finance p.l.c..

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Interest rate exposure:				
At floating rates	**13,570,749**	*12,648,918*	**9,808,041**	*8,718,952*
At fixed rates	**24,722,829**	*26,988,075*	**24,722,829**	*26,988,075*
Total borrowings	**38,293,578**	*39,636,993*	**34,530,870**	*35,707,027*

	Group		Company	
	2013	*2012*	**2013**	*2012*
Weighted average effective interest rates at the balance sheet date:	**%**	*%*	**%**	*%*
Bank overdrafts	**3.42**	*3.19*	**3.43**	*3.19*
Bank loans – variable rate	**3.49**	*3.42*	**3.31**	*3.21*
Bank loans – fixed rate swap	**6.11**	*6.11*	**6.11**	*6.11*
Bond issue/ related party loan	**6.60**	*6.60*	**7.00**	*7.00*

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Maturity of long term borrowings:				
Between 1 and 5 years	**12,780,446**	*11,249,144*	**12,360,696**	*10,845,381*
Over 5 years	**18,871,283**	*22,514,137*	**18,529,376**	*22,065,946*
	31,651,729	*33,763,281*	**30,890,072**	*32,911,327*

20. Called up issued share capital

	Company	
	2013	*2012*
	€	*€*
Authorised share capital		
7,033,600 (2012: 5,224,994) "A" Ordinary shares of €2.50 each	**17,584,000**	*13,062,485*
6,966,400 (2012: 5,175,006) "B" Ordinary shares of €2.50 each	**17,416,000**	*12,937,515*
	35,000,000	*26,000,000*

	Company	
	2013	*2012*
	€	*€*
Issued and called-up share capital		
7,033,600 (2012: 5,224,994) "A" Ordinary shares of €2.50 each	**17,584,000**	*13,062,485*
6,966,400 (2012: 5,175,006) "B" Ordinary shares of €2.50 each	**17,416,000**	*12,937,515*
	35,000,000	*26,000,000*

On the 28th June of 2013, the Company's authorised and issued share capital increased to €35,000,000 following a resolution in writing by all the shareholders of the Company for a share issue of €9,000,000 divided into 1,808,606 "A" Ordinary shares of €2.50 each and 1,791,394 "B" Ordinary shares of €2.50 each. The consideration for this issue was paid in full by way of capitalisation of revaluation reserve.

21. Revaluation reserve

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
As at 1st January	**16,914,408**	*5,658,497*	**15,292,700**	*5,365,621*
Gain on revaluation of property	**-**	*12,665,612*	**-**	*11,094,269*
Deferred tax liability arising on revaluation of property	**-**	*(1,218,765)*	**-**	*(976,254)*
Depreciation on revalued buildings	**(388,718)**	*(190,936)*	**(388,718)**	*(190,936)*
Share issue by way of capitalisation of revaluation reserve	**(9,000,000)**	-	**(9,000,000)**	-
As at 31st December	**7,525,690**	*16,914,408*	**5,903,982**	*15,292,700*

The revaluation reserve was created on the revaluation of the Group's and Company's property plant and equipment. The revaluation reserve is a non-distributable reserve.

22. Dividends paid

	Company	
	2013	*2012*
	€	*€*
Final dividend	**200,000**	**200,000**
Interim dividend	**200,000**	**200,000**
Total net dividend	**400,000**	**400,000**
Euro per share (net)	**€ 0.038**	**€ 0.038**

The final dividend of € 200,000 in respect of the year ended 31st December 2012 was announced and approved on 25th February 2013 and paid to the ordinary shareholders by 30th March 2013. These final dividends were issued out of taxed profits.

A net interim dividend of €200,000 in respect of the year ended 31st December 2013 was announced on 31st December 2013 and credited to the accounts of the ordinary shareholders on the same date. These interim dividends were paid out of taxed profits.

23. Cash and cash equivalents

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Financial assets at fair value through profit or loss	**614,340**	*822,105*	**614,340**	*822,105*
Cash in hand and bank	**1,103,394**	*1,155,779*	**25,607**	*24,943*
Bank overdraft	**(4,293,920)**	*(3,673,969)*	**(1,384,768)**	*(684,355)*
	(2,576,186)	*(1,696,085)*	**(744,821)**	*162,693*

24. Related party transactions

During the course of the year the Group and the Company entered into transactions with related parties. These transactions have been carried at arm's length. The related party transactions in question were:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Turnover				
Operating fees	**-**	-	**6,553,308**	*6,553,308*
Use of property	**-**	-	**69,881**	*69,881*
Accounting services	**27,600**	*24,000*	-	-
Other	-	-	**6,300**	*13,200*
	27,600	*24,000*	**6,629,489**	*6,636,389*
Other operating income				
Interest received from subsidiary	**-**	-	**15,860**	*34,217*
Other operating expenses				
Rent	**26,500**	*30,000*	**26,500**	*30,000*
Maintenance fees	**-**	**-**	**30,000**	**-**
	26,500	*30,000*	**56,500**	*30,000*
Finance costs				
Interest on other loans	**-**	-	**1,005,288**	*1,049,283*

Key management personnel compensation, consisting of directors' remuneration, has been disclosed in note 7 to the financial statements.

Amounts due from/to group and associates, in connection with sales and purchases transactions, are disclosed in notes 15 and 18. In the Company's books, amounts due to a subsidiary in connection with group financing activities are disclosed in note 19 to these financial statements.

25. Commitments

Capital expenditure
Commitments for capital expenditure not provided for in these financial statements are as follows:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Authorised but not contracted	**19,986**	*405,982*	**-**	*405,982*
Contracted but not provided for (i)	**5,200,886**	*657,010*	**4,770,594**	*143,792*

(i) Included in this amount is €4,407,500 which represents the balance due on a promise of sale agreement which expires on 31st October 2014. As at 31st December 2013, a non-refundable deposit of €1,147,500 has been paid and is included as other receivables in note 15.

Operating lease commitments where the Group company is a lessee
The future minimum operating lease payments under a non cancellable operating lease are as follows:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Not later than 1 year	**107,058**	*107,058*	-	-
Later than 1 year and not later than 5 years	**462,362**	*453,829*	-	-
Later than 5 years	**740,472**	*856,062*	-	-
	1,309,892	*1,416,949*	-	-

Operating lease commitments where the Group company is a lessor
The future minimum operating lease payments under a non cancellable operating lease are as follows:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Not later than 1 year	**195,260**	*239,558*	**144,360**	*222,788*
Later than 1 year and not later than 5 years	**637,427**	*423,653*	**455,427**	*423,653*
Later than 5 years	**399,321**	*231,357*	**185,321**	*231,357*
	1,232,008	*894,568*	**785,108**	*877,798*

26. Contingent liabilities

At 31st December 2013, the Group and Company had contingent liabilities in respect of:

(i) Guarantees and performance bonds amounting to €51,945 (2012: €40,298) given to third party creditors.
(ii) A guarantee amounting to €1,800,000 (2012: €1,800,000) in favour of HSBC in relation to the interest rate swap.
(iii) A guarantee given in relation to a bid bond amounting to € 250,000 (2012: Nil).
(iv) A garnishee amounting to € 37,000 in relation to a pending litigation.

At 31st December 2013, the Group had a further contingent liability in respect of a purchase guarantee for capital expenditure amounting to € 76,739 (2012: €131,962).

At 31st December 2013 guarantees amounting to €3,428,513 (2012: €3,366,013) were given by the Company with regards to bank facilities of subsidiaries and other related parties.

27. Financial risk management

The Group's activities potentially expose it to a variety of financial risks on its financial assets and financial liabilities. The key components of financial risks to the Group are: cash flow interest rate risk, credit risk and liquidity risk. The Group's overall risk management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Cash flow and fair value interest rate risk
The Group's interest rate risk arises on its interest bearing borrowings. Borrowings issued at variable rates, comprising bank borrowings, expose the Group to cash flow interest rate risk. The Group's borrowings are subject to an interest rate that varies according to revisions made to the Bank's Base Rate. The Group has adopted a cautious risk policy with regards to interest rate fluctuation which has been mitigated with a 5 year Interest Rate Swap on €10,800,000 of its bank borrowing. The Directors monitor the level of floating rate borrowings as a measure of cash flow risk taken on. Interest rates on these financial instruments are linked with the Central Intervention Rate issued by the European Central Bank. Also debt securities, carried at cost, are issued at fixed rates and therefore, do not expose the Group to fair value interest rate risk.

Based on the above, the Directors consider the potential impact on profit or loss of a defined interest rate shift that is reasonably possible at the end of the reporting period keeping all other variables constant, to amount to +/- €135,000.

Credit risk
Credit risk arises from cash and cash equivalents, deposits with banks, investments, as well as credit risk exposures to customers, including outstanding receivables and committed transactions. The carrying amount of the financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	Group		Company	
	2013	*2012*	**2013**	*2012*
	€	*€*	**€**	*€*
Carrying amounts				
Financial assets at fair value through profit or loss	**730,703**	*1,087,986*	**730,703**	*1,087,986*
Trade and other receivables	**4,693,702**	*3,597,006*	**6,128,859**	*3,852,240*
Cash at hand and in bank	**1,103,394**	*1,155,779*	**25,607**	*24,943*
	6,527,799	*5,840,771*	**6,885,169**	*4,965,169*

Other financial investments comprise debt securities issued by a Group Company as described in note 13, and therefore in the directors opinion do not attract credit risk.

Group companies bank only with local financial institutions with high quality standing or rating. The Group has no concentration of credit risk that could materially impact on the sustainability of its operations. However, in common with similar business concerns, the failure of specific large customers could have a material impact on the Group's results.

The Group assesses the credit quality of its customers taking into account financial position, past experience and other factors. It has policies in place to ensure that sales of services are effected to customers with an appropriate credit history in the case of credit sales.

Standard credit terms are in place for individual clients, however, wherever possible, new corporate customers are analysed individually for creditworthiness before the Group's standard payment and service delivery terms and conditions are offered. The Group's review includes external credit worthiness databases when available. The Group establishes an allowance for impairment that represents its estimate of incurred losses in respect of trade and other receivables. This allowance represents specific provisions against individual exposures.

27. Financial risk management (continued)

Included in the Group's trade receivable balance are the following debtors which are past due at the reporting date for which the group has not provided as the amounts are still considered recoverable:

	Group	
	2013	*2012*
	€	*€*
91 – 120 days	**182,399**	*337,757*
Over 120 days	**525,075**	*854,213*
	707,474	*1,191,970*

Included in the Group's impairment provision are individually impaired trade receivables which either have been placed into liquidation or which are in unexpectedly difficult economic situation:

	Group	
	2013	*2012*
	€	*€*
Local receivables	**68,230**	*54,382*
Foreign receivables	**75,674**	*66,169*
	143,904	*120,551*

The Company's receivables also include advances to Group undertakings on which no credit risk is considered to arise.

Liquidity risk

The Group is exposed to liquidity risk in relation to meeting future obligations associated with its financial liabilities, which comprise principally trade and other payables and interest-bearing borrowings disclosed in notes 18 and 19. Prudent liquidity risk management includes maintaining sufficient cash and committed credit lines to ensure the availability of an adequate amount of funding to meeting the Group's obligations.

The Directors monitor liquidity risk by means of cash flow forecasts on the basis of expected cash flows over a twelve month period, in order to ensure that adequate funding is in place in order for the Group to be in a position to meet its commitments as and when they will fall due.

27. Financial risk management (continued)

The table below analyses the Groups financial liabilities into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

	Group	
	2013	*2012*
	€	*€*
Within one year		
Trade and other payables	**10,075,423**	*9,456,598*
Bank borrowings	**7,310,255**	*6,559,267*
Debt securities	**900,024**	*932,892*
	18,285,702	*16,948,757*
Between 2 and 5 years		
Trade and other payables	**501,102**	*750,666*
Bank borrowings	**14,377,904**	*13,174,716*
Debt securities	**3,600,096**	*3,731,568*
	18,479,102	*17,656,950*
Over 5 years		
Bank borrowings	**5,104,607**	*8,510,595*
Debt securities	**15,741,984**	*17,205,858*
	20,846,591	*25,716,453*
	57,611,395	*60,322,160*

Included within the above non - discounted cash outflows are cash flows that would be payable by Eden Finance p.l.c. to its parent company Eden Leisure Group Limited for the debt securities that Eden Leisure Group Limited holds amounting to €116,363 (2012: €265,881) as disclosed in note 13.

Fair values
At 31 December 2013 and 31 December 2012 the carrying amounts of payables, receivables and short-term borrowings approximated their fair values due to the short-term maturities of these assets and liabilities. The fair values of long-term borrowings are not materially different from their carrying amounts.

28. Comparative figures

Certain comparative figures have been changed to comply with this year's presentations.

29. Statutory information

Eden Leisure Group Limited is a limited liability Company and is incorporated in Malta.