



## Company Announcement

The following is a Company Announcement issued by Hili Finance Company p.l.c. (the "Company") in terms of Listing Rules 5.16.21, 5.16.24 and 5.61 of the Listing Rules.

### QUOTE

The Company announces that the Audited Consolidated Financial Statements for the financial year ended 31 December 2019 have been approved by the Board of Directors. A copy of the signed Audited Financial Statements are attached herewith and are also available for viewing on the Company's website [www.hilifinance.com](http://www.hilifinance.com)

It is being announced that a profit before tax of €592,000 was projected in the Financial Analysis Summary published in June 2019 and that the Company closed the Financial Year Ending 31 December 2019 with a profit before tax of €384,268. The Company had also projected a profit after tax of €385,000 and the Company closed the Financial Year Ending 31 December 2019 with a profit after tax of €238,653.

The adverse variance in the bottom-line figure is primarily attributable to a timing difference between the financial projections and the actual approval and listing dates. Such a timing element led to the Company earning less interest from the Guarantor and equally incurring less interest on the bond issue. Since the Company earns a spread of 0.67% between the lending and borrowing interest rates, this timing element resulted in the variance against the Financial Analysis Summary.

Furthermore, it is hereby announced that, the audited financial statements of Hili Ventures Ltd (C 57902, the guarantor of the €40,000,000 3.85% Unsecured Bonds 2028 and the €80,000,000 3.8% Unsecured Bonds 2029 issued by the Company in terms of a prospectus dated 4 July 2018 and 18 July 2019 respectively) as at 31 December 2019 have been approved by its Board on 28 April 2020 and have been made available for viewing on the webpage referred to above.

### UNQUOTE

#### BY ORDER OF THE BOARD

A handwritten signature in blue ink, appearing to read 'Melanie Miceli Demajo', with a horizontal line underneath.

Dr. Melanie Miceli Demajo  
Company Secretary

29 April 2020

**Hili Finance Company p.l.c.**

**C 85692**

**Report and Financial Statements**

**31 December 2019**

# Hili Finance Company p.l.c.

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# Hili Finance Company p.l.c.

## Directors, officers and other information

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<i>Directors:</i>	Carmelo sive Melo Hili Jacqueline Camilleri Mario Vella Geoffrey Camilleri Dorian Desira
<i>Secretary:</i>	Melanie Miceli Demajo
<i>Registered office:</i>	Nineteen Twenty-Three Valletta Road Marsa MRS 3000 Malta
<i>Company registration number:</i>	C 85692
<i>Auditor:</i>	Grant Thornton Malta, Fort Business Centre, Triq l-Intornjatur, Zone 1 Central Business District Birkirkara CDB 1050 Malta
<i>Principal banker:</i>	HSBC Bank Malta plc. HSBC Head Office Mill Street Qormi Malta
<i>Legal advisor:</i>	GVZH Advocates, 192, Old Bakery Street, Valletta, Malta.

# Hili Finance Company p.l.c.

## Corporate governance statement

### Introduction

Pursuant to the Listing Rules as issued by the Listing Authority of the Malta Financial Services Authority, Hili Finance Company p.l.c. (the 'company') is hereby reporting on the extent of its adoption of the Code of Principles of Good Corporate Governance (the 'Principles') contained in Appendix 5.1 of the Listing Rules.

The Board acknowledges that the Code does not dictate or prescribe mandatory rules but recommends principles of good practice. Nonetheless, the Board strongly believes that the Principles are in the best interest of the shareholders and other stakeholders since they ensure that the Directors, Management and employees of the company adhere to internationally recognised high standards of Corporate Governance.

The company currently has a corporate decision-making and supervisory structure that is tailored to suit the company's requirements and designed to ensure the existence of adequate checks and balances within the company, whilst retaining an element of flexibility, particularly in view of the size of the company and the nature of its business. The company adheres to the Principles, except for those instances where there exist particular circumstances that warrant non-adherence thereto, or at least postponement for the time being.

Additionally, the Board recognises that, by virtue of Listing Rule 5.101, the company is exempt from making available the information required in terms of Listing Rules 5.97.1 to 5.97.3; 5.97.6 and 5.97.8.

### The Board of Directors

The Board of Directors of the company is responsible for the overall long-term direction of the company, in particular in being actively involved in overseeing the systems of control and financial reporting and that the company communicates effectively with the market.

The Board of Directors meets regularly, with a minimum of four times annually, and is currently composed of five Members, two of which are completely independent from the company or any other related companies.

Mr Mario Vella and Ms Jacqueline Camilleri are independent non-executive directors of the company.

# Hili Finance Company p.l.c.

## Corporate governance statement (continued)

### **Chairman**

Carmelo sive Melo Hili

### **Executive Director**

Geoffrey Camilleri

### **Non-Executive Director**

Dorian Desira

### **Independent Non-Executive Directors**

Mario Vella

Jacqueline Camilleri

The remuneration of the Board is reviewed periodically by the shareholders of the company.

The company ensures that it provides Directors with relevant information to enable them to effectively contribute to Board decisions.

The Directors are fully aware of their duties and obligations, and whenever a conflict of interest in decision making arises, they refrain from participating in such decisions.

### **Audit Committee**

The Terms of Reference of the Audit Committee are modelled on the principles set out in the Listing Rules 5.117 – 5.134A. The Audit Committee assists the Board in fulfilling its supervisory and monitoring responsibility by reviewing the company financial statements and disclosures, monitoring the system of internal control established by management as well as the audit processes.

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

Mario Vella (Chairman)

Jacqueline Camilleri

Dorian Desira

Satisfying the requirement established by the Listing Rules that the Audit Committee is composed of non-executive directors, the majority of which being independent. Mr Dorian Desira is a non-executive Director and holds the position of Chief Financial Officer of a related company of the issuer.

The Board considers Ms Jacqueline Camilleri to be competent in accounting and/or auditing in terms of the Listing Rules. Furthermore, the Board considers that the Audit Committee, as a whole, to have relevant competence in the sector the company is operating.

The Audit Committee met four times during 2019. Communication with and between the Secretary, top level management and the Committee is ongoing and considerations that required the Committee's attention were acted upon between meetings and decided by the Members (where necessary) through electronic circulation and correspondence.

# Hili Finance Company p.l.c.

## Corporate governance statement (continued)

### Internal Control

The company's system of internal controls is designed to manage all the risks in the most appropriate manner. However, such controls cannot provide an absolute elimination of all business risks or losses. Therefore, the Board, inter alia, reviews the effectiveness of the company's system of internal controls in the following manner:

1. Reviewing the company's strategy on an on-going basis as well as setting the appropriate business objectives in order to enhance value for all stakeholders;
2. Implementing an appropriate organisational structure for planning, executing, controlling and monitoring business operations in order to achieve company objectives;
3. Identifying and ensuring that significant risks are managed satisfactorily; and
4. Company policies are being observed.

### Relations with the market

The market is kept up to date with all relevant information, and the company regularly publishes such information on its website to ensure consistent relations with the market.

### Non-compliance with the code

#### *Principle 7: Evaluation of the board's performance*

Under the present circumstances, the Board does not consider it necessary to appoint a committee to carry out a performance evaluation of its role as the Board's performance is always under scrutiny of the shareholders of the company.

#### *Principle 8: Committees*

Under the present circumstances the Board does not consider it necessary to appoint a remuneration committee and a nomination committee as decisions on these matters are taken at shareholder level.

#### *Principle 10: Institutional shareholders*

This principle is not applicable since the company has no institutional shareholders.

### Remuneration Statement

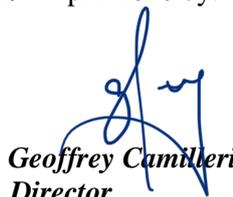
Pursuant to the Company's Memorandum and Articles of Association, the maximum annual aggregate emoluments that may be paid to the directors is determined by the Company in General Meeting, and any notice convening the General Meeting during which the proposed aggregate emoluments or an increase in the maximum limit of such aggregate emoluments shall be proposed. Furthermore, the remuneration of directors is a fixed amount per annum and does not include any variable component relating to profit sharing, share options or pension benefits. During the year under review, the directors received emoluments amounting in total to €27,108 (2018: €20,250).

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Approved by the Board of Directors and signed on its behalf on 29<sup>th</sup> April 2020 by:



**Carmelo sive Melo Hili**  
Chairman



**Geoffrey Camilleri**  
Director

# Hili Finance Company p.l.c.

## Directors' report

31 December 2019

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The directors present their report and the audited financial statements of the company for the year ended 31 December 2019.

### Principal activities

Hili Finance Company p.l.c. (the 'company') was incorporated on the 6<sup>th</sup> April 2018 with the purpose of acting as a company to provide financial resources to group companies to finance their projects.

### Performance review

During the year under review the company registered a net interest earned of *Eur426,154* (2018 - *Eur131,131*). After accounting for finance income and finance costs, the company registered a pre-tax profit of *Eur284,268* (2018 - *Eur101,079*) from continuing operations.

### Results and dividends

The results for the year ended 31 December 2019 are shown in the statement of profit and loss and other comprehensive income on page 9. The company's profit for the year after taxation was *Eur238,653* (2018 - *Eur55,183*). During this period, the directors did not declare any dividend.

### Post Balance Sheet Events

There were no relevant post balance sheet events to report.

### Likely future business development

The directors consider that the year-end financial positions were satisfactory and that the company is well placed to sustain the present level of activity in the foreseeable future.

### Directors

The directors who served during the year were:

Carmelo sive Melo Hili  
Jacqueline Camilleri  
Mario Vella  
Geoffrey Camilleri  
Dorian Desira

In accordance with the company's articles of association all the directors are to remain in office.

# Hili Finance Company p.l.c.

## Directors' report (continued)

31 December 2019

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### Disclosure of information to auditors

At the date of making this report the directors confirm the following:

- As far as each director is aware, there is no relevant information needed by the independent auditor in connection with preparing the audit report of which the independent auditor is unaware, and
- Each director has taken all steps that they ought to have taken as directors in order to make themselves aware of any relevant information needed by the independent auditor in connection with preparing the audit report and to establish that the independent auditor is aware of that information.

### Going concern

The directors are satisfied that, at the time of approving the financial statements, it is appropriate to adopt the going concern basis in preparing the financial statements in accordance with Listing Rule 5.62.

### Auditors

The auditor Grant Thornton has intimated its willingness to continue in office and a resolution proposing its re-appointment will be put to the Annual General Meeting.



*Carmelo sive Melo Hili*  
Director



*Geoffrey Camilleri*  
Director

# Hili Finance Company p.l.c.

## Statement of directors' responsibilities

31 December 2019

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The directors are required by the Companies Act (Cap. 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 company at the end of each financial year and of the profit or loss of the company for the year then ended. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on a going concern basis, unless it is inappropriate to presume that the company will continue in business as a going concern;
- account for income and charges relating to the accounting period on the accrual basis; and
- value separately the components of asset and liability items.

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 company which enable the directors to ensure that the financial statements comply with the Companies Act (Cap. 386). This responsibility includes designing, implementing and maintaining such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. The directors are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Statement of responsibility pursuant to the listing rules issued by the Listing Authority

We confirm that to the best of our knowledge:

- a. In accordance with the Listing Rule 5.68, the financial statements give a true and fair view of the financial position of the company as at 31 December 2019 and of their financial performance and cash flows for the year then ended, in accordance with International Financial Reporting Standards as adopted by the EU; and
- b. In accordance with the Listing Rules, the Directors' report includes a fair review of the performance of the business and the position of the Issuer and the undertakings included in the consolidation taken as a whole, together with a description of the principal risks and uncertainties that they face.



*Carmelo sive Melo Hili*  
Director



*Geoffrey Camilleri*  
Director

# Hili Finance Company p.l.c.

## Statement of profit or loss and other comprehensive income

Year ended 31 December 2019

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		2019	2018
			(9 months)
	Notes	Eur	Eur
Finance income	5	3,056,893	816,727
Finance costs	6	<u>(2,630,739)</u>	<u>(685,596)</u>
<b>Net interest earned</b>		<b>426,154</b>	<b>131,131</b>
Administrative expenses	7	<u>(41,886)</u>	<u>(30,052)</u>
Profit before tax		<b>384,268</b>	<b>101,079</b>
Income tax expense	9	(145,615)	(45,896)
<b>Total profit and other comprehensive income for the year after tax</b>		<u><b>238,653</b></u>	<u><b>55,183</b></u>

# Hili Finance Company p.l.c.

## Statement of financial position

Year ended 31 December 2019

	Notes	2019 Eur	2018 Eur
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Loans and receivables	10	121,930,958	41,930,958
		<b>121,930,958</b>	<b>41,930,958</b>
<b>Current assets</b>			
Loans and receivables	10	2,361,375	816,727
Other receivables	11	43,877	12,444
Cash and cash equivalents	16	17,930	60,232
		<b>2,423,182</b>	<b>889,403</b>
<b>Total assets</b>		<b>124,354,140</b>	<b>42,820,361</b>
<b>Current liabilities</b>			
Other payables	12	1,728,816	682,397
Other financial liabilities	13	183,423	36,885
Current tax liability		148,065	45,896
		<b>2,060,304</b>	<b>765,178</b>
<b>Non-current liabilities</b>			
Debt securities in issue	14	120,000,000	40,000,000
		<b>120,000,000</b>	<b>40,000,000</b>
<b>Total liabilities</b>		<b>122,060,304</b>	<b>40,765,178</b>
<b>Net assets</b>		<b>2,293,836</b>	<b>2,055,183</b>
<b>EQUITY</b>			
Share capital	15	2,000,000	2,000,000
Retained earnings		293,836	55,183
<b>Total equity</b>		<b>2,293,836</b>	<b>2,055,183</b>

These financial statements were approved by the Board of Directors, authorised for issue on the 29<sup>th</sup> April 2020 and signed on its behalf by:



*Carmelo sive Melo Hili*  
Director



*Geoffrey Camilleri*  
Director

# Hili Finance Company p.l.c.

## Statement of changes in equity

31 December 2019

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	Share capital Eur	Retained earnings Eur	Total Eur
<b>Balance at 6 April 2018</b>	-	-	-
Issuance of share capital	2,000,000	-	2,000,000
Total comprehensive income for the period	-	55,183	55,183
<b>Balance at 1 January 2019</b>	2,000,000	55,183	2,055,183
Issuance of share capital	-	-	-
Total comprehensive income for the year	-	238,653	238,653
<b>Balance at 31 December 2019</b>	<b>2,000,000</b>	<b>293,836</b>	<b>2,293,836</b>

# Hili Finance Company p.l.c.

## Statement of cash flows

31 December 2019

	2019	2018
	Eur	(9 months) Eur
<b>Cash flows from operating activities</b>		
Operating profit before working capital movement	384,268	101,079
<i>Adjustments for:</i>		
Interest Income	(3,056,893)	(816,727)
Interest expense on debt securities issued	2,589,330	667,333
<b>Operating loss before working capital movement</b>	<b>(83,295)</b>	<b>(48,315)</b>
Movement in other receivables	(31,433)	(12,444)
Movement in loans and receivables	(87,755)	-
Movement in other payables	(4,973)	51,949
Movement in other financial liabilities	101,464	-
Income tax paid	(167,113)	-
<i>Net cash flows used in operating activities</i>	<b>(273,105)</b>	<b>(8,810)</b>
<b>Cash flows from investing activities</b>		
Loans advanced to parent company	(80,000,000)	(41,930,958)
Advances from parent company	50,000	-
Interest received from parent company	1,600,000	-
Payment of advances from parent company	(4,926)	-
<i>Net cash flows used in investing activities</i>	<b>(78,354,926)</b>	<b>(41,930,958)</b>
<b>Cash flow from financing activities</b>		
Proceeds from bond issue	80,000,000	40,000,000
Issue of share capital	-	2,000,000
Interest paid	(1,414,271)	-
<i>Net cash flows from financing activities</i>	<b>78,585,729</b>	<b>42,000,000</b>
<b>Net movement in cash and cash equivalents</b>	<b>(42,302)</b>	<b>60,232</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>60,232</b>	<b>-</b>
<b>Cash and cash equivalents at the end of the year (note 16)</b>	<b>17,930</b>	<b>60,232</b>

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 1. Company Information statement of compliance with IFRS, and going concern assumption

Hili Finance Company p.l.c. (the ‘company’) is a public limited liability company incorporated in Malta with registration number C 85692. The registered address is Nineteen Twenty-Three, Valletta Road, Marsa, MRS 3000.

The financial statements of the company have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) and as adopted by the European Union, and in accordance with the Companies Act, Cap 386. The financial statements have been prepared under the assumption that the company operates on a going concern basis.

The financial statements are presented in Eur (€), which is also the functional currency of the company. The amounts presented have been rounded to the nearest euro.

### 2. Standards, amendments and interpretations to existing standards that are not yet effective and have not been adopted early by the company

At the date of authorisation of these financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective and have not been adopted early by the company.

Management anticipates that all of the relevant pronouncements will be adopted in the company’s accounting policies for the first period beginning after the effective date of the pronouncement. No new standards, amendments and interpretations are expected to be relevant to the company’s financial statements.

### 3. Significant accounting policies

#### *Financial instruments*

##### *(i) Recognition and derecognition*

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions of the financial instrument.

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and substantially all the risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 3. Significant accounting policies (continued)

#### *Financial instruments (continued)*

#### *(ii) Classification and initial measurement of financial assets*

Financial assets and financial liabilities are initially recognised at their fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets and financial liabilities at fair value through profit or loss are recognised immediately in the profit and loss.

All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the financial assets. Financial assets, other than those designated and effective as hedging instruments, are classified into the following categories:

- amortised cost
- fair value through profit or loss (FVTPL)
- fair value through other comprehensive income (FVOCI)

In the period presented, the company did not have any financial assets categorised FVTPL or FVOCI.

The classification is determined by both:

- the company's business model for managing the financial asset
- the contractual cash flow characteristics of the financial asset.

All income and expenses relating to financial assets that are recognised in profit or loss are presented within finance costs, finance income or other financial items, except for impairment of trade receivables which is presented within other expenses.

#### *(iii) Subsequent measurement of financial assets*

The financial assets held by the company are measured at amortised cost, provided the following conditions are met (and are not designated as FVTPL):

- these financial assets are held within a business model whose objective is to hold the financial assets and collect its contractual cash flows; and,
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 3. Significant accounting policies (continued)

#### *Financial instruments (continued)*

#### *(iii) Subsequent measurement of financial assets (continued)*

After initial recognition, financial assets are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial. The company's cash and cash equivalents, loans and receivables and other receivables fall into this category of financial instruments.

#### *(iv) Impairment of financial assets*

IFRS 9's impairment requirements use forward-looking information to recognise expected credit losses – the 'expected credit loss (ECL) model'. Instruments within the scope of the requirements included loans and other debt-type financial assets measured at amortised cost and trade receivables.

Recognition of credit losses is not dependent on the company first identifying a credit loss event. Instead, the company considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

In applying this forward-looking approach, a distinction is made between:

- financial instruments that have not deteriorated significantly in credit quality since initial recognition or that have low credit risk ('Stage 1') and,
- financial instruments that have deteriorated significantly in credit quality since initial recognition and whose credit risk is not low ('Stage 2').

'Stage 3' would cover financial assets that have objective evidence of impairment at the reporting date.

'12-month expected credit losses' are recognised for the first category while 'lifetime expected credit losses' are recognised for the second category.

Measurement of the expected credit losses is determined by a probability-weighted estimate of credit losses over the expected life of the financial instrument.

For financial assets at amortised cost, if there is objective evidence that an impairment loss has been incurred, the loss is measured as the difference between the assets' carrying amount and the present value of estimated future cash flows discounted at the original effective interest rate. The carrying amount of the asset is reduced directly. At year end, there was no objective evidence in this respect.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 3. Significant accounting policies (continued)

#### *Financial instruments (continued)*

#### *(iv) Impairment of financial assets (continued)*

In the case of financial assets that are carried at amortised cost objective evidence of impairment includes observable data about the following loss events – significant financial difficulty of the issuer (or counterparty) or a breach of contract or it becoming probable that the borrower will enter bankruptcy or other financial reorganization or the company, for economic or legal reasons relating to the borrower’s financial difficulty, granting to the borrower a concession that the company would not otherwise consider.

The company makes use of a simplified approach in accounting for loans and receivables and records the loss allowance as lifetime expected credit losses. These are the expected shortfalls in contractual cash flows, considering the potential for default at any point during the life of the financial instrument. In calculating, the company uses its historical experience, external indicators and forward-looking information to calculate the expected credit losses using a provision matrix.

The company assess impairment of other receivables on a collective basis as they possess shared credit risk characteristics, they have been grouped based on the days past due.

Impairment losses are recognised immediately in profit or loss.

For loans and receivables, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed directly.

#### *(v) Classification and measurement of financial liabilities*

The company’s financial liabilities include debt securities in issue, other payables and other financial liabilities.

Financial liabilities are initially measured at fair value, and, where applicable, adjusted for transaction costs unless the company designated a financial liability at fair value through profit or loss.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 3. Significant accounting policies (continued)

#### *Financial instruments (continued)*

##### *(v) Classification and measurement of financial liabilities (continued)*

Subsequently, financial liabilities are measured at amortised cost using the effective interest method except for derivatives and financial liabilities designated at FVTPL, which are carried subsequently at fair value with gains or losses recognised in profit or loss.

All interest-related charges and, if applicable, changes in an instrument's fair value that are reported in profit or loss are included within finance costs or finance income.

#### *Revenue recognition*

##### *Interest income*

Interest income is accrued on a timely basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to the assets net carrying amount.

##### *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.

##### *Income taxes*

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 end of the reporting period.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 3. Significant accounting policies (continued)

#### *Cash and cash equivalents*

Cash and cash equivalents comprise of demand deposits with bank.

#### *Equity*

Share capital represents the nominal value of shares that have been issued.

Retained earnings include current and prior period results as disclosed in the statement of profit or loss and other comprehensive income.

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

In the process of applying the company's accounting policies, management has made no judgements which can significantly affect the amounts recognised in the financial statements and, at the end of the reporting period, there were no key assumptions concerning the future, or any other key sources of estimation uncertainty, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

### 5. Finance income

	2019	2018
		(9 months)
	Eur	Eur
Interest receivable on loan to parent company	3,056,893	816,727

### 6. Finance costs

	2019	2018
		(9 months)
	Eur	Eur
Interest on debt securities in issue	2,589,330	667,333
Processing fees and other interest payable	41,409	18,263
	<u>2,630,739</u>	<u>685,596</u>

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

### 7. Profit before tax

	2019	2018
		(9 months)
	Eur	Eur
The profit is stated after charging:		
Auditor's remuneration	8,850	7,000
Directors' remuneration	27,108	20,250
	<u>35,958</u>	<u>27,250</u>

### 8. Key management personnel compensation

	2019	2018
		(9 months)
	Eur	Eur
<i>Directors' compensation:</i>		
<i>Short-term benefits:</i>		
Directors' remuneration	<u>27,108</u>	<u>20,250</u>

### 9. Income tax expense

	2019	2018
		(9 months)
	Eur	Eur
Current tax expense	<u>145,615</u>	<u>45,896</u>

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

Tax applying the statutory domestic income tax rate and the income tax expense for the period are reconciled as follows:

	2019	2018
	Eur	(9 months) Eur
<b>Profit before tax</b>	384,268	101,079
Tax at the applicable rate of 35%	134,494	35,378
<i>Tax effect of :</i>		
Disallowable expenses	11,122	10,518
<b>Income tax expense</b>	<u>145,616</u>	<u>45,896</u>

### 10. Loans and receivables

	2019	2018
	Eur	Eur
Loans to parent company	124,292,333	42,747,685
	<u>124,292,333</u>	<u>42,747,685</u>
Less: amounts expected to be settled within 12 months representing Interest receivable (shown under current assets)	<u>(2,361,375)</u>	<u>(816,727)</u>
Amounts expected to be settled after 12 months	<u>121,930,958</u>	<u>41,930,958</u>

The loans advanced to parent company bear interest of 4.5% and are unsecured. *Eur41,930,958* and *Eur80,000,000* non-current loans and receivables have to be repaid in full, together with any accrued interest, by not later than 30 June 2028 and 4 September 2029, respectively, in one single repayment or within such other terms as the parties may agree upon in writing.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

### 11. Other receivables

	<b>2019</b>	<b>2018</b>
	<b>Eur</b>	<b>Eur</b>
Prepayments	<u><b>43,877</b></u>	<u><b>12,444</b></u>

### 12. Other payables

	<b>2019</b>	<b>2018</b>
	<b>Eur</b>	<b>Eur</b>
Accrued interest on debt securities in issue	1,718,725	667,333
Accruals	9,645	14,350
Other payables	446	714
	<u><b>1,728,816</b></u>	<u><b>682,397</b></u>

The carrying amount of other payables is considered a reasonable approximation of fair value.

### 13. Other financial liabilities

	<b>2019</b>	<b>2018</b>
	<b>Eur</b>	<b>Eur</b>
Amounts owed to parent company	<u><b>183,423</b></u>	<u><b>36,885</b></u>

Amounts owed to parent company are unsecured, interest free and repayable on demand.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

### 14. Debt securities in issue

	2019	2018
	Eur	Eur
3.85% unsecured bonds redeemable 2028	40,000,000	40,000,000
3.80% unsecured bonds redeemable 2029	80,000,000	-
	<u>120,000,000</u>	<u>40,000,000</u>

In July 2018, the company issued *Eur40,000,000* 3.85% unsecured bonds of a nominal value of *Eur100* per bond. Unless previously re-purchased or cancelled, the bonds are redeemable at their nominal value on 24<sup>th</sup> July 2028.

The bonds are listed on the Official List of the Malta Stock Exchange. The carrying amount of the bonds is *Eur40,000,000*. The market value of debt securities on the last day before the statement of financial position date was *Eur40,000,000*.

Interest is repayable on the 24<sup>th</sup> July of each year at the rate of 3.85% per annum, payable annually in arrears on each interest payment date.

Transaction costs of *Eur653,301* (*Eur472,343* paid out of bond proceeds and *Eur180,958* paid out of company's funds) directly related to the bond issuance were recharged and borne by the parent company Hili Ventures Ltd.

The net proceeds from the bond issuance of *Eur39,527,657* and the transaction costs were all advanced to the parent company and are part of the loans and receivables in note 10.

Furthermore, in August 2019, the company issued *Eur80,000,000* 3.80% unsecured bonds of a nominal value of *Eur100* per bond. Unless previously re-purchased or cancelled, the bonds are redeemable at their nominal value on 27<sup>th</sup> August 2029.

The bonds are listed on the Official List of the Malta Stock Exchange. The carrying amount of the bonds is *Eur80,000,000*. The market value of debt securities on the last day before the statement of financial position date was *Eur80,000,000*.

Interest is repayable on the 27<sup>th</sup> August of each year at the rate of 3.80% per annum, payable annually in arrears on each interest payment date.

Transaction costs of *Eur1,057,907* (*Eur755,333* paid out of bond proceeds and *Eur302,574* paid out of company's funds) directly related to the bond issuance were recharged and borne by the parent company Hili Ventures Ltd.

The net proceeds from the bond issuance of *Eur79,244,667* and the transaction costs were all advanced to the parent company and are part of the loans and receivables in note 10.

Both of the bonds are guaranteed by Hili Ventures Limited.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 15. Share capital

	<b>Authorised Eur</b>	<b>Issued and called up Eur</b>
2,000,000 Ordinary A shares of Eur1 each, all of which have been issued and called up	<u><b>2,000,000</b></u>	<u><b>2,000,000</b></u>

In 2018, the company issued 2,000,000 ordinary shares at Eur1 each which were all called up. All shares in the company shall grant the right to one (1) vote for every share held and rank pari-passu in all respects, particularly, but not limited to, dividend and capital repayment rights, independently of the letter by which they are denoted, if any.

### 16. Cash and cash equivalents

Cash and cash equivalents included in the statement of cash flows comprise the following amounts in the statement of financial position:

	<b>2019 Eur</b>	<b>2018 Eur</b>
Cash at bank	<u><b>17,930</b></u>	<u><b>60,232</b></u>

Cash at bank earns interest at floating rates based on bank deposit rates.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 17. Related party transactions

Hili Ventures Limited is the parent company of Hili Finance Company Plc.

The directors consider the ultimate controlling party to be Carmelo Hili, who is the indirect owner of more than 50% of the issued share capital of Hili Ventures Limited.

During the course of the year, the company entered into transactions with the parent company set out below.

	Related party activity Eur	Related Total activity Eur	%
<b>2018</b>			
Finance income:			
<i>Related party transactions with parent company</i>	<u><b>816,727</b></u>	<u>816,727</u>	<u>100%</u>
	Related party activity Eur	Related Total activity Eur	%
<b>2019</b>			
Finance income:			
<i>Related party transactions with parent company</i>	<u><b>3,056,893</b></u>	<u>3,056,893</u>	<u>100%</u>

No expense has been recognised during the year arising from bad and doubtful debts in respect of amounts due by related parties.

The amounts loaned and due from parent company at year-end are disclosed in notes 10 and 13. Other than as disclosed in the respective note, no guarantees have been given or received. The terms and conditions in respect of the related party balances do not specify the nature of the consideration to be provided in settlement.

### 18. Fair values of financial assets and financial liabilities

At 31 December 2019, the carrying amounts of financial assets and financial liabilities classified with current assets and current liabilities, respectively, approximated their fair values due to the short-term maturities of these assets and liabilities.

The fair values of non-current financial assets and non-current financial liabilities that are not measured at fair value are not materially different from their carrying amounts. These were measured using Level 3 techniques.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 19. Financial risk management

The exposures to risk and the way risks arise, together with the company's objectives, policies and processes for managing and measuring these risks are disclosed in more detail below.

The objectives, policies and processes for managing financial risks and the methods used to measure such risks are subject to continual improvement and development. Where applicable, any significant changes in the company's exposure to financial risks or the manner in which the company manages and measures these risks are disclosed below.

Where possible, the company aims to reduce and control risk concentrations of financial risk areas when financial instruments with similar characteristics are influenced in the same way by changes in economic or other factors. The amount of the risk exposure associated with financial instruments sharing similar characteristics is disclosed in more detail in the notes to the financial statements.

#### *Credit risk*

Financial assets which potentially subject the company to concentrations of credit risk, consist principally of loans and receivables and cash at bank, as summarized below:

	Notes	2019 Eur	2018 Eur
<b>Classes of financial assets</b>			
Loans and receivables	10	124,292,333	42,747,685
Cash and cash equivalents	16	17,930	60,232
		<u>124,310,263</u>	<u>42,807,917</u>

Loans and receivables comprise amounts due from parent company. The company's concentration to credit risk arising from these receivables are considered limited as there were no indications that the counterparty is unable to meet its obligations. The company reviews loans and receivables to evaluate whether events or changes in circumstances indicate that the carrying amounts may not be recoverable. This is done by assessing the financial soundness of the parent company and its subsidiaries through referring to group cash flow projections and forecasts.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### 19. Financial risk management (continued)

#### *Credit risk (continued)*

Cash at bank is placed with reliable financial institutions. The credit risk on liquid funds is limited because the counterparties are banks with high credit-rating assigned by international credit-rating agencies.

Management considers the credit quality of these financial assets as being acceptable. Management does not consider the financial assets to have deteriorated in credit quality and the effect of management's estimate of the 12-month credit loss has been determined to be insignificant to the results of the company.

#### *Liquidity risk*

The company monitors and manages its risk to a shortage of funds by maintaining sufficient cash, by matching the maturity of both their financial assets and financial liabilities and by monitoring the availability of raising funds to meet financial obligations.

Management monitors liquidity risk by means of cash flow forecasts on the basis of expected cash flows over a twelve-month period, which is adjusted monthly and monitored on a weekly basis, to ensure that any additional financing requirements are addressed in a timely manner.

The company is exposed to liquidity risk in relation to meeting the future obligations associated with their financial liabilities, which comprise principally of other payables, other financial liabilities and debts securities in issue (refer to notes 12, 13, and 14). Prudent liquidity risk management includes maintaining sufficient cash and committed credit lines to ensure the availability of an adequate amount of funding to meet the company's obligations.

At the end of the reporting period, the company reported a net current asset position of *Eur362,878* (2018 – *Eur124,225*). This net current asset position is mainly due to net interest receivable.

The directors have reviewed cash flow projections that have been prepared for the next 12 months. The company budgets and cash flow forecasts assume that the company continues to operate with its current funding. Based on continued operating profitability, the directors are confident that the company will have no difficulty to continue to meet its commitments as and when they fall due.

From time to time the directors may also consider raising additional finance from various sources to continue to finance projects of group companies.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

### 19. Financial risk management (continued)

#### *Liquidity risk (continued)*

The following maturity analysis for financial liabilities shows the remaining contractual maturities using the contractual undiscounted cash flows on the basis of the earliest date on which the company can be required to pay. The analysis includes both interest and principal cash flows.

#### *Liquidity analysis*

	On demand or within 1 year	Within 2-5 years	More than 5 years	Total
Year 2018	Eur	Eur	Eur	Eur
<b>Non-derivatives financial liabilities</b>				
Non-interest bearing	719,282	-	-	719,282
Fixed Interest-bearing	1,540,000	4,620,000	48,470,000	54,630,000
	<u>2,259,282</u>	<u>4,620,000</u>	<u>48,470,000</u>	<u>55,349,282</u>

	On demand or within 1 year	Within 2-5 years	More than 5 years	Total
Year 2019	Eur	Eur	Eur	Eur
<b>Non-derivatives financial liabilities</b>				
Non-interest bearing	1,912,239	-	-	1,912,239
Fixed Interest-bearing	4,580,000	18,320,000	141,360,000	164,260,000
	<u>6,492,239</u>	<u>18,320,000</u>	<u>141,360,000</u>	<u>166,172,239</u>

#### *Capital risk management*

The company's objectives when managing capital are to safeguard its ability to continue as a going concern and to maximise the return to stakeholders through the optimisation of the debt and equity balance.

The capital structure of the company consists of debt securities in issue as disclosed in note 14 and cash and cash equivalents as disclosed in note 16 and of items presented within equity in the statement of financial position.

The directors manage the capital structure and adjust it, considering changes in economic conditions. The capital structure is reviewed on an ongoing basis.

# Hili Finance Company p.l.c.

## Notes to the financial statements

31 December 2019

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### **20. Post-reporting date events**

Following the outbreak of the COVID-19 pandemic, the directors are monitoring the situation to safeguard the interests of the company and its stakeholders. To date the company's operations have not been affected and the Company has confirmed to the market that the upcoming bond interest payments in 2020 will be honoured in full. The company receives updates from the Guarantor to assess the impact of the COVID-19 pandemic on its underlying investments. The directors are of the opinion that it is premature to comment on the consequences of the events that are still unfolding and that they cannot make an estimate of the financial effect that these events may have on the company. These events may adversely affect the company's current and future performance and future financial position. The financial statements do not include any adjustments that may be required should the company not realise the full value of its assets and discharge its liabilities in the normal course of business as a result of the prevailing situation.

## **Independent auditor's report**

To the shareholders of Hili Finance Company p.l.c.

### **Report on the audit of the financial statements**

#### **Opinion**

We have audited the financial statements of Hili Finance Company p.l.c. (the 'company') set out on pages 9 to 28 which comprise the statement of financial position as at 31 December 2019, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the company as at 31 December 2019, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU), and have been properly prepared in accordance with the requirements of the Companies Act, Cap 386 (the "Act").

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements of the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act, Cap 281 that are relevant to our audit of the financial statements in Malta. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Key audit matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described in the succeeding page to the key audit matters to be communicated in our report.

## Recoverability of loans advanced to parent company

### *Key audit matter*

Loans and receivables comprise amounts advanced to parent company, Hili Ventures Limited ('HVL'), amounting to €124,292,333 as at 31 December 2019 (2018: €42,747,685). The loans represent the most significant asset of the company and has arisen because of the principal reason for which the company was incorporated, to act as a financing company for HVL and its subsidiaries. Included in the total amount of the loans advanced to HVL is the net proceeds of €118,772,324 (2018: €39,527,657) from the bonds issued as disclosed in note 14 to the financial statements.

### *How the key audit matter was addressed in our audit*

We have examined and agreed the balances and terms of the loans to the supporting loan agreements. We have also agreed the outstanding balances as at year-end with the parent company. The recoverability of the loans was ascertained by assessing the financial soundness of HVL, who is also the guarantor of the bonds issued by the company, by referring to the group's latest financial information through the consolidated financial statements of the sub-groups composing HVL, their cash flow projections and forecasts.

On the basis of our work, we determined that management's assessment that the loans advanced to parent company are recoverable is reasonable. The recoverability assessment did not include COVID-19 implications, which are deemed to be a post-balance sheet event.

## **Other information**

The directors are responsible for the other information. The other information comprises (i) Directors, officers and other information, (ii) Corporate governance statement, (iii) Directors' report, and (iv) Statement of directors' responsibilities, shown on pages 2 to 8, which we obtained prior to the date of this auditor's report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information, including the Directors' report.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

With respect to the directors' report, we also considered whether the directors' report includes the disclosures required by Article 177 of the Act.

Based on the work we have performed, in our opinion:

- The information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements, and
- the directors' report has been prepared in accordance with the Act

In addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the directors' report and other information that we obtained prior to the date of this auditor's report. We have nothing to report in this regard.

### **Responsibilities of those charged with governance for the financial statements**

The directors are responsible for the preparation of financial statements that give a true and fair view in accordance with IFRS as adopted by the EU and are properly prepared in accordance with the provisions of the Act, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for overseeing the company's financial reporting process.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

**Hili Finance Company p.l.c.**  
**Report and Financial Statements**  
**Year ended 31 December 2019**

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

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

**Report on other legal and regulatory requirements**

**Report on the Statement of Compliance with the Code of Principles of Good Corporate Governance**

The Listing Rules issued by the Listing Authority (the "Listing Rules") require the Directors to prepare and include in their Annual Report a Statement of Compliance with the Code of Principles of Good Corporate Governance providing an explanation of the extent to which they have adopted the Code of Principles of Good Corporate Governance and the effective measures that they have taken to ensure compliance throughout the accounting period with those Principles.

Listing Rules also require us, as the auditor of the Company, to include a report on the Statement of Compliance with the Code of Principles of Good Corporate Governance prepared by the Directors.

We read the Statement of Compliance with the Code of Principles of Good Corporate Governance and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements included in the Annual Report. Our responsibilities do not extend to considering whether this statement is consistent with any other information included in the Annual Report.

We are not required to, and we do not, consider whether the Board's statements on internal control included in the Statement of Compliance with the Code of Principles of Good Corporate Governance cover all risks and controls, or form an opinion in the effectiveness of the Company's corporate governance procedures or its risk and control procedures.

In our opinion, the Statement of Compliance with the Code of Principles of Good Corporate Governance set out on pages 3 to 5 has been properly prepared in accordance with the requirements of the Listing Rules.

**Other matters on which we are required to report by exception**

We also have responsibilities

- under the Companies Act, Cap 386 to report to you if, in our opinion:
  - adequate 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 we require for our audit.
  -
- in terms of Listing Rules to review the statement made by the Directors that the business is a going concern together with supporting assumptions or qualifications as necessary.

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

The engagement partner on the audit resulting in this independent auditor's report is Mark Bugeja.

**Hili Finance Company p.l.c.  
Report and Financial Statements  
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**Audit tenure**

We were first appointed as auditors of the company for the period ended 31 December 2018. Our appointment has been renewed annually by shareholders' resolutions representing a total period of uninterrupted engagement appointment of 2 years.



Mark Bugeja (Partner) for and on behalf of

**GRANT THORNTON  
Certified Public Accountants**

Fort Business Centre  
Triq L-Intornjatur, Zone 1  
Central Business District  
Birkirkara CBD 1050  
Malta

29 April 2020