ENDO PROPERTIES LTD

Unaudited Condensed Interim Financial Statements

For the period ended 30 June 2026

ENDO PROPERTIES LTD

Contents

ENDO PROPERTIES LTD

Condensed Statement of Comprehensive Income
For the period ended 30 June 2026

	Six months ended 30.06.2026 Unaudited €	Six months ended 30.06.2025 Unaudited €
Revenue	118,542	84,307
Administrative expenses	(41,825)	(27,918)
Operating profit	76,717	56,389
Movement in revaluation of investment property	-	-
Finance costs	(12,803)	(13,935)
Profit before taxation	63,914	42,454
Income tax	(8,314)	(7,650)
Profit for the period	55,600	34,804
Total comprehensive income	55,600	34,804

ENDO PROPERTIES LTD

Condensed Statement of Financial Position

At 30 June 2026

	As at 30.06.2026 Unaudited €	As at 31.12.2025 Audited €
ASSETS		
Non-current assets		
Investment property	10,650,000	10,650,000
Property, plant and equipment	154,099	155,053
Long-term receivables	8,103	8,103
	10,812,202	10,813,156
Current assets		
Trade and other receivables	339,868	280,694
Cash at bank and in hand	13,684	82,265
	353,552	362,959
Total assets	11,165,754	11,176,869
EQUITY AND LIABILITIES		
Capital and reserves		
Called up issued share capital	765,372	765,372
Revaluation reserve	7,557,311	7,557,311
Retained earnings	723,952	668,352
Total equity	9,046,635	8,991,035
Non-current liabilities		
Long-term borrowings	362,412	380,243
Long-term payables	640,889	650,889
Deferred taxation	919,346	919,346
	1,922,647	1,950,478
Current liabilities		
Short-term borrowings	39,550	38,346
Trade and other payables	130,417	178,066
Current tax payable	26,505	18,190
	196,472	234,602
Total liabilities	2,119,119	2,185,080
Total equity and liabilities	11,165,754	11,176,115

These condensed interim financial statements were approved by the board of directors, authorised for issue on 27 August 2026 and signed on its behalf by:

Signed by:
7539CF4406374B0...

Mr Christopher Frendo

Director

Signed by:
75151EF4E8044FD...

Mr Nicholas Frendo

Director

ENDO PROPERTIES LTD

Condensed Statement of Changes in Equity
For the period ended 30 June 2026

Unaudited

	Called up Issued share capital €	Revaluation Reserve €	Retained earnings €	Total €
At 1 January 2025	765,372	7,557,311	609,514	8,932,197
Profit for the period	-	-	34,804	34,804
Other comprehensive income	-	-	-	-
Total Comprehensive Income/(loss)	-	-	34,804	34,804
Issue of share capital	-	-	-	-
At 30 June 2025	765,372	7,327,311	644,318	8,967,001
At 1 January 2026	765,372	7,557,311	668,352	8,991,035
Profit for the period	-	-	55,600	55,600
Other comprehensive income	-	-	-	-
Total Comprehensive Income	-	-	55,600	55,600
Revaluation of Investment Property	-	-	-	-
At 30 June 2026	765,372	7,557,311	723,952	9,046,635

ENDO PROPERTIES LTD

Condensed Statement of Cash Flows

For the period ended 30 June 2026

	Six months Ended 30.06.2026 Unaudited €	Year Ended 31.12.2025 Audited €
Cash flows from operating activities		
Profit before tax	63,914	66,394
Adjustments for:		
Depreciation	953	1,908
Interest expense	12,803	27,313
Fair value gains on investment property	-	-
	77,670	95,615
Working capital changes:		
Movement in trade and other receivables	(59,173)	(120,152)
Movement in trade and other payables	(47,648)	104,074
Cash flows from operations	(29,151)	79,537
Interest paid	(12,803)	(27,313)
Net cash flows from (used in) operating activities	(41,954)	52,224
Cash flows from investing activities		
Acquisition of property, plant and equipment	-	(1,154)
Net cash flows from investing activities	-	(1,154)
Cash flows from financing activities		
Advances from related party	40,596	63,360
Movement in related party loans	(67,223)	(38,297)
Repayment to ultimate beneficial owner	-	-
Movement in bank loans	-	-
Net cash flows from financing activities	(26,627)	25,063
Net movement in cash and cash equivalents	(68,581)	76,133
Reconciliation of net cash flow to movement in net debt		
Movement in cash and cash equivalents	(68,581)	76,133
Cash and cash equivalents at start of year	82,265	6,132
Cash and cash equivalents at end of year	13,684	82,265

ENDO PROPERTIES LTD

Statement from Directors

We confirm that to the best of our knowledge:

- the condensed interim financial statements give a true and fair view of the financial position of the Company as at 30 June 2026, as well as of the financial performance and cash flows for the six-month period then ended, fully in compliance with the accounting standards adopted for use in the EU for interim financial statements (EU adopted IAS 34, Interim Financial Reporting)

Signed by:
7539CF4406374B0...

Mr Christopher Frendo

Director

Signed by:
75151EE4E8044ED...

Mr Nicholas Frendo

Director

27 August 2026