LIMASSOL GREENS

LANITIS GOLF
PUBLIC CO LTD

A public Company by shares of limited liability
Registered in Cyprus under Reg. No. 196800

Ανακοίνωση

κ. Νίκο Τρυπάτσα
Αναπληρωτή Γενικό Διευθυντή
Χ.Α.Κ.
Λευκωσία

28 Απριλίου, 2026

Αγαπητέ κ. Τρυπάτσα,

Θέμα: Έγκριση και ανακοίνωση των Ελεγμένων Οικονομικών Καταστάσεων της Lanitis Golf Public Co Limited, για το έτος που έληξε στις 31 Δεκεμβρίου 2025

Συμφώνως των κανονισμών της Αναδυομένης Αγοράς του Χρηματιστηρίου Αξιών Κύπρου («Χ.Α.Κ.»), δια της παρούσης μας επιθυμούμε να σας πληροφορήσουμε ότι το διοικητικό συμβούλιο της Lanitis Golf Public Co Limited (η «Εταιρεία»), μελέτησε και έχει εγκρίνει τις Ετήσιες Οικονομικές Καταστάσεις για το έτος που έληξε στις 31 Δεκεμβρίου 2025 (η «Έκθεση»), η οποία ετοιμάστηκε σύμφωνα με τα Διεθνή Λογιστικά Πρότυπα και τα Διεθνή Πρότυπα Οικονομικής Αναφοράς, η οποία επισυνάπτεται στην παρούσα ανακοίνωση.

Η πλήρης Έκθεση θα είναι διαθέσιμη στα γραφεία της Εταιρείας που βρίσκονται στο Αγρόκτημα Λανίτη, στο Φασούρι, Λεμεσός και στην ιστοσελίδα του Χρηματιστηρίου Αξιών Κύπρου (www.cse.com.cy).

Η ετήσια γενική συνέλευση της Εταιρείας ορίστηκε στις 4 Ιουνίου 2026 και ώρα 9:00 π.μ. στα κεντρικά γραφεία της Εταιρείας που βρίσκονται στο Αγρόκτημα Λανίτη, στο Φασούρι, Λεμεσός.

Με εκτίμηση,
Εκ μέρους της Εταιρείας

MPCharalambous

Μικαέλλα Π. Χαραλάμπους για
P&D Secretarial Services Ltd
Γραμματέας

Registered Office
10 Georgiou Gennadiou Str.
Agathangelos Court, 3rd floor
3041, Limassol, Cyprus
Tel.: 25888777

LANITISGOLF.COM

Lanitis Golf Public Co Limited

Report and financial statements

31 December 2025

Contents

Lanitis Golf Public Co Limited

Board of Directors and other officers

Board of Directors

Platon E. Lanitis (Chairman)
Marios E. Lanitis
Costas Charitou
Kevin Valenzia
Mark Gasan
Alec Mizzi
Matthew Portelli
Evagoras Lanitis

Company Secretary

P & D Secretarial Services Limited
10 Georgiou Gennadiou Street
Agathangelos Court, 3rd Floor,
3041, Limassol, Cyprus

Registered office

10 Georgiou Gennadiou Street
Agathangelos Court, 3rd Floor
3041, Limassol, Cyprus

Auditors

PricewaterhouseCoopers Limited
PwC Central
43 Demostheni Severi Avenue
CY-1080 Nicosia
P O Box 21612
CY-1591 Nicosia, Cyprus
Telephone: + 357 – 22555000
www.pwc.com/cy

Lanitis Golf Public Co Limited

Declaration of the members of the Board of Directors and the Company Officials for the drafting of the financial statements

According to Article 9, subsections (3) (c) and (7) of the Transparency Requirements (Traded Securities on a Regulated Market) Act of 2007 ('Act'), we the members of the Board of Directors and other officers responsible for the financial statements of Lanitis Golf Public Co Limited for the year ended 31 December 2025, we confirm that, to the best of our knowledge:

(a) the annual financial statements presented on pages 12 to 52 were:

(i) prepared in accordance with IFRS Accounting Standards as adopted by the European Union and in accordance with the provision of subsection (4) of the Act, and

(ii) give a true and fair view of assets and liabilities, financial position and the profit of Lanitis Golf Public Co Limited for the year ended 31 December 2025, and

(b) The Management report provides a fair overview of the developments and performance of the business and financial position of Lanitis Golf Public Co Limited for the year ended 31 December 2025, together with a description of the principal risks and uncertainties faced by the Company.

Members of the Board of Directors

Chairman

Platon E. Lanitis

Directors

Marios E. Lanitis

Costas Charitou

Kevin Valenzia

Mark Gasan

Alec Mizzi

Mathew Portelli

Evagoras Lanitis

Responsible for Preparation of Financial Statements

Iakovos Christofi - Chief Financial Officer

Limassol, 28 April 2026

Lanitis Golf Public Co Limited

Management Report

1 The Board of Directors presents its report together with the audited financial statements of Lanitis Golf Public Co Ltd (the "Company") for the year ended 31 December 2025.

Principal activities and nature of operations of the Company

2 The principal activities of the Company are the development of a special leisure and residential golf course project. The application of the town planning permit with terms and conditions, was approved on 14 November 2012. On 25 July 2019, the Company has also obtained a building permit for the construction of its golf development project. In 2021, the Company has begun the construction of the golf project and has also entered into agreements with buyers for the reservation and sale of plots and apartments. During 2022, 2023 and 2024 the Company has entered into additional agreements for the construction of the golf course, the clubhouse, villas, townhouses, two block of apartments and an internal road network. Additionally, agreements have also been entered with new buyers for the sale of apartments, villas and townhouses. During 2024, the transfer of control of some of the plots to the buyers has been completed, resulting in the recognition of revenue. Throughout 2025, the Company has continued the construction and completed various components of its golf development project. This includes finalizing the golf course, clubhouse, and internal road network. The completion of these infrastructure projects has enabled the Company to enhance its offerings to prospective buyers and residents. The Company has also successfully transferred control of additional plots and residences to buyers, leading to increased revenue recognition. New agreements have been made for the sale of plots and the construction of additional villas and apartments, reflecting robust growth expectations and continued interest from potential buyers.

Review of developments, position and performance of the Company's business

3 The Company is the owner of land of about 1.400 decares near the villages of Tserkezoi and Asomatos, in Limassol. Lanitis Golf remains strategically positioned near key attractions like My Mall Limassol, Fasouri Waterpark, and the Casino, enhancing its appeal as a luxury residential and leisure destination. The development's proximity to these amenities contributes to increased real estate values and buyer interest, while also attracting tourists and investors.

4 The Company has made significant progress toward realizing its vision of creating an integrated leisure and residential community that includes state-of-the-art facilities and luxurious living spaces. The completion of the golf course and clubhouse provides a competitive advantage by drawing tourists, residents, and investors to the development, further driving real estate values and buyer interest. The progress achieved in 2025 indicates that the Company is on track to deliver its fully integrated golf and real estate development project.

Management Report (continued)

Review of developments, position and performance of the Company's business

5 By the end of 2025, the Company had incurred development expenditure amounting to €26.787.005 (2024: €40.200.070), which was financed by bank borrowings, borrowings from related parties and prepayments received from plots, apartments, villas and townhouses of clients. As at 31 December 2025, the Company's total assets amounted to €177.807.141 (2024: €166.302.174) and its net assets amounted to €68.272.785 (2024: €64.385.118). The financial position, development and performance of the Company as presented in these financial statements are considered satisfactory.

Principal risks and uncertainties

6 The principal risks and uncertainties faced by the Company are disclosed in Notes 1, 6, 7 and 26 of the financial statements.

Use of financial instruments by the Company

7 The Company's activities expose it to a variety of financial risks, mainly credit risk and liquidity risk.

8 The Company does not have a formal risk management policy programme. Instead the susceptibility of the Company to financial risks such as credit risk and liquidity risk is monitored as part of its daily management of the business.

Cash flow interest rate risk

9 The Company’s interest rate risk arises from interest-bearing assets and long-term borrowings. Interest-bearing assets and borrowings at variable rates expose the Company to cash flow interest rate risk.

10 At 31 December 2025, the Company's liabilities which bore variable interest rates amounted to €35.139.299. The Company's management monitors the interest rate fluctuations on a continuous basis and acts accordingly. The Company does not apply hedge accounting for cash flow interest rate risk.

Lanitis Golf Public Co Limited

Management Report (continued)

Credit risk

11 Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to meet an obligation Credit risk arises from cash and cash equivalents, contractual cash flows of debt investments carried at amortised cost and deposits with banks and financial institutions.

12 Credit risk is managed on a group basis. For banks and financial institutions, only independently rated parties with a minimum rating of 'C' are accepted.The utilisation of credit limits is regularly monitored. The company's investments in debt instruments are considered to be low risk investments. The credit ratings of the investments are monitored for credit deterioration.

13 The Company's credit risk arises from financial assets at amortised cost amounting to €3.036.654 (2024: €1.148.705) and bank balances amounting to €15.048.302 (2024: €8.489.081). As of 31 December 2025, all financial assets subject to credit risk were fully performing (stage 1).

Liquidity risk

14 Management monitors the current liquidity position of the Company based on expected cash flows and expected revenue receipts. On a long-term basis, liquidity risk is defined based on the expected future cash flows at the time of entering into new credit facilities or leases and based on budgeted forecasts. Management believes that it is successful in managing the Company's liquidity risk.

Future developments of the Company

15 During the first quarter of 2026, the Company continued with the sale of plots, apartments, villas and townhouses. The Company will focus on accelerating sales efforts for apartments, villas, and townhouses. Construction on the project's infrastructure and residential units will continue at a steady pace.

Results

16 The Company's results for the year are set out on page 6.The Board of Directors does not recommend the payment of dividend and the profit for the year is retained.

Share capital

17 There were no changes in the share capital of the Company.

Lanitis Golf Public Co Limited

Management Report (continued)

Board of Directors

18 The members of the Board of Directors at 31 December 2025 and at the date of this report are shown on page 1. All of them were members of the Board throughout the year 2025.

Events after the balance sheet date

19 The material post balance sheet events, which have a bearing on the understanding of the financial statements are disclosed in Note 29 of the financial statements.

Climate change

20 The Company management has taken note of global awareness and concerns about the potential impact of climate change. Currently, this matter has no significant impact on the Company's financial statements, and the future effects on the Company's activities and business plans are difficult to predict. Management continues to monitor developments in this area and will respond as necessary to ensure the Company's viability and will adopt all government guidelines if and when these are issued in the markets in which the Company operates.

Branches

21 The Company did not operate through any branches during the year.

Independent Auditors

22 The Independent Auditors, PricewaterhouseCoopers Limited, have expressed their willingness to continue in office. A resolution giving authority to the Board of Directors to fix their remuneration will be proposed at the Annual General Meeting.

By Order of the Board

MPCharalambous

P & D Secretarial Services Limited
Company Secretary

Limassol
28 April 2026

Independent Auditor's Report

To the Members of Lanitis Golf Public Co Limited

Report on the Audit of the Financial Statements

Our opinion

In our opinion, the accompanying financial statements of Lanitis Golf Public Co Limited (the "Company") give a true and fair view of the financial position of the Company as at 31 December 2025, and of its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

What we have audited

We have audited the financial statements which are presented in pages 12 to 52 and comprise:

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

Basis for opinion

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

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

Independence

We are independent of the Company in accordance with the *International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code)* together with the ethical requirements that are relevant to our audit of the financial statements in Cyprus and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the Key Audit Matter
Impairment assessment of Property, Plant and Equipment and determination of net realisable value for inventories Refer to Note 4, "Material accounting policy information", Note 7, "Critical Accounting Estimates and Judgements", Note 14, "Property, Plant and Equipment" and Note 19, "Inventories". The Company continued the development of its land to a special leisure and residential golf course project and has also entered into agreements with buyers for the reservation and sale of plots, apartments, villas and townhouses. The Company has begun delivering plots of land and completed units to its customers, marking a significant milestone in fulfilling its commitments. As at 31 December 2025 the carrying value of Inventories amounted to €114.623.790 representing approximately 64% of Company's total assets and the carrying value of land for the construction of the golf course and commercial activities amounted to €35.873.549 representing approximately 20% of the Company's total assets. Inventories are stated at the lower of cost and net realisable value in accordance with the provisions of IAS 2 whilst land for the construction of the golf course and commercial activities is classified as Property, Plant and Equipment and is stated at cost less impairment in accordance with the provisions of IAS 16. For the purpose of assessing the net realisable value / recoverable amount the Board of Directors utilised the valuation prepared by management using the discounted cash flow approach. Our audit procedures focused on assessing any need to write down the above assets to their net realisable value / recoverable amount at 31 December 2025. Considering the size of these assets, the level of judgement required in making these assessments and the	We performed the following audit procedures to address the risks of material misstatement associated with this Key Audit Matter: • We obtained an understanding of the process followed by management to determine whether there is a need to write down Property, Plant and Equipment and Inventories to recoverable amount/net realisable value. We also assessed the design and implementation of the relevant internal controls. • We evaluated the competency and capabilities of the Company's management in the context of preparing the discounted cash flow model in relation to the project. • We confirmed the existence and ownership of land by obtaining and reviewing the relevant title deeds and visiting the site. We obtained and verified the validity of the licenses issued to the Company by various Government departments in relation to the development of the Golf Course project. The ownership of the land and the validity of the licenses form important parameters in the valuation of the project. • We assessed, with the involvement of auditor's experts, the appropriateness of the methodology used of the discounted cash flow model and whether the critical assumptions made by management were reasonable. Furthermore, we verified the mathematical accuracy of the calculations.

Key Audit Matter	How our audit addressed the Key Audit Matter
time and effort we spent in performing our audit procedures in relation to this matter, we concluded that this area is considered a key audit matter for the purposes of our audit.	The results of the above procedures were considered satisfactory for the purposes of our audit.

Reporting on other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the Management Report and the Declaration of the members of the Board of Directors and the Company Officials for the drafting of the financial statements, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors and Those Charged with Governance for the Financial Statements

The Board of Directors is responsible for the preparation of the financial statements that give a true and fair view in accordance with IFRS Accounting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines 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 Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters.

Report on Other Legal Requirements

Pursuant to the additional requirements of the Auditors Law of 2017, we report the following:

- In our opinion based on the work undertaken in the course of our audit, the Management Report has been prepared in accordance with the requirements of the Cyprus Companies Law, Cap. 113, and the information given is consistent with the financial statements.

- 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 Management Report. We have nothing to report on this respect.

Other Matter

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 69 of the Auditors Law of 2017 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.

The engagement partner on the audit resulting in this independent auditor's report is Ioannis T. Efthymiou.

Ioannis T. Efthymiou
Certified Public Accountant and Registered Auditor
for and on behalf of

PricewaterhouseCoopers Limited
Certified Public Accountants and Registered Auditors
PwC Central, 43 Demostheni Severi Avenue
CY-1080 Nicosia Cyprus

28 April 2026

Lanitis Golf Public Co Limited

Statement of profit and loss and other comprehensive income for the year ended 31 December 2025

	Note	**2025**	2024
		€	€
Revenue	8	**32.139.586**	10.341.237
Cost of sales	10	**(26.085.849)**	(8.344.959)
Gross profit		**6.053.737**	1.996.278
Administration expenses	10	**(4.350.896)**	(2.961.588)
Other income	9	**105.120**	151.240
Operating profit/(Loss)		**1.807.961**	(814.070)
Finance costs	12	**(32.110)**	(34.191)
Profit/(Loss) before income tax		**1.775.851**	(848.261)
Income tax (expense)/credit	13	**(52.923)**	42.929
Profit/(Loss) and total comprehensive income/(loss) for the year		**1.722.928**	(805.332)
Other comprehensive income:			
Profit/(Loss) per share attributable to the equity holders of the Company during the year (expressed in cents per share)			
- Basic	22	**62,39**	(29,16)

The notes on pages 12 to 52 are an integral part of these financial statements.

Lanitis Golf Public Co Limited

Balance sheet
at 31 December 2025

	Note	2025 €	2024 €
Assets			
Non-current assets			
Property plant and equipment	14	**38.193.674**	28.204.475
Right of use assets	15	**197.047**	455.938
Intangible assets	16	**-**	13.193
Financial assets at amortised cost	17	**2.396.693**	-
Deferred income tax assets	24	**1.095.643**	1.148.566
		41.883.057	29.822.172
Current assets			
Inventories	19	**114.623.790**	120.139.929
Other non-financial assets	18	**5.260.409**	6.522.287
Contract assets	8	**341.622**	180.000
Financial assets at amortised cost	17	**639.961**	1.148.705
Tax refundable		**10.000**	-
Cash and cash equivalents	20	**15.048.302**	8.489.081
		135.924.084	136.480.002
Total assets		**177.807.141**	166.302.174
Equity and liabilities			
Capital and reserves			
Share capital	21	**4.722.462**	4.722.462
Capital contribution	21	**4.721.240**	2.556.501
Share premium	21	**25.730.893**	25.730.893
Retained earnings		**33.098.190**	31.375.262
Total equity		**68.272.785**	64.385.118
Non-current liabilities			
Borrowings	23	**37.034.488**	15.941.971
Lease liabilities	15	**112.643**	345.018
Deferred income tax liabilities	24	**5.988.947**	5.988.947
Contract liabilities	8	**6.198.975**	-
		49.335.053	22.275.936
Current liabilities			
Trade and other payables	25	**7.206.818**	9.372.324
Contract liabilities	8	**35.757.104**	46.601.756
Lease liabilities	15	**94.331**	146.046
Borrowings	23	**17.141.050**	23.520.994
		60.199.303	79.641.120
Total liabilities		**109.534.356**	101.917.056
Total equity and liabilities		**177.807.141**	166.302.174

On 28 April 2026, the Board of Directors of Lanitis Golf Public Co Limited authorised these financial statements for issue.

Platon E. Lanitis , Chairman

Kevin Valenzia , Director

The notes on pages 12 to 52 are an integral part of these financial statements.

Lanitis Golf Public Co Limited

Statement of changes in equity
for the year ended 31 December 2025

	Note	Share capital €	Capital contribution €	Share premium €	Retained earnings(1) €	Total €
Balance at 1 January 2024		4.722.462	2.556.501	25.730.893	32.180.594	65.190.450
Comprehensive loss						
Loss for the year		-	-	-	(805.332)	(805.332)
Total comprehensive income for the year		-	-	-	(805.332)	(805.332)
Balance at 31 December 2024/1 January 2025		4.722.462	2.556.501	25.730.893	31.375.262	64.385.118
Comprehensive profit						
Profit for the year		-	-	-	1.722.928	1.722.928
Total comprehensive profit for the year		-	-	-	1.722.928	1.722.928
Transactions with owners						
Capital contribution	21	-	2.164.739	-	-	2.164.739
Balance at 31 December 2025		4.722.462	4.721.240	25.730.893	33.098.190	68.272.785

(1) Companies which do not distribute 70% of their profits after tax, as defined by the Special Contribution for the Defence of the Republic Law, by the end of the two years after the end of the year of assessment to which the profits refer, will be deemed to have distributed this amount as dividend. Special contribution for defence at the rate of 17% will be payable on such deemed dividend to the extent that the shareholders for deemed dividend distribution purposes at the end of the period of two years from the end of the year of assessment to which the profits refer, are Cyprus tax residents and domiciled. From 1 March 2019, the deemed dividend distribution is subject to a 1,70% contribution to the National Health System, increased to 2,65% from 1 March 2020, with the exception of April 2020 until June 2020 when the 1,70% rate was applicable.The amount of this deemed dividend distribution is reduced by any actual dividend paid out of the profits of the relevant year by the end of the period of two years from the end of the year of assessment to which the profits refer. This special contribution for defence is paid by the Company for the account of the shareholders.

The notes on pages 12 to 52 are an integral part of these financial statements.

Lanitis Golf Public Co Limited

Statement of cash flows
for the year ended 31 December 2025

	Note	2025 €	2024 €
Cash flows from operating activities			
Profit/(Loss) before income tax		**1.775.851**	(848.261)
Adjustments for:			
Depreciation of property, plant and equipment	14	**1.256.928**	38.777
Depreciation of right-of-use assets	15	**184.740**	191.163
Amortisation of intangible assets	16	**13.193**	13.194
Interest expense - Lease Liabilities	12	**32.712**	34.191
Gain from lease modifications		**(35.709)**	(931)
Write-off of Property, Plant and Equipment		**13.949**	-
		3.241.664	(571.867)
Changes in working capital:			
Inventories		**7.328.390**	(21.912.110)
Other non-financial assets		**1.261.878**	1.535.365
Contract assets		**(161.622)**	(180.000)
Financial assets at amortised costs		**(1.887.949)**	(471.761)
Trade and other payables		**(2.165.506)**	2.812.611
Contract liabilities		**(4.645.677)**	8.391.018
Cash generated from/(used in) operations		**2.971.178**	(10.396.744)
Income tax paid		**(10.000)**	-
Net cash generated from/(used in) operating activities		**2.961.178**	(10.396.744)
Cash flows from investing activities			
Additions to property, plant and equipment	14	**(11.159.119)**	(12.051.641)
Proceeds from sale of property, plant and equipment	14	**193**	1.400
Principal elements of lease payments	15	**(206.942)**	(214.241)
Net cash used in investing activities		**(11.365.868)**	(12.264.482)
Cash flows from financing activities			
Proceeds from bank borrowings	20	**14.921.396**	20.945.225
Repayments of bank borrowings	20	**(796.615)**	(16.331.039)
Proceeds from loans from related parties	28(iii)	**1.100.000**	1.800.000
Repayments of loans from related parties	28(iii)	**(260.870)**	(150.000)
Net cash from financing activities		**14.963.911**	6.264.186
Net increase/(decrease) in cash and cash equivalents		**6.559.221**	(16.397.040)
Cash and cash equivalents at beginning of year		**8.489.081**	24.886.121
Cash and cash equivalents at end of year	20	**15.048.302**	8.489.081

The notes on pages 12 to 52 are an integral part of these financial statements.

Lanitis Golf Public Co Limited

Notes to the financial statements

1 General information

Country of incorporation

Lanitis Golf Public Co Limited (the "Company") was incorporated in Cyprus on 18 April 2007 as a limited liability company in accordance with the provisions of the Cyprus Companies Law, Cap. 113. On 28 February 2014, the Company was converted from a private limited liability company to a public limited liability company under the Cyprus Companies Law, Cap. 113 and is listed on the Emerging Companies Market of the Cyprus Stock Exchange ("CSE"). Its registered office is at 10 Georgiou Gennadiou Street, Agathangelos Court, 3041, Limassol, Cyprus.

Principal activities

The principal activities of the Company are the development of a special leisure and residential golf course project. The application of the town planning permit with terms and conditions, was approved on 14 November 2012. On 25 July 2019, the Company has also obtained a building permit for the construction of its golf development project. In 2021, the Company has begun the construction of the golf project and has also entered into agreements with buyers for the reservation and sale of plots and apartments. During 2022, 2023 and 2024 the Company has entered into additional agreements for the construction of the golf course, the clubhouse, villas, townhouses, two block of apartments and an internal road network. Additionally, agreements have also been entered with new buyers for the sale of apartments, villas and townhouses. During 2024, the transfer of control of some of the plots to the buyers has been completed, resulting in the recognition of revenue. Throughout 2025, the Company has continued the construction and completed various components of its golf development project. This includes finalizing the golf course, clubhouse, and internal road network. The completion of these infrastructure projects has enabled the Company to enhance its offerings to prospective buyers and residents. The Company has also successfully transferred control of additional plots and residences to buyers, leading to increased revenue recognition. New agreements have been made for the sale of plots and the construction of additional villas and apartments, reflecting robust growth expectations and continued interest from potential buyers.

Operating environment of the Company

War between Russia and Ukraine

In response to the military operation of Russia in Ukraine, a number of sanctions have been imposed on Russian entities to restrict them from having access to foreign financial markets, including removing access of several Russian banks to the international SWIFT system.

The EU, UK and US (amongst others) have also imposed sanctions against the Russian central bank, restricting the access of the Russian state to foreign currency reserves, and introduced further asset freezes against designated individuals/entities and sectoral sanctions.

1 General information (continued)

Operating environment of the Company (continued)

The situation is still evolving and further sanctions and limitations on business activity of companies operating in the region, as well as consequences on the Russian economy in general, may arise but the full nature and possible effects of these are unknown.

Nonetheless, the Company is not significantly impacted from the conflict, as its operations are not affected by the situation however it will continue monitoring the situation and take action if required.

Management has taken and continues to take necessary measures to ensure minimum disruption and sustainability of the Company's operations.

Israel - Gaza conflict

The Israel-Gaza conflict has escalated significantly after Hamas launched a major attack on 7 October 2023. Companies with material subsidiaries, operations, investments, contractual arrangements or joint ventures in the War area might be significantly exposed. Entities that do not have direct exposure to Israel and Gaza Strip are likely to be affected by the overall economic uncertainty and negative impacts on the global economy and major financial markets arising from the war. This is a volatile period and situation, however, the Company is not directly exposed. The Management will continue to monitor the situation closely and take appropriate actions when and if needed.

2 Basis of preparation

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the European Union (EU), and the requirements of the Cyprus Companies Law, Cap. 113.

IFRS Accounting Standards comprise the following authoritative literature:

- IFRS Accounting Standards;
- IAS Standards; and
- Interpretations developed by the IFRS Interpretations Committee (IFRIC Interpretations) or its predecessor body, the Standing Interpretations Committee (SIC Interpretations).

As of the date of the authorization of the financial statements, all IFRS Accounting Standards issued by the International Accounting Standards Board (IASB) that are effective as of 1 January 2025 and are relevant to the Company's operations have been adopted by the European Union through the endorsement procedure established by the European Commission.

The material accounting policies applied in the preparation of these financial statements are set out below in Note 4.

The financial statements have been prepared under the historical cost convention.

2 Basis of preparation

The preparation of financial statements in conformity with IFRS Accounting Standards requires the use of certain critical accounting estimates and requires management to exercise its judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 7.

3 Adoption of new or revised standards and interpretations

During the current year the Company adopted all the new and revised IFRS Accounting Standards that are relevant to its operations and are effective for accounting periods beginning on 1 January 2025. This adoption did not have a material effect on the accounting policies of the Company.

4 Material accounting policy information

These policies have been consistently applied to all the years presented in the financial statements, unless otherwise stated.

Management seeks not to reduce the understandability of these financial statements by obscuring material information with immaterial information. Hence, only material accounting policy information is disclosed, where relevant, in the related disclosure notes.

Revenue

Revenue and profit on sale of sites and buildings

The Company develops and sells residential properties. Revenue is recognised when control over the property has been transferred to the customer. The properties have generally no alternative use for the Company due to contractual restrictions. However, an enforceable right to payment does not arise until legal title or control has passed to the customer. Therefore, revenue is recognised at a point in time when the legal title or control has passed to the customer.

The revenue is measured at the transaction price agreed under the contract. In most cases, the consideration is due when legal title or control has been transferred. While deferred payment terms may be agreed in rare circumstances, the deferral never exceeds twelve months. The transaction price is therefore not adjusted for the effects of a significant financing component.

Contract assets and contract liabilities

In case the goods transferred or services rendered by the Company as of the reporting date exceed the payments made by the customer as of that date and the Company does not have the unconditional right to charge the client for the services rendered, a contract asset is recognised. The Company assesses a contract asset for impairment in accordance with IFRS 9 using the simplified approach permitted by IFRS 9 which requires expected lifetime losses to be recognised from initial recognition of the contract asset. An impairment of a contract asset is measured, presented and disclosed on the same basis as a financial asset that is within the scope of IFRS 9. The Company recognises any unconditional rights to consideration separately from contract assets as a trade receivable because only the passage of time is required before the payment is due. If the payments made by a customer exceed the services rendered under the relevant contract, a contract liability is recognised.

4 Material accounting policy information (continued)

Revenue

Contract assets and contract liabilities

Contract assets are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Company, and a failure to make contractual payments for a period of greater than 180 days past due.

Employee benefits

The Company and the employees contribute to the Government Social Insurance Fund based on employees' salaries. In addition, the Company operates a defined contribution scheme the assets of which are held in a separate trustee-administered fund. The scheme is funded by payments from employees and by the Company. The Company's contributions are expensed as incurred and are included in staff costs. The Company has no further payment obligations once the contributions have been paid. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Termination benefits

Termination benefits are payable when employment is terminated by the Company before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Company recognised termination benefits at the earlier of the following dates: (a) when the Company can no longer withdraw the offer of those benefits; and (b) when the entity recognised costs for a restructuring that is within the scope of IAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

Foreign currency translation

(i) Functional and presentation currency

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

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

4 Material accounting policy information (continued)

Current and deferred income tax

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

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the country in which the Company operates and generates taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. If applicable tax regulation is subject to interpretation, it establishes provision where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of transaction affects neither accounting nor taxable profit or loss. In accounting for the tax effects of on-balance sheet leases, the Company views the right-of-use asset and lease liability separately and considers that the temporary difference on each item does not give rise to deferred tax since the initial recognition exception applies.

Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

The deferred tax liability in relation to investment property that is measured at fair value is determined assuming the property will be recovered entirely through sale.

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

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

4 Material accounting policy information (continued)

Current and deferred income tax

Uncertain tax positions

The Company's uncertain tax positions are reassessed by management at the end of each reporting period. Liabilities are recorded for income tax positions that are determined by management as more likely than not to result in additional taxes being levied if the positions were to be challenged by the tax authorities. The assessment is based on the interpretation of tax laws that have been enacted or substantively enacted by the end of the reporting period, and any known court or other rulings on such issues. Liabilities for penalties, interest and taxes other than on income are recognised based on management's best estimate of the expenditure required to settle the obligations at the end of the reporting period. Adjustments for uncertain income tax positions, other than interest and fines, are recorded within the income tax charge. Adjustments for uncertain income tax positions in respect of interest and fines are recorded within finance costs and other gains/(losses), net, respectively.

Property, plant and equipment

Land and buildings comprising mainly golf courses, clubhouse and other development activities are shown as costs less subsequent depreciation. Historical cost included expenditure that is directly attributable to the acquisition of property, plant and equipment.

Land and buildings under construction that are not ready for their indented use are not depreciated. Depreciation on other property, plant and equipment is calculated using the straight-line method to allocate their cost to their residual values, over their estimated useful lives. The annual depreciation rates are as follows:

	%
Leasehold improvements	17
Plant and machinery	10
Computer Hardware	20
Furniture and fittings	10
Motor Vehicles	20
Prefab house	10
Signages	33
Golf equipment	10 - 25
Club house	3
Golf course facilities	3

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

4 Material accounting policy information (continued)

Property, plant and equipment

Expenditure for repairs and maintenance of property, plant and equipment is charged to the profit or loss of the year in which they were incurred. The cost of major renovations and other subsequent expenditure are included in the carrying amount of the asset or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

Gains and losses on disposal of property, plant and equipment are determined by comparing proceeds with carrying amount and are recognised in “other gains/(losses) – net” in profit or loss.

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset, being an asset that necessarily takes a substantial period of time to prepare for its intended use, are capitalised as part of the cost of that asset, when it is probable that they will result in future economic benefits to the Company and the costs can be measured reliably.

Leases

The Company is the lessee

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Company, with limited exceptions as set out below.

Contracts may contain both lease and non-lease components. The Company has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the fixed lease payments (including in-substance fixed payments).

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, the Company's incremental borrowing rate is used, being the rate that the Company would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Company:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received,
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by Company, which does not have recent third party financing, and

4 Material accounting policy information (continued)

Leases

The Company is the lessee

- makes adjustments specific to the lease, e.g. term, country, currency and security.

The Company is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs

Any remeasurement of the lease liability arising if the cash flows change based on the original terms and conditions of the lease results in a corresponding adjustment to the right-of-use asset. The adjustment can be positive or negative.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Company is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life. Depreciation on the items of the right-of-use assets is calculated using the straight-line method over their estimated useful lives.

In determining the lease term, management of the Company considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). The lease term is reassessed if an option is actually exercised (or not exercised) or the Company becomes obliged to exercise (or not exercise) it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstances occurs, which affects this assessment, and that is within the control of the Company.

Right-of-use assets are reviewed for impairment in accordance with the Company's accounting policy for impairment of non-financial assets.

As an exception to the above, payments associated with short-term leases and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

4 Material accounting policy information (continued)

Computer software

Costs that are directly associated with identifiable and unique computer software products controlled by the Company and that will probably generate economic benefits exceeding costs beyond one year are recognised as intangible assets. Subsequently computer software is carried at cost less any accumulated amortisation and any accumulated impairment losses. Expenditure, which enhances or extends the performance of computer software programmes beyond their original specifications is recognised as a capital improvement and added to the original cost of the computer software. Costs associated with maintenance of computer software programmes are charged to the profit or loss of the year in which they were incurred.

Computer software costs are amortised using the straight line method over their estimated useful lives, not exceeding a period of five years. Amortisation commences when the computer software is available for use and is included within administrative expenses.

Impairment of non-financial assets

Intangibles that have an indefinite useful life, including goodwill, are not subject to amortisation and are tested annually for impairment or more frequently if events and changes in circumstances indicate that they might be impaired. Assets that are subject to depreciation or amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets, other than goodwill, that have suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Financial assets

Financial assets - Classification

The classification depends on the Company's business model for managing the financial assets and the contractual cash flow characteristics of the assets. Management determines the classification of financial assets at initial recognition.

The Company classifies its financial assets at amortised cost. Financial assets at amortised cost are held for collection of contractual cash flows and their cash flows represent solely payments of principal and interest (SPPI). They are included in current assets, except for maturities greater than twelve months after the balance sheet date. These are classified as non-current assets. The Company's financial assets measured at amortised cost (AC) comprise: cash and cash equivalents, bank deposits with original maturity over 3 months, trade receivables and financial assets at amortised cost.

4 Material accounting policy information (continued)

Financial assets

Financial assets - Recognition and derecognition

All purchases and sales of financial assets that require delivery within the time frame established by regulation or market convention ("regular way" purchases and sales) are recorded at trade date, which is the date when the Company commits to deliver a financial instrument. All other purchases and sales are recognized when the entity becomes a party to the contractual provisions of the instrument.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Company has transferred substantially all the risks and rewards of ownership. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in "other gains/(losses)" together with foreign exchange gains and losses.

Financial assets - Measurement

At initial recognition, the Company measures financial assets classified at amortised cost at their fair value plus incremental transaction costs that are directly attributable to the acquisition of the financial assets. Subsequently, these are measured at amortised cost.

Fair value at initial recognition is best evidenced by the transaction price. A gain or loss on initial recognition is only recorded if there is a difference between fair value and transaction price which can be evidenced by other observable current market transactions in the same instrument or by a valuation technique whose inputs include only data from observable markets.

Financial assets – impairment – credit loss allowance for expected credit losses

The Company assesses on a forward-looking basis the expected credit losses (ECL) for debt instruments measured at AC. The Company measures ECL and recognises credit loss allowance at each reporting date. The measurement of ECL reflects: (i) an unbiased and probability weighted amount that is determined by evaluating a range of possible outcomes, (ii) time value of money and (iii) all reasonable and supportable information that is available without undue cost and effort at the end of each reporting period about past events, current conditions and forecasts of future conditions.

The carrying amount of the financial assets is reduced through the use of an allowance account, and the amount of the loss is recognised in the income statement within "net impairment losses on financial and contract assets". Subsequent recoveries of amounts for which loss allowance was previously recognised are credited against the same line item.

Debt instruments measured at amortised cost are presented in the balance sheet net of the allowance for ECL.

The impairment methodology applied by the Company for calculating expected credit losses depends on the type of financial asset assessed for impairment. Refer to Note 6, Credit risk section for a description of impairment methodology applied by the Company for calculating expected credit losses for debt instruments measured at AC.

4 Material accounting policy information (continued)

Financial assets

Financial assets - Reclassification

Financial instruments are reclassified only when the business model for managing those assets changes. The reclassification has a prospective effect and takes place from the start of the first reporting period following the change.

Financial assets – write-off

Financial assets are written-off, in whole or in part, when the Company exhausted all practical recovery efforts and has concluded that there is no reasonable expectation of recovery. The write-off represents a derecognition event. The Company may write-off financial assets that are still subject to enforcement activity when the Company seeks to recover amounts that are contractually due, however, there is no reasonable expectation of recovery.

Financial assets – modification

The Company sometimes renegotiates or otherwise modifies the contractual terms of the financial assets. The Company assesses whether the modification of contractual cash flows is substantial considering, among other, the following factors: any new contractual terms that substantially affect the risk profile of the asset (e.g. profit share or equity-based return), significant change in interest rate, change in the currency denomination, new collateral or credit enhancement that significantly affects the credit risk associated with the asset or a significant extension of a loan when the borrower is not in financial difficulties.

If the modified terms are substantially different, the rights to cash flows from the original asset expire and the Company derecognises the original financial asset and recognises a new asset at its fair value. The date of renegotiation is considered to be the date of initial recognition for subsequent impairment calculation purposes, including determining whether a SICR has occurred. The Company also assesses whether the new loan or debt instrument meets the SPPI criterion. Any difference between the carrying amount of the original asset derecognised and fair value of the new substantially modified asset is recognised in profit or loss, unless the substance of the difference is attributed to a capital transaction with owners.

In a situation where the renegotiation was driven by financial difficulties of the counterparty and inability to make the originally agreed payments, the Company compares the original and revised expected cash flows to assets whether the risks and rewards of the asset are substantially different as a result of the contractual modification. If the risks and rewards do not change, the modified asset is not substantially different from the original asset and the modification does not result in derecognition. The Company recalculates the gross carrying amount by discounting the modified contractual cash flows by the original effective interest rate, and recognises a modification gain or loss in profit or loss.

4 Material accounting policy information (continued)

Financial assets

Classification as cash and cash equivalents

In the statement of cash flows, cash and cash equivalents includes cash in hand, deposits held at call with banks with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. In the balance sheet bank overdrafts are shown within borrowings in current liabilities. Cash and cash equivalents are carried at AC because: (i) they are held for collection of contractual cash flows and those cash flows represent SPPI, and (ii) they are not designated at fair value through profit or loss.

Classification as financial assets at amortised cost

These amounts generally arise from transactions outside the usual operating activities of the Company. These are held with the objective to collect their contractual cash flows and their cash flows represent solely payments of principal and interest. Accordingly, these are measured at amortised cost using the effective interest method, less provision for impairment. Financial assets at amortised cost are classified as current assets if they are due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current assets.

Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings, using the effective interest method, unless they are directly attributable to the acquisition, construction or production of a qualifying asset, in which case they are capitalised as part of the cost of that asset.

Borrowings are classified as current liabilities, unless the Company has an unconditional right to defer settlement of the liability for at least twelve months after the balance sheet date.

Covenants that the Company is required to comply with, on or before the end of the reporting period, are considered in classifying loan arrangements with covenants as current or non-current. Covenants that the Company is required to comply with after the reporting period do not affect the classification at the reporting date.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment (for liquidity services) and amortised over the period of the facility to which it relates.

Borrowings are removed from the balance sheet when the obligation specified in the contract is extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires). The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as “other income” or “finance costs”.

4 Material accounting policy information (continued)

Borrowings

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds, including interest on borrowings, amortisation of discounts or premium relating to borrowings, amortisation of ancillary costs incurred in connection with the arrangement of borrowings, finance lease charges and exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs.

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset, being an asset that necessarily takes a substantial period of time to get ready for its intended use or sale, are capitalised as part of the cost of that asset, when it is probable that they will result in future economic benefits to the Company and the costs can be measured reliably.

Trade and other payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade and other payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities. Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the weighted average cost method. Inventories consist of the cost of land and work in progress in connection with the construction of the residential units and infrastructure works, and include raw materials, direct labour, other direct costs and expenses associated with the construction work including borrowing costs. Net realisable value is the estimated selling price in the ordinary course of business less costs to complete.

Share capital and share premium

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

Share premium is the difference between the fair value of the consideration receivable for the issue of shares and the nominal value of the shares. Share premium account can only be resorted to for limited purposes, which do not include the distribution of dividends, and is otherwise subject to the provisions of the Cyprus Companies Law on reduction of share capital.

Capital contribution

Capital contribution constitutes contributions made by the Company's shareholders other than for the issue of shares by the Company in their capacity as equity owners of the Company for which the Company has no contractual obligation to repay them. Such contributions are recognised directly in equity as they constitute transactions with equity owners in their capacity as equity owners of the Company.

4 Material accounting policy information (continued)

Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Prepayments

Prepayments are carried at cost less provision for impairment. A prepayment is classified as non-current when the goods or services relating to the prepayment are expected to be obtained after one year, or when the prepayment relates to an asset which will itself be classified as non-current upon initial recognition. Prepayments to acquire assets are transferred to the carrying amount of the asset once the Company has obtained control of the asset and it is probable that future economic benefits associated with the asset will flow to the Company.

Other prepayments are written off to profit or loss when the goods or services relating to the prepayments are received. If there is an indication that the assets, goods or services relating to a prepayment will not be received, the carrying value of the prepayment is written down accordingly and a corresponding impairment loss is recognised in the income statement.

Segmental Analysis

The Company considers that there are no separate operating segments under IFRS 8 "Operating Segments" for which there is discrete financial information for making decisions on allocating resources and evaluating their performance. The Management of the Company (Board of Directors) (upper body for making operational decisions) take decisions for resource allocation and assessing their performance based on internal reports at Company level. These reports are in accordance with IFRS used for the preparation of the financial statements. There is no additional information on the performance of individual segments.

5 New accounting pronouncements

At the date of approval of these financial statements a number of new standards interpretations and amendments to existing standards are effective for annual periods beginning after 1 January 2025, and have not been applied in preparing these financial statements. None of these is expected to have a significant effect on the financial statements of the Company.

6 Financial risk management

(i) Financial risk factors

The Company's activities expose it to a variety of financial risks: credit risk and liquidity risk.

The Company does not have a formal risk management policy programme. Instead the susceptibility of the Company to financial risks such as interest rate risk, credit risk and liquidity risk is monitored as part of its daily management of the business.

- **Credit risk**

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to meet an obligation Credit risk arises from cash and cash equivalents, contractual cash flows of debt investments carried at amortised cost and deposits with banks and financial institutions.

(i) Risk management

Credit risk is managed on a individual basis

For banks and financial institutions,the Company has established policies whereby the majority of bank balances are held with independently rated parties with a minimum rating of 'C'.

The Company's investments in debt instruments are considered to be low risk investments. The credit ratings of the investments are monitored for credit deterioration.

These policies enable the Company to reduce its credit risk significantly.

(ii) Impairment of financial assets

The Company has two types of financial assets/instruments that are subject to the expected credit loss model:

- financial assets at amortised cost (receivables from related parties and other receivables)
- cash and cash equivalents

The impairment methodology applied by the Company for calculating expected credit losses depends on the type of financial asset assessed for impairment. Specifically:

For all financial assets that are subject to impairment under IFRS 9, the Company applies general approach – three stage model for impairment. The Company applies a three-stage model for impairment, based on changes in credit quality since initial recognition. A financial instrument that is not credit-impaired on initial recognition is classified in Stage 1. Financial assets in Stage 1 have their ECL measured at an amount equal to the portion of lifetime ECL that results from default events possible within the next 12 months or until contractual maturity, if shorter (“12 Months ECL”). If the Company identifies a significant increase in credit risk (“SICR”) since initial recognition, the asset is transferred to Stage 2 and its ECL is measured based on ECL on a lifetime basis, that is, up until contractual maturity but considering expected prepayments, if any (“Lifetime ECL”). If the Company determines that a financial asset is credit-impaired, the asset is transferred to Stage 3 and its ECL is measured as a Lifetime ECL.

6 Financial risk management (continued)

(i) Financial risk factors

- **Credit risk**

Financial assets at amortised cost

The Company assesses, on an individual basis, its exposure to credit risk arising from financial assets at amortised cost. This assessment takes into account, amongst others, the period the loan receivable or other receivable balance is past due (in days) and history of defaults in the past, adjusted for forward looking information. The Company uses two categories for loans, receivables and other receivables, debt securities which reflect their credit risk and how the loss provision is determined for each of those categories.

The estimated loss allowance for financial assets at amortised cost as at 31 December 2025 and 31 December 2024 was immaterial. All financial assets at amortised cost were performing (Stage 1) as at 31 December 2025 and 31 December 2024.

Cash and cash equivalents

The Company assesses, on an individual basis, its exposure to credit risk arising from cash at bank. This assessment takes into account, ratings from external credit rating institutions and internal ratings, if external are not available.

The gross carrying amounts below represent the Company's maximum exposure to credit risk on these assets as at 31 December 2025 and 31 December 2024:

	Rating	2025	2024
		€	€
Moody's	**A3**	77	-
Moody's	**Baa1**	15.047.578	1.951
Moody's	**Baa2**	-	8.186.056
Other external non-rated banks – satisfactory credit quality (performing)		-	300.344
Total cash at bank		15.047.655	8.488.351

The rest of the balance sheet item 'cash and cash equivalents' is cash on hand.

All cash and bank balances were performing (Stage 1) as at 31 December 2025 and 31 December 2024.

The Company does not hold any collateral as security for any cash at bank balances.

The estimated loss allowance on cash and cash equivalents as at 31 December 2025 and 31 December 2024 was immaterial. All cash and cash equivalents were performing (Stage 1) as at 31 December 2025 and 31 December 2024.

6 Financial risk management (continued)

(i) Financial risk factors

- **Liquidity risk**

Liquidity risk is the risk that the Company will not have sufficient financial resources to meet its liabilities and obligations as they fall due.

The table below analyses the Company's financial liabilities into relevant maturity groupings based on the remaining period at the balance sheet to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months, with the exception of borrowings, equal their carrying balances as the impact of discounting is not significant.

	Less than 1 year €	Between 1 and 2 years €	Between 2 to 5 years €
At 31 December 2024			
Borrowings	24.928.239	6.866.997	12.751.826
Trade and other payables (excluding statutory liabilities)	8.306.576	-	-
Lease liabilities	163.962	142.490	233.522
	33.398.777	7.009.487	12.985.348

	Less than 1 year €	Between 1 and 2 years €	Between 2 to 5 years €
At 31 December 2025			
Borrowings	**18.474.713**	**14.667.398**	**31.128.723**
Trade and other payables (excluding statutory liabilities)	**5.946.673**	**-**	**-**
Lease liabilities	**104.680**	**57.647**	**64.777**
	24.526.066	**14.725.045**	**31.193.500**

(ii) Capital risk management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with others in the industry, the Company monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including ‘current and non-current borrowings’ as shown in the balance sheet) less cash and cash equivalents. Total capital is calculated as ‘equity’ as shown in the balance sheet plus net debt.

6 Financial risk management (continued)

(ii) Capital risk management

During 2025, the Company's strategy, which was unchanged from 2024, was to maintain the gearing ratio at low levels. The gearing ratios at 31 December 2025 and 2024 were as follows:

	2025 €	2024 €
Total borrowings (Note 23)	**54.175.538**	39.462.965
Less: cash and cash equivalents (Note 20)	**(15.048.302)**	(8.489.081)
Net debt	**39.127.236**	30.973.884
Total equity	**68.272.785**	64.385.118
Total capital as defined by management	**107.400.021**	95.359.002
Gearing ratio	**36%**	32%

7 Critical accounting estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgement in applying the company's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

- **Impairment test for inventories and property, plant and equipment**

Refer to note 14 for the relevant disclosure for the impairment assessment made by the Company's management. A sensitivity analysis has been performed on the key assumptions used by management in carrying its assessment. If the selling prices of units were 10% lower then an impairment of €13,3 million would have been recognized. on inventories and property, plant and equipment. If WACC increased from ≈12% to ≈13% then no impairment would have been recognised on inventories and property, plant and equipment. If construction costs were 10% higher then an impairment of €3,5 million would have been recognized on inventories and property, plant and equipment. If the sales velocity is extended by one year then no impairment would have been recognised on inventories and property, plant and equipment. A combined decrease of 10% in selling prices of units and increase of construction costs by 10% with all other parameters remaining the same then an impairment of €35 million would have been recognized.

8 Revenue

(a) Disaggregation of revenue from contracts with customers

	2025 €	2024 €
Revenue from sale of plots, apartments, townhouses and villas (recognised at a point in time)	**32.139.586**	10.341.237
Total revenue from contracts with customers	**32.139.586**	10.341.237

(b) Assets and liabilities related to contracts with customers

	2025 €	2024 €
Total current contract assets	**341.622**	180.000
Total contract assets	**341.622**	180.000
Non-Current contract liabilities - Sales of inventories (plots, apartments, twonhouses, villas) not yet delivered	**6.198.975**	-
Current contract liabilities - Sales of inventories (plots, apartments, twonhouses, villas) not yet delivered	**35.757.104**	46.601.756
Total contract liabilities	**41.956.079**	46.601.756

(i) Significant changes in contract assets and liabilities

The small decrease in contract liabilities is primarily driven by the recognition of revenue from prior year customer advances, partly offset by new advances received during the year.

(ii) Revenue recognised in relation to contract liabilities

During the year, revenue from the sale of properties amounting to €32.133.586 (2024: €10.339.738) was recognised, that was included in contract liabilities balance at the beginning of the period.

(iii) Unsatisfied long-term contracts

The aggregate amount of the transaction price allocated to long-term contracts that are partially or fully unsatisfied as at 31 December 2025 amounted to €76.140.314. Management expects that an amount of €55.664.314 of the transaction price allocated to the unsatisfied contracts as of 31 December 2025 will be recognised as revenue during the next reporting period, an amount of €11.168.000 will be recognised as revenue during the period 31 December 2027 and an amount of €9.308.000 will be recognised as revenue during the period 31 December 2028.

9 Other income

	2025 €	2024 €
Rental Income (Note 28(i))	**24.000**	-
Income from cancellations of contracts	**-**	151.240
Management and administration fees (Note 28(i))	**30.000**	-
Other Income	**11.262**	-
Interest Income	**39.858**	-
Total other income	**105.120**	151.240

10 Expenses by nature

	2025 €	2024 €
Depreciation of right-of-use assets(Note 15)	**184.740**	191.163
Depreciation and amortisation of property, plant and equipment and intangibles (Notes 14 and 16)	**1.270.121**	51.971
Repairs and maintenance	**27.547**	195.213
Insurance	**5.336**	1.755
Auditors' remuneration charged by statutory audit firm	**29.000**	29.000
Auditors' remuneration prior year	**7.870**	656
Staff costs (Note 11)	**1.343.961**	1.354.803
Advertising and promotion	**711.191**	584.265
Transportation and hospitality expenses	**51.206**	41.587
Other expenses	**236.631**	130.331
Bank charges	**128.494**	64.906
Municipal and property taxes	**8.384**	8.831
Motor vehicle expenses	**35.095**	40.069
Legal Fees	**58.885**	13.089
Head office administration expenses	**-**	3.600
Commitment fees	**63.282**	111.503
Professional Services	**54.141**	39.311
Entertaining expenses	**42.671**	61.315
Subscriptions, donations and gifts	**24.906**	10.180
Utilities expenses	**67.435**	28.040
Cost of plots and residential units sold (Note 19)	**23.880.592**	7.818.631
Cost of plots and residential units sold - Agency fees	**2.205.257**	526.328
Total administrative expenses	**30.436.745**	11.306.547

The total fees charged by the Company's statutory auditor for the statutory audit of the annual financial statements of the Company for the year ended 31 December 2025 amounted to €29.000 (2024: €29.000). The total fees charged by the Company's statutory auditor for the year ended 31 December 2025 for other non-assurance services amounted to €9.150 (2024: €18.450).

The total cost of plots and residential units sold relate to cost of plots sold amounted to €7.343.624 and cost of residential units sold amounted to €16.536.968.

The total cost of plots and residential units sold - agency fees relate to cost of plots sold - agency fees amounted to €580.769 and cost of residential units sold amounted to €1.624.488.

11 Staff costs

	2025 €	2024 €
Salaries	**1.122.419**	1.075.492
Bonus	**-**	70.988
Social insurance and other costs	**156.674**	147.939
Social cohension fund	**22.492**	37.435
Provident fund contributions	**42.376**	22.949
	1.343.961	1.354.803
Average number of staff employed during the year	**23**	24

11 Staff costs (continued)

The Company participates in an external provident fund scheme run by an independent party, which is funded separately and prepares its own financial statements whereby employees are entitled to payment of certain benefits upon retirement or prior termination of service.

12 Finance costs - net

	2025	2024
	€	€
Interest and finance charges paid/payable for lease liabilities and financial liabilities not at fair value through profit or loss:		
Lease liabilities (Note 15)	**32.712**	34.191
Total interest and finance charges	**32.712**	34.191
Net foreign exchange (gain)/loss	**(602)**	-
Total finance costs	**32.110**	34.191

13 Income tax expense

	2025	2024
	€	€
Deferred tax (Note 24):		
Tax losses carried forward	**52.923**	(42.929)
Income tax expense/(credit)	**52.923**	(42.929)

	2025	2024
	€	€
Profit/(loss) before tax	**1.775.851**	(848.261)
Tax calculated at the applicable corporation tax rate of 12.5%	**221.981**	(106.033)
Tax effect of expenses not deductible for tax purposes	**43.985**	41.509
Tax effect of allowances and income not subject to tax	**(30.436)**	(30.768)
Remeasurement of deferred tax due to change in applicable tax rate from 12,5% to 15%	**(182.607)**	-
Effect of tax losses expired	**-**	52.363
Income tax charge/(credit)	**52.923**	(42.929)

The Company is subject to income tax on taxable profits at the rate of 12,5%, increased to 15% from 1 January 2026.

Until 31 December 2025, under certain conditions, interest may be exempt from income tax and be subject only to special contribution for defence at the rate of 17%. From 1 January 2026, interest is subject to 15% income tax as part of the net profits.

In certain cases, dividends received from abroad may be subject to special contribution for defence at the rate of 17%, reduced to 5% from 1 January 2026. In addition, in certain cases, dividends received from other Cyprus tax resident companies may also be subject to special contribution for defence at the rate of 17%.

Gains on disposal of qualifying titles (including shares, bonds, debentures, rights thereon, etc) are exempt from Cyprus income tax.

14 Property, plant and equipment

	Leasehold improvements €	Plant and machinery/Golf Equipment €	Computer Hardware and Furniture and fittings €	Motor vehicles €	Land and Golf Development / Golf course facilities and clubhouse €	Prefab house €	Signages €	Total €
At 1 January 2024								
Cost	20.926	5.989	163.865	3.500	15.887.797	33.800	42.728	16.158.605
Accumulated depreciation	(3.488)	(5.492)	(39.270)	(2.100)	-	(6.548)	(40.327)	(97.225)
Net book amount	17.438	497	124.595	1.400	15.887.797	27.252	2.401	16.061.380
Year ended 31 December 2024								
Opening net book amount	17.438	497	124.595	1.400	15.887.797	27.252	2.401	16.061.380
Additions	-	1.504.565	27.157	15.500	10.469.329	35.090	-	12.051.641
Disposals	-	-	-	(1.400)	-	-	-	(1.400)
Depreciation charge (Note 10)	(3.489)	(71)	(24.028)	(3.100)	-	(6.889)	(1.200)	(38.777)
Interest capitalised during the year	-	-	-	-	131.631	-	-	131.631
Closing net book amount	13.949	1.504.991	127.724	12.400	26.488.757	55.453	1.201	28.204.475
At 31 December 2024								
Cost	20.924	1.510.554	191.023	15.500	26.488.757	68.890	42.728	28.338.376
Accumulated depreciation	(6.975)	(5.563)	(63.299)	(3.100)	-	(13.437)	(41.527)	(133.901)
Net book amount	13.949	1.504.991	127.724	12.400	26.488.757	55.453	1.201	28.204.475
Year ended 31 December 2025								
Opening net book amount	13.949	1.504.991	127.724	12.400	26.488.757	55.453	1.201	**28.204.475**
Additions	-	884.657	20.059	-	10.234.803	19.600	-	**11.159.119**
Disposals	-	-	(193)	-	-	-	-	**(193)**
Write-off	(13.949)	-	-	-	-	-	-	**(13.949)**
Depreciation charge (Note 10)	-	(269.819)	(22.798)	(3.100)	(951.161)	(8.849)	(1.201)	**(1.256.928)**
Interest capitalised during the year	-	-	-	-	101.150	-	-	**101.150**
Closing net book amount	-	2.119.829	124.792	9.300	35.873.549	66.204	-	**38.193.674**
At 31 December 2025								
Cost	-	2.395.211	210.122	15.500	36.824.711	88.490	42.728	**39.576.762**
Accumulated depreciation	-	(275.382)	(85.330)	(6.200)	(951.162)	(22.286)	(42.728)	**(1.383.088)**
Net book amount	-	2.119.829	124.792	9.300	35.873.549	66.204	-	**38.193.674**

14 Property, plant and equipment (continued)

Interest amounting to €101.150 (2024: €131.631) relating to loans granted to the Company for financing the cost of construction and development of the project, were capitalised during the year and were included in the cost of development. The weighted average interest rate used for the capitalisation is 6,09% (2024: 8,12%) and represents the borrowing cost of the project in 2025 (Note 23). The total interest capitalised in property, plant and equipment since the commencement of the project in 2025 is €328.716 (2024: €227.566).

The management of the Company carried out an assessment of the net realisable value / recoverable amount of its inventories and property, plant and equipment. The exercise utilised valuations prepared by management. The valuation methodology used by management was that of the Discounted Cash Flows. The valuation model is performed using the aggregated projected cash flows of both classes of assets, property , plant and equipment and inventories as they are considered as one cash-generating unit and the generation of cash flows by each class largely depends on each other. The results of the measurement depend largely on management's assessment of future cash flows and is subject to considerable variability and material estimation uncertainty, particularly as a result of the fact that the project is at an early stage of development. The result of management's assessment did not indicate that there is any impairment of property, plant and equipment or that net realisable value of inventories is below the carrying amount as at the balance sheet date. The exercise compared the Net Present Value of the project with the carrying amount of property, plant and equipment, inventories and deferred expenditures related to the project less contract liabilities for units sold but not delivered by the Company as at 31 December 2025.

Depreciation expense of €1.256.928 (2024: €38.777) has been charged in “administrative expenses”.

In the cash flow statement, proceeds from sale of property, plant and equipment comprise:

	2025	2024
	€	€
Net book amount	**193**	1.400
Profit on sale of property, plant and equipment	**-**	-
Proceeds from sale of property, plant and equipment	**193**	1.400

15 Leases

This note provides information for leases where the Company is a lessee.

(i) The Company's leasing arrangements

The Company leases buildings and motor vehicles. Rental contracts are typically made for fixed periods of 1 year to 6 years, but may have extension options.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

(ii) Amounts recognised in the balance sheet

The balance sheet shows the following amounts relating to leases:

	2025	2024
	€	€
Right-of-use assets		
Motor vehicles	**167.580**	155.088
Buildings	**29.467**	300.850
	197.047	455.938
Lease liabilities		
Current	**94.331**	146.046
Non-current	**112.643**	345.018
	206.974	491.064

Additions to the right-of-use assets and lease liabilities during the 2025 financial year were €172.650 (2024: €62.397).

Modifications to the right-of-use assets was €246.801 (2024: €23.429) and lease liabilities was €282.510 (2024: €24.360) during the 2025 financial year.

The net gain on lease modifications during the year was €35.709 (2024: €931).

(iii) Amounts recognised in profit or loss

The income statement shows the following amounts relating to leases:

	2025	2024
	€	€
Depreciation of right-of-use assets (Note 10)		
Motor vehicles	**72.196**	76.429
Buildings	**112.544**	114.734
	184.740	191.163
Interest expense (Note 12)	**32.712**	34.191
	32.712	34.191

The total cash outflow for leases in 2025 was €206.942 (2024: €214.241).

16 Intangible assets

	Computer software €	Total €
At 1 January 2024		
Cost	26.387	26.387
Accumulated amortisation and impairment	-	-
Net book amount	26.387	26.387
Year ended 31 December 2024		
Opening net book amount	26.387	26.387
Amortisation charge (Note 10)	(13.194)	(13.194)
Closing net book amount	13.193	13.193
At 31 December 2024		
Cost	45.981	45.981
Accumulated amortisation and impairment	(32.788)	(32.788)
Net book amount	13.193	13.193
Year ended 31 December 2025		
Opening net book amount	13.193	**13.193**
Amortisation charge (Note 10)	(13.193)	**(13.193)**
Closing net book amount	-	**-**
At 31 December 2025		
Cost	45.981	**45.981**
Accumulated amortisation and impairment	(45.981)	**(45.981)**
Net book amount	-	**-**

17 Financial assets

Financial assets at amortised cost

Financial assets at amortised cost include the following debt investments:

	2025 €	2024 €
Non-Current		
Receivale from related party (Note 28(ii))	**2.396.693**	-
Total non-current	**2.396.693**	-
Current		
Receivables from parent entities (Note 28(ii))	**181.317**	935.926
Receivables from other related party (Note 28(ii))	**102.354**	176.640
Other receivables	**356.290**	36.139
Total current	**639.961**	1.148.705
Financial assets at amortised cost - net	**3.036.654**	1.148.705

(i) Non-current financial assets at amortised cost

All non current financial assets at amortised cost will bear market interest rate from 31 December 2025 and the balance will be repaid up to 31 December 2030.

17 Financial assets (continued)

Financial assets at amortised cost (continued)

(i) Current financial assets at amortised cost

Due to the short-term nature of the current financial assets at amortised cost, their carrying amount is considered to be the same as their fair value.

The carrying amounts of the Company's financial assets at amortised cost are denominated in the following currencies:

	2025 €	2024 €
Euro - functional and presentation currency	**3.036.654**	1.148.705
	3.036.654	1.148.705

(ii) Impairment and risk exposure

Note 6 sets out information about the impairment of financial assets and the company's exposure to credit risk.

18 Other non-financial assets

	2025 €	2024 €
Prepayments	**493.021**	409.223
Advances to subcontractors - construction contracts	**598.855**	1.183.603
Deferred expenses	**4.168.533**	4.929.461
	5.260.409	6.522.287

19 Inventories

	2025 €	2024 €
Opening balance	**120.139.929**	95.706.634
Interest capitalised during the year	**1.812.251**	2.521.185
Development costs capitalised during the year	**16.552.202**	29.730.741
Cost of plots and residential units sold	**(23.880.592)**	(7.818.631)
Closing balance	**114.623.790**	120.139.929

Capitalised costs of €16.552.202 (2024: €29.730.741) includes costs which were incurred in relation to the construction and development of residential premises.

Interest amounting to €1.812.251 (2024: €2.521.185) relating to loans granted to the Company for financing the cost of construction and development of the project, were capitalised during the year and were included in the cost of development. The weighted average interest rate used for the capitalisation is 6,09% (2024: 8,12%) and represents the borrowing cost of the project in 2025 (Note 23). The total interest capitalised in inventories since the commencement of the project is €6.170.903 (2024: €4.358.652).

19 Inventories (continued)

All inventories items are stated at cost with the exception of inventory that was transferred on 15 January 2020 from investment property which is presented at its fair value at the date of transfer. For information regarding the management assessment of the net realisable value of inventories refer to Note 14.

The total cost of plots sold amounted to €7.343.624 and cost of residential units sold amounted to €16.536.968.

20 Cash and cash equivalents

	2025 €	2024 €
Cash at bank and in hand	**15.048.302**	8.489.081

Cash and cash equivalents are denominated in the following currencies:

	2025 €	2024 €
Euro - functional and presentation currency	**15.048.302**	8.489.081

20 Cash and cash equivalents (continued)

Principal non-cash investing and financing transactions

The principal non-cash investing and financing transactions during the current and the prior year were the acquisition of right-of-use assets using leases for €172.650 (2024: €62.397).

Reconciliation of liabilities arising from financing activities:

	Bank Borrowings €	Loans from related parties €	Lease liabilities €	Total liabilities from financing activities €
Opening Balance at 1 January 2025	19.874.183	19.588.782	491.064	39.954.029
Cash flows:				
Proceeds from borrowings	14.921.396	1.100.000	-	16.021.396
Repayment of principal	-	(260.870)	(206.942)	(467.812)
Repayment of interest	(796.615)	-	-	(796.615)
Other non-cash changes:				
Additions	-	-	172.650	172.650
Terminations	-	-	(282.510)	(282.510)
Interest expense	796.615	725.023	32.712	1.554.350
Unwinding of interest expense	-	391.763	-	391.763
Adjustment due to extended discounting	-	(2.164.739)	-	(2.164.739)
Closing Balance 31 December 2025	34.795.579	19.379.959	206.974	54.382.512

	Bank Borrowings €	Loans from related parties €	Lease liabilities €	Total liabilities from financing activities €
Opening Balance at 1 January 2024	13.605.492	16.940.471	633.077	31.179.040
Cash flows:				
Proceeds from borrowings	20.945.225	1.800.000	-	22.745.225
Repayment of principal	(14.506.439)	(150.000)	(214.241)	(14.870.680)
Repayment of interest	(1.824.600)	-	-	(1.824.600)
Other non-cash changes:				
Additions	-	-	62.397	62.397
Terminations	-	-	(24.360)	(24.360)
Interest expense	1.654.505	522.121	34.191	2.210.817
Unwinding of interest expense	-	476.190	-	476.190
Closing Balance 31 December 2024	19.874.183	19.588.782	491.064	39.954.029

21 Share capital and share premium

	Number of shares	Share capital €	Capital Contribution €	Share premium €	Total €
At 31 December 2024/1 January 2025	2 761 674	4.722.462	2.556.501	25.730.893	33.009.856
Fair valuation gain of loan	-	-	2.164.739	-	2.164.739
At 31 December 2024 / 31 December 2025	2 761 674	4.722.462	4.721.240	25.730.893	35.174.595

The total authorized number of ordinary shares is 3 000 000 shares (2024: 3 000 000 shares) with a par value of €1,71 per share. All issued shares are fully paid.

21 Share capital and share premium (continued)

As part of the share purchase agreement concluded on 15 January 2020, the Company received an interest free loan from a related party amounting €10.000.000 which was repayable during 2025. The interest free loan was fair valued at initial recognition using the market interest rate (5%) for bank borrowings available to the Company. The fair value gain recognised at initial recognition of €2.556.501, was credited in the statement of changes in equity as Capital Contribution. As at 31 December 2025, the loan repayment was further extended, resulting in a fair value gain of €2.164.739, using the market interest rate (5%), that was credited in the statement of changes in equity as Capital Contribution.

22 Basic profit/loss per share attributable to equity holders of the Company

	2025	2024
Profit/(Loss) attributable to shareholders (€)	**1.722.928**	(805.332)
Weighted average number of ordinary shares in issue during the year	**2.761.674**	2.761.674
Basic profit/(loss) per share attributable to equity holders of the parent (cent per share)	**62,39**	(29,16)

23 Borrowings

	2025	2024
	€	€
Current		
Borrowings from related parties (Note 28(iii))	**343.720**	10.187.661
Bank borrowings	**16.797.330**	13.333.333
	17.141.050	23.520.994
Non-current		
Bank borrowings	**17.998.249**	6.540.850
Borrowings from related parties (Note 28(iii))	**19.036.239**	9.401.121
	37.034.488	15.941.971
Total borrowings	**54.175.538**	39.462.965
Maturity of non-current borrowings		
Between 1 and 2 years	**13.333.333**	6.540.850
Between 2 and 5 years	**23.701.155**	9.401.121
	37.034.488	15.941.971

The bank borrowings are secured as follows:

(i) By first and second mortgage on the Company's Land for €43.150.000 (2024: €43.150.000)

(ii) By first and second floating charge on the Company's assets for €76.000.000 (2024: €43.150.000)

(iii) By Corporate Guarantees of MCY Development Limited for €81.150.000 (2024: €43.150.000) (Note 28(iv)).

(iv) By pledging of Fire Policy for €15.626.208 (2024: €15.626.208)

(v) By pledging of Cash for €13.737.722 (2024: €2.677.089)

23 Borrowings (continued)

Borrowings from related parties

(1) During the previous financial years, the Company received a loan from a related party amounting to €683.666. During 2025, the Company repaid €260.872. As at 31 December 2025, the loan is repayable on demand. During the year total interest expense of €1.331 and €23.836 (2024: €2.040 and €39.074) was capitalised as part of property, plant and equipment and inventories respectively, as apportioned using the building coefficient of the project.

(2) As part of the share purchase agreement concluded on 15 January 2020, the Company received an interest free loan from a related party amounting €10.000.000 which is repayable during 2025. The interest free loan was fair valued at initial recognition using the market interest rate (5%) for bank borrowings available to the Company. The fair value gain recognised at initial recognition of €2.556.501, was credited in the statement of changes in equity as Capital Contribution. The unwinding of interest expense following the intial recognition, is capitalised against inventories and property, plant and equipment as apportioned using the building coefficient of the project. During the year total unwinding of interest expense of €20.710 and €371.054 (2024: €23.628 and €452.562) was capitalised as part of property, plant and equipment and inventories respectively. At 31 December 2025, the loan repayment was further extended with an estimated repayment date on 31 December 2030, resulting in a fair value gain of €2.164.739 credited in the statement of changes in equity as Capital Contribution.

(3) On 16 August 2023, the Company has entered into new loan agreements for €7.050.000 for the construction of the project. The loans are repayable upon the request of lender but always after the settlement of the bank borrowings and the loan facility of €10.000.000 (2). The loans bears interest of 6,7%. During the year total interest expense of €26.908 and €482.100 (2024: €23.671 and €453.377) was capitalised as part of property, plant and equipment and inventories respectively, as apportioned using the building coefficient of the project.

(4) On 23 December 2024, the Company has entered into new loan agreements for €2.900.000 for the construction of the project. The first €1.800.000 was drawdown in 2024 and the remaining €1.100.000 was drawdown in 2025. The loans are repayable at the discretion of Company's directors depending on the profits and cash availability of Company, and always after the Company has settled the bank borrowing, the loan facility of €10.000.000 (2) and the loan facility of €7.050.000 (3). The loans bears interest of 6,7%. During the year total interest expense of €10.089 and €180.758 (2024: €196 and €3.763) was capitalised as part of property, plant and equipment and inventories respectively, as apportioned using the building coefficient of the project.

Bank Borrowings

On 24 September 2020, the Company has signed an agreement with Eurobank (ex Hellenic Bank) for a €34m loan term facility related to the construction of the infrastructure of the resort and €3.15m ancillary facilities in the form of bank guarantees and overdraft facility. The loan term facility will be available to the Company for utilisation once the Company has reached €30m of confirmed sales.

On 21 October 2022, the Company has signed an amended and restated agreement with Eurobank (ex Hellenic Bank) to which the confirmed sales have been reduced to €25m and the loan repayment period has been extended to 2026.

23 Borrowings (continued)

On 9 June 2023, the Company has signed an amended and restated agreement with Eurobank (ex Hellenic Bank) to which the loan term facility has been increased to €40m and the confirmed sales have been increased to €37m. During the year, the Company has utilised €6.792.486 (2024: €20.945.225) of the loan term facility, the total interest expense of €36.023 (2024: €82.096) and €645.379 (2024: €1.572.409) was capitalised as part of property, plant and equipment and inventories respectively, as apportioned by the building coefficient of the project and has repaid €nil (2024: €16.331.039),since the Company entrered into an agreement with Hellenic Bank to further extend the repayment date. As at 31 December 2025, an amount of €13.333.333 plus the respective interest is repayable by 2 July 2026 and the remaining is repayble by 2 July 2027.

On 6 June 2025, the Company has signed an amended and restated agreement with Eurobank (ex Hellenic Bank) to which added to the loan term facility the amount of €10m which is repayable on 30 June 2030. During the year, the Company has utilised €4.665.253 of the loan term facility, the total interest expense of €4.497 and €80.561 was capitalised as part of property, plant and equipment and inventories respectively, as apportioned by the building coefficient of the project.

On 6 October 2025, the Company has signed an agreement with Eurobank (ex Hellenic Bank) for a €4m loan term facility. During the year, the Company has utilised €3.463.657 of the loan term facility, the total interest expense of €1.594 and €28.560 was capitalised as part of property, plant and equipment and inventories respectively, as apportioned by the building coefficient of the project.

The interest rates at the balance sheet date were as follows:

	2025	2024
	%	%
Bank borrowings	**5,90**	8,21
Borrowings from related parties (Note 28(iii))	**5-6,7**	5-6,7

The carrying amounts of the Company's borrowings are denominated in the following currencies:

	2025	2024
	€	€
Euro - functional and presentation currency	**54.175.538**	39.462.965

24 Deferred income tax liabilities

The gross movement on the deferred income tax account is as follows:

	Tax losses	Fair value gains	Total
	€	€	€
At 1 January 2024	(1.105.637)	5.988.947	4.883.310
Charged/(credited) to:			
Profit or loss (Note 13)	(42.929)	-	(42.929)
At 31 December 2024/1 January 2025	(1.148.566)	5.988.947	4.840.381
Charged/(credited) to:			
Profit or loss (Note 13)	52.923	-	52.923
At 31 December 2025	(1.095.643)	5.988.947	4.893.304

24 Deferred income tax liabilities (continued)

Deferred income tax assets are recognised for the tax losses carried forward to the extend that the realisation of the related tax benefit through future taxable profits is probable.

As at 31 December 2025, the Company had tax losses carried forward amounting to €7.304.290 for which a deferred tax asset was recognised. From these losses an amount of €1.585.728 expires in 2027, €2.031.769 expires in 2028, €1.790.255 expires in 2029 and €1.896.538 expires in 2030.

25 Trade and other payables

	2025	2024
	€	€
Retentions	**2.817.244**	2.543.732
Payables to related parties (Note 28(ii))	**24.510**	270.445
Other payables	**2.076.958**	1.353.454
Accrued expenses	**1.027.961**	4.138.945
Total financial payables within trade and other payables at amortised cost	**5.946.673**	8.306.576
Social insurance and other taxes	**57.317**	70.457
VAT Payable	**1.202.828**	995.291
Total other payables	**1.260.145**	1.065.748
Trade and other payables	**7.206.818**	9.372.324

The fair value of trade and other payables which are due within one year approximates their carrying amount at the balance sheet date.

The carrying amounts of the Company's trade and other payables are denominated in the following currencies:

	2025	2024
	€	€
Euro - functional and presentation currency	**7.206.818**	9.372.324

26 Contingencies

The Company during 2024 has repaid to the Cyprus Government authorities an amount of €830.000 in relation to the construction of a potable water pipeline. However, a subsequent ministerial decision communicated to the company in 2024 revised the Company's obligation to €1.886.590 according to a revised budget by the Ministry in relation to the estimated construction cost of the water pipeline. Consequently, the Company potentially faces an additional liability of €1.056.590, which represents the difference between the revised budget and the amount already paid. The Company is strongly disputing the revised amount and filed an appeal that was originally set for hearing at the court on 4 February 2025, but was postponed for a future dates. As of the date of approval of these financial statements, the hearing at the court is set to take place on 3 June 2026.

27 Commitments

(a) The Company has entered in a contract for the construction of a golf course in 2022 for the amount of €14,1 million plus €9,8 million as variation orders and other contract adjustments that were agreed subsequently. The remaining commitments from the Company related to this contract as at 31 December 2025 are estimated to €0,9 million, which is expected to be paid according to construction progress. Expected completion of this contract is within 2026.

(b) The Company has entered in a contract for the construction of the two blocks of apartments in 2023 for the amount of €16,8 million plus €1 million as a variation orders and other contract adjustments that were agreed subsequently. The remaining commitments from the Company related to this contract as at 31 December 2025 are €1,3 million, which is expected to be paid according to construction progress. Expected completion of this contract is within 2026.

(c) The Company has entered in a contract for the construction of internal road network and the relevant infrastructure in 2023 for the amount of €13 million plus €1,3 million as a variation orders and other contract adjustments that were agreed subsequently. The remaining commitments from the Company related to this contract as at 31 December 2025 are €1,1 million, which is expected to be paid according to construction progress. Expected completion of this contract is within 2026.

(d) The Company has entered in a contract for the construction of 12 townhouses in 2023 for the amount of €5,3 million plus €0,5 million as variation orders and other contract adjustments that were agreed subsequently. The remaining commitments from the Company related to this contract as at 31 December 2025 are €0,2 million, which is expected to be paid according to construction progress. Expected completion of this contract is within 2026.

(e) The Company has entered in a contract for the construction of 11 villas in 2023 for the amount of €8,4 million less €1 million as variation orders and contract adjustments that were agreed subsequently. The remaining commitments from the Company related to this contract as at 31 December 2025 are €1,9 million, which is expected to be paid according to construction progress. Expected completion of this contract is within 2026.

(f) The Company has entered in a contract for the construction of the clubhouse in 2023 for the amount of €3,6 million plus €2,4 million as variation orders and other contract adjustments that were agreed subsequently. The remaining commitments from the Company related to this contract as at 31 December 2025 are €0,06 million, which is expected to be paid according to construction progress. Expected completion of this contract is within 2026.

(g) The Company has entered in a contract for the construction of 8 villas in 2024 for the amount of €6,9 million. The remaining commitments from the Company related to this contract as at 31 December 2025 are €4,1 million, which is expected to be paid according to construction progress. Expected completion of this contract is December 2026.

28 Related party transactions

The company is controlled by MCY Development Limited who owns the 99.99% of the issued share capital. The share capital of MCY Development Limited is equally owned by Lanitis Farm Limited and AMOL Enterprises Limited.

(i) Related party transactions

	2025 €	2024 €
Purchases of services:		
Carobmill Restaurants Ltd (Hospitality services)	**4.311**	7.039
Lanitis E.C. Holdings (Management Fees)	**239**	3.600
LG Golf Limited (Grass Maintenance)	**-**	175.612
LG Golf Limited (Hospitality Services)	**3.947**	-
Cybarco Contracting Ltd (IT Services)	**654**	5.367
Cybarco Contracting Ltd (Construction Services)	**13.671.374**	18.737.195
Cybarco Development Ltd (Promotional Services)	**690.377**	785.479
	14.370.902	19.714.292
Sale of services:		
LG Golf Limited (Rental Income)	**24.000**	-
LG Golf Limited (Mangement and administration fees)	**30.000**	-
	54.000	-

(ii) Year-end balances with related parties

	2025 €	2024 €
Receivables from related parties (Note 17):		
MCY Development Limited (Parent Company)	**181.317**	177.963
AMOL Enterprises Limited (Intermediate Parent Company)	**-**	757.963
LG Golf Limited (Entity under common control)	**2.396.693**	172.900
Silverlake Property Management Limited (Entity under common control)	**102.354**	3.651
Lanitis E.C. Holdings Limited (Ultimate Parent entity)	**-**	89
	-	-
	2.680.364	1.112.566
Payables to related parties (Note 25):		
AMOL Enterprises Limited	**7.612**	37.163
Carobmill Restaurants Ltd	**161**	-
Cybarco Development Limited	**-**	126.466
Lanitis E.C. Holdings Limited	**-**	1.624
Cybarco Contracting Limited	**-**	92.887
Lanitis Farm Limited	**16.737**	12.305
	24.510	270.445

The above balances bear no interest and are repayable on demand, except for the receivable balance from LG Golf Limited, which will bear market interest rate from 31 December 2025 and the balance will be repaid up to 31 December 2030.

28 Related party transactions (continued)

(iii) Borrowings from related parties

	2025 €	2024 €
Borrowings from related parties:		
At beginning of year	**19.588.782**	16.940.471
Borrowings advanced during year	**1.100.000**	1.800.000
Interest charged	**725.023**	522.121
Unwinding of interest expense	**391.763**	476.190
Repayment	**(260.870)**	(150.000)
Fair value fain due to extended discounting	**(2.164.739)**	-
At end of year (Note 23)	**19.379.959**	19.588.782

(1) During the previous financial years, the Company received a loan from a related party amounting to €683.666. During 2025, the Company repaid €260.872. As at 31 December 2025, the loan is repayable on demand. During the year total interest expense of €1.331 and €23.836 (2024: €2.040 and €39.074) was capitalised as part of property, plant and equipment and inventories respectively, as apportioned using the building coefficient of the project.

(2) As part of the share purchase agreement concluded on 15 January 2020, the Company received an interest free loan from a related party amounting €10.000.000 which is repayable during 2025. The interest free loan was fair valued at initial recognition using the market interest rate (5%) for bank borrowings available to the Company. The fair value gain recognised at initial recognition of €2.556.501, was credited in the statement of changes in equity as Capital Contribution. The unwinding of interest expense following the intial recognition, is capitalised against inventories and property, plant and equipment as apportioned using the building coefficient of the project. During the year total unwinding of interest expense of €20.710 and €371.054 (2024: €23.628 and €452.562) was capitalised as part of property, plant and equipment and inventories respectively. At 31 December 2025, the loan repayment was further extended with an estimated repayment date on 31 December 2030, resulting in a fair value gain of €2.164.739 credited in the statement of changes in equity as Capital Contribution.

(3) On 16 August 2023, the Company has entered into new loan agreements for €7.050.000 for the construction of the project. The loans are repayable upon the request of lender but always after the settlement of the bank borrowings and the loan facility of €10.000.000 (2). The loans bears interest of 6,7%. During the year total interest expense of €26.908 and €482.100 (2024: €23.671 and €453.377) was capitalised as part of property, plant and equipment and inventories respectively, as apportioned using the building coefficient of the project.

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28 Related party transactions (continued)

(iv) Corporate Guarantees

The bank borrowings of the Company are secured by corporate guarantees of MCY Development Limited for €81.150.000 (2024: €43.150.000). (Note 23).

29 Events after the balance sheet date

The geopolitical situation in Middle East escalated on 28 February 2026 due to the armed conflict. As of the date of authorisation of the financial statements, the conflict continues to evolve in Middle East as military activity persists.

The conflict has caused significant volatility in global energy markets and disruptions to the supply of oil and gas, contributing to increased uncertainty in commodity prices and potential inflationary pressures. Broader consequences have also been observed in financial markets and global supply chains, particularly affecting energy and transportation sectors, as heightened geopolitical tensions around key shipping routes add to market uncertainty.

Challenges for companies may include disruptions to supply chains, higher energy and raw material costs and increased uncertainty in operational and financial planning.

The impact on the Company largely depends on the nature and duration of uncertain and unpredictable events, such as further military action and reactions to ongoing developments by global financial markets.

The financial effect of the current crisis on the global economy and overall business activities cannot be estimated with reasonable certainty at this stage, due to the pace at which the conflict is evolving and the high level of uncertainties arising from the inability to reliably predict the outcome.

There are events that are indicative of conditions that arose after the reporting period. Therefore, these are considered as a non-adjusting event and thus, are not reflected in the recognition and measurement of the assets and liabilities in the financial statements as at 28 April 2026.

The Company has no direct exposure to the Middle East, as such, does not expect any direct impact.

Although the Company has no direct exposure, the conflict may still create negative effects on the Cypriot economy. Rising energy prices, fluctuations in foreign exchange rates, increased financial market volatility, supply chain disruptions and intensified inflationary pressures may indirectly impact the operations of the Company. In addition, potential adverse effects on the tourism sector, which constitutes a key pillar of the Cypriot economy, may further influence economic activity and business conditions. The indirect implications will depend on the extent and duration of the crisis and remain uncertain.

29 Events after the balance sheet date (continued)

Management has considered the unique circumstances and the risk exposures of the Company and has concluded that there is no significant impact in the Company's financial position, financial performance and cash flow position. The event is not expected to have an immediate material impact on the business operations. Management will continue to monitor the situation closely and take appropriate actions when and if needed.

Independent Auditor's Report on pages 7 to 11.