RNS Number : 3541N
DCI Advisors Limited
31 December 2025

DCI Advisors Ltd

("DCI") or the ("Company")

Final Results and Publication of the audited Annual Report for the 18-month period ended 30 June 2025

The Company is pleased to announce its final audited results for the 18-month period ended 30 June 2025.

Copies of the Annual Report and Accounts will be posted to shareholders today and made available on the Company's website at: www.dciadvisorsltd.com

Enquiries

DCI Advisors Ltd	
Nicolai Huls / Nick Paris, Managing Directors	nick.paris@dciadvisorsltd.com
	+44 (0) 7738 470550
Cavendish Capital Markets Limited (Nominated Adviser & Broker)	
Jonny Franklin-Adams / Edward Whiley (Corporate Finance)	
Pauline Tribe (Sales)	+44 (0) 20 7220 0500
FIM Capital Limited (Administrator)	llennon@fim.co.im / noxley@fim.co.im
Lesley Lennon / Nick Oxley (Corporate Governance)	

CHAIRMAN'S STATEMENT
For the 18-month period ended 30 June 2025

Dear Shareholders,

I am pleased to report the DCI Advisors Ltd (the "Company") and its subsidiaries (together, "the Group" or "DCI") results for the 18-month period ending 30 June 2025.

Financial Year-End Changes

In December 2024 DCI announced a change in the financial year end from 31 December to 30 June hence the 18-month period. Going forward, the next unaudited interims for the 6-month period to 31 December 2025 will be published by 31 March 2026 and the annual audited accounts for the 12-month period to 30th June 2026 by 31 December 2026.

Summary of Financial Performance

At the 30 June 2025 financial period end, the Net Asset Value ("NAV") of the Group measured as the equity attributable to owners of the Company was €111.2 million (31 December 2023: €126.4 million) representing a decrease of 12% compared to 31 December 2023. The net loss for the 18-month period, after tax attributable to the owners of the Company, was €15.2 million (31 December 2023: €14.3 million gain) and this principally related to the loss that we crystallised on selling our interest in Aristo Developers.

As at 30 June 2025, the Group had three principal liabilities:

€12.0 million owed under the redeemable preference share agreement signed with our joint venture partner at the Kilada investment level;

€4.9 million owed to PBZ Bank, the Croatian lender to the Livka Bay investment; and

€4.3 million owed to shareholders in respect of working capital loans received prior to and throughout the reporting period.

Consistent with other AIM-listed companies, DCI's share price is quoted and trades in sterling. Based on the financial statements, the Group's NAV per share decreased from approximately €0.14 to €0.12 over the 18-month period since 31 December 2023. Converted into sterling at the prevailing exchange rate of €1 = £0.85, this equates to a decrease from about 12p to 10p. On 30 June 2025, DCI had a market capitalisation of approximately £43.3 million, compared with an adjusted NAV of approximately £109 million (converted from €128.3 million, which comprises total equity of €115.9 million plus deferred tax liabilities of €12.4 million), representing a discount to adjusted NAV of around 60%. The Directors believe that the discount has been caused by the uncertainty created by the past performance of the Company and the lack of certainty on the realisable value of the Company's assets. However, all of the assets are being marketed for sale and they believe that as more of them are sold, the Company's share price will respond positively and the discount should reduce.

Asset Sales

The Board was delighted to announce in February 2025 that, as part of the Group's realisation strategy, DCI agreed to sell its entire 47.93% stake in DCI Holdings Two Limited ("DCI H2") - representing interests in Aristo Developers and Venus Rock Estates in Cyprus (commonly referred to as the Aristo Developers sale)- for a total consideration of €31.1 million, comprising €27.6 million in cash (payable in staged tranches), approximately €12.8 million in fully permitted residential land plots transferred in May 2025, and €3.5 million relating to the Venus Rock interest, subject to Cypriot tax clearance in cash and €3.5 million relating to the Venus Rock interest.

In July 2025, Contracts of Sale were signed for the sale of 27 land plots at Apollo Heights, Paramali, Cyprus, for €7.5 million

In July 2025, Contracts of sale were signed for the sale of 27 land plots at Apollo Heights, Paramali, Cyprus, for €[illegible] million (vs. NAV €5.6 million). The Company received 30% of the sale price on signing, with the balance payable on completion.

The failure of the Livka Bay sale in Croatia was, understandably, a disappointment for all concerned but the Board hopes to make significant progress in selling this asset in 2026.

Finally, but very significantly, the second half of 2025 saw the start of the sales process for The Kilada Golf & Country Club in Greece in conjunction with Savills Greece. This has already produced a positive response from numerous interested parties.

Asset sale proceeds have so far been used to pay back shareholder loans and settle trade creditor bills particularly from the construction of the golf course at Kilada but we do believe that the Company is near to the point where it will have surplus capital. The Managing Director's report will expand on all the above asset sales and on the other DCI investments.

Non-Executive Director Changes

There have been numerous Board changes both during and post the reporting period.

In November 2024, at the request of DCI's major shareholder, Almitas Capital LLC ("Almitas") the Board appointed Gerasimos Efthimiatos as a non-independent, non-executive director.

A few weeks later, Almitas then requisitioned an EGM to appoint, DCI's former Chairman, Martin Adams back on to the Board. After several postponements the EGM was held on 10 October 2025 with Martin duly being reappointed (also on a non-independent non-executive basis).

Shortly after the EGM we also appointed Nikiforos Charagionis to the Board. At the same time, Gerasimos ceased to be a director in the Company. Nikiforos has been known to the the Company personally for some time in relation to various DCI asset sales. We will benefit from his extensive knowledge of the Greek and Cypriot property markets. Nikiforos was also suggested as a suitable non-executive director by another significant DCI shareholder, Fortress Investment Group, and he is also deemed to be non-independent.

I would like to thank Gerasimos for his time and help during his tenure. We very much look forward to working with Martin and Nikiforos going forward.

Dolphin Capital Partners (DCP) Settlement

On 12 September 2025 the Directors of the Company were pleased to announce that the Company had reached a global, comprehensive, confidential settlement with its former investment manager, Dolphin Capital Partners Ltd ("DCP"), bringing all outstanding legal proceedings between the parties, and their related parties to a close.

In connection with this settlement, the Company received a cash payment and DCP received certain assets. The net positive impact on the Group's NAV (equity attributable to owners of the Company) was approximately €4.2 million. The global settlement agreement represented a constructive and value-enhancing outcome for both DCI and DCP allowing each to focus on their strategic priorities going forward.

Thank you again to all of the Company's shareholders and our service providers for their support. The Board looks forward to announcing further progress on asset sales in due course and an early return of surplus capital to shareholders.

Sean Hurst

Chairman

DCI Advisors Ltd

31 December 2025

MANAGING DIRECTORS' REPORT

For the 18-month period ended 30 June 2025

Managing Directors' Report

Your Managing Directors are pleased to present this update on the Group's progress during 2024-2025, a period marked by meaningful achievements across our diverse portfolio and continued advancement toward delivering shareholder value.

As a specialist group holding a range of complex and illiquid land assets, the Board has worked diligently to address historical challenges while positioning the business for long-term success. Over the reporting period, key asset sales have been concluded, the strategic restructuring of the portfolio has advanced significantly, and the Group now stands closer than ever to the return of capital to shareholders.

Strong Progress on Asset Realisations

During 2025, the Group achieved over €45 million in agreed transaction values, the highest annual total since the implementation of the Group's realisation strategy in December 2016. Approximately €33 million of this value represents cash proceeds, with the remainder comprising land transferred to DCI as part of the Aristo Developers sale transaction.

By the end of June 2025, total cash inflows had reached approximately €17 million, of which €3.2 million was placed in escrow whilst awaiting tax clearances in Cyprus. Since their appointment just over four years ago, the Managing Directors have overseen more than €63.6 million in transactions, including the successful sale of One&Only at Kea Island (OOKI) which was arranged by our former Investment Manager.

These transactions collectively mark an important milestone, positioning the Group to make its first shareholder distribution since inception, subject to the collection of final cash receipts and ongoing commitments relating to debt reduction, tax settlements, and the continuing development of the Kilada Golf & Country Club.

Aristo Developers Ltd, Cyprus

In February 2025, the Company announced the sale of its entire stake in DCI Holdings Two Limited ("DCI H2")-comprising its 47.93% holding in Aristo Developers and its Class A Preferred 18.60% interest in Venus Rock Estates-for a total consideration of €31.1 million although the carrying value of these assets was €42 million in aggregate based on valuation decisions taken by previous Directors in 2016 . Under the SPA, this is split into €27.6 million in cash (paid in three tranches totalling €14.8 million) and €12.8 million via the transfer of three fully permitted residential land parcels in Paphos.

The first cash tranche of €4.6 million was received on signing (21 February 2025), followed by the transfer of the Paphos land plots valued at €12.8 million in May 2025. These plots are fully permitted and are being marketed for sale, with early interest already received.

The second cash tranche of €4.1 million was paid on 21 May 2025, with €3.2 million held in escrow until December 2026 pending completion of any residual liability postings. A final payment of €6.1 million is contracted following receipt of the required tax certificates, which are progressing positively through the Cyprus tax system. The remaining €3.5 million from the Venus Rock transaction is likewise expected upon completion of the tax process.

Shareholders should note that obtaining tax clearances in Cyprus for long held assets is a complex and time variable process, though we are working diligently with our local advisors to expedite these certifications.

Apollo Heights, Cyprus

Apollo Heights, Cyprus

In a further success, the Group agreed the sale of its Apollo Heights landholding in Paramali, Cyprus, for €7.5 million, a price significantly above the asset's carrying value. A €2.25 million (30%) cash deposit has been received, with completion anticipated following confirmation of the Company's tax position. This transaction underlines the Group's continued momentum in realising value across its portfolio.

Livka Bay, Croatia

While the planned 2024 sale of Livka Bay did not proceed due to external financing constraints by the buyer, market interest in the asset remains strong. Colliers has been reappointed to lead the sales process, and renewed marketing efforts are underway. The asset's strategic location and development potential should continue to attract interest from high-quality investors and developers.

The Kilada Golf & Country Club, Greece

Kilada remains the Group's flagship development and a key driver of long-term value creation for the Company's shareholders. The progress achieved is a testament to the dedication of our local team, partners, and contractors, whose professionalism and perseverance have been instrumental.

The Kilada Golf & Country Club, Greece (continued)

Since 2023, the Group has invested approximately €11 million in the project, including €1.2 million in 2025 and an additional €1.9 million used to repay a joint venture loan. Significant development milestones have been reached, with 95% of the golf course area cleared for construction, government grant funding of €1.5 million approved, and further grant disbursements expected over the coming year.

Construction progress is encouraging: nine holes of the golf course are grassed and playable, with several others prepared for grassing. Structural works for the clubhouse are well advanced, and discussions are ongoing with a world leading five-star hotel operator to support financing and future operations.

DCI is also now working with Savills Greece, which has already initiated outreach to potential buyers and investors for the Kilada project. The marketing and sales process is well underway, targeting both domestic and international investors. The Executive Directors are confident that Kilada's maturity, scale, and distinctive positioning within the booming Mediterranean resort market will continue to attract strong interest and support a successful sale transaction.

Other Greek Assets

Constructive discussions continue with the Greek Church regarding Lavender Bay, aimed at reaching a mutually beneficial resolution to historical ownership matters. For the remaining Greek assets, Plaka Bay and Scorpio Bay, Savills will support DCI in evaluating market opportunities and preparing for future exits.

Operational Efficiency and Cost Management

Disciplined financial management remains a cornerstone of the Group's approach. Equity attributable to the Company's shareholders remained stable at €111 million as of the period-end. Professional fees, investment manager and directors' remuneration have been reduced from €6 million in 2021 to €3.8 million in 2024, a 37% reduction, with total administrative and professional costs falling by 27% over the same period. During first six months of 2025 administrative and professional costs were stable compared to 2024, but this figure will fall significantly now that a resolution has been reached to the legal dispute with our former Investment Manager. Our priority for the coming year is to reduce administrative and professional costs at the holding company level by a further 25-30%, delivering substantial savings.

The successful re-domiciliation of the Company to Guernsey has enhanced governance efficiency and positioned the Company to manage capital returns effectively. With many legacy matters now resolved, the Board expects further cost reductions and operating efficiencies as the portfolio continues to be streamlined.

Financial Position

Since becoming self-managed in March 2023, the Group's operations have been supported by shareholder loans totalling €6.4 million, of which €4.3 million remained outstanding at the end of June 2025 and these loans are expected to be repaid as they reach their maturity dates throughout 2026.

During 2025, the Company has repaid approximately €5.7 million through a combination of loan repayments €2.4 million and reductions in outstanding payables €3.3 million. The remaining balances are scheduled for repayment in 2026.

The Board extends its sincere gratitude to all shareholders and service providers for their continued support, patience, and confidence in the Group's strategy during this transition period.

The €3.95 million bank loan plus interest owed on Livka Bay is expected to be repaid soon and the mortgage on the land lifted.

Legal and Governance Updates

The Company has made substantial progress in resolving legacy legal matters since 2023, resulting in a significantly stronger legal and governance position. Legal expenses have been carefully managed, with costs reduced by nearly 40% in the 18-months ended 30 June 2025 compared to the prior year. Having the settlement with DCP in place will reduce the legal fees significantly going forward and will put DCI in a position of strength whereby all of our energy can be put into monetising assets for its shareholders

During the period, the Company changed its auditors to Grant Thornton Limited, Guernsey reflecting the move of the Company to that jurisdiction and their first audit report is contained in this Report and Accounts.

In addition, we changed the valuers of our land to Axies SA Chartered Surveyors and Valuers (CBRE) in this period in order to get a fresh perspective on the values of our land.

Outlook: Continuing Momentum Toward Shareholder Returns

With the Aristo Developers and Apollo Heights transactions nearing completion and Kilada now in its marketing phase, DCI is now well placed to move toward its first distribution of capital to shareholders. Discussions relating to Lavender Bay and other portfolio assets further strengthen the pipeline of potential realisations.

Shareholders should understand that the Company operates in three different countries each of which has its own market dynamics for development land similar in size and location to the ones that it owns. Sales of such land does take time in order to achieve sensible and not fire sale prices as does the sale completion process involving detailed due diligence on land titles by the buyers and obtaining appropriate tax clearances for any sales. During this process, the Company has to continue to operate the SPV companies that hold the land and therefore it will always need to have access to a certain amount of working capital. Whilst such finance has been difficult to obtain in the last few years, continual cost cutting and the receipt of cash proceeds from asset sales and the DCP settlement this year has put the Company in a better funded situation.

The Executive Directors would like to thank shareholders for their continued confidence and support as the Group enters this next and most promising phase of its realisation strategy.

Thank you for your continued support.

Nicolai Huls & Nick Paris, Joint Managing Directors

31 December 2025

The Directors present their report together with the consolidated financial statements of the Company and its subsidiary undertakings (together the "Group") for the eighteen-month period ended 30 June 2025.

Principal Activities

The principal activity of the Group is the realisation of the beachfront properties owned by it in the Eastern Mediterranean - Greece, Cyprus and Croatia.

Change in year end

As a result of the delays in publishing the audited Annual Report for the year ended 31 December 2023, the Company changed its year end from 31 December to 30 June hence the current eighteen-month reporting period to 30 June 2025.

Business Review for the period and Future Developments

The consolidated statement of profit or loss and other comprehensive income for the period ended 30 June 2025 and the consolidated statement of financial position as at 30 June 2025 are set out on pages 21 and 22 of the annual report. The assets of the Group are principally development properties, and these are valued at our accounting period end. The Directors are responsible for the valuations and were assisted in their assessment by external valuers in each relevant country at the financial period end to arrive at a current value of those properties.

A review of the development and performance of the Group and of expected future developments has been set out in the Chairman's Statement and the Manging Directors' Report.

No dividends were declared or paid during the period ended 30 June 2025 (2023: Nil).

Principal Risks and Uncertainties

The Group's business is the realisation of property owned by it in the Eastern Mediterranean. Its principal risks are therefore related to the property market in these countries in general, and the particular circumstances of the property development projects that it is undertaking.

The Directors seek to mitigate and manage these risks through continual review, policy setting and enforcement of contractual rights and obligations. They also regularly monitor the economic and investment environment in the countries that the Group operates in and regularly review the management of the Group's property development portfolio.

Directors
The Directors of the Company who held office throughout the financial year and up to the date of this report were as follows:

- Martin Adams - Appointed 14 October 2025
- Nikiforos Charagkionis - Appointed 11 October 2025
- Sean Hurst
- Nicolai Huls
- Nick Paris
- Gerasimos Efthimiatos - Ceased 10 October 2025

On 16 May 2025, Alexis Anastasiou was appointed as an Alternative Director to Nick Paris.

As of 30 June 2025, Sean Hurst was an independent non-executive Director and Martin Adams and Nikiforos Charagkionis were considered to be non-independent non-executive directors.

Directors' remuneration during the eighteen months ended 30 June 2025

The Directors remuneration details during the period of this report were as follows:

Director	Directors' fees for 18-month period (€)
Sean Hurst	112,540
Nicolai Huls	358,333
Nick Paris	358,333
Gerasimos Efthimiatos	37,562
Martin Adams	-
Nikiforos Charagkionis	-

Directors' interests

The interests of the Directors in the Company's shares as at 30 June 2025 were as follows**:**

Director	Number of Common Shares of € 0.01 each held
Sean Hurst	475,000
Nicolai Huls - direct shareholding (director of Discover Investments Company) *	775,000
Nick Paris - direct shareholding	1,634,487

* Nicolai Huls is also a director of Discover Investment Company which owns 30,026,849 shares and which had provided two shareholder loans totaling €700,000 to the Company during the period and a further loan of €400,000 on 22 August 2025 and these have all now been repaid. Nick Paris has also provided three shareholder loans of €225,000 during the period.

Substantial Shareholders

The Directors are aware of the following direct and indirect interests comprising more than 3% of the issued share capital of the Company as at 30 December 2025, which is the latest practicable date before the publication of this report:

	Number of Common Shares held	Percentage of issued Share Capital (%)

	Common Shares held	Issued Share Capital (%)
Almitas Capital LLC	180,443,478	19.95
Mr. Lars Ernest Bader	92,925,600	10.27
Fortress Investment Group	89,922,801	9.94
Peter Gyllenhammar AB The Union Discount Company of London Ltd	70,000,000	7.74
Progressive Capital Partners Ltd	53,787,814	5.95
Terra Partners Asset Mgt Ltd	53,736,687	3.32
Discover Investment Company*	30,026,849	3.32

*Nicolai Huls is a Director of Discover Investment Company

CORPORATE GOVERNANCE STATEMENT

For the 18-month period ended 30 June 2025

Statement of compliance with the Quoted Companies Alliance Corporate Governance Code (the "QCA statement")

Introduction from the Chairman

The Board of DCI (the Board or the Directors) fully endorses the importance of good corporate governance and applies the QCA Corporate Governance Code, first published in April 2018 by the Quoted Companies Alliance (the "QCA Code"), which the Board believes to be the most appropriate recognised governance code for a company of the Company's size with shares admitted to trading on the AIM market of the London Stock Exchange. This is a practical, outcome-oriented approach to corporate governance that is tailored for small and mid-size quoted companies in the UK, and which provides the Company with the framework to help ensure that a strong level of governance is maintained.

As Chairman, I am responsible for leading an effective board, fostering a good corporate governance culture, maintaining appropriate open communications with all shareholders and ensuring appropriate strategic focus and direction for the Company. The Board is also supported by an Audit Committee and a Nomination and Corporate Governance Committee.

Notwithstanding the Board's commitment to applying the QCA Code, we will not seek to comply with the QCA Code where strict compliance in the future would be contrary to the primary objective of delivering long-term value for our shareholders which in our case is to realise all of the Company's assets and return surplus capital to shareholders. However, we do consider that following the QCA Code, and a framework of sound corporate governance and an ethical culture, is conducive to long-term value creation for shareholders.

All members of the Board believe strongly in the importance of good corporate governance to assist in achieving objectives and in accountability to our shareholders. In the statements that follow, the Company explains its approach to governance in more detail.

The QCA Code identifies 10 principles that are considered appropriate arrangements and asks companies to disclose how the companies apply each principle. Our compliance with these 10 principles is set out below.

Principle 1: Establish a purpose, strategy and business model which promote long-term value for shareholders

The Company's investment policy is to realize all its portfolio assets in a controlled, orderly, and timely manner. The strategy of the Group, which was approved by the Company's shareholders in an Extraordinary General Meeting held on 22 December 2021 (the "EGM"), was set out in detail in the EGM circular dated 2 December 2021 (the "Circular"), specifically the investing policy and realisation strategy is defined in paragraph 4 of Part 4 of the Circular which is available to view at: www.dciadvisorsltd.com. On 20 March 2023, the investment management agreement with our Investment Manager was terminated and the Company became self-managed, but the investment policy remained unchanged. On 23 December 2024, the Company was migrated from the British Virgin Islands to Guernsey where it is now domiciled. It is now subject to rules and regulations relating to companies that apply in Guernsey and also to the UK Takeover Code as it covers companies registered in Guernsey.

The Company strategy is shaped and formulated by the Board in regular discussions with the Managing Directors, who then implement the Board's decisions. The Company's assets were managed by Dolphin Capital Partners Limited ("DCP"), an investment management company incorporated in February 2005, until their Investment Management Agreement was terminated on 20 March 2023. At that time the Group became self-managed with the two Managing Directors taking the executive responsibility for managing the Company. The Board is the Company's decision-making body, approving or disapproving each investment and divestment proposed by the Managing Directors. The Board is responsible for acquisitions and divestments, major capital expenditures and focuses upon the Company's long-term objectives, strategic direction, and distributions policy. The Managing Directors are responsible for implementing this strategy and for generally managing and developing the business. Changes in strategy require approval from the Board and the Realisation Strategy can only be changed by Shareholders.

The key challenges and risks that the Realisation Strategy presents relate to the fact that all of the Company's investments are illiquid, and there can be no assurance that the Company will be able to realise financial returns on such investments in a timely manner. Other risks include those associated with the general economic climate, local real estate conditions, changes in supply of, or demand for, competing properties in an area, energy and supply shortages, various uninsured or uninsurable risks. As a result, a downturn in the real estate sector or the materialisation of any one or a combination of the aforementioned risks could materially adversely affect the Company and the implementation of the investment policy.

In order to mitigate the above risks, the Board and the Managing Directors, working with the Company's advisers, will continue to explore the best manner in which the divestment of the Company's portfolio can be achieved on an asset-by-asset basis, in the light of prevailing market conditions and circumstances, in order to maximise returns to shareholders. Moreover, in order to preserve the financial resources of the Company, the allocation of any additional capital investment into any of the Company's projects will be substantially sourced from joint venture agreements with third party capital providers and project level debt and with the sole objective of enhancing the respective asset's realisation potential and value.

Principle 2: Promote a corporate culture that is based on ethical values and behaviours

Throughout DCI, culture has significant impact on behaviors, risk management and ultimately performance. The Board is responsible for defining the desired culture, delegating the embedding of culture in operations in the Company and then overseeing and monitoring the result. The Board seeks to maintain the highest standards of integrity and probity in the conduct of the Company's operations. An open culture is encouraged within the Company, with regular communication with shareholders.

The Board believes that if an organization wants to create a culture of ethical conduct, they must be sure that its members have the tools that they need to do so. These include adequate and appropriate training, consultation, modeling, legal advice and supervision. These tools also include being able to bring internal and external experts into the organization in order to engage staff at all levels of training and problem solving as well.

The Company has made investments in projects that seek to make a contribution to the development of communities in which they are located. In planning its activities, the Board will give consideration to evaluating the social impact of proposed developments with a view to promoting where possible local employment and the delivery of other local benefits; and mitigating negative impacts to the extent possible.

The Company promotes and supports the rights and opportunities of all people to seek, obtain and hold employment without discrimination.

The Company is also committed to being honest and fair in all its dealings with partners, contractors and suppliers. Procedures are in place to ensure that any form of bribery or improper behavior is prevented from being conducted on the Company's behalf by investee companies, contractors and suppliers. Robust systems are in place to safeguard the Company's information entrusted to it by investee companies, contractors and suppliers, and these seek to ensure that it is never used improperly.

In order to comply with legislation or regulations aimed at the prevention of money laundering, the Company has adopted anti-money laundering and anti-bribery procedures.

Principle 3 : Seek to understand and meet shareholder needs and expectations

The Company has a diverse shareholder base, and it is committed to engaging and communicating openly with its shareholders to ensure that its strategy, business model and performance are clearly understood. All Board members have responsibility for shareholder liaison, but queries are primarily delegated to the Company's advisors or Managing Directors in the first instance or to the Company's Chairman.

Contact details for the Company's advisors are contained on the Company's website www.dciadvisorsltd.com.

Additionally, shareholders can get in touch by sending an e-mail to the Company's administrator, FIM Capital Limited ("FIM") at corporate.governance@fim.co.im.

The Board, together with the Managing Directors, are responsible for implementing the Realisation Strategy to sell all assets that was approved by the shareholders at the EGM on 23 December 2021.

Throughout the year, the Board has regular dialogue with institutional investors, providing them with such information on the Company's progress as is permitted within the guidelines of the AIM Rules, Market Abuse Regulations and requirements of the relevant legislation. Twice a year, at the time of announcing the Group's interim and full-year results, the Company schedules a round of investor calls with its shareholders to update them on developments and to receive feedback and suggestions from them.

Commencing in 2022, the Company has held an Annual General Meeting each year ("AGM"). This provides investors the opportunity to enter into dialogue with the Board and for the Board to receive feedback and take action if and when necessary. The results of the AGM are subsequently announced via an RNS announcement and are published on the Company's website.

In 2024, the Board consulted shareholders on the migration of the Company from the British Virgin Islands to Guernsey which took place in December 2024 and the introduction of a mechanism to return surplus capital to shareholders by means of compulsory redemptions of shares following the declaration by the Directors of the intention to distribute capital. Details of these changes can be found on its website at: www.dciadvisorsltd.com

Principle 4: Take into account wider stakeholder interests, including social and environmental responsibilities, and their implications for long-term success

Corporate social responsibility ("CSR") is a cornerstone of the Company's culture. The Board is responsible for the social and ethical frameworks at DCI and the Company is committed to transparency with its approach and business and welcomes interaction with all stakeholders and the local communities.

The Board is aware that engaging with its stakeholders strengthens relationships, assists the Board in making better business decisions and ultimately promotes the long-term success of the Company. The Group's stakeholders include shareholders, members of staff of underlying companies and of Advisors and other service providers, suppliers, auditors, lenders, regulators, industry bodies and the communities surrounding the locations of its investments.

DCI is now an internally managed company. The Board as a whole is responsible for reviewing and monitoring the parties contracted to the Company, including their service terms and conditions. The Audit Committee supports Board decisions by considering and monitoring the risks facing the Company. The Board does not believe that climate risks pose an immediate challenge to the Company and its assets although it does monitor the possibility of water shortages in both Greece and Cyprus.

The Board is regularly updated on wider stakeholder views and issues concerning its projects, both formally at Board meetings and informally through ad hoc updates. Engagement in this manner enables the Board to receive feedback and better equips them to make decisions affecting the business. The goal is to deliver value for our stakeholders while in parallel to contribute in meaningful ways to the local economies, societies, and environments where DCI invests.

The Company's Corporate Social Responsibility statement can be viewed on it's website at: www.dciadvisorsltd.com.

Principle 5: Embed effective risk management, internal controls and assurance activities, considering both opportunities and threats, throughout the organisation

Ultimate responsibility for the process by which risk in the business is managed rests with the Board. The Managing Directors are required to enforce the risk management framework adopted by the Company and report its effectiveness to the Board. The respective risks and processes to implement risk management are reviewed bi-annually when the Interim and Annual accounts are prepared.

The principal risks and uncertainties facing the Group, as well as mitigating actions, are set out in this Report. These risks are reviewed by the Audit Committee, whose role is to provide oversight of the financial reporting process, the audit process, the system of internal controls, overall compliance with laws and regulations and review the budgetary process. The Audit Committee is currently chaired by Nick Paris and its other member is Nicolai Huls; as both individuals are Executive Directors, steps are being taken to change the composition of the Committee by Q1 2026. The current composition has remained in place until the approval of these financial statements to ensure continuity and accountability for the period under review. The Audit Committee also monitors the independence of the Group's auditors. In 2025, the Company changed auditors from KPMG who had audited the Group since it launched in December 2005 to Grant Thornton Limited and the new auditors are auditing the Report and Accounts for the Group for the 18-months ended 30.6.25. They also approved a change of valuers to CBRE for these accounts.

The Company's Directors comply with Rule 21 of the AIM Rules relating to directors' and applicable employees' dealings in the DCI's securities. Accordingly, DCI has adopted an appropriate Share Dealing Code for Directors

The Company does not have an Investment Committee as, in accordance with its Realisation Strategy, it is not proceeding to make any investments into new projects. All divestments are approved by the Board.

Principle 6: Establish and maintain the Board as a well-functioning, balanced team led by the Chairperson

The Board has five members comprising of an independent non-executive Chairman Mr Sean Hurst, two Managing Directors Mr. Nick Paris and Mr. Nicolai Huls and Mr Martin Adams and Mr Nikiforos Charagkionis who were appointed as non-independent non-executive Directors. The QCA code recommends that independent non-executive Directors should comprise at least half of the Board and that as a minimum there should be two independent non-executive Directors but this is not currently possible as two major shareholders have put forward one person each to serve as non-executive Directors and these two people have been classified as non-independent by the remainder of the Board.

The Board does not believe that it is necessary to nominate a senior independent director as recommended by the QCA code as Sean Hurst, the Chairman of the Board is the only independent non-executive Director and he is already the main point of contact for shareholders. The Directors also believe that a small company like DCI with a five-person Board of Directors does not need a senior independent director.

Any Director who is appointed to his/her position by the Board will stand for re-election by shareholders at the next Annual General Meeting ("AGM") following their appointment. In accordance with the terms of the Company's Articles of Association, all Directors stand for re-election by shareholders at an AGM every 3 years. This differs from the recommendation in the QCA code where it states that all directors should stand for re-election at the AGM every year but the Board believes that given the specialist nature of the Company and its assets it needs to secure the tenure of each Director for longer than one year in order to protect the interests of shareholders.

In order to maintain stability, as the Company no longer has an investment manager, two of the non-executive Directors took on the day-to-day roles and responsibilities of managing the operations and assets and asset disposals of the Company which were previously done by the Investment Manager, therefore becoming Managing Directors on 20 March 2023. The Board continues to review its structure in order to provide what it considers to be an appropriate balance of experience and skills. Board *meetings* are held on a frequent basis, in person where possible, with additional online meetings held as required.

All Directors receive regular and timely information regarding the operational and financial performance of the Company. Relevant information is circulated to the Directors in advance of the Board meetings. All Directors have direct access to the advice and services of the Company's advisors and are able to receive independent professional advice in the furtherance of their duties, if necessary, at DCI's expense.

12 formal Board meetings (including Board calls) were held in the period during 2025. A summary of Board and Committee meetings attended in the 18-months to 30 June 2025 is set out below:

	Board Meetings		**Audit Committee**		**Nomination & Corporate Governance Committee**	
Director	**Attended**	**Eligible**	**Attended**	**Eligible**	**Attended**	**Eligible**
Mr S Hurst	11	12			n/a	n/a
Mr N Huls	11	12	2	2	n/a	n/a
Mr N Paris	12	12	2	2	n/a	n/a
Mr G Efthimiatos*	7	9	-	-	n/a	n/a

*Mr Gerasimos Efthimiatos was appointed a Director on 15 November 2024 and removed on 10 October 2025

Mr Martin Adams resigned as a Director on 10 February 2023 and was re-appointed on 14 October 2025.

Mr Milton Kambourides was removed as a Director on 18 March 2023

Mr Nikiforos Charagkionis was appointed as a Director on 11 October 2025.

The biographical details of all the Directors can be viewed on the Company website: www.dciadvisorsltd.com. Sean Hurst is an experienced investor in closed end funds who has served as a non-executive Director or Chairman of several closed end funds in realisation mode. Martin Adams has served as a non-executive Director or Chairman of a number of closed end funds in realisation mode. Nikiforos Charagkionis has significant experience of investing in and managing real estate in Greece and Cyprus. Nicolai Huls and Nick Paris have extensive experience of analysing and investing in closed end funds particularly those in realisation mode and Nick Paris has been a non-executive Director or Chairman of a number of such funds.

The Directors skills are kept up to date by attending seminars, conferences and specialized courses from advisers as well as personal reading into the subjects of real estate management and development and corporate finance. The Directors also receive ad hoc guidance on certain matters, for example, the AIM Rules for Companies from the Company's Nominated Adviser as well as receiving updates on the regulatory environment from FIM, who provide specialist fund administration services to a variety of closed ended funds and collective investment schemes. The role and responsibilities of the Directors are set out in a Statement of Directors' Responsibilities, and the Terms of Reference of the Audit Committee are summarised in Principle 7 below.

Principle 7: Maintain appropriate governance structures and ensure that individually and collectively the Directors have the necessary up-to-date experience, skills and capabilities

A description of each board member and their experience is available on the website at www.dciadvisorsltd.com, and the role of the Company's committees are also available on the Company website at: www.dciadvisorsltd.com

Responsibilities of the Board

The Board is responsible for the implementation of the investment policy of the Company and for its overall supervision. The Board is also responsible for the Company's day-to-day operations. In order to fulfil these obligations, the Board has delegated certain operational responsibilities to the Managing Directors, to FIM and to other service providers.

The Chairman is responsible for leading an effective Board, focusing the Directors' discussions on the key levers for value creation and risk management as well as the effective running of the Company, fostering a good corporate governance culture, maintaining open communications with the shareholders and ensuring appropriate strategic focus and direction.

In addition to this, the Chairman is responsible for ensuring that all Directors are fully informed and qualified to take the required decisions.

For this purpose, the non-executive Directors spend time with the Managing Directors between Board meetings, covering certain aspects of the business where they have special expertise. Nicolai Huls has operational and divestment responsibility for the Company's assets in Greece and Nick Paris has operational and divestment responsibility for the Company's assets in Cyprus and Croatia.

The Board receives formal investment reports from the Managing Directors at regular Board meetings and receives updates and compliance reports from FIM. The Board maintains regular contact with all its service providers and is kept fully informed of investment and financial controls and any other matters that should be brought to the attention of the Directors. The Directors also have access where necessary to independent professional advice at the expense of the Company.

In addition to these, the Directors review and approve the following matters:

- Strategy and management
- Policies and procedures
- Financial reporting and controls
- Capital structure
- Key contracts
- Shareholder documents / Press announcements
- Adherence to Corporate Governance and best practice procedures

The Board has established the following Committees:

Audit Committee: The Audit Committee is chaired by Nick Paris and its other member is Nicolai Huls and it aims to meet at least twice a year.

The Audit Committee provides oversight and review of the financial reporting process, the audit process, the system of internal controls, the accounting policies, principles and practices underlying them, liaising with the external auditors and reviewing the effectiveness of internal controls, and overall compliance with laws and regulations and reviewing the budgetary process.

Nomination & Corporate Governance Committee: The Corporate Governance Committee is chaired by Nicolai Huls. Nick Paris and Sean Hurst are members.

The role of the Nomination & Corporate Governance Committee is to evaluate the Company's corporate governance policies and principles and recommend changes to the Board as necessary, and identify, evaluate and recommend to the Board qualified nominees for Board election.

The Directors have access to the advice and services of FIM, the Nominated Adviser, legal counsel, and other experts where it is deemed appropriate. They can also seek independent external professional advice and any relevant training, as necessary.

Principle 8: Evaluate board performance based on clear and relevant objectives, seeking continuous improvement

Board meetings are held on a frequent basis at key geographical locations and, where significant matters such as financing are to be considered, meetings are convened in Guernsey, where the Company is domiciled and regulated. To date, no independent Board evaluation process has been conducted by the Company as the Chairman believes that the Board performs effectively with the focus being on divesting all of the Company's assets rather than growing them. Key strategic issues and risks are discussed in an open and forthright manner, with decisions being made based on the factual data available. The Company has ensured compliance with Guernsey economic substance requirements by relocating company secretarial work to Orbitus, appointing Carey Olsen Guernsey as its main legal adviser, and engaging Grant Thornton Guernsey as its Group auditor.

The Board's periodic self-evaluations of performance will be based on externally determined guidelines appropriate to the composition of the Board and the Company's operation, including Board committees. The scope of the self-evaluation exercise will be re-assessed in each instance to ensure appropriate depth and coverage of the Board's activities consistent with corporate best practice.

The effectiveness questionnaire underlying the Board evaluation process assesses the composition, processes, behaviours and activities of the Board through a range of criteria, including the size and independence, mix of skills (for example corporate governance, financial, real estate industry and regulatory) and experience, and general corporate governance considerations in line with the QCA code.

All Board appointments are made after consultation with advisers and, when appropriate, with major shareholders. Detailed due diligence is carried out on all new potential Board candidates. The Board will consider using external advisers to review and evaluate the effectiveness of the Board and Directors in future to supplement internal evaluation processes.

The independent Director, Sean Hurst has remained independent throughout his term of office. Nicolai Huls and Nick Paris were independent but became executive directors and therefore non-independent on 20 March 2023 and Martin Adams and Nikiforos Charagkionis who have been nominated by major shareholders are considered to be non-independent.

When the Board undertakes a periodic evaluation process, the relevant materials and guidance in respect of this process, following current best practice at the time of the evaluation, will be retained by FIM.

The Board does not believe that succession planning is needed for the Directors as the Company's focus is to sell all of its assets and return surplus capital to shareholders. This process has been underway for some time and significant asset sales were made during 2025 and the expectation is that more asset sales will occur in 2026 and that the Company will then reduce significantly in size as surplus capital is paid back to shareholders and that it will ultimately be wound up. As the realisation process progresses, the Board intends to continue to cut operating costs and this will include reducing the number of Directors and not replacing them via a succession plan.

Principle 9: Establish a remuneration policy which is supportive of long-term value creation and the company's purpose, strategy and culture Application

The Company has a remuneration policy which aims to pay its directors fairly and appropriately for their expertise and time spent working on Company business and which aims to incentivize them to deliver on the Company's realisation policy and return surplus capital to shareholders.

The Executive Directors work full time on the Company's business, and they are paid a salary of €250,000 pa each received monthly in arrears. There is a notice period of six months for the termination of their service contracts which is designed to ensure that the Company has adequate time to replace them if their appointments are to be terminated. Discussions have been held between certain Directors and shareholders to seek to establish a performance fee arrangement to incentivize the Executive Directors and their team to complete the realisation of all of the Company's assets and the return of surplus capital to shareholders but proposals to establish an Executive Share Option Plan were not approved at the Extraordinary General Meeting that was held on 19 December 2024. In the absence of a performance fee arrangement the Directors are intending to accrue a fee of 2% of the value of fully completed asset sales and other cash inflows which is not subject to shareholders' approval, but this will be replaced if an incentive plan is approved by the shareholders and the intended beneficiaries of the plan. The Company will consult with shareholders on any incentive plan, and it is expected that such a plan will be put to a shareholder vote although this will be confirmed at the appropriate time. Each of the managing directors is entitled to a termination payment of 0.8% of the gross proceeds of any asset sales contracted during their term of office and the Chairman is entitled to a similar payment of 0.25%.

The non-executive Directors including the Chairman work part time on the Company's business and the Chairman receives a fee of €75,000 pa and the non-executive Directors receive fees of €60,000 pa each paid quarterly in arrears. They are also entitled to claim a per diem allowance of €1,000 per day when travelling on Company business. There is a three-month termination notice period for the Chairman which is designed to ensure that the Company has adequate time to replace him if his appointment is to be terminated as he serves as a director of most of the Company's subsidiary companies in Cyprus. There is no notice period for the termination of the appointment of the non-executive Directors. No Directors earn any remuneration from the Company's subsidiary companies.

Principle 10: Communicate how the Company is governed and is performing by maintaining a dialogue with shareholders and other key stakeholders

The Board is committed to maintaining an open dialogue with shareholders. Direct communication with shareholders is coordinated by the Chairman in consultation with the Company's advisers, as appropriate.

Throughout the year, the Board maintains a regular dialogue with institutional investors, providing them with such information on the Company's progress as is permitted within the guidelines of the AIM Rules, MAR and requirements of the relevant legislation.

The Company communicates with shareholders through the yearly Annual Report and Financial Statements, Interim Report, the Annual General Meeting, and other AIM announcements. Investors are also able to contact the Directors and Company's advisors directly at any time. During the year, the Directors had active discussions with certain shareholders over asset sale plans, corporate governance matters, executive remuneration proposals and working capital finance via loans from shareholders.

The Board believes that the Annual Report and the Interim Report play an important part in presenting all shareholders with an assessment of the Group's position and prospects. All reports and press releases are published on the Company's website (www.dciadvisorsltd.com).

During the year the Audit Committee approved a change of auditors and of valuers in order to give a fresh perspective on these matters. Grant Thornton Guernsey was engaged as auditors of the DCI Group accounts and Grant Thornton, Croatia, Grant Thornton Cyprus and Grant Thornton Greece were engaged to audit the Group's subsidiaries accounts in their respective jurisdictions. In addition, CBRE who operate under the name of Axies S.A. in Greece was engaged to value the Group's land holdings in Cyprus and Greece for the audited accounts as at 30 June 2025. Avison Young has valued the Group's land holding in Croatia since 31 December 2023.

If a significant proportion of independent votes were to be cast against a resolution at any general meeting, the Board's policy would be to engage with the shareholders concerned in order to understand the reasons behind the voting results. Following this process, the Board would make an appropriate public statement regarding any different action it has taken, or will take, as a result of the vote.

Details of the Directors' remuneration can be found in the Company's Financial Statements which can be found on the Company website at www.dciadvisorsltd.com.

INDEPENDENT AUDITOR'S REPORT

To the members of DCI Advisors Ltd

Opinion

We have audited the consolidated financial statements of DCI Advisors Ltd (the "Company") and its subsidiaries (together, "the Group" or "DCI") which comprise, the consolidated statement of financial position, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity, the consolidated statement of cash flows, and notes to the consolidated financial statements, including a summary of material accounting policies.

In our opinion, the accompanying consolidated financial statements:

- give a true and fair view of the consolidated financial position of the Group as at 30 June 2025, and of its consolidated financial performance and its consolidated cashflows for the period then ended;
- are in accordance with IFRS Accounting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB); and
- comply with the Companies (Guernsey) Law, 2008.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and applicable law. Our responsibilities under those standards are further described in the 'Auditor's responsibilities for the audit of the consolidated financial statements' section of our report. We are independent of the Group 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 consolidated financial statements in Guernsey, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter - rights and ownership of Lavendar Bay Resort

We draw attention to note 15 of the consolidated financial statements, which describes investment property. Part of the investment property includes land acquired by Golfing Developments S.A. ("Golfing"), a subsidiary company and owner of the Lavender Bay Resort, from third parties and also right-of-use assets on land leased by third parties. As disclosed in the note, there is a dispute over the land rights. Our opinion is not modified in respect of this matter.

Key audit matters

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

The key audit matter	How the matter was addressed in our audit
Valuation of immovable properties relating to the following entities: MindCompass Overseas S.A MindCompass Parks S.A Scorpio Bay Resorts S.A Golfing Developments S.A Eastern Crete Development Company (Greece) S.A. Azurna Uvala D.o.o Symboula Estates Limited DCI Holdings Four LTD DCI Holdings Five LTD **Risk description** The fair value of immovable properties is inherently subjective and may be determined using various valuation techniques that require significant judgment and estimation. This creates a risk that an inappropriate valuation methodology could be applied or that unsuitable inputs could be used in the valuation process. Property valuations are a key determinant of the Group's net asset value. Any material misstatement in these valuations could have a significant impact on the reported net asset value of the Group.	To address the risk associated with the valuation of immovable properties, we performed the following procedures: · Obtained an understanding of the valuation processes, policies, methodologies, and related controls, and performed walkthroughs to assess the design and implementation of key controls. · Held discussions with management to understand the valuation approach applied and evaluated its consistency with an acceptable valuation framework. · Obtained and reviewed valuation reports prepared by external valuers and approved by the Board, including the background and methodology adopted for the period under audit. · Assessed the reasonableness of assumptions and inputs used in the valuation by independently verifying source data. · Inspected valuation models and supporting documentation to evaluate whether assumptions, estimates, and data were appropriate and relevant. · Agreed significant valuation inputs to independent sources and tested the arithmetical accuracy of the calculations. Given the significance of property valuations to the Group's financial position, this area required considerable auditor attention and was therefore determined to be a Key Audit Matter.

Other information in the Annual Report

The directors are responsible for the other information. The other information comprises the information included in the Annual Report and Audited consolidated financial statements but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated 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 directors for the consolidated financial statements

Consistent with the Board's oversight role described in Principle 7 of the Corporate Governance section of the Annual Report, the Directors are also responsible for preparing consolidated financial statements that give a true and fair view in accordance with IFRSs as issued by the IASB and applicable law. This responsibility includes selecting suitable accounting policies and applying them consistently, making judgments and estimates that are reasonable and prudent, and maintaining such internal controls as the Directors consider necessary to enable the preparation of financial statements free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Directors are responsible for assessing the Group'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 Directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements

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

· Identify and assess the risks of material misstatement of the consolidated 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 Group's internal control.

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

· Conclude on the appropriateness of the 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 Group'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 consolidated 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 Group to cease to continue as a going concern.

· Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

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

We communicate with the directors 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 the directors 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 or safeguards applied.

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

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

Use of our report

This report is made solely to the Company's members, as a body, in accordance with section 262 of the Companies (Guernsey) Law, 2008. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies (Guernsey) Law, 2008 requires us to report to you if, in our opinion:

· proper accounting records have not been kept by the Company; or

· the Group's consolidated financial statements are not in agreement with the accounting records; or

· we have not obtained all the information and explanations, which to the best of our knowledge and belief, are necessary for the purposes of our audit.

Grant Thornton Limited
Chartered Accountants
St Peter Port
Guernsey
Date:31 December 2025

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the 18-month period ended 30 June 2025

Continuing operations	**Note**	**18-month Period ended 30 June 2025 €'000**	**Year ended 31 December 2023 €'000**
Revenue	6	3,440	162
Gross profit		**3,440**	**162**
Change in valuations	7	5,852	19,487
Directors' remuneration	26.1	(867)	(374)
Professional fees	9	(4,664)	(3,699)
Administrative and other expenses	10	(4,412)	(2,057)
Depreciation charge	14	(178)	(50)
Total operating and other expenses		**(4,269)**	**13,307**
Results from operating activities		**(829)**	**13,469**
Finance costs	11	(1,473)	(1,069)
Net finance costs		**(1,473)**	**(1,069)**
Share of losses on equity-accounted investments, net of tax	16	(15,094)	(12,923)
Loss before taxation		**(17,396)**	**(523)**
Taxation	12	(1,446)	(1,427)
Loss from continuing operations		**(18,842)**	**(1,950)**
Discontinued operation			
Profit from discontinued operation net of tax	29	3,360	3,941
(Loss)/ profit for the year		**(22,202)**	**1,991**
Other comprehensive income/(loss)			
Items that will not be reclassified to profit and loss			
Revaluation of property, plant and equipment	14	7,360	19,094
Related tax	22	-	(4,201)
Foreign currency translation differences	11	-	(69)
Other comprehensive income, net of tax		**7,360**	**14,824**
Total comprehensive (loss)/income		**(14,842)**	**16,815**
(Loss)/ profit attributable to:			
Owners of the Company		(22,510)	1,747
Non-controlling interests		308	244
(Loss)/ income for the year		**(22,202)**	**1,991**
Total comprehensive income/ (loss) attributable to:			
Owners of the Company		(15,150)	14,337
Non-controlling interests		308	2,478
(Loss)/ income for the year		**(14,842)**	**16,815**
Earnings/(loss) per share			
Basic and diluted (loss)/earnings per share (€)	13	**(0.03)**	**0.002**
Basic and diluted loss per share - continuing operations (€)	13	**(0.03)**	**(0.002)**
Basic and diluted (loss)/profit per share - discontinuing operations	13	**(0.004)**	**0.004**

The notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

	Note	**30 June 2025** €'000	**31 December 2023** €'000
ASSETS			
Property, plant and equipment	14	51,250	42,240
Investment property	15	36,728	27,903
Equity-accounted investments	16	-	42,694
Non-current assets		**87,978**	**112,837**
Trading properties	17	56,516	56,516
Receivables and other assets	18	16,809	4,530
Cash and cash equivalents	19	37	471
Assets held for sale	29	30,280	24,388
Current assets		**103,642**	**85,905**
Total assets		**191,620**	**198,742**
EQUITY			
Share capital	20	9,046	9,046
Share premium	20	569,847	569,847
Retained deficit		(488,077)	(465,567)
Translation and revaluation reserves	20	20,478	13,118
Equity attributable to owners of the Company		**111,294**	**126,444**
Non-controlling interests		4,589	4,281
Total equity		**115,883**	**130,725**

	Note		
Total equity		115,883	130,725
LIABILITIES			
Loans and borrowings	21	12,000	11,298
Lease liabilities	23	4,306	3,322
Deferred tax liabilities	22	12,383	10,998
Trade and other payables	24	22,351	21,004
Non-current liabilities		**51,040**	**46,622**
Loans and borrowings	21	4,268	2,893
Lease liabilities	23	58	88
Trade and other payables	24	13,100	11,236
Liabilities directly associated with the assets held for sale	29	7,271	7,178
Current liabilities		**24,697**	**21,395**
Total liabilities		**75,737**	**68,017**
Total equity and liabilities		**191,620**	**198,742**
Net asset value ('NAV') per share (€)	25	**0.12**	**0.14**

The consolidated financial statements were authorised for issue by the Board of Directors on 31 December 2025.

Nick Paris — **Managing Director**

Nicolai Huls — **Managing Director**

The notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the 18-month period ended 30 June 2025

	Attributable to owners of the Company					
	Share capital €'000	**Share premium €'000**	**Translation Reserve €'000**	**Revaluation Reserve €'000**	**Retained deficit €'000**	**Total €'000**
Balance at 1 January 2023	9,046	569,847	249	279	(467,314)	112,107
COMPREHENSIVE INCOME						
Profit	-	-	-	-	1,747	1,747
Other comprehensive income						
Revaluation of property, plant and equipment, net of tax	-	-	-	12,659	-	12,659
Foreign currency translation differences	-	-	(69)	-	-	(69)
Total other comprehensive income	**-**	**-**	**180**	**12,659**	**1,747**	**12,590**
Total comprehensive income	**-**	**-**	**(69)**	**12,659**	**1,747**	**14,337**
TRANSACTIONS WITH OWNERS OF THE COMPANY						
Changes in ownership interests in subsidiaries						
Capital reduction and settlement of non-controlling interest	-	-	-	-	-	-
Disposal of interests without a change in control	-	-	-	-	-	-
Total transactions with owners of the Company	**-**	**-**	**-**	**-**	**-**	**-**
Balance at 31 December 2023	**9,046**	**569,847**	**180**	**12,938**	**(465,567)**	**126,444**
Balance at 1 January 2024	9,046	569,847	180	12,938	(465,567)	126,444
COMPREHENSIVE INCOME						
Loss	-	-	-	-	(22,510)	(22,510)
Other comprehensive income						
Revaluation of property, plant and equipment, net of tax	-	-	-	7,360	-	7,360
Foreign currency translation differences	-	-	-	-	-	-
Total other comprehensive income	**-**	**-**	**-**	**7,360**	**(22,510)**	**(15,150)**
Total comprehensive income	**-**	**-**	**-**	**20,298**	**(488,077)**	**111,294**
TRANSACTIONS WITH OWNERS OF THE COMPANY						
Changes in ownership interests in subsidiaries						
Capital reduction and settlement of non-controlling interest						
Disposal of interests without a change in control	-	-	-	-	-	-
Total transactions with owners of the Company	**-**	**-**	**-**	**-**	**-**	**-**
Balance at 30 June 2025	**9,046**	**569,847**	**180**	**20,298**	**(488,077)**	**111,294**

The notes are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS
For the 18-month period ended 30 June 2025

	Note	18-month Period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
CASH FLOWS FROM OPERATING ACTIVITIES			
(Loss)/profit		(14,842)	1,991
Adjustments for:			
Gain in fair value of investment property	15	(5,752)	(6,252)
Gain on disposal of investment in associates/subsidiaries	16	42,694	-
Reversal of impairment loss on property, plant and equipment	15	100	(5,502)
Revaluation of property, plant and equipment	14	(7,360)	-
Reversal of impairment loss on equity-accounted investments	7	-	(12,923)
Lease liability adjustments	10	992	-
Depreciation charge	14	178	50
Interest expense	21	1,368	1,327
Exchange difference		(5)	(68)
Share of losses on equity-accounted investments, net of tax	16	-	12,923
Taxation		1,385	2,292
		18,758	(6,162)
Changes in:			
Receivables		(10,359)	(1,102)
Payables		3,305	6,106
Cash used in operating activities		11,704	(1,158)
Tax paid		-	-
Net cash from/(used) in operating activities		**11,704**	**(1,158)**
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisitions of investment property	8	(10,884)	(77)
Acquisitions of property, plant and equipment	14	(1,928)	(2,469)
Net cash generated used in investing activities		**(12,812)**	**(2,546)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of loans and borrowings	21	(2,410)	(500)
New loans	21	3,600	2,760
Payment of lease liabilities	23	(38)	(50)
Interest paid		(478)	(261)
Dividend paid to non-controlling interests		-	-
Net cash generated from financing activities		**674**	**1,949**
Net decrease in cash and cash equivalents		**(434)**	**(1,755)**
Cash and cash equivalents at 1 January		471	2,226
Cash and cash equivalents at 30 June		**37**	**471**
For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of the following:			
Cash in hand and at bank	19	37	471
Cash and cash equivalents at the end of the period		**37**	**471**

The notes are an integral part of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the 18-month period ended 30 June 2025

1. REPORTING ENTITY

DCI Advisors Ltd (Formerly: Dolphin Capital Investors Ltd) (the 'Company') was incorporated and registered in the British Virgin Islands ('BVI') on 7 June 2005 and on 23 December 2024 it migrated from the BVI to Guernsey in The Channel Islands. The Company is a real estate investment company focused on the early-stage, large-scale leisure-integrated residential resorts in the Eastern Mediterranean. The Company was managed, until 20 March 2023, by Dolphin Capital Partners Ltd (the 'Investment Manager'), an independent private management firm that specialises in real estate investments, primarily in south-east Europe, and thereafter the Company became self-managed. The shares of the Company were admitted to trading on the AIM market of the London Stock Exchange

('AIM') on 8 December 2005.

As a result of the redomicile on the 23rd of December 2024 the Company changed its year end from December to June hence the eighteen month reporting period to 30 June 2025. The amounts in the financial statements are therefore not directly comparable as the prior period covers a period of 12 months.

The consolidated financial statements of the Group for the eighteen month period ended 30 June 2025 comprise the financial statements of the Company and its subsidiaries (together referred to as the 'Group') and the Group's interests in equity-accounted investments.

The consolidated financial statements of the Group as at and for the period ended 30 June 2025 are available at www.dciadvisorsltd.com.

2. BASIS OF PREPARATION

a. Statement of compliance

The consolidated financial statements have been prepared in accordance with IFRS Accounting Standards ('IFRSs') as issued by the International Accounting Standards Board (IASB).
The consolidated financial statements were authorised for issue by the Board of Directors on 31 December 2025.

b. Basis of preparation

The consolidated financial statements have been prepared on a going concern basis, which assumes that the Group will be able to discharge its liabilities in the normal course of business.

On 22 December 2021, an Extraordinary General Meeting was held and the Shareholders approved a continuation of the Company without setting a termination date or a date for a further continuation vote in order to provide time to optimise for Shareholders the value that can be realised from the Group's investments by removing potentially commercially prejudicial deadlines from negotiations with potential buyers. Notwithstanding the absence of a formal date for Shareholders to consider a continuation of the Company, the Board may, at any time, propose a further continuation vote to Shareholders.

The Group faced liquidity issues during 2023 and 2024 and this has been resolved as of 30 June 2025. The Group has managed to sell its stake in Aristo Developers to improve liquidity. The sales have generated €31.1 million to the Group, a total of €18.3 million has been received in cash and immovable assets, €3.2 million is held in Escrow to be released once tax clearances have been issued in Cyprus. The Group expects to receive an additional €9.6 million once tax clearance is completed in Cyprus. The Group has also sold its land in Cyprus post year end, for €7.5 million and expects to receive the rest of the amounts to ease its liquidity issues. The Group is also in negotiations for the sale of other immovable properties included in its property portfolio although none of these negotiations has yet resulted in signed sale documents.

The Group can meet its short-term commitments and is in a position to cover the operating expenses for 2026, Current discussions for the disposal of investments are expected to generate more than the amount needed, referred to above.

c. Basis of measurement

The consolidated financial statements have been prepared under the historical cost convention, with the exception of investment property which is stated at fair value and land and buildings which is stated at fair value less accumulated depreciation and impairment.

d. New and amended International Financial Reporting Standards ("IFRSs") and Interpretations

As from 1 January 2024, the Group adopted all changes to IFRSs as adopted by the European Union ("EU") which are relevant to its operations. This adoption did not have a material effect on the financial statements of the Group.

The following New IFRSs, Amendments to IFRSs and Interpretations have been issued by International Accounting Standards Board ("IASB") but are not yet effective for annual periods beginning on 1 January 2024. Those which may be relevant to the Group are set out below. The Group does not plan to adopt these New IFRSs, Amendments to IFRSs and Interpretations early.

IFRS 7 and IFRS 9 The Classification and Measurement of Financial Instruments (Amendments to IFRS 9, Financial Instruments and IFRS 7, Financial Instruments: Disclosures (effective for annual periods beginning 1 January 2026)

In the second half of 2025, the International Accounting Standard Board (IASB) amended IFRS 7 and IFRS 9 to clarify financial assets and financial liabilities are derecognized at settlement date except for regular way purchases or sales of financial assets, and financial liabilities meeting conditions for a new exception. The new exception permits companies to elect to derecognize certain financial liabilities settled via electronic payment systems earlier than the settlement date.

The amendments also provide guidelines to assess the contractual cash flow characteristics of financial assets, which apply to all contingent cash flows, including those arising from environmental, social, and governance (ESG)-linked features.

Further, the amendments introduce new disclosure requirements and update others.

IAS 21 The Effects of Changes in Foreign Exchange Rates (Amendments): Lack of Exchangeability (effective for annual periods beginning on or after 1 January 2025)

The amendments, as issued in August 2023, aim to clarify when a currency is exchangeable into another currency and how a company estimates a spot rate when a currency lacks exchangeability. According to the amendments, a currency is exchangeable into another currency when a company is able to exchange that currency for the other currency at the measurement date and for a specified purpose. When a currency is not exchangeable at the measurement date, the company will be required to estimate a spot rate as the rate that would have been applied to an orderly exchange transaction between market participants under prevailing economic conditions. The amendments contain no specific requirements for estimating a spot rate, but they set out a framework under which an entity can determine the spot rate at the measurement date using an observable exchange rate without adjustment or another estimation technique.

Companies will be required to provide also new disclosures to help users assess the impact of a currency not being exchangeable to the entity's financial performance, financial position, and cash flows. To achieve this objective, entities will disclose information about the nature and financial impacts of a lack of exchangeability, the spot exchange rate(s) used, the estimation process and risks to the company because the currency is not exchangeable.

IFRS 10 Consolidated Financial Statements (Amendments) and IAS 28 Investments in Associates and Joint Ventures (Amendments): Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (effective date postponed indefinitely; early adoption continues to be permitted)

The amendments address an acknowledged inconsistency between the requirements in IFRS 10 and those in IAS 28, in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (as defined in IFRS 3). In December 2015, the IASB postponed the effective date of this amendment indefinitely pending the outcome of its research project on the equity method of accounting.

e. Use of estimates and judgements

In preparing these consolidated financial statements, management has made judgements, estimates and assumptions that affect the application of accounting principles and the related amounts of assets and liabilities, income, and expenses.

Impairment of investment in equity-accounted investments

The estimates and underlying assumptions are based on historical experience and various other factors that are deemed to be reasonable based on knowledge available at that time. Actual results may deviate from such estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively. The Group follows the requirements of IAS 36 to determine whether the investments in equity-accounted investments are impaired and calculates the amount of the impairment. An impairment loss is recognised for the difference between the carrying amount and the recoverable amount of the asset. The recoverable amount is the greater of the fair value less costs to sell and value in use. As at 30 June 2025, the Group had sold off the equity-accounted investments during the 2025 hence the carrying value is zero.

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. This includes the Managing Directors who have overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values.

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Significant unobservable inputs and valuation adjustments are regularly reviewed and changes in fair value measurements from period to period are analysed.

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- *Level 1:* quoted prices (unadjusted) in active markets for identical assets or liabilities.
- *Level 2:* inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- *Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).*

If the inputs used to measure the fair value of an asset or a liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

When applicable, further information about the assumptions made in measuring fair values is included in the notes specific to that asset or liability. Further information about the assumptions made in measuring fair values is included in the following notes:
- Note 3 and 15: Property, plant and equipment;
- Note 3 and 16: Investment property.

f. Functional and presentation currency

These consolidated financial statements are presented in Euro (€), which is the Group's functional currency. All amounts have been rounded to the nearest thousand, unless otherwise indicated.

3. MEASUREMENT OF FAIR VALUES

Properties

The fair value of investment property and land and buildings classified as property, plant and equipment is determined at the end of each reporting period. External, independent valuation companies, having appropriate recognised professional qualifications and recent experience in the location and category of the properties being valued, value the Group's properties at the end of each year and where necessary, semi-annually.

The Directors have appointed Axies SA Chartered Surveyors and Valuers in Greece (a part of the CBRE network) and Avison Young in Croatia, two internationally recognised valuation firms, to conduct valuations of the Group's acquired properties to determine their fair value.

These valuations are prepared in accordance with generally accepted appraisal standards, as set out by the Royal Institute of Chartered Surveyors ('RICS'). Furthermore, the valuations are conducted on an 'as is condition' and on an open market comparative basis.

The valuation analysis of properties is based on all the pertinent market factors that relate both to the real estate market and, more specifically, to the subject properties. The valuation analysis of a property typically uses four approaches: the cost approach, the direct sales comparison approach, the income approach and the residual value approach. The cost approach measures value by estimating the replacement or reproduction cost of new property and then determining the deductions for accrued depreciation that should be made to reflect the age, condition and situation of the asset during its past and proposed future economic working life. The direct sales comparison approach is based on the premise that persons in the marketplace buy by comparison. It involves acquiring market sales/offerings data on properties similar to the subject property. The prices of the comparables are then adjusted for any dissimilar characteristics as compared to the subject's characteristics. Once the sales prices are adjusted, they can be reconciled to estimate the fair value for the subject property. Based on the income approach, an estimate is made of prospective economic benefits of ownership. These amounts are discounted and/or capitalised at appropriate rates of return in order to provide an indication of value. The residual value approach is used for the valuation of the land and depends on two basic factors: the location and the total value of the buildings developed on a site. Under this approach, the residual value of the land is calculated by subtracting the estimated development cost from the estimated sales value of the completed development.

Each of the above-mentioned valuation techniques results in a separate valuation indication for the subject property. A reconciliation process is then performed to weigh the merits and limiting conditions of each approach. Once this is accomplished, a value conclusion is reached by placing primary weight on the technique, or techniques, that are considered to be the most reliable, given all factors.

4. PRINCIPAL SUBSIDIARIES

The Group's most significant subsidiaries were the following:

Name	Project	Country of incorporation	Shareholding interest 30 June 2025	31 December

				2023
Scorpio Bay Holdings Limited	Scorpio Bay Resort	Cyprus	100%	100%
Scorpio Bay Resorts S.A.	Scorpio Bay Resort	Greece	100%	100%
Xscape Limited	Lavender Bay Resort	Cyprus	100%	100%
Golfing Developments S.A.	Lavender Bay Resort	Greece	100%	100%
MindCompass Overseas One Limited	Kilada Hills Golf Resort	Cyprus	85%	85%
MindCompass Overseas S.A.	Kilada Hills Golf Resort	Greece	85%	85%
MindCompass Overseas Two S.A.	Kilada Hills Golf Resort	Greece	100%	100%
MindCompass Parks S.A.	Kilada Hills Golf Resort	Greece	100%	100%
D.C. Apollo Heights Polo and Country Resort Limited	Apollo Heights Resort	Cyprus	100%	100%
Symboula Estates Limited	Apollo Heights Resort	Cyprus	100%	100%
Azurna Uvala D.o.o.	Livka Bay Resort	Croatia	100%	100%
Eastern Crete Development Company S.A.	Plaka Bay Resort	Greece	100%	100%
DCI Holdings Four Limited*	Peyla land plots	Cyprus	84%	N/a
DCI Holdings Five Limited*	Mandria land plots	Cyprus	100%	N/a

The above shareholding interest percentages are rounded to the nearest integer.

* As a result of the sales of the Company's interests in Aristo Developers in February 2025, DCI Holdings Four Limited and DCI Holdings Five Limited were incorporated to hold the land that was received from the sale in Peyla and Mandria in Cyprus respectively.

5. MATERIAL ACCOUNTING POLICIES

The material accounting policies adopted in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all periods presented in these consolidated financial statements unless otherwise stated.

5.1 Subsidiaries

Subsidiaries are the entities controlled by the Group. The Group 'controls' an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

5.2 Non-controlling interests ('NCI')

NCI are measured initially at their proportionate share of the acquiree's identifiable net assets at the date of acquisition. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related Non-controlling Interest ("NCI") and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

5.3 Transactions eliminated on consolidation

Intra-group balances and any unrealised gains and losses arising from intra-group transactions are eliminated in preparing the consolidated financial statements.

Gains and losses from transaction with associates and joint ventures are recognized in the consolidated financial statements to the extent of the unrelated investors' share of the gains and losses, based on their interest in the associate or joint ventures. Where such a transaction provides evidence of impairment loss of an asset, the impairment loss shall be recognized in full in the consolidated financial statements if the asset is sold by the group to the associate or joint venture. Where the asset is being sold by the associate or joint venture to the group, the impairment loss shall be recognized to the extent of the group's share.

5.4 Business combinations

The Group accounts for business combinations using the acquisition method when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group (see Note 5.1). In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities acquired includes, at a minimum, an input and substantive process and whether the acquired set has the ability to produce outputs.

The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises from the excess of the consideration transferred over the fair value of the net assets acquired is tested annually for impairment. Any gain on a bargain purchase is recognised in profit or loss immediately. Transaction costs are expensed as incurred, except if related to the issue of debt or equity securities. The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognised in profit or loss.

Any contingent consideration is measured at fair value at the date of acquisition. If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not re-measured and settlement is accounted for within equity. Otherwise, other contingent consideration is remeasured at fair value at each reporting date and subsequent changes in the fair value of the contingent consideration are recognised in profit or loss.

5.5 Interest in equity-accounted investments

The Group's interests in equity-accounted investments comprise interests in associates and a joint venture. Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies. A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities. Interests in associates and the joint venture are accounted for using the equity method and are initially recognised at cost, which includes transaction costs.

5.5 Interest in equity-accounted investments

Goodwill related to an investment in associate or a joint venture is included in the carrying amount of the investment. The goodwill is not tested for impairment separately, instead the entire carrying amount of the investment, which includes goodwill, is tested for impairment as a single asset. Subsequent to initial recognition, the consolidated financial statements include the Group's share of the income and expenses and equity movements of equity-accounted investments, after adjustments to align the accounting policies with those of the Group, until the date that significant influence or joint control ceases. When the Group's share of losses exceeds its interest in an equity-accounted investee, the carrying amount of that interest (including any long-term investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee.

After application of the equity method, the Group assess the recoverable amount for each associate or joint venture, unless the associate or joint venture does not generate cash inflows from continuing use that are largely independent of those from other assets of the entity. An impairment loss is recognised for the difference between the carrying amount and the recoverable amount of the equity-accounted investments. The recoverable amount is the greater of the fair value less costs to sell and value in use.

5.6 Investment property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of the business, use in the production or supply of goods or services or for administrative purposes. Investment property is initially measured at cost and subsequently at fair value with any change therein recognised in profit or loss.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use.

Any realised gain or loss on the disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss. When an investment property that was previously classified as property, plant and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

When the use of property changes such that it is reclassified as property, plant and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

5.7 Assets held for sale

Non-current assets, or disposal groups comprising assets and liabilities, are classified as held for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use. Such assets, or disposal groups, are generally measured at the lower of their carrying amount prior to their classification as held for sale and fair value less costs to sell. Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro rata basis. Impairment losses on initial classification as held for sale and subsequent gains and losses on re-measurement are recognised in profit or loss. Once classified as held for sale, property, plant and equipment is no longer depreciated, and any equity-accounted investee is no longer equity accounted.

5.8 Property, plant and equipment

Land and buildings are carried at fair value, based on valuations by external independent valuers, less subsequent accumulated depreciation for buildings and the subsequent accumulated impairment losses. Revaluations are carried out at the end of each year and where necessary, semi-annually. Properties under construction are stated at cost less any accumulated impairment losses. All other property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses. Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss.

Increases in the carrying amount arising on revaluation of property, plant and equipment are credited to revaluation reserve in shareholders' equity. Decreases that offset previous increases of the same asset are charged against that reserve; all other decreases are recognised in profit or loss. Increase is recognised to the profit or loss to the extent that it reverses a revaluation decrease of the same asset previously recognised in profit or loss.

The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the asset to a working condition for their intended use.

Depreciation charge is recognised in profit or loss on a straight-line basis over the estimated useful lives of items of property, plant and equipment. Freehold land is not depreciated.

The annual rates of depreciation are as follows:

Buildings	3%
Machinery and equipment	10% - 33.33%
Motor vehicles and other	10% - 20%

Depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate. Changes to depreciation methods, useful lives and residual values are accounted for as changes in accounting estimates and are reflected prospectively in the consolidated financial statements.

The Group recognises in the carrying amount of an item of property, plant and equipment the cost of replacing part of such an item when that cost is incurred if it is probable that the future economic benefits embodied with the item will flow to the Group and the cost of the item can be measured reliably. All other costs are recognised in profit or loss as incurred.

5.9 Trading properties and inventory

Trading properties (inventory) are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of the business less the estimated costs of completion and the estimated costs necessary to make the sale. Cost of trading properties is determined on the basis of specific identification of their individual costs and represents the fair value paid at the date that the land was acquired by the Group.

5.10 Leases

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At commencement or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the cost of the right-of-use asset reflects that the Group will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate. The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of asset leased.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, if the Group changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Group presents right-of-use assets that do not meet the definition of investment property in 'property, plant and equipment' and lease liabilities in 'loans and borrowings' in the statement of financial position.

Short-term leases and leases of low-value assets

The Group has elected not to recognise right-of-use assets and lease liabilities for leases of low-value assets and short-term leases, including IT equipment. The Group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

5.11 Financial instruments

Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus or minus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; FVOCI - debt investment; FVOCI - equity investment; or FVTPL. Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

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

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment by investment basis.

Financial assets

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Cash and cash equivalents

Cash and cash equivalents comprise cash deposited with banks and bank overdrafts repayable on demand. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows.

As part of the Aristo sale there is cash of €3.2 million which has been transferred into an Escrow account with the Company's bankers so that it is used to pay any potential tax obligations in relation to the equity accounted investment sale. Any balances will be transferred to the Company once the tax clearance process with the Cypriot tax authorities has been completed.

Financial assets - Business model assessment

The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed, and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated - e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Group's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets - Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable rate features;
- prepayment and extension features; and
- terms that limit the Group's claim to cash flows from specified assets (e.g. non recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

· *Financial assets at FVTPL:* These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.
· *Financial assets at amortised cost:* These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.
· *Debt investments at FVOCI:* These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in Other Comprehensive Income ("OCI") are reclassified to profit or loss.
· *Equity investments at FVOCI:* These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

Financial liabilities - Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective
interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

The financial liabilities of the Group are measured as follows:

Interest-bearing borrowings and redeemable preference shares

Interest-bearing borrowings are recognised initially at fair value, less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost with any difference between cost and redemption value being recognised in profit or loss over the period of the borrowings on an effective interest rate basis.

Trade payables

Trade payables are initially recognised at fair value and are subsequently measured at amortised cost, using the effective interest rate method.

Derecognition

Financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognised in its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

5.12 Share capital, premium and reserves

Share capital represents the issued amount of shares outstanding at their par value. Any excess amount of capital raised above the par value of shares issued is included in share premium. External costs directly attributable to the issue of new shares, other than on a business combination, are shown as a deduction, net of tax, in share premium from the proceeds. Share issue costs incurred directly in connection with a business combination are included in the cost of acquisition.

Translation reserve comprises all foreign currency differences arising from the translation of the financial statements of foreign operations. Revaluation reserve relates to the revaluation of property plant and equipment statements of foreign operations. Revaluation reserve relates to the revaluation of property, plant and equipment from both subsidiaries and equity-accounted investments, net of any deferred tax.

5.13 Dividends

Dividends are recognised as a liability in the period in which they are declared and approved and are subtracted directly from retained earnings.

5.14 Contract liabilities

Payments received in advance on development contracts for which no revenue has been recognised yet are recorded as contract liabilities as at the statement of financial position date.

5.15 Provisions and contingent assets

Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Contingent assets

Contingent assets are not recognised in the statement of financial position because doing so may result in the recognition of income that may never be realised. When realisation of a contingent asset is virtually certain, it is no longer considered contingent and is recognised as an asset. The asset is recognised in the period in which this change from contingent asset to asset occurs.

5.16 Expenses

Investment Manager remuneration, Directors' remuneration, operational expenses, professional fees, administrative and other expenses are accounted for on an accrual basis. Expenses are charged to profit or loss, except for

expenses incurred on the acquisition of an investment property, which are included within the cost of that investment. Expenses arising on the disposal of an investment property are deducted from the disposal proceeds.

5.17 Impairment

Financial instruments and contract assets

The Group recognises loss allowances for expected credit losses ('ECLs') on:

- financial assets measured at amortised cost;
- debt investments measured at FVOCI; and
- contract assets.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12 month ECLs:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables and contract assets are always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and including forward looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Group considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

Non-financial assets

At each reporting date, the Group reviews the carrying amounts of its non-financial assets (other than investment property and trading properties) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. Goodwill is tested annually for impairment.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs. Goodwill arising from a business combination is allocated to CGUs or groups of CGUs that are expected to benefit from the synergies of the combination.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs of disposal. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its recoverable amount. Impairment losses are recognised in profit or loss. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. For other assets, an impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

The Group considers a debt security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument. 12 month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECLs

ECLs are a probability weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit impaired. A financial asset is 'credit impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit impaired includes the following observable data:
- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVOCI, the loss allowance is charged to profit or loss and is recognised in OCI.

Write-off

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. For individual customers, the Group has a policy of writing off the gross carrying amount when the financial asset is 180 days past due based on historical experience of recoveries of similar assets. For corporate customers, the Group individually makes an assessment with respect to the timing and amount of write off based on whether there is a reasonable expectation of recovery. The Group expects no significant recovery from the amount written off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

5.18 Revenue recognition

Revenue is measured based on the consideration specified in a contract with a customer. The Group recognises revenue at a point in time, which is when it transfers control over the property to the buyer. The buyer obtains control when the sale consideration is fully settled, and the ownership of the property is then transferred to the buyer. Income arising from settlements or transactions outside the ordinary course of business is not recognised as revenue but is presented separately as "Other income" in the statement of comprehensive income.

5.19 Finance income and costs

The Group's finance income and finance costs include:

- interest income;
- interest expense;
- dividend income.

Interest income or expense is recognised using the effective interest method. Dividend income is recognised in profit or loss on the date on which the Group's right to receive payment is established.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

5.19 Foreign currency translation

Transactions in foreign currencies are translated to the respective functional currencies of Group entities at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction. Foreign currency differences are generally recognised in profit or loss and presented within finance costs.

5.20 Foreign operations

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated to Euro at exchange rates at the reporting date. The income and expenses of foreign operations are translated to Euro at exchange rates at the dates of the transactions.

Foreign currency differences are recognised in OCI and accumulated in the translation reserve, except to the extent that the translation difference is allocated to NCI.

When a foreign operation is disposed of in its entirety or partially such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal. If the Group disposes of part of its interest in a subsidiary but retains control, then the relevant proportion of the cumulative amount is reattributed to NCI. When the Group disposes of only part of an associate or joint venture while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

5.21 Segment reporting

A segment is a distinguishable component of the Group that is engaged either in providing products or services (operating segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. Segment results that are reported to the Group's chief operating decision maker include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

5.22 Earnings per share

The Group presents basic and diluted (if applicable) earnings per share ('EPS') data for its shares. Basic EPS is calculated by dividing the profit or loss attributable to shareholders of the Company by the weighted average number of shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to shareholders and the weighted average number of shares outstanding for the effects of all dilutive potential shares.

5.23 NAV per share

The Group presents NAV per share by dividing the total equity attributable to owners of the Company by the number of shares outstanding as at the statement of financial position date.

5.24 Taxation

Income tax

Taxation comprises current and deferred tax. Taxation is recognised in profit or loss, except to the extent that it relates to a business combination, or items recognised directly in equity or in other comprehensive income.

Current tax

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantially enacted at the statement of financial position date, and any adjustment to tax payable or receivable in respect of previous years. Current tax also includes any tax arising from dividends.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;

- temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and

- taxable temporary differences arising on the initial recognition of goodwill.

A deferred tax asset and liability is recognised for unused tax losses, tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For this purpose, the carrying amount of investment property measured at fair value is presumed to be recovered through sale, and the Group has not rebutted this presumption.

Deferred tax assets and liabilities are offset only if certain criteria are met.

5.25 Fair value measurement

'Fair value' is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities (Note 2e and Note 3).

When one is available, the Group measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as 'active' if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Group uses valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and long positions at a bid price and liabilities and short positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price - i.e. the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognised in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

5.26 Discontinued operation

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which:

- represent a separate major line of business or geographic area of operations;

- is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations;

- is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs at the earlier of disposal or when the operation meets the criteria to be classified as held-for-sale.

When an operation is classified as a discontinued operation, the comparative statement of profit or loss and other comprehensive income is re-presented as if the operation had been discontinued from the start of the comparative year.

5.27 Comparatives

Where necessary, comparative figures have been adjusted to conform to changes in presentation in the current year.

6. REVENUE

	18-month Period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Revenue from contracts with customers:		
Sale of trading properties	-	-
Other revenue		
Other income	165	162
DCP settlement income	3,275	-
Total	**3,440**	**162**

7. CHANGE IN VALUATIONS

	Note	18-month Period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Gain in fair value of investment property	15	5,752	1,062
Reversal of impairment loss on equity-accounted investments	16	-	12,923
Reversal of impairment loss of property, plant and equipment	15	100	5,502
Total		**5,852**	**19,487**

8. SEGMENT REPORTING

As at 30 June 2025 and 31 December 2023, the Group is not considered to have reportable operating segments that require disclosure. The Group has one business segment focusing on achieving capital growth through investing in residential resort developments primarily in south-east Europe.

The geographic information analyses the Group's non-current assets by the Company's country of domicile. The Cypriot asset at Apollo Heights was moved to assets held for sale for the period ended 30 June 2025 as it was sold before year end, a deposit was received during the year 30 June 2025 however the transaction will be completed post year end., the two new land plots at Mandria and Peyla in Cyprus were added and the Croatian asset was moved from non-current assets to assets held for sale in 2023, the intended sale did not proceed in post 2023 and the asset is still held for sale in 2025 . In presenting the geographic information, segment assets were based on the geographic location of the assets.

Non-current assets

	2025 €'000	2023 €'000
Greece	77,094	64,623
Cyprus	10,884	48,214
At end of year	**87,978**	**112,837**

Assets held for sale

	2025 €'000	2023 €'000
Cyprus	7,500	-
Croatia	22,750	24,370
At end of year	**30,250**	**24,370**

Country risk developments

Greece

According to the OECD, the GDP of Greece increased by 2.0% in 2025 and it is expected to increase by 2.1% in 2026 as increased employment, real wage growth, and EU recovery grant disbursements bolster consumption.

Inflation in Greece is now estimated by the European Commission to be 2.8% in 2025 and is forecast to be 2.3% in 2026 and 2.4% in 2027.

Cyprus

The European Commission estimates GDP growth in Cyprus of 3.4% in 2025, 2.6% in 2026 and 2.4% in 2027.

Inflation in Cyprus is estimated to be 0.9% in 2025 and is forecast to be 1.5% in 2026 and 1.9% in 2027 according to the European Commission.

Croatia

According to the European Commission, GDP growth in Croatia will be 3.2% in 2025 and is forecast to grow 2.9% in 2026 and inflation is forecast to be 4,3% in 2025 and 2.8% in 2026.

9. PROFESSIONAL FEES

	18-month Period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Legal fees	1,657	1,728
Auditors' remuneration (see below)	548	267
Accounting expenses	232	642
Appraisers' fees	29	83
Project design and development fees	360	259
Consultancy fees	260	112
Administrator fees	594	310
Other professional fees	984	298
Total	**4,664**	**3,699**

	2025 €'000	2023 €'000
Auditors' remuneration comprises the following fees:		
Audit and other audit related services related to previous auditor	**188**	**267**
Audit and other audit related services related to current auditor	**360**	-
Total	**548**	**267**

The total for auditors' remuneration all relates to continuing operations.

10. ADMINISTRATIVE AND OTHER EXPENSES

	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Travelling and accommodation	189	94

Insurance	151	63
Marketing and advertising expenses	21	37
Personnel expenses including social security and other costs (see below)	596	528
Immovable property and other taxes*	2,042	123
Third party expenses	-	124
Lease liability adjustment	992	-
Prior year expenses underprovided	-	21
Irrecoverable VAT	-	9
Rents	204	97
Other	217	961
Total	**4,412**	**2,057**

*During the year immovable property and other taxes amounted to €2,0 million because of the VAT receivable charged on the Peyla and Mandria land in DCI Holdings Four and DCI Holdings Five respectively. The Group is in the process of VAT registering the companies in Cyprus and aims to reclaim the VAT.

Personnel expenses

	2025 €'000	**2023 €'000**
Wages and salaries	403	394
Compulsory social security contributions	32	60
Other personnel costs	161	74
Total	**596**	**528**
The average number of employees employed by the Group	25*	18*

**The vast majority consists of workers/archaeologists working at Kilada*

11. FINANCE COSTS

	18-month Period ended 30 June 2025	**Year ended 31 December 2023**
RECOGNISED IN PROFIT OR LOSS	**€'000**	**€'000**
Exchange differences	-	-
Finance income	**-**	**-**
Interest expense	(702)	(999)
Transaction costs and other financing expenses	(665)	(24)
Bank charges	(75)	(26)
Foreign currency translation differences	(31)	(20)
Finance costs	**(1,473)**	**(1,069)**
Net finance costs recognised in profit or loss	**(1,473)**	**(1,069)**

	2025 €'000	**2023 €'000**
RECOGNISED IN OTHER COMPREHENSIVE INCOME		
Foreign currency translation differences	-	(69)
Finance costs recognised in other comprehensive income	**-**	**(69)**

12. TAXATION

	18-month period ended 30 June 2025	**Year ended 31 December 2023**
	€'000	**€'000**
RECOGNISED IN PROFIT OR LOSS		
Income tax expense		
Current year	**-**	68
Other	5	-
	5	**68**
Deferred tax expense		
On valuation gains of investment properties (see note 22)	1,441	1,359
	1,446	**1,359**
Taxation recognised in consolidated statement of profit or loss	**1,446**	**1,427**

Reconciliation of taxation based on taxable loss and taxation based on accounting loss:

	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Loss before taxation	(17,396)	(523)
Taxation using domestic tax rates	2,022	2,160
Effect of valuation gain on properties	1,441	1,359
Non-deductible expenses	(1,769)	(3,336)
Current year losses for which no deferred tax is recognised	(253)	1,176
Other	5	68
Total	**1,446**	**1,427**

As a company incorporated under the Companies (Guernsey) law, 2008 (as amended), the Company is subject to a 0% rate in respect to its taxable income.

In Greece, the corporation tax rate applicable to profits is 22% (22% in 2023). Tax losses of Greek companies are carried forward to reduce future profits for a period of five years.

The profits of the Cypriot companies of the Group are subject to a corporation tax rate of 12.50% on their total taxable profits. Tax losses of Cypriot companies are carried forward to reduce future profits for a period of five years. In addition, the Cypriot companies of the Group are subject to a 3% special contribution tax on rental income. Under certain conditions, interest income may be subject to a special contribution tax at the rate of 30%. In such cases, this interest is exempt from corporation tax.

In Croatia, the corporation tax rate is 18%. Tax losses of Croatian companies are carried forward to reduce future profits for a period of five years.

13. EARNINGS/(LOSS) PER SHARE

Basic earnings per share

Basic earnings per share is calculated by dividing the earnings attributable to owners of the Company by the weighted average number of common shares outstanding during the period.

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	18-month period ended 30 June 2025 '000	Year ended 31 December 2023 '000
Loss attributable to owners of the Company from continuing operations	(25,870)	(2,194)
Profit attributable to owners of the Company from discontinued operations	3,360	3,941
Total loss attributable to owners of the Company (€)	(22,510)	(1,747)
Number of weighted average common shares outstanding	904,627	904,627
Basic loss per share - continuing operations (€)	**(0.03)**	**(0.002)**
Basic earnings per share - discontinued operation (€)	**(0.004)**	**0.004**
Basic (loss)/earnings per share - total (€)	**(0.003)**	**0.002**

Weighted average number of common shares outstanding	2025 '000	2023 '000
Outstanding common shares at the beginning and end of the year	**904,627**	**904,627**

Diluted earnings/(loss) per share

As at 30 June 2025 and 31 December 2023, the diluted earnings per share is the same as the basic earnings per share, as there were no outstanding dilutive potential ordinary shares (a financial instrument or other contract that, when converted to ordinary shares, would decrease earnings per share) during these periods.

14. PROPERTY, PLANT AND EQUIPMENT

	Property under construction €'000	Land & buildings €'000	Machinery & equipment €'000	Other €'000	Total €'000
2025					
Cost or revalued amount					
At beginning of period	11,392	39,551	377	45	51,365
Revaluation	-	7,360	-	-	7,360
Direct acquisitions	1,867	58	3	-	1,928
At end of period	**13,259**	**46,969**	**380**	**45**	**60,653**
Depreciation and impairment					
At beginning of period	-	8,719	367	39	9,125
Depreciation charge for the period	-	175	2	1	178
Reversal of impairment loss (note 7)	-	100	-	-	100
Exchange difference	-	-	-	-	-
At end of period	**-**	**8,994**	**369**	**40**	**9,403**
Carrying amounts	**13,259**	**37,975**	**11**	**5**	**51,250**

	Property under construction	Land & buildings	Machinery & equipment	Other	Total

	€'000	€'000	€'000	€'000	€'000
2023					
Cost or revalued amount					
At beginning of year	8,924	20,457	377	45	29,803
Revaluation	-	19,093	-	-	19,093
Direct acquisitions	2,468	1	-	-	2,469
At end of year	**11,392**	**39,551**	**377**	**45**	**51,365**
Depreciation and impairment					
At beginning of year	-	14,174	365	38	14,577
Depreciation charge for the year	-	47	2	1	50
Reversal of impairment loss	-	(5,502)	-	-	(5,502)
Exchange difference	-	-	-	-	-
At end of year	**-**	**8,719**	**367**	**39**	**9,125**
Carrying amounts	**11,392**	**30,833**	**10**	**6**	**42,240**

Fair value hierarchy

The fair value of land and buildings, amounting to €37,975 thousand (2023: €30,833 thousand), has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used.

The following table shows a reconciliation from opening to closing balances of Level 3 fair value.

	18-month period ended 30 June 2025	**Year ended 31 December 2023**
	€'000	**€'000**
At beginning of year	30,833	6,283
Acquisitions	58	1
Gains/(losses) recognised in profit or loss		
Reversal of impairment loss and write offs in 'Change in valuations'	(100)	5,502
Revaluation in excess of amounts previously impaired	7,360	19,094
Depreciation in 'Depreciation charge'	(175)	(47)
At end of period/ year	**37,975**	**30,833**

As at 30 June 2025 and 31 December 2023, part of the Group's property, plant and equipment is held as security for bank loans (see note 22).

Valuation techniques and significant unobservable inputs

The following table shows the valuation techniques used in measuring land and buildings, as well as the significant unobservable inputs used.

Property Location	Valuation methodology (note 3)	Significant unobservable inputs		Inter-relationship between key valuation inputs and Fair Value measurement
Property in Greece - "Kilada Hills Golf Resort"	Combined approach (Discounted Cash Flow (DCF) Method & Residual) (Development Perimeter - Hotel component)	Room occupancy rate (annual): Average Daily Rate per occupied room: Gross operating margin rate: Terminal capitalisation rate: Risk-adjusted discount rate (WACC):	2030: 32% (Year One - Beginning of Operation) 2033: 37% (Year Four - Stabilised Operation) 2030: €1,119 (Year One - Beginning of Operation) 2033: €1,274 (Year Four - Stabilised Operation) 2030: 33,4% (Year One - Beginning of Operation) 2033: 41,7% (Year Four - Stabilised Operation) 9,00% 13%	The estimated Fair Value of the Hotel component of the project would increase/(decrease) if: Room occupancy rate was higher/(lower); Lower than comparable hotels due to its location. Average daily rate per occupied room was higher/lower; Somehow lower than comparable hotels at stab. Gross operating margin was higher/(lower); in line with comparables properties Terminal capitalisation rate was lower/(higher; Higher cap rates reflecting the increased risk of the project Risk-adjusted discount rate was lower/(higher). Higher discount rate reflecting the increased risk of the project
	Combined Discounted Cash Flow (DCF) Method & Residual (Development Perimeter - Residential component)	Residence selling price (€/m2): Residence construction cost (€/m2): Cash flow velocity (years): Selling curve (% p.a.) of total available stock:	2025: €4,000 to €11,500 (wavg: €4,050) 2023: €2,900 to €7,500 (wavg.: €4,472) 2025: €3,400 to €7,280 (wavg: €4,583) 2023: €2,400 to €5,000 (wavg.: €2,943) 2025: 1 to 10 years 2023: 2 to 9 years 2025: 2.47% to 15.19% 2023: 0% to 40%	The estimated Fair Value of the Residential component of the project would increase/(decrease) if: Selling prices increase/(decrease); - Construction costs decrease/(increase); - Cash flow velocity is shorter/(longer), leading to faster/(slower) project delivery; - The selling curve (annual absorption rate) increases/(decreases); - Market demand for luxury second homes strengthens/(weakens); - Discount rates (WACC) decrease/(increase); - Availability of comparable competitive supply increases; - Investor sentiment and international buyer activity increases/(declines);
Property Location	Valuation methodology (note 3)	Significant unobservable inputs		Inter-relationship between key valuation inputs and Fair Value measurement
Property in Greece - land to be developed as the "CAVO PLAKO RESORT"	Combined approach (Discounted Cash Flow (DCF) Method & Residual) (Development Perimeter - Hotel component)	Room occupancy rate (annual): Total Average Daily Rate per occupied room (or TrevPOR): Gross operating margin rate: Terminal capitalization rate:	2025: 70% to 78% (stabilization in Year 4) 2025: €337.17 to €464.57 (€412.53 in Year 4) 2025: 52.6% to 56.4% (in stabilization year) 2025: 8.00% [12.5x multiple]	The estimated Fair Value of the Hotel component of the project would increase if: room occupancy rate was higher; TRevPOR was higher and the property was located at a more established location in terms of domestic and international tourist appeal; GOP Margin was higher - absence of established hotel brands and large-scale hospitality schemes, inadequate marketing and promotion in Siteia Cap rate was lower - the tourism industry confronts staffing shortage and minimum

Property Location	Valuation methodology (note 3)	Significant unobservable inputs		[illegible] hotels;
		Risk-adjusted discount rate (WACC):	2025: 11.00%	discount rate was lower;
		Development timeline:	2025: Five years, with the percentages allocated per year from 2025/2026 being approximately 2%, 4%, 40%, 35% and 19%.	timeline span was shorter - planning maturity is also low, the rather environmentally sensitive character of this location in conjunction of civil service bureaucracy
		Construction cost:	2025: €1,000/sq m for ancillary areas €2,150-2,450/sq m for areas of main use	development cost was lower - Development risks over this period relating to continuing construction cost increase.

Sensitivity of fair value measurement to change in unobservable inputs

Given the uncertainties in the market, any changes in unobservable inputs may lead to measurement with significantly higher or lower fair value. Discount rate is considered the most sensitive of the unobservable inputs and a variation of the discount rate would affect the fair value of property in Greece - Hotel complex as follows:

	Change in Assumption	Impact on fair value 2025	
		Increase	**(Decrease)**
Discount Rate	**%**	**€'000**	**€'000**
- Hotel Complex in Greece	1.00%	(3,300)	3,600

	Change in Assumption	Impact on fair value 2023	
		Increase	**(Decrease)**
Discount Rate	**%**	**€'000**	**€'000**
- Hotel Complex in Greece	1.00%	(5,050)	5,780

15. INVESTMENT PROPERTY

	Note	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
At beginning of year		27,903	45,943
Capital subsequent expenditure		10,573	77
Fair value adjustment	7	5,752	6,252
Transfer to Assets held for sale		(7,500)	(24,371)
Exchange differences		-	2
At end of period		**36,728**	**27,903**

As at 30 June 2025 and 31 December 2023, part of the Group's immovable property is held as security for bank loans (see note 22).

Changes in fair value are recognised as gain/(losses) in profit or loss and included in "Change in Valuation" (see note 8). All such gains/(losses) are unrealised.

Part of investment property includes land acquired by Golfing Developments S.A. ("Golfing"), a subsidiary company and owner of the Lavender Bay Resort, from third parties and also right-of-use assets on land leased by third parties. It should be noted that in 2010, the Greek State Real Estate Service disputed part of this land owned by Golfing as belonging to the Greek State. In 2011, the vendor of the land lodged an objection (administrative appeal) to the

Directorate of Public Property of the Ministry of Finance, requesting the review of the conclusion of the Real Estate Service report, as well as the Final report of the inspector of the Ministry of Finance. Golfing proceeded with various legal actions in order to verify its ownership of the land at that time. As part of these legal proceedings, the Courts had issued a decision in 2019 as part of a criminal law procedure, indicating that there were no grounds indicating the public nature of Golfing's land.

In September 2021, the Greek Council for Public Properties issued an Opinion claiming that a part of the overall land comprising 843,114m^2, amounting to €3.2 million as at 30 June 2025 (31 December 2023: €3.2 million) and included in Investment Property as of 30 June 2025 and 31 December 2023 respectively, that was sold from the Archdiocese of Dimitriada ('Vendor') to Golfing in 2006 and 2007, belonged to the Greek State disputing the private character of the land. This Opinion was adopted by the Ministry of Finance in January 2022, who took steps to register the property in the name of the Greek State at the local land registries in April and May 2022. This adoption constitutes a unilateral administrative act and if it is found to be incorrect or illegal, it can be revoked.

The Company intends to proceed to an appeal to the Greek courts claiming its ownership of the disputed land, based on Golfing's and the Company's relevant Board of Directors decision that was taken at its meetings on 15 June 2022 and 22 June 2022, respectively.

In addition, the Greek Council for Public Properties disputed the ownership rights of the Vendor on the land leased to Golfing in 2006 and 2007 of 2,097,443 m^2, from which 1,746,334 m^2 are activated leased contracts, of an amount of €1.3 million included in Investment Property as of 30 June 2025 (31 December 2023: €1.3 million), for which, though, no final opinion was issued by this Council. Golfing and the Vendor proceeded to legal actions relating to this dispute as well in January 2022.

The Group believes, based on legal assessments obtained, that the unilateral registration of the property in the name of the Greek State, does not establish and does not constitute a title deed or a court decision and, therefore does not lead to the loss of property rights of Golfing but the Greek State disputes the private character of the above land of 843,114m^2 of Golfing, indicating its public character.

Although the dispute is considered as a significant obstacle to the continuation of the investment in the project, Golfing continues to recognize the respective land under its assets as investment property of Golfing, on the basis of legal evidence of ownership of the land as described above.

Golfing, based on third-party valuation experts, assessed the fair value of the respective land included in investment property and recognised an estimated gain of €1.0 million within the overall fair value adjustment of €5.8 million reported in profit or loss for the period (2023: €1.0 million).

Golfing and the Greek Church have started discussions on renegotiating the current agreements in place in order to replace these with new ones which better reflect current situation.

During 2023, the Company appointed an agent to actively seek buyers for Azurna Uvala d.o.o. which owns the property at Livka Bay. Heads of terms for the sale were signed in February 2024, and a Sale & Purchase Agreement was signed in June 2024. As a consequence, the disposal group has been accounted for in accordance with IFRS 5 whereby the disposal group's asset and liabilities have been categorised as Assets held for sale and Liabilities held for sale in the consolidated statement of financial position. In accordance with IFRS 5 the operation has been shown as discontinued.

The fair value of investment property, amounting to €34.6million and (31 December 2023: €27.9 million), has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used.

Valuation techniques and significant unobservable inputs

The following table shows the valuation techniques used in measuring the fair value of investment property, as well as the significant unobservable inputs used.

Fair value hierarchy

Property location	Valuation technique (see note 3)	Significant unobservable inputs		Inter-relationship between key valuation inputs and fair value measurement
Property in Greece - land to be developed as the "SCORPIO BAY RESORT"	Market approach based on buildable area	Asking prices per m² of buildable area:	2025: €100 to €700	The estimated fair value would increase primarily if the property were located at a more established location in terms of domestic and international tourist appeal. Planning maturity is also low. Asking prices per m² were higher/(lower) by an average rate of 20%
		Premiums/discounts on the following:		
		Location:	2025: -50% to -5%	Discounts were higher, since the area is not yet attractive to investors.
		Site size:	2025: -30% to +20%	
		Geometrical features and land configuration:	2025: -20% to +5%	
		Asking vs transaction (offer/bid spread):	2025: -25% to 0%	
		Period of reference or marketing exposure time:	2025: 0% to +25%	Many benchmark cases that have gone public and that are deemed very relevant refer to previous years
		Consented development, zoning, and maturity stage of each project:	2025: -30% to 0%	The property under assessment is at a very early stage of maturity
		Expected acceptance from local community.	2025: -25% to -5%	Locals opposed to energy plants and heavy infrastructure, although the area has an industrial and mining entourage
		Infrastructure required	2025: -10% to 0%	
		Aggregate adjustment:	202\5: -85% to -60%	All relevant benchmarking and competitive schemes are located at more promising locations and/or are more mature in consenting terms and/or require smaller CapEx for infrastructure
		Weight allocation	2025	A relativity weighting was further applied to the comparables because of their broad spatial dispersion
Property in Greece - land to be developed as the "LAVENDER BAY RESORT"	Comparative Method (Market Approach)	GNTO section of the property		
		Asking prices per m²:	2025: € 20 to € 26.67	The estimated fair value would increase primarily if the property was located at a more established location in terms of domestic and international tourist appeal. Planning maturity is also low.
		Premiums/discounts on the following:		
		Location:	2025: -10%	The area is not yet attractive to investors.
		Site size:	2025: -30%	
		Distance from seafront:	2025: -15%	Taking into account an average distance for the entire section.
		Asking vs transaction (offer/bid spread):	2025: -10%	
		Period of reference or marketing exposure time:	2025: -5% to 0%	
		Whether the plot is devoid of any official forest areas:	2025: 0% to 30%	
		Whether a comparable includes any infrastructure:	2025: -5% to 0%	
		Aggregate adjustment:	202\5: -70% to -40%	All relevant benchmarking is located at more promising locations and/or are more mature in consenting terms and/or require smaller CapEx for infrastructure.
		Applied discount due to dispute of ownership issues:	2025: -40%	
	Comparative Method (Market Approach)	Plots purchased from other, third party, sellers		
		Asking prices per m²:	2025: € 14.60 to € 22.95	The estimated fair value would increase primarily if the properties was located at a more established location in terms of tourist appeal.
		Premiums/discounts on the following:		
		Location:	2025: -10% to 0%	The area is not yet attractive to investors.
		Site size:	2025: -5% to 10%	
		Distance from seafront:	2025: -20%	Taking into account an average distance for the plots.
		Asking vs transaction (offer/bid spread):	2025: -10%	
		Period of reference or marketing exposure time:	2025: -5% to 0%	
		Eligibility for development:	2025: -25% to 0%	Depending on plot grouping
		Accessibility.	2025: -10% to 0%	Depending on plot grouping
		Aggregate adjustment:	202\5: -75% to -25%	Depending on plot grouping, many plots present accessibility issues and/ or are not eligible for development.
	Discounted Cash Flow (DCF) Method	Leasehold interest sections		
		Asking rental prices per m²:	2025: € 10.27 to € 187.75	The estimated fair value would increase primarily if the property was not a designated forest area.
		Premiums/discounts on the following:		
		Location:	2025: -15% to 40%	

		Site size:	2025: -60% to -20%	The site under valuation is quite substantial
		Potential for commercial exploitation:	2025: -40% to -20%	
		Asking vs transaction (offer/bid spread):	2025: 0%	Actual transactions
		Period of reference or marketing exposure time:	2025: 0%	The transactions of 2024 are deemed quite relevant today as well
		Aggregate adjustment:	2025: -40% to -95%	
		Lease durations	2025: 99 years	
		Applied discount rate	2025: 5.00%	
	Combined Discounted Cash Flow (DCF) Method & Residual	<u>PERPO section- Residential development</u> Residence selling price (€/m²): Residence construction cost (€/m²): Cash flow velocity (years): Selling curve (% p.a.) of total available stock: Applied discount rate Applied discount due to dispute of ownership issues:	2025: € 1,800 to € 4,500 (wavg: €4,500) 2025: Hard cost: € 2,691.1 Total: € 3,336.94 2025: 1 to 12 years 2025: 0% to 11.5% 2025: 13.50% 2025: -40%	The estimated Fair Value of the PERPO section of the project would increase/decrease if: - Selling prices increase/ decrease; - Construction costs decrease/ increase; - Cash flow velocity is shorter/longer, leading to faster/(slower) project delivery; - The selling curve (annual absorption rate) increases/ decreases; - Market demand for luxury second homes strengthens/ weakens; - Discount rates (WACC) decrease/ increase; - Availability of comparable competitive supply increases; - Investor sentiment and international buyer activity increases/declines

Property in Croatia - Livka Bay	Market approach	Asking (or transaction) prices per m2: Premiums/(discounts) on the following: Location: Site size: Asking vs transaction: Quality factor Capacity Weight allocation	2025: €13 to €93 2023: €13 to €348 2025: 0% to 5% 2023: 0% 2025: -20% to 0% 2023: -25% to 0% 2025: 0% 2023: 0% 2025: -10% to 0% 2023: -5% 2025: -15% to 5% 2023: 0% to 40% 2025: 20% 2023: 25%	The estimated fair value would increase/(decrease) if: Asking prices per m2 were higher/(lower); Premiums were higher/(lower); Discount were (lower)/higher Three comparable properties were smaller than the subject No asking used All comparables had slightly better infrastructure Three comparables had less bed density hence the premium All comparables had equal weight
Property in Croatia - Livka Bay	Market approach	Asking (or transaction) prices per m2: Premiums/(discounts) on the following: Location: Site size: Asking vs transaction: Quality factor Capacity	2025: €13 to €93 2023: €13 to €348 2025: 0% to 5% 2023: 0% 2025: -20% to 0% 2023: -25% to 0%	The estimated fair value would increase/(decrease) if: Asking prices per m2 were higher/(lower); Premiums were higher/(lower); Discount were (lower)/higher Three comparable properties were smaller than the subject No asking used All comparables had slightly better infrastructure

		Capacity Weight allocation	2025: 0% 2023: 0% 2025: -10% to 0% 2023: -5% 2022: -5% to +15% 2025: -15% to 5% 2023: 0% to 40% 2025: 20% 2023: 25%	All comparables had slightly better infrastructure Three comparables had less bed density hence the premium All comparables had equal weight

Valuation techniques and significant unobservable inputs

Property in Cyprus - Mandria and Peyia	Market approach	Mandria: Market comparables/ actual transactions range: (€/sq m-land) Peyia: Market comparables/ actual transactions range: (€/sq m-land) Adjustment factors in both: Adjustment factor for "Location & views": Adjustment factor for "site size": Adjustment factor for "accessibility": Adjustment factor for "frontage & dimensions": Adjustment factor for "Land configuration" :	2025: €150 to €300/sq m 2025: €180 to €250/sq m Peyia: 2025: -10% to 10% Mandria: 2025: -10% to 10% Peyia: 2025: -0% to 0% Mandria: 2025: -20% to 10% Peyia: 2025: -0% to 0% Mandria: 2025: -0% to 0% Peyia: 2025: -0% to 5% Mandria: 2025: -5% to 10%	The estimated fair value in both Mandria and Peyia would increase/(decrease) if: a) Building density increases, resulting in a higher unit value per sq m b) Residential demands increase, resulting to higher land values c) Obtaining planning permission In general, for land plots, the inter-relationship between the key inputs-such as unit land values, development potential, planning prospects, and market demand-means that changes in any of these assumptions can directly influence the others and result in a significantly different fair value measurement.

Sensitivity of fair value measurement to change in unobservable inputs

Given the uncertainties in the market, any changes in unobservable inputs may lead to measurement with significantly higher or lower fair value. A variation of the annual estimated fair value per square meter would affect the fair value of investment properties per square meter as follows:

	Change in Assumption	Impact on fair value			
		30 June 2025		**31 December 2023**	
Annual estimated asking price per square meter		**Increase**	**Decrease**	**Increase**	**(Decrease)**
	%	**€'000**	**€'000**	**€'000**	**€'000**
- Property in Greece	10%	993	(993)	2,238	(2,238)
- Property in Croatia	10%	2,275	(2,275)	2,289	(2,289)
- Property in Cyprus	10%	1,088	(1,088)	552	(552)

16. EQUITY-ACCOUNTED INVESTMENTS

	Note	DCI H2 30 June 2025 €'000	DCI H2 31 December 2023 €'000
30 June 2025			
At beginning of period		**42,694**	**42,694**
Share of loss, net of tax		(15,094)	(12,923)
Disposal of Associate		(27,600)	-
Reversal of impairment loss		-	12,923
At end of period/ year end		**-**	**42,694**

DCI Holdings Two Limited ("DCI H2")
Since 31 December 2020, the Company's holding of 47.9% in DCI H2 (owner of Aristo Developers Ltd, 'Aristo'), has been classified as an associate. An impairment loss was recognised in 2016, based on an agreement to dispose of the entire 49.75% shareholding in DCI H2 then owned, for the amount of €45 million. The Group subsequently disposed of 1.82% and as a result the Company's investment in DCI H2 reduced to 47.9% at a value of €42.7 million, which the Group estimated to be the recoverable amount as at the end of the reporting period.

On 21 February 2025 the Group disposed of the investment in DCI H2 for the amount of €27.6 million, as part of the transaction the Group received €8.7 million in cash from Mr Aristodemou of which €3.2 million was placed in an escrow account until latest 31st December 2026 in order to guarantee DCI's obligation for its share in any liabilities that might arise on DCI H2 and its subsidiaries relating to the period until Completion that was not provided for at the time of signing. As part of the sale consideration Mr Aristodemou transferred three parcels of residential development land in Cyprus with a value of €12.8 million to the Company on 21 May 2025. The remaining amount of €6.1 million will be paid after tax clearances have been received for the transaction in Cyprus. As each tranche of cash or land is received by the Company, a corresponding proportion of the Company's shareholding in DCI H2 has been transferred to Mr Aristodemou and at 30 June 2025 the Company only held 10.69% of DCI H2.

Pursuant to the terms of a transaction executed in August 2019, for the sale of 37 hectares in the area referred to as 'Atlantis', in the north of the Venus Rock project which was formerly owned by Aristo Developers, to Aristo Ktimatiki (an entity controlled by Mr. Theodoros Aristodemou, chairman of Aristo). The remaining €3.5 million that was due by 30 June 2020 is now expected to be received during Q1 2026. The corresponding preferred shares have been transferred by the Company to Aristo Ktimatiki on a prorated basis in line with the receipt of the commensurate instalments, but the underlying land has not yet been transferred pending the receipt of full payment. Mr Aristodemou has committed to make the final payment to the Company of €3.5 million for receiving transfer of the Company's remaining 18.60% holding in the Class A Preferred share capital of DCI H2 which represents the ownership and management rights of Venus Rock. Payment will be made after the receipt of tax clearances in Cyprus. The Company's valuation as at 30 June 2025 of this interest was €3.5 million.

The details of the above investments are as follows:

Name	Country of Incorporation	Principal activities	Shareholding interest 2025	2023
DCI H2	BVI	Acquisition and holding of real estate investments in Cyprus	10.69%	48%

17. TRADING PROPERTIES

	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
At beginning of period/year	56,516	56,516
At end of period/year	**56,516**	**56,516**

Trading properties comprise land to be sold and to be developed into villas and holiday houses.

18. RECEIVABLES AND OTHER ASSETS

	Note	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Trade receivables		6,150	-
Other receivables		4,110	1,717
Loan Receivable	27.3.1	-	-
VAT receivables		232	915
Total Trade receivables and other assets		**10,492**	**2,632**
Amounts Receivable from Investment Manager	27.2	6,250	1,898
Prepayments and other assets		67	-
Total		**16,809**	**4,530**

The amount receivable from the Investment Manager related to €3.0 million of advance payments made during 2022. As mentioned in note 32, as part of its counterclaim DCI is seeking repayment from DCP of advance payments totaling €3.0 million made to DCP pursuant to the Investment Management Agreement dated 1 December 2021. This amount has been received post year end as part of the global, comprehensive, confidential settlement with the former Investment Manager as announced by the Group on 12 September 2025.

19. CASH AND CASH EQUIVALENTS

	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000

	€'000	€'000
Bank balances	37	471
Total	**37**	**471**

20. CAPITAL AND RESERVES

Capital

Authorised share capital

	18-months period ended 30 June 2025		Year ended 31 December 2023	
	'000 of shares	€'000	'000 of shares	€'000
Common shares of €0.01 each	2,000,000	20,000	2,000,000	20,000

Movement in share capital and premium

	Shares in issue '000	Share capital €'000	Share premium €'000
Capital at 1 January 2024 and to 30 June 2025	**904,627**	**9,046**	**569,847**

All shares are fully paid.

Reserves

Translation reserve: Translation reserve comprises all foreign currency differences arising from the translation of the financial statements of foreign operations.

Revaluation reserve: Revaluation reserve relates to the revaluation of property, plant and equipment from both subsidiaries and equity-accounted investments, net of any deferred tax.

21. LOANS AND BORROWINGS

	Total		Within one year		Two to five years	
	2025	2023	2025	2023	2025	2023
	€'000	€'000	€'000	€'000	€'000	€'000
Loans in Euros	4,268	2,893	4,268	2,893	-	-
Redeemable preference shares	12,000	11,298	-	-	12,000	11,298
Total	16,268	14,191	4,268	2,893	12,000	11,298

Loans denominated in Euros

In the prior year, the maturity date of the outstanding loan of Azurna Uvala D.o.o. (the owner of "Livka Bay") was extended to 31 December 2023 and since then the loan has been tied to being repaid from the sale of the asset.

During the 18-month period, the Company borrowed €3.6 million (31 December 2023: € 2.76 million) from various shareholders at a simple interest rate of 12% per annum and one short term loan for 9% interest per annum. The majority of the loans were of a fixed duration being 12 months from receipt of the funds and one loan was for a maturity of 3 months. During the period, twelve shareholder loans amounting to capital of €2.4 million were repaid.

Redeemable preference shares

On 18 December 2019, the Company signed an agreement with an international investor for a €12.0 million investment in the Kilada Hills Project. The investor agreed to subscribe for both common and preferred shares. The total €12.0 million investment was payable in 24 monthly instalments of €0.5 million each. Under the terms of the agreement, the investor is entitled to a priority return of the total investment amount from the net disposal proceeds realised from the project and retains a 15% shareholding stake in Kilada. As of 30 June 2025, 15.00% (31 December 2023: 15.00%) of the ordinary shares have been transferred to the investor.

As of 30 June 2025, 12,000 redeemable preference shares (31 December 2023: 12,000) were in issue fully paid with a value of €1,000 per share. The redeemable preference shares were issued with a zero-coupon rate and are discounted with a 0.66% effective monthly interest rate, do not carry the right to vote and are redeemable when net disposal proceeds are realised from the Kilada Project. As at 30 June 2025, the fair value of the redeemable preference shares was €12.0 million (31 December 2023: €11.3 million).

Terms and conditions of the loans

The terms and conditions of outstanding loans were as follows:

Secured loan	**Currency**	**Interest rate**	**Maturity dates**	**30 June 2025 €'000**	**31 December 2023 €'000**
Livka Bay*	Euro	Euribor plus 4.25% p.a.	2023	4,868	4,155
Shareholder loans **	Euro/USD	12% per annum	2025	4,268	2,893
Total interest-bearing liabilities				**9,136**	**7,048**

*The loan on Livka Bay has been categorised within liabilities held for sale. The loan from PBZ was due to be paid on 31 December 2023. The bank has agreed to extend the repayment date until the date on which the sale of Livka Bay completes and this arrangement remains ongoing.

** When any of the shareholder loans reached the 12-month maturity date, the lender has agreed to extend its maturity via a loan extension agreement pending the completion of the sale of one of the Company's assets.

Security given to lenders

As at 30 June 2025, the Group's loans were secured as follows:

- Regarding the Kilada preference shares, upon transfer of the entire amount of €12 million from the investor in accordance with the terms of the agreement, a mortgage is set against the immovable property of the Kilada Hills Project, in the amount of €15.0 million (31 December 2023: €15.0 million).
- Regarding the Livka Bay loan, a mortgage against the immovable property of the Croatian subsidiary, Azurna (the owner of "Livka Bay"), with a carrying value of €22.8 million at 30 June 2025 (31 December 2023: €24.4 million), two promissory notes, a debenture note and a letter of support from its parent company Single Purpose Vehicle Four Limited.
- The shareholders loans are being secured against the issued share capital of the wholly owned subsidiary Eastern Crete Development Company Limited.

Reconciliation of movements of liabilities to cash flows arising from financing activities

	Loans and borrowings €'000	Lease liabilities €'000	Non-controlling interests €'000	Total €'000
As at 30 June 2025				
Balance at the beginning of the period	**14,191**	**3,410**	**4,281**	**21,882**
Changes from financing cash flows:				
New loans from shareholders	3,600	-	-	3,600
Repayment of loans and borrowings	(2,410)	-	-	(2,410)
Payment of lease liability	-	(38)	-	(38)
Interest paid	(478)	-	-	(478)
Other movements	(3)	-	-	(3)
Total changes from financing cash flows	**709**	**(38)**	**-**	**671**
Other changes- Liability-related				
Interest expense	1,368	-	-	1,368
Other movements		-	308	308
Lease liability adjustment	-	992	-	992
Total liability-related other changes	**1,368**	**992**	**308**	**2,668**
Balance at the end of the period	**16,268**	**4,364**	**4,589**	**25,221**

	Loans and borrowings €'000	Lease liabilities €'000	Non-controlling interests €'000	Total €'000
As at 31 December 2023				
Balance at the beginning of the year	**15,045**	**3,435**	**8,440**	**26,920**
Changes from financing cash flows:				
New loans from shareholders	2,760	-	-	2,760
Transaction costs related to loans and borrowings	-	-	-	-
Repayment of loans and borrowings	(500)	-	-	(500)
Payment of lease liability	-	(50)	-	(50)
Interest paid	(261)	-	-	(261)
Other movements	-	-	-	-
Total changes from financing cash flows	**1,999**	**(50)**	**-**	**1,949**
Other changes- Liability-related				
Interest expense	1,302	25	-	1,327
Transfer to liabilities	(4,155)	-	-	(4,155)
Capital reduction and settlement of non-controlling interest	-	-	(6,637)	(6,637)
Other movements	-	-	2,478	2,478
Total liability-related other changes	**2,853**	**25**	**(4,159)**	**(6,987)**
Balance at the end of the year	**14,191**	**3,410**	**4,281**	**21,882**

22. DEFERRED TAX LIABILITIES

	30 June 2025 €'000	31 December 2023 €'000
Balance at the beginning of the year	10,998	6,577
Recognised in profit or loss (see note 13)	1,441	1,359
Recognised in discontinued operations (see note 30)	-	933
Recognised in other comprehensive income	-	4,201
Transferred to held for sale assets	(56)	(2,071)
Exchange differences	-	(1)
Balance at the end of the period	**12,383**	**10,998**

Deferred tax liabilities are attributable to the following:

	30 June 2025 €'000	31 December 2023 €'000
Investment properties	1,065	1,121
Trading properties	4,299	4,299
Property, plant and equipment	7,019	5,578
Total	**12,383**	**10,998**

23 LEASE LIABILITIES

The major lease obligations comprise leases at Lavender Bay in Greece with 99-year lease terms, for which, as mentioned in note 16, the Greek State disputed the ownership rights of the lessor.

mentioned in note 16, the Greek State disputed the ownership rights of the lessor.

	30 June 2025	31 December 2023
	€'000	**€'000**
Non-current	4,306	3,322
Current	58	88
Total	**4,364**	**3,410**

24. TRADE AND OTHER PAYABLES

	30 June 2025	31 December 2023
	€'000	**€'000**
Land creditor	20,752	20,752
Trade payables	6,945	2,991
Other payables	6,111	7,072
Accrued expenses	1,643	1,425
Total	**35,451**	**32,240**

	2025	2023
	€'000	**€'000**
Non-current	22,351	21,004
Current	13,100	11,236
Total	**35,451**	**32,240**

Land creditors relate to contracts for the purchase of land at Lavender Bay from the Church. The outstanding balance accrues interest annually at a rate linked to inflation, capped at 2% per annum. Under the agreement, full settlement is scheduled for 31 December 2025. However, due to an ownership dispute with the Greek Government, this settlement date is not considered binding. As noted in Note 16, the Group is currently negotiating with the land creditor to ensure that no further payments are made under the sale and purchase contracts until the legal dispute with the Greek State is resolved. The Group is also seeking to reduce the total amount of its deferred liabilities, potentially by converting all or part of the deferred payments into equity in the project

25. NAV PER SHARE

	2025 '000	2023 '000
Total equity attributable to owners of the Group (€)	111,294	126,444
Number of common shares outstanding at end of year	904,627	904,627
NAV per share (€)	**0.12**	**0.14**

26. RELATED PARTY TRANSACTIONS

26.1 Directors' interest and remuneration

Directors' interests
Miltos Kambourides was the founder and managing partner of the Investment Manager and he was removed as a Director on 18 March 2023 and the Investment Manager's Agreement (IMA) was terminated on 20 March 2023.

Martin Adams, Nick Paris and Nicolai Huls were non-executive Directors throughout 2022, with Martin Adams serving as Chairman of the Board of Directors. On 10 February 2023, Martin Adams resigned as a Director and on 13 February 2023 Sean Hurst was appointed as a non-executive Director and Chairman. Nick Paris and Nicolai Huls became Executive Directors when the IMA was terminated on 20 March 2023. Gerasimos Efthimiatos was appointed as a non-independent non-executive director on 15 November 2023 and removed as a Director on 10 October 2025. Martin Adams and Nikiforos Charagkionis were appointed as Directors on 14 and 11 October 2025 respectively.

The interests of the Directors as at 30 December 2025, all of which are beneficial, in the issued share capital of the Company as at this date were as follows:

	Shares '000
Sean Hurst	475
Nicolai Huls	775
Nick Paris	1,634

Nick Paris has provided three shareholder loans during the period amounting in aggregate to €225,000 to the Company.

Save as disclosed in this Note, none of the Directors had any interest during the year in any material contract for the provision of services which was significant to the business of the Group.

Directors' remuneration

	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Remuneration	867	374
Total remuneration	**867**	**374**

The Directors' remuneration details for the period ending 30 June 2025 and 31 December 2023 were as follows:

	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Martin Adams	-	8
Sean Hurst	113	66
Nick Paris	358	150
Nicolai Huls	358	150
Gerasimos Efthimiatos	38	-
Total	**867**	**374**

26.2 Investment Manager remuneration (in place until March 2023)

	18-month period ended 30 June 2025	Year ended 31 December 2023
	€'000	€'000
Fixed management fee	-	-
Total remuneration	**-**	**-**
Variable management fee payable	-	(1,075)
Project Fees	-	(2)
Incentive fee advance payments	2,975	2,975
Amount Receivable from Investment Manager	**2,975**	**1,898**

26.3 Other related party transactions

26.3 Discover Investment Company

The Company has borrowed €3.6 million from 8 shareholders during the 18-month period ended 30 June 2025 (31 December: €2.89 million) and €2.4 million in loans were repaid during the period. Two loans amounting in aggregate to €700,000 were borrowed from Discover Investment Company during the period and a further loan of 400,000 was borrowed on 22.8.25 and these have all now been repaid. The loans are for a 12-month term bearing an interest rate of 12% p.a. with no fees payable on disbursement or repayment. The shareholders loans have been secured against the issued share capital of the wholly owned subsidiary Eastern Crete Development Company Limited. Nicolai Huls is a director of Discover Investment Company.

27. NON-CONTROLLING INTERESTS

The following tables summarise the information relating to each of the Group's subsidiaries that have material non-controlling interests, before any intra-group eliminations.

2025	MCO 1 €'000
Non-controlling interests' percentage	**15.00%**
Non-current assets	54,287
Current assets	57,769
Non-current liabilities	(51,395)
Current liabilities	(13,506)
Net assets	**47,155**
Carrying amount of non-controlling interests	**4,589**
Revenue	466
Profit	2,302
Other comprehensive income	-
Total comprehensive income	2,768
Dividends Paid	-
Profit allocated to non-controlling interests	**308**
Other comprehensive income allocated to non-controlling interests	**-**
Dividends paid to non-controlling interest	**-**

2023	MCO 1 €'000
Non-controlling interests' percentage	**15.00%**
Non-current assets	46,129
Current assets	58,940
Non-current liabilities	(66,270)
Current liabilities	(10,259)
Net assets	**28,540**
Carrying amount of non-controlling interests	**4,281**
Revenue	125
Profit	1,632
Other comprehensive income	14,893
Total comprehensive income	16,650
Dividends Paid	-
Profit allocated to non-controlling interests	**244**
Other comprehensive income allocated to non-controlling interests	**2,234**
Dividends paid to non-controlling interest	**-**

28. FINANCIAL RISK MANAGEMENT

Financial risk factors

The Group is exposed to credit risk, liquidity risk and market risk from its use of financial instruments. The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group's overall strategy remains unchanged from last year.

Credit risk arises when a failure by counterparties to discharge their obligations could reduce the amount of future cash inflows from financial assets on hand at the statement of financial position date. The Group has policies in place to ensure that sales are made to customers with an appropriate credit history and monitors on a policies in place to ensure that sales are made to customers with an appropriate credit history and monitors on a continuous basis the ageing profile of its receivables. The Group's trade receivables are secured with the property sold. Cash balances are mainly held with high credit quality financial institutions, and the Group has policies to limit the amount of credit exposure to any financial institution.

Financial risk factors continued

(i) Credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the end of the reporting year was as follows:

	30 June 2025	**31 December 2023**
	€'000	**€'000**
Trade and other receivables (see note 18)	16,809	2,632
Cash and cash equivalents (see note 19)	37	471
Total	**16,846**	**3,103**

Trade and other receivables

Credit quality of trade and other receivables

The Group's trade and other receivables are unimpaired.

Cash and cash equivalents

Exposure to credit risk

The table below shows an analysis of the Group's bank deposits by the credit rating of the bank in which they are held:

	2025		**2023**	
	No. of Banks	**€'000**	**No. of Banks**	**€'000**
Bank group based on credit ratings by Moody's				
Rating Aaa to A	1	2	1	67
Rating Baa to B	3	35	3	404
Rating Caa to C	-	-	-	-
Not rated	-	-	-	-
Total bank balances		**37**		**471**

(ii) Liquidity risk

Liquidity risk is the risk that arises when the maturity of assets and liabilities do not match. An unmatched position potentially enhances profitability but can also increase the risk of losses. The Group has procedures with the objective of minimising such losses such as maintaining sufficient cash and other highly liquid current assets and by having available an adequate amount of committed credit facilities.

The following tables present the contractual maturities of financial liabilities. The tables have been prepared based on contractual undiscounted cash flows of financial liabilities, and on the basis of the earliest date on which the Group might be forced to pay.

2025	**Carrying amounts**	**Contractual cash flows**	**Within one year**	**Two to three years**	**Three to five years**	**Over five years**
	€'000	**€'000**	**€'000**	**€'000**	**€'000**	**€'000**
Loans and borrowings	16,268	(16,345)	(4,268)	-	(12,000)	-
Loan included in disposal group	4,868	(4,868)	(4,868)	-	-	-
Lease obligations	4,364	(11,153)	(58)	(119)	(123)	(10,853)
Land creditors	20,752	(20,752)	-	(20,752)	-	-
Trade and other payables	14,699	(14,699)	(9,801)	(4,898)	-	-
Trade and other payables included in disposal group	332	(332)	(332)			
	61,283	**(68,149)**	**(19,327)**	**(25,769)**	**(12,123)**	**(10,853)**

2023	**Carrying amounts**	**Contractual cash flows**	**Within one year**	**Two to three years**	**Three to five years**	**Over five years**
	€'000	**€'000**	**€'000**	**€'000**	**€'000**	**€'000**
Loans and borrowings	14,191	(15,091)	(3,091)	-	(12,000)	-
Loan included in disposal group	4,155	(4,155)	(4,155)	-	-	-
Lease obligations	3,410	(4,692)	(89)	(89)	(184)	(4,330)
Land creditors	20,752	(26,977)	(7,112)	(19,865)	-	-
Trade and other payables	11,488	(11,488)	(9,890)	(1,598)	-	-
Trade and other payables included in disposal group	952	(952)	(952)			
	54,948	**(65,355)**	**(25,289)**	**(21,552)**	**(12,184)**	**(4,330)**

(iii) Market risk

Market risk is the risk that changes in market prices, such as interest rates, equity prices and foreign exchange rates, will affect the Group's income or the value of its holdings of financial instruments.

Interest rate risk
Interest rate risk is the risk that the value of financial instruments will fluctuate due to changes in market interest rates. The Group's income and operating cash flows are substantially independent of changes in market interest rates as the Group has no significant interest-bearing assets. Borrowings issued at variable rates expose the Group to cash flow interest rate risk. Borrowings issued at fixed rates expose the Group to fair value interest rate risk. The Group's management monitors the interest rate fluctuations on a continuous basis and acts accordingly.

At the reporting date the interest rate profile of interest- bearing financial instruments was:

2025 2023

	2025 €'000	2023 €'000
Fixed rate instruments		
Financial liabilities	3,950	2,760
Variable rate instruments		
Financial liabilities	4,868	4,155

Sensitivity analysis
An increase of 100 basis points in interest rates at 30 June 2025 would have decreased equity and profit or loss by €92 thousand (2023: €42 thousand). This analysis assumes that all other variables, in particular foreign currency rates, remain constant. For a decrease of 100 basis points there would be an equal and opposite impact on the profit or loss and other equity.

Currency risk
Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. Currency risk arises when future commercial transactions and recognised assets and liabilities are denominated in a currency that is not the Group's measurement currency. The Group has minimal exposure to foreign exchange risk as the majority of the assets and liabilities are now within the Euro zone.

Capital management
The Group manages its capital to ensure that it will be able to continue as a going concern while improving the return to shareholders. The Board of Directors is committed to implementing a package of measures that is expected to focus on the achievement of the Group's investment objectives, achieve cost efficiencies and strengthen its liquidity. Notably, these measures include the completion of certain Group asset divestment transactions, as well as the conclusion of additional working capital facilities at the Group and/or Company level.

29. DISCONTINUED OPERATION AND DISPOSAL GROUP HELD FOR SALE

As of 2 July 2025, the Group signed agreements to sell the land at Apollo Heights in Cyprus that is held by Symboula Estates Ltd a Cypriot subsidiary, the Apollo land has not yet been transferred pending Cyprus tax clearances however 30% of the proceeds amounting to €2.25 million have been received. This investment has been classified as held for sale at the period end 30 June 2025. As of 31 December 2023, the disposal group also comprised the following assets and liabilities all of which relate to the land at Livka Bay in Croatia which is held by the subsidiary Azurna Uvala d.o.o. This has been regarded as meeting the criteria for the results to be regarded as a discontinued operation. All of the profits arising on the disposal group during the period are attributable to the owners of the parent.

The comparative consolidated statement of profit or loss and other comprehensive income has been re-presented to show the discontinued operation separately from continued operations.

	2025 €'000	2023 €'000
Investment property - Azurna Uvala d.o.o.*	22,750	24,371
Investment property - Symboula Estates Ltd	7,500	-
Other assets	23	8
Cash and cash equivalents	7	9
Assets held for sale	**30,280**	**24,388**

	2025 €'000	2023 €'000
Interest bearing loans with third parties	4,868	4,155
Deferred tax	2,071	2,071
Trade and other payables	332	952
Liabilities directly associated with the assets held for sale	**7,271**	**7,178**

* The delay is due to circumstances beyond the Group's control; the asset remains available for immediate sale, is actively marketed, and the Board is committed to the plan. Completion is expected as soon as practicable, satisfying IFRS 5's exception for classification beyond one year.

Results of discontinued operations

	18-month period ended 30 June 2025 €'000	Year ended 31 December 2023 €'000
Net change in fair value of investment property	(1,620)	5,190
Professional fees	(26)	(55)
Administration and other expenses	(95)	(51)
Total operating and other expenses	**(1,741)**	**5,084**
Results from operating activities	**(1,741)**	**(5,084)**
Interest expense	(866)	(278)
Realised foreign exchange gain	-	68
Net finance costs	**(2,607)**	**(210)**
Loss before taxation	(2,607)	4,874
Taxation	(753)	(933)
Profit from discontinued operations net of tax	**3,360**	**3,941**
Basic earnings per share - discontinued operation (€)	**0.004**	**0.004**

30. COMMITMENTS

As of 30 June 2025, the Group had a total of €15.2 million contractual capital commitments on property, plant and equipment (2023: €15.2 million).

31. CONTINGENT LIABILITIES

LEGAL ACTIONS RELATED TO THE FORMER INVESTMENT MANAGER

As at 30 June 2025, the Company was involved in a number of legal proceedings in the United Kingdom and Greece arising from disputes with its former Investment Manager, Dolphin Capital Partners Ltd ("DCP"), and DCP's close business partner, Zoniro. .

In the United Kingdom, DCP filed a claim in April 2023 in the High Court of Justice of England and Wales . The Company filed its defence and counterclaim in June 2023 . .

In Greece, the Company filed criminal charges in December 2023 against individuals associated with DCP and Zoniro SA, alleging money laundering and abuse of corporate governance across nine separate cases. In March 2024, the Company also initiated civil actions against ten individuals and entities seeking damages of approximately €50.0 million and the cancellation of a transaction involving a company in Cyprus. A payment order issued by Zoniro SA in September 2023 against a Greek subsidiary of the Kilada project resulted in a freezing of issued by Zoniro SA in September 2023 against a Greek subsidiary of the Kilada project resulted in a freezing of its bank account; however, the First Instance Court of Athens subsequently ruled in favour of the Company in September 2024, suspending the enforcement order and ordering the unfreezing of the account, which has since been fully restored to operation. In June 2024, two principals of DCP filed a €12.0 million counterclaim against the Company, followed in July 2024 by criminal complaints filed against members of the Company's current management. Furthermore, in October 2024, two principals of DCP initiated legal proceedings, filing a claim in the amount of €12.0 million against the two directors of the company, the contents of which mirror precisely those of the claim brought against the company itself. The Company considered these actions to be retaliatory and intended to divert attention from the serious matters that had led to DCP's termination.

Unlike the matters in the United Kingdom and Greece, the proceedings in the British Virgin Islands were not outstanding as at 30 June 2025, having been fully concluded at the end of November 2024. In August 2023, Zoniro Ltd (also known as SPV 3 Ltd) issued statutory demands against the Company and its subsidiary, DCI One Limited. The applications to set aside these demands were heard in the BVI Commercial Court in May 2024, with Zoniro represented by leading counsel. Judgment was handed down on 29 November 2024, bringing the BVI proceedings to a final conclusion well before the balance sheet date. The Court upheld the Company's argument that there was a substantial dispute that needed to be resolved before any statutory demand could properly be issued and made a series of significant findings. The judge found that there was sufficient evidence of a substantial dispute regarding whether the conduct of Mr. Kambourides amounted to a breach of duty under Cyprus law, potentially entitling the Company to repudiate the agreements in question and thereby negating liability for the amounts claimed. The Court further found a substantial dispute regarding the alleged breaches of duty and the validity of the agreements, issues inappropriate for summary resolution within a winding-up procedure. It also determined that the debts were disputed on substantial grounds and noted evidence that Mr. Kambourides was acting in concert with Zoniro and others to slow down the work of the Company's projects with the aim of causing financial harm, giving the Company a reasonable prospect of establishing a conspiracy claim resulting in substantial damages.

As at 30 June 2025, the remaining proceedings in the United Kingdom and Greece were still at early stages, and their outcomes remained uncertain. The Company considered its defences to be robust and therefore made no provision for any potential liability in these matters.

Subsequent to the reporting date, the Company reached a global, comprehensive and confidential settlement agreement with DCP, bringing all outstanding disputes and legal proceedings between the parties and their related parties to a close. This settlement also incorporates the resolution of the proceedings between the Company and Zoniro. The agreement includes the resolution of all litigation previously ongoing in the English, BVI and Greek courts which the parties have sought to irrevocably resolve, and includes a comprehensive mutual waiver under which both parties agree not to bring any further or additional claims against each other or their related parties. Both parties have confirmed a comprehensive waiver of all claims of wrongdoing against each other and acknowledge that all matters between them have been fully and amicably settled, with no disputes outstanding.

Under the terms of the settlement, DCI received a cash payment. After adjusting for previous advance payments, the net positive impact on the Company's Net Asset Value was approximately €4.2 million. The Board considers this settlement to represent a constructive and value-enhancing outcome for the Company.

OTHER MATTERS

The Group is involved in a small number of routine legal cases arising from its normal development activities. On legal advice, the Directors have settled certain justified claims, mainly relating to payables, and have successfully contested a few opportunistic claims that lacked factual basis. No material losses are expected, and all necessary provisions have been recognised in these consolidated financial statements.

In addition to the tax liabilities that have already been provided for in the consolidated financial statements based on existing evidence, there is a possibility that additional tax liabilities may arise after the examination of the tax and other matters of the companies of the Group in the relevant tax jurisdictions.

The Group, under its normal course of business, has guaranteed the development of properties in line with agreed specifications and time limits in favour of other parties.

32. SUBSEQUENT EVENTS

Since 30 June 2025, the Company obtained or borrowed two shareholder loans of €500,000 and €400,000 and repaid the loan of €400,000 on the same terms as the previous shareholder loans.

On 20th December 2025, Mindcompass Overseas SA which owns the development land surrounding the golf course at The Kilada Golf & Country Club in Greece signed a Sale & Purchase Agreement to sell a plot of land for an agreed price of €2 million. The amount has already been paid by the purchaser.

There were no other material events after the end of the reporting period which have a bearing on the understanding of the consolidated financial statements as at 30 June 2025.

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