

CAIRO MEZZ PLC

REPORT AND INTERIM FINANCIAL
STATEMENTS

Six months ended 30 June 2023

CAIRO MEZZ PLC

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Six months ended 30 June 2023

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CAIRO MEZZ PLC

REPORT FOR THE SIX MONTHS ENDED 30 JUNE 2023

On 27 September 2023 the Board of Directors of Cairo Mezz Plc approved the financial results of the Company for the first half of the year that ended 30 June 2023.

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

The Company holds mezzanine notes and junior notes.

The mezzanine notes bear interest rate at Euribor 3m+5% and the junior notes bear interest rate at Euribor 3m+8%.

On the issuance of the notes, a Priority of Payments Schedule ("Waterfall") was established, which are settled on a quarterly basis. Based on this schedule, the repayments regarding the mezzanine and junior notes are the last ones in the order of priority.

Until today, the Company has not received any interest in relation to the notes it holds. Therefore, as expected, the Company did not record any revenues in the first half of the year ended 30 June 2023.

Future developments of the Company

The Board of Directors does not expect any significant changes or developments in the operations, financial position and performance of the Company in the foreseeable future.

Related party transactions

Disclosed in note 5 of the financial statements.

CAIRO MEZZ PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME Six months ended 30 June 2023

	Note	1/1/2023- 30/6/2023 €	1/1/2022- 30/6/2022 €
Administration expenses	2	(147.295)	(161.923)
Loss before tax		(147.295)	(161.923)
Tax		-	-
Net loss for the period		(147.295)	(161.923)
Other comprehensive income		-	-
Total comprehensive expense for the period		(147.295)	(161.923)
Loss per share attributable to equity holders of the company (cent)			
From continuing operations		(0,05)	(0,05)
Loss per share attributable to equity holders of the company (cent)		(0,05)	(0,05)

The notes on pages 6 to 7 form an integral part of these financial statements.

CAIRO MEZZ PLC

STATEMENT OF FINANCIAL POSITION 30 June 2023

	Note	30 June 2023 €	31 December 2022 €
ASSETS			
Non-current assets			
Financial assets at fair value through profit or loss	3	<u>55.949.000</u>	55.949.000
Total non-current assets		<u>55.949.000</u>	55.949.000
Current assets			
Trade and other receivables		18.043	17.730
Cash at bank		<u>583.310</u>	810.598
Total current assets		<u>601.353</u>	828.328
Total assets		<u>56.550.353</u>	<u>56.777.328</u>
EQUITY AND LIABILITIES			
Equity			
Share capital		30.909.683	30.909.683
Share premium		26.582.327	26.582.327
Accumulated (losses)		<u>(1.102.102)</u>	(954.807)
Total equity		<u>56.389.908</u>	56.537.203
Current liabilities			
Trade and other payables		<u>160.445</u>	240.125
Total current liabilities		<u>160.445</u>	240.125
Total equity and liabilities		<u>56.550.353</u>	<u>56.777.328</u>

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STATEMENT OF CHANGES IN EQUITY

Six months ended 30 June 2023

	Share capital €	Share premium €	Retained earnings/ (accumulated losses) €	Total €
Six months ended 30 June 2023				
Balance at 1 January 2023	30.909.683	26.582.327	(954.807)	56.537.203
Comprehensive expense				
Net loss for the period	-	-	(147.295)	(147.295)
Balance at 30 June 2023	30.909.683	26.582.327	(1.102.102)	56.389.908
Six months ended 30 June 2022				
Balance at 1 January 2022	30.909.683	26.582.327	363.927	57.855.937
Comprehensive expense				
Net loss for the period	-	-	(161.923)	(161.923)
Balance at 30 June 2022	30.909.683	26.582.327	202.004	57.694.014

Companies, which do not distribute 70% of their profits after tax, as defined by the Special Contribution for the Defence of the Republic Law, within two years after the end of the relevant tax year, will be deemed to have distributed this amount as dividend on the 31 of December of the second year. The amount of the deemed dividend distribution is reduced by any actual dividend already distributed by 31 December of the second year for the year the profits relate. The Company pays special defence contribution on behalf of the shareholders over the amount of the deemed dividend distribution at a rate of 17% (applicable since 2014) when the entitled shareholders are natural persons tax residents of Cyprus and have their domicile in Cyprus. In addition, the Company pays on behalf of the shareholders General Healthcare System (GHS) contribution at a rate of 2,65%, when the entitled shareholders are natural persons tax residents of Cyprus, regardless of their domicile.

The notes on pages 6 to 7 form an integral part of these financial statements.

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CASH FLOW STATEMENT

Six months ended 30 June 2023

	1/1/2023- 30/6/2023	1/1/2022- 30/6/2022
Note	€	€
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before tax	(147.295)	(161.923)
Increase in trade and other receivables	(313)	(5.637)
Decrease in trade and other payables	(79.680)	(74.104)
Cash used in operations	(227.288)	(241.664)
CASH FLOWS FROM INVESTING ACTIVITIES	-	-
CASH FLOWS FROM FINANCING ACTIVITIES	-	-
Net decrease in cash and cash equivalents	(227.288)	(241.664)
Cash and cash equivalents at beginning of the period	810.598	<u>1.135.101</u>
Cash and cash equivalents at end of the period	583.310	<u>893.437</u>

The notes on pages 6 to 7 form an integral part of these financial statements.

CAIRO MEZZ PLC

NOTES TO THE FINANCIAL STATEMENTS

Six months ended 30 June 2023

1. General Information

The interim financial statements relate to the period from 1 January to 30 June 2023, are not audited by the Company's auditors and were approved by the Board of Directors on 27 September 2023.

The interim financial statements comply with the International Accounting Standard 34 "Interim Financial Statements".

The same accounting policies and methods of computation are followed in the interim financial statements as compared with the most recent annual financial statements. The interim financial statements are expressed in Euro.

2. Expenses by nature

	1/1/2023- 30/6/2023	1/1/2022- 30/6/2022
	€	€
Directors' remuneration	14.280	14.280
Auditors' remuneration	23.800	17.969
Auditors' remuneration - prior years	-	238
Insurance	7.644	8.281
Accounting fees	15.530	15.470
Advisory fees	67.213	76.874
Administration expenses	5.950	6.017
Stock exchange fees	6.034	11.707
Legal fees	-	2.380
Other expenses	6.844	8.707
Total expenses	<u>147.295</u>	<u>161.923</u>

The Company has no employees.

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NOTES TO THE FINANCIAL STATEMENTS

Six months ended 30 June 2023

3. Financial assets at fair value through profit or loss

Investments designated as at fair value through profit or loss are analysed as follows:

	30 June 2023	31 December 2022
	€	€
Mezzanine notes (Class B2)	55.949.000	55.949.000
	55.949.000	55.949.000

The terms of the bonds are presented below:

	Currency	Interest rate	Maturity date	30 June 2023	31 December 2022
				Carrying amount	Carrying amount
				€	€
Mezzanine notes (Class B2)	Euro	Euribor 3m + 5%	31.12.2054	5.042.000	5.042.000
Mezzanine notes (Class B2)	Euro	Euribor 3m + 5%	31.12.2062	8.025.000	8.025.000
Mezzanine notes (Class B2)	Euro	Euribor 3m + 5%	31.12.2035	42.882.000	42.882.000
Junior notes (Class C2)	Euro	Euribor 3m + 8%	31.12.2054	-	-
Junior notes (Class C2)	Euro	Euribor 3m + 8%	31.12.2062	-	-
Junior notes (Class C2)	Euro	Euribor 3m + 8%	31.12.2035	-	-
				55.949.000	55.949.000

The financial assets of the Company consist of bonds which were issued by the special purpose companies Cairo No.1 Finance DAC, Cairo No. 2 Finance DAC, and Cairo No.3 Finance DAC based in Ireland.

The bonds are backed by mortgage and non-mortgage receivables. The bonds are under the subordination levels of mezzanine (Class B2) and junior (Class C2).

On the issuance of the notes, a Priority of Payments Schedule ("Waterfall") was established, which they are repaid on a quarterly basis. Based on this schedule, the repayments regarding the mezzanine and junior notes are the last in the order of priority.

The bonds are traded on the Vienna Stock Exchange, but the market is not active. Fair value is therefore determined by valuation techniques by independent valuers on an annual basis. A valuation was made to determine the fair value as at 31 December 2022. No valuation was made for the fair value as at 30 June 2023.

4. Related party transactions

The following transactions were carried out with related parties:

4.1 Directors' remuneration

The remuneration of Directors was as follows:

	1/1/2023- 30/6/2023	1/1/2022- 30/6/2022
	€	€
Directors' remuneration	14.280	14.280
	14.280	14.280