



SHOPPING MALLS FINANCE P.L.C
C87809

Financial Sustainability Forecast

Date of Announcement

28 April 2023

The following is a company announcement issued by D Shopping Malls Finance p.l.c. (C 87809), hereinafter the “Company” pursuant to the Prospects Rules, the market regulated as a multi-lateral trading facility operated by the Malta Stock `Exchange (“Prospects MTF”).

QUOTE

The Company refers to the obligation to which Prospects MTF companies are subject to in terms of Rule 4.11.03 and Rule 4.11.12 relating to the publication of the twelve-month financial information as defined in Table 1 paragraph 3 and specifically the publication and dissemination via an announcement of Financial Sustainability Forecasts including management assumptions thereon (‘FSFs’). The below copy of the FSFs, as approved by the Board of Directors, are based on the following assumptions:

Revenues

The Group’s total income for the twelve months ending 31 December 2023 is expected to total €2.1 million and is based on agreements in place for the lease of retail outlets situated in D Mall and Centre Parc, and the Qui-Si-Sana residential unit. It also includes other income relating to service charge on D Mall and Centre Parc.

Amortisation of right-of-use assets

This comprises the amortisation on the right-of-use asset by the D Shopping Malls Group on D Mall and Center Parc.

Administrative expenses and depreciation

Administrative expenses are expected to total €253k, and consist primarily of administrative salaries, marketing costs, general overheads. Depreciation and amortisation is expected to be €248k, based on the useful life of property, plant and equipment and amortisation of bond issue costs.

Finance costs

Finance costs consist of interest on the Bond and the unwinding of interest on the finance lease liability.



SHOPPING MALLS FINANCE P.L.C
C87809

Taxation

Current taxation is provided at 35% chargeable income for the period.

Sale of Laguna property and sinking fund

As set out in the Company Admission Document, the Issuer is to set up a sinking fund to be administered by the Board of Directors to cover 100% of the value of the issued bonds until redemption date. During FY2022, the Guarantor sold the Laguna property, whereby as described in section E1 “Use of Proceeds” of the Company Admission Document, €611k from the Bond were earmarked to acquire this apartment. Given that the proceeds of the Laguna property were received in January 2023 (and accounted for as an other receivable in the financial statements), the projections assume the allocation of €625k of the proceeds in FY2023 to meet the sinking fund requirements. The remaining proceeds generated from the sale of Laguna are assumed to pay the final withholding tax and other payables. Hence, the other receivables and other payables of the Group are expected to decrease in FY2023.

Consolidation

Projected consolidated income statement

€000	FY2023
Revenue	1,873
Other income	192
Total income	2,065
Amortisation of right-of-use assets	(510)
Depreciation of property, plant and equipment	(248)
Administrative expenses	(253)
Finance costs	(1,004)
Profit before tax	50
Taxation	47
Profit after tax	97



SHOPPING MALLS FINANCE P.L.C
C87809

Consolidated statement of financial position

€000	31-Dec-23
Assets	
Non-current assets	
Deferred tax	523
Investment property	2,250
Right of use	14,445
Property, plant and equipment	2,156
Total non-current assets	19,374
Current assets	
Trade and other receivables	2,414
Cash and cash equivalents	337
Total current assets	2,751
Total assets	22,124
Equity	
Share capital	721
Retained earnings	1,244
Total capital & reserves	1,965
Liabilities	
Non-current liabilities	
Minimum lease payments	11,358
Deferred tax	180
Borrowings	6,835
Total non-current liabilities	18,373
Current liabilities	
Minimum lease payments	369
Trade and other payables	1,417
Total current liabilities	1,786
Total liabilities	20,159
Total equity and liabilities	22,124



SHOPPING MALLS FINANCE P.L.C
C87809

Cash flow statement

	FY2023P
Cash flow from operations	
EBITDA	1,302
Add back lease amortisation	510
Changes in working capital	1,460
Cash from operations	3,272
Interest paid	(368)
Net cash outflow from operating activities	2,904
Cash flow from financing activities	
Rent paid	(1,365)
Net cash movements from financing activities	(2,566)
Movements in cash and cash equivalents	338
Opening cash and cash equivalents	(2)
Closing cash and cash equivalents	337

UNQUOTE

Mr. Kenneth Abela
Company Secretary
DSM 58