



COMPANY ANNOUNCEMENT

29th April 2019

The following is a Company Announcement issued by Tumas Investments p.l.c. (the “**Company**”) pursuant to Chapter 5 of the Malta Financial Services Authority Listing Rules with respect to the audited financial statements of the Company and the audited financial statements of Spinola Development Company Limited, as guarantor of the bonds of the Company (the “**Guarantor**”).

Quote

On the 29th April 2019, the Boards of Directors of each of Tumas Investments p.l.c. and Spinola Development Company Limited approved for publication the respective annual reports and financial statements for the year ended 31st December 2018, and resolved to propose the same for approval of the shareholders at the Annual General Meetings, also held on the same day.

The Directors have also authorised the issue of the Tumas Investments p.l.c audited financial statements, which together with those of Spinola Development Company Limited are available on the Tumas Group website:

<https://tumas.com/investor-area/>

The Company’s accounts are also being appended to this Company Announcement.

In terms of listing rule 5.16.24, the Directors report that during the year under review, the Company’s profit before tax was lower than that envisaged in the projections for FY2018 in the Financial Analysis Summary dated 26th June 2018 (the “**FAS**”) due to a lower level of administration fees charged out by the Company to the Guarantor.

With respect to the Guarantor, the profit before tax being reported is 42% over that projected for the same period in the FAS. This is mainly a result of substantially higher revenues derived during the year from the property segment as the Guarantor advanced the delivery of a larger number of Laguna apartments than originally anticipated in the assumptions underlying the forecasts published in the FAS. Albeit to a lesser extent, better hospitality segment performance also contributed to the improved profit figures for the year. The contribution from these two main operating segments of the Guarantor led the achievement of record profit figures achieved in FY2018.

Unquote



Ray Sladden
Company Secretary

Directors: Ray Fenech, Yorgen Fenech, Ray Sladden, Michael Grech, Kevin Catania, John Zarb

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TUMAS INVESTMENTS p.l.c.

Annual Report and Financial Statements
31 December 2018

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Directors' report

The directors present their report and the audited financial statements for the year ended 31 December 2018.

Principal activities

The company's principal activity is to carry on the business of an investment company, by raising funds to finance the operations and capital projects of Spinola Development Company Limited, a company forming part of the Tumas Group.

Review of business

Finance income on loans and ancillary revenue during 2018 amounted to €2.37 million (€2.73 million in 2017), while interest payable on the bonds totalled €2.23 million (€2.58 million in 2017). The reduction in both revenue and cost results directly from the refinancing of a previous maturing bond namely the 6.20% 2017-2020 issue which was refinanced in full, mid-way through 2017 by means of the issue of a fresh bond for €25 million at 3.75% per annum. These funds were similarly advanced to Spinola Development Company Limited as was done with the previous bond issues retaining the same amount of funds advanced to Spinola Development Company Limited as before the refinancing.

Administrative expenses amounted to €124,359 mainly listing, compliance, professional and directors' fees. These decreased from last year by €7,447. Profit for the year after tax amounted to €8,411 marginally up over 2017. The company's balance sheet is effectively made up of the two bonds in issue, each of €25 million and their corresponding loans to Spinola Development Company Limited for the same amount. It is worth recalling that Spinola Development Company Limited guarantees both bonds. Amounts owed by fellow subsidiary and interest accrued make up trade receivables which are then reflected in current liabilities through interest payable.

The equity of the company as at the end of December 2018 stood at €629,756 up by €8,411 in line with the profit after tax for the year.

The company recognises that the key risks and uncertainty for its business is that of the potential non-fulfilment of obligations by the borrower, that is Spinola Development Company Limited.

Guarantor's performance for 2018 and outlook for 2019

The guarantor's performance for the year under review was an extraordinary one indeed due to the coincidental timing of simultaneous sale events in the property segment, complemented by a remarkable performance by the hospitality and ancillary services sector. The guarantor's total turnover reached €125.85 million against €55.05 million in 2017, leading to a profit before tax of €56.31 million against €14.72 million in 2017. Hospitality and related activities accounted for 33.5% of the revenue for the guarantor contributing €42.12 million against last year's €40.62 million whilst revenue generated from the property segment reached an all-time high of €77.80 million, against last year's €8.31 million making up 61.8% of the guarantor's turnover.

The financial results of the guarantor for 2018 were therefore highly influenced by the property segment as we realized the sale and delivery of practically all the Laguna Apartments (except for a handful which were maintained as stock), and the partial delivery of the office block next to the Portomaso Business Tower). On the other hand, revenue from the hotel witnessed even better room rates than the previous year and an occupancy which is consistent with the recent past. This performance was highly influenced by a booming local tourism industry and the healthy economic environment on the Island. It should be noted that during the course of the year under review, the hotel also experienced a number of one-off activities and conferences which continued to enhance its operating performance.

Directors' report - continued

Guarantor's performance for 2018 and outlook for 2019 - continued

Revenue from other segments, namely rental operations was marginally up in line with tenants' contractual obligations, despite the fact that during 2018, the company had to forego the lease of the space beneath the new office building for the whole year. During 2018, further construction works were being carried out relating to a cluster of apartments being developed and internally financed by the guarantor. The related cash outflow should not have any material impact on Spinola Development Company Limited's liquidity.

The outlook for 2019 is again a positive one and although the one-time major real estate sales will not repeat themselves, the performance at the hotel is expected to be similar to the previous year. Admittedly, it is still early to accurately estimate what the all-year result will look like, however, indications are that last year's room rates should be achieved, while overall this segment's performance should approach that of 2018. Further refurbishing works were undertaken during the course of 2018 through the guarantor's cashflow with a total of €3.74 million being invested in this area. It is also envisaged that during the course of this year a further €3.50 million will be ploughed into other refurbishing namely works relating to the 2008 hotel extension, the hotel's business centre and marina upgrades and embellishing works. The hotel related endeavours were not possible to be undertaken in 2018 due to the high all-year round occupancy. Further progress should be registered with the construction of the apartment cluster noted above while other works at the marina should be completed by year end. As for the guarantor's subsidiary, namely Halland Developments planning permits have been issued to the group which is expecting to commence demolishing works on the former hotel site in the coming months.

Financial risk management

The company's activities expose it to a variety of financial risks, including credit risk and liquidity risk. Refer to Note 2 to these financial statements.

Results and dividends

The statement of comprehensive income is set out on page 18. The directors do not recommend the payment of a dividend.

Retained profits carried forward at the reporting date amounted to €379,754 (2017: €371,343).

Directors

The directors of the company who held office during the year were:

Raymond Fenech
Raymond Sladden
Michael Grech
Yorgen Fenech
Kevin Catania
John Zarb

The company's Articles of Association do not require any director to retire.

Directors' report - continued

Statement of directors' responsibilities for the financial statements

The directors are required by the Companies Act, 1995 to prepare financial statements which give a true and fair view of the state of affairs of the company as at the end of each reporting period and of the profit or loss for that period.

In preparing the financial statements, the directors are responsible for:

- ensuring that the financial statements have been drawn up in accordance with International Financial Reporting Standards as adopted by the EU;
- selecting and applying appropriate accounting policies;
- making accounting estimates that are reasonable in the circumstances;
- ensuring that the financial statements are prepared on the going concern basis unless it is inappropriate to presume that the company will continue in business as a going concern.

The directors are also responsible for designing, implementing and maintaining internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and that comply with the Companies Act, 1995. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The financial statements of Tumas Investments p.l.c. for the year ended 31 December 2018 are included in the Annual Report 2018, which is made available on the Tumas Group's website.

The directors are responsible for the maintenance and integrity of the Annual Report on the website in view of their responsibility for the controls over, and the security of, the website. Access to information published on the group's website is available in other countries and jurisdictions, where legislation governing the preparation and dissemination of financial statements may differ from requirements or practice in Malta.

The directors confirm that, to the best of their knowledge:

- the financial statements give a true and fair view of the financial position of the company as at 31 December 2018, and of the financial performance and the cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU; and
- the Annual Report includes a fair review of the development and performance of the business and the position of the company, together with a description of the principal risks and uncertainties that the company and the guarantor face.

Going concern statement pursuant to Listing rule 5.62

After making enquiries, the directors, at the time of approving the financial statements, have determined that it is reasonable to assume that the company has adequate resources to continue operating for the foreseeable future. For this reason, the directors have adopted the going concern basis in preparing the financial statements.

Directors' report - continued

Auditors

PricewaterhouseCoopers have indicated their willingness to continue in office and a resolution for their re-appointment will be proposed at the Annual General Meeting.

On behalf of the board



Raymond Fenech
Director



Kevin Catania
Director

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Ray Sladden
Company secretary

29 April 2019

Corporate governance - Statement of compliance

Introduction

Pursuant to the requirements of the Listing Rules issued by the Listing Authority of the Malta Financial Services Authority, Tumas Investments p.l.c. (a fully owned subsidiary of Tumas Group Company Limited -“the group”) hereby reports on the extent to which the company has adopted the “Code of Principles of Good Corporate Governance” (the “Code”) appended to Chapter 5 of the Listing Rules as well as the measures adopted to ensure compliance with these same Principles.

Since its incorporation, the company’s principal activity was to raise funds mainly from the capital market to finance the operations and capital projects of Spinola Development Company Limited (“SDC”), a company forming part of the Tumas Group.

In deciding on the most appropriate manner in which to implement the Principles, the Board of Tumas Investments p.l.c. (the “Board”) has taken cognisance of its size, which inevitably impacts on the structures required to implement the Principles without diluting the effectiveness thereof. The company does not have any employees.

Roles and responsibilities

The Board acknowledges its statutory mandate to conduct the administration and management of the company. The Board, in fulfilling this mandate and discharging its duty of stewardship of the company, assumes responsibility for:

- the company’s strategy and decisions with respect to the issue, servicing and redemption of its bonds;
- monitoring that its operations are in conformity with its commitments towards bondholders, shareholders, other external financiers and all relevant laws and regulations.

The Board is also responsible for ensuring that the company installs and operates effective internal control and management information systems and that it communicates effectively with the market.

Board of Directors

The company presently has six directors who are appointed by its ultimate principal shareholder, Tumas Group Company Limited.

For the financial year ended 31 December 2018, three of the directors, Mr. Raymond Fenech, Mr. Yorgen Fenech and Mr. Raymond Sladden, occupied senior executive positions within the Tumas Group of Companies. Mr. Kevin Catania, Dr. Michael Grech and Mr. John Zarb, served on the Board of the Company, in a non-executive capacity. Mr. John Zarb and Mr. Kevin Catania are considered by the board as independent directors since they are free of any significant business relationship, family or other relationships with the Issuer, its controlling shareholder or the management of either, that creates a conflict of interest such as to impair their judgement. In assessing Mr. Zarb’s and Mr. Catania’s independence, due notice has been taken to Section 5.117 of the Listing Rules.

Corporate governance - Statement of compliance - continued

The exercise of the role of the Board

The activities of the Board are exercised in a manner designed to ensure that it can effectively supervise the operations of the company and protect the interests of bondholders, external borrowers and the shareholders.

Meetings of the Board were held as frequently as considered necessary. Individual directors, apart from attendance at formal Board meetings, participate in other informal meetings during the year as may be required, either to assure good corporate governance, or to contribute more effectively to the decision making process.

The Board members are notified of forthcoming meetings by the company Secretary with the issue of an agenda and supporting documents as necessary which were then discussed during the Board meetings held during 2018.

Apart from setting the strategy and direction of the company, the Board retains direct responsibility for approving and monitoring:

- direct supervision, supported by expert professional advice as appropriate, on the issue and listing of bonds;
- that the proceeds of the bonds are applied for the purposes for which they were sanctioned as specified in the offering memoranda of the bonds in issue;
- proper utilisation of the resources of the company;
- approval of the annual report and financial statements and of relevant public announcements and for the company's compliance with its continuing listing obligations.

The Board does not consider necessary to institute separate committees such as the remuneration and the nomination committees, as would be appropriate in an operating company.

Risk Management and Internal Control

The Board recognises that the company must manage a range of risks in the course of its activities and the failure to adequately manage these risks could adversely impact the business. Whilst no system can provide absolute guarantees and protection against material loss, the risk management systems are designed to give the directors reasonable assurance that problems can be identified promptly and remedial action can be taken as appropriate.

The Board maintains sound risk management and internal control systems. It is responsible for determining the nature and extent of the risks it is willing to take in achieving its strategic objectives. The Board establishes formal and transparent arrangements to apply risk management and internal control principles, as well as maintaining an appropriate relationship with the company's auditors.

An essential element of good internal control is the continual process of monitoring the investments made by the company, and in its capacity it has adjourned itself periodically on the financial affairs and operational development of Spinola Development Company Limited and its subsidiaries, the guarantor of the bonds with particular reference to the progress of the Portomaso Development Project and related operational and commercial concerns.

Corporate governance - Statement of compliance - continued

Audit Committee

During the year 2018, the Audit Committee held 3 meetings. Audit Committee meetings are held mainly to discuss formal reports remitted by the Group Internal Auditor on audits conducted on the operations of SDC, with the consent of the Board of Directors of Spinola Development Company Limited, and also to consider the six monthly financial results and the annual financial statements.

The Audit Committee is entirely composed of non-executive directors and the Board is of the opinion that given the committee members, professional background and vast experience in legal, accounting and auditing matters, as a whole have competence relevant to the sector in which the Issuer is operating.

The chairman of the Audit Committee is Mr. John Zarb, who is an accountant by profession and is deemed by the Board to be an independent director competent in accounting and auditing matters. He held regular meetings to review the accounts and operations with the executive directors.

As required by the Maltese Companies Act, 1995 and the Malta Financial Services Authority Listing Rules, the financial statements of Tumas Investments p.l.c. are subject to annual audit by its external auditors. Moreover, the non-executive directors have direct access to the external auditors of the company, who attend the Board meetings at which the company's financial statements are approved. Moreover, in ensuring compliance with other statutory requirements and with continuing listing obligations, the Board is advised directly, as appropriate, by its appointed broker, legal advisor and the external auditors. Directors are entitled to seek independent professional advice at any time on any aspect of their duties and responsibilities, at the company's expense.

The company has formal mechanisms to monitor dealings by directors and senior officials in the bonds of the company and has also put in place the appropriate mechanisms for the advance notification of such dealings.

Remuneration Statement

There have been no changes in the company's remuneration policy, as compared to the previous financial year and the company does not intend to effect any changes in its remuneration policy for the following financial year.

Pursuant to the company's Memorandum and Articles of Association, the maximum annual aggregate emoluments that may be paid to the directors is approved by the shareholders in General Meeting.

None of the directors has service contracts with the company. Furthermore, the remuneration of directors is a fixed amount per annum and does not include any variable component relating to profit sharing, share options or pension benefits.

During the year under review, each director received an annual remuneration of €3,494 (2017: €3,494), as approved at the last Annual General Meeting of the company.

Corporate governance - Statement of compliance - continued

Relations with bondholders and the market

Pursuant to the company's statutory obligations in terms of the Maltese Companies Act, 1995 and the Malta Financial Services Authority Listing Rules, the Annual Report and Financial Statements, the election of directors and approval of directors' fees, the appointment of the auditors and the authorisation of the directors to set the auditors' fees, and other special business, are proposed and approved at the company's Annual General Meeting.

The company communicates with its bondholders by publishing its results on a six monthly basis during the year and by way of the Annual Report. The Board feels that it is providing the market with adequate information about its activities through these channels.

The Board considers that the company has been in compliance with the Principles throughout the year as befits a company of this size and nature.

Approved by the Board 29 April 2019 and signed on its behalf by:



Raymond Fenech
Director



Kevin Catania
Director



Independent auditor's report

To the Shareholders of Tumas Investments p.l.c.

Report on the audit of the financial statements

Our opinion

In our opinion:

- Tumas Investments p.l.c.'s financial statements give a true and fair view of the company's financial position as at 31 December 2018, and of the company's financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards ('IFRSs') as adopted by the EU; and
- The financial statements have been prepared in accordance with the requirements of the Maltese Companies Act (Cap.386).

Our opinion is consistent with our additional report to the Audit Committee.

What we have audited

Tumas Investments p.l.c.'s financial statements set out on pages 16 to 37, comprise:

- the statement of financial position as at 31 December 2018;
- the statement of comprehensive income for the year then ended;
- the statement of changes in equity for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies.

Basis for opinion

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

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

Independence

We are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements of the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act (Cap. 281) that are relevant to our audit of the financial statements in Malta. We have fulfilled our other ethical responsibilities in accordance with these Codes.

To the best of our knowledge and belief, we declare that non-audit services that we have provided to the company are in accordance with the applicable law and regulations in Malta and that we have not provided non-audit services that are prohibited under Article 18A of the Accountancy Profession Act (Cap. 281). The non-audit services that we have provided to the company, in the period from 1 January to 31 December 2018 are disclosed in Note 12 to the financial statements.

Independent auditor's report - continued

To the Shareholders of Tumas Investments p.l.c.

Our audit approach

Overview



Overall materiality: €515,000 which represents 1% of total assets.

Recoverability of loans issued to the Guarantor of the bonds

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements. In particular, we considered where the directors made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the company, the accounting processes and controls, and the industry in which the company operates.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall materiality for the financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate on the financial statements as a whole.



Independent auditor's report - continued

To the Shareholders of Tumas Investments p.l.c.

Overall materiality	€515,000
How we determined it	1% of total assets
Rationale for the materiality benchmark applied	<p>We chose total assets as the benchmark, because, in our view it is an appropriate measure for this type of entity. We considered that this provides us with a consistent year-on-year basis for determining materiality.</p> <p>We chose 1%, which is within the range of quantitative materiality thresholds that we consider acceptable.</p>

We agreed with the Audit Committee that we would report to them misstatements identified during our audit above €51,500 as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

Key audit matters

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

Key audit matter	How our audit addressed the Key audit matter
<p><i>Recoverability of loans issued to the Guarantor of the bonds</i></p> <p>Loans and receivables include funds advanced to a fellow subsidiary, Spinola Development Company Limited, who is the guarantor of the bonds issued by the Company. Loan balances with this related party as at 31 December 2018 amounted to €50 million.</p> <p>As explained in accounting policy note 1.3 and note 4, the recoverability of the loans are assessed at the end of each financial year.</p> <p>The loans are the principal asset of the company, which is why we have given additional attention to this area.</p>	<p>We have agreed the terms of these loans to supporting loan agreements.</p> <p>We have assessed the financial soundness of the fellow subsidiary, Spinola Development Company Limited, which is also the guarantor of the company's bonds. In doing this, we made reference to the latest audited financial statements, management accounts, cash flow projections, forecasts and other relevant information made available to us.</p> <p>Based on evidence and explanations obtained, we concur with management's view with respect to the recoverability of these loans.</p>



Independent auditor's report - continued

To the Shareholders of Tumas Investments p.l.c.

Other information

The directors are responsible for the other information. The other information comprises the Directors' report (but does not include the financial statements and our auditor's report thereon).

Our opinion on the financial statements does not cover the other information, including the directors' report.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

With respect to the directors' report, we also considered whether the directors' report includes the disclosures required by Article 177 of the Maltese Companies Act (Cap. 386).

Based on the work we have performed, in our opinion:

- The information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with the Maltese Companies Act (Cap. 386).

In addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the directors' report and other information that we obtained prior to the date of this auditor's report. We have nothing to report in this regard.

Responsibilities of the directors and those charged with governance for the financial statements

The directors are responsible for the preparation of financial statements that give a true and fair view in accordance with IFRSs as adopted by the EU and the requirements of the Maltese Companies Act (Cap. 386), and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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



Independent auditor's report - continued

To the Shareholders of Tumas Investments p.l.c.

Auditor's responsibilities for the audit of the financial statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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



Independent auditor's report - continued

To the Shareholders of Tumas Investments p.l.c.

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

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

Report on other legal and regulatory requirements

Report on the statement of compliance with the Principles of Good Corporate Governance

The Listing Rules issued by the Malta Listing Authority require the directors to prepare and include in their Annual Report a Statement of Compliance providing an explanation of the extent to which they have adopted the Code of Principles of Good Corporate Governance and the effective measures that they have taken to ensure compliance throughout the accounting period with those Principles.

The Listing Rules also require the auditor to include a report on the Statement of Compliance prepared by the directors.

We read the Statement of Compliance and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements included in the Annual Report. Our responsibilities do not extend to considering whether this statement is consistent with any other information included in the Annual Report.

We are not required to, and we do not, consider whether the Board's statements on internal control included in the Statement of Compliance cover all risks and controls, or form an opinion on the effectiveness of the company's corporate governance procedures or its risk and control procedures.

In our opinion, the Statement of Compliance set out on pages 5 to 8 has been properly prepared in accordance with the requirements of the Listing Rules issued by the Malta Listing Authority.



Independent auditor's report - continued

To the Shareholders of Tumas Investments p.l.c.

Other matters on which we are required to report by exception

We also have responsibilities:

- under the Maltese Companies Act (Cap. 386) to report to you if, in our opinion:
 - Adequate accounting records have not been kept, or that returns adequate for our audit have not been received from branches not visited by us.
 - The financial statements are not in agreement with the accounting records and returns.
 - We have not received all the information and explanations we require for our audit.
 - Certain disclosures of directors' remuneration specified by law are not made in the financial statements, giving the required particulars in our report.
- under the Listing Rules to review the statement made by the directors that the business is a going concern together with supporting assumptions or qualifications as necessary.

We have nothing to report to you in respect of these responsibilities.

Appointment

We were first appointed as auditors of the Company for the period ended 31 December 2000. Our appointment has been renewed annually by shareholder resolution representing a total period of uninterrupted engagement appointment of 19 years. The company became listed on a regulated market on 2 August 2002.

PricewaterhouseCoopers

78, Mill Street
Qormi
Malta

A handwritten signature in blue ink, appearing to read 'Stefan Bonello', with a stylized flourish at the end.

Stefan Bonello
Partner

29 April 2019

Statement of financial position

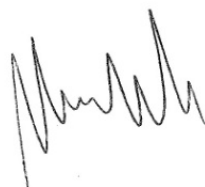
	Notes	As at 31 December	
		2018 €	2017 €
ASSETS			
Non-current assets			
Loans receivable from fellow subsidiary	4	50,000,000	50,000,000
Total non-current assets		50,000,000	50,000,000
Current assets			
Trade and other receivables	5	1,250,909	1,115,961
Cash and cash equivalents	6	262,966	394,953
Total current assets		1,513,875	1,510,914
Total assets		51,513,875	51,510,914

Statement of financial position - continued

		As at 31 December	
	Notes	2018 €	2017 €
EQUITY AND LIABILITIES			
Capital and reserves			
Share capital	7	250,002	250,002
Retained earnings		379,754	371,343
Total equity		629,756	621,345
Non-current liabilities			
Borrowings	8	49,645,462	49,603,476
Total non-current liabilities		49,645,462	49,603,476
Current liabilities			
Trade and other payables	9	1,235,994	1,282,824
Current tax liability		2,663	3,269
Total current liabilities		1,238,657	1,286,093
Total liabilities		50,884,119	50,889,569
Total equity and liabilities		51,513,875	51,510,914

The notes on pages 21 to 37 are an integral part of these financial statements.

The financial statements on pages 16 to 37 were authorised for issue by the board of directors on 29 April 2019 and were signed on its behalf by:



Raymond Fenech
Director



Kevin Catania
Director

Statement of comprehensive income

	Notes	Year ended 31 December	
		2018 €	2017 €
Finance income	10	2,366,787	2,725,483
Finance costs	11	(2,229,486)	(2,580,838)
Net interest income		137,301	144,645
Administrative expenses	12	(124,359)	(131,806)
Profit before tax		12,942	12,839
Tax expense	13	(4,531)	(4,494)
Profit for the year - total comprehensive income		8,411	8,345

The notes on pages 21 to 37 are an integral part of these financial statements.

Statement of changes in equity

	Note	Share capital €	Retained earnings €	Total €
Balance at 1 January 2017		232,937	362,998	595,935
Comprehensive income				
Profit for the year - total comprehensive income		-	8,345	8,345
Transactions with owners				
Increase in share capital	7	17,065	-	17,065
Balance at 31 December 2017		250,002	371,343	621,345
<hr/>				
Balance at 1 January 2018		250,002	371,343	621,345
Comprehensive income				
Profit for the year - total comprehensive income		-	8,411	8,411
Balance at 31 December 2018		250,002	379,754	629,756

The notes on pages 21 to 37 are an integral part of these financial statements.

Statement of cash flows

	Notes	Year ended 31 December	
		2018 €	2017 €
Cash flows from operating activities			
Cash (used in)/generated from operations	15	(264,151)	8,663
Income tax paid		(5,137)	(3,093)
Tax refund received		-	723
Interest received		2,366,787	2,725,483
Interest paid		(2,229,486)	(2,580,838)
Net cash (used in)/generated from operating activities		(131,987)	150,938
Cash flows from investing activities			
Repayment of loans receivable from fellow subsidiary	4	-	24,661,081
Advances of loans to fellow subsidiary	4	-	(25,281,486)
Net cash used in investing activities		-	(620,405)
Cash flows from financing activities			
Repayment of advances to fellow subsidiary		-	(949,186)
Redemption of €25,000,000 6.2% bonds		-	(25,000,000)
Issue of €25,000,000 of 3.75% bonds		-	25,000,000
Issue costs		-	(234,846)
Release of bond redemption fund		-	2,000,000
Increase in share capital		-	17,065
Net cash generated from financing activities		-	833,033
Net movement in cash and cash equivalents		(131,987)	363,566
Cash and cash equivalents at beginning of year		394,953	31,387
Cash and cash equivalents at end of year	6	262,966	394,953

The notes on pages 21 to 37 are an integral part of these financial statements.

Notes to the financial statements

1. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

1.1 Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU and the requirements of the Companies Act, 1995. They have been prepared under the historical cost convention.

The preparation of financial statements in conformity with IFRSs as adopted by the EU requires the use of certain accounting estimates. It also requires directors to exercise their judgement in the process of applying the company's accounting policies (Note 3 - Critical accounting estimates and judgements).

Standards, interpretations and amendments to published standards effective in 2018

In 2018, the company adopted new standards, amendments and interpretations to existing standards that are mandatory for the company's accounting period beginning on 1 January 2018. Other than changing its accounting policies for financial assets as a result of adopting IFRS 9, 'Financial Instruments', the adoption of these revisions to the requirements of IFRSs as adopted by the EU did not result in substantial changes to the company's accounting policies impacting the company's financial performance and position.

IFRS 9 – Financial Instruments

IFRS 9 replaced the existing guidance in IAS 39 Financial Instruments: Recognition and Measurement; the company adopted IFRS 9 on 1 January 2018, which is the date of initial application of the standard. IFRS 9 has resulted in changes in accounting policies related to the classification and measurement and impairment of financial assets. The company has taken advantage of the exemption in IFRS 9 allowing it not to restate comparative information for prior periods with respect to classification and measurement and impairment charges.

(a) Classification of Financial assets under IFRS 9

IFRS 9 contains a new classification and measurement approach for financial assets that reflects the business model in which assets are managed and their cash flow characteristics. It contains three principal classification categories for financial assets: measured at amortised cost, Fair Value through Other Comprehensive Income (FVOCI) and Fair Value Through Profit or Loss (FVTPL). The standard eliminates the existing IAS 39 categories of held to maturity, loans and receivables and available-for-sale.

The transition from IAS 39 to IFRS 9 did not have a material impact on the company's measurement models applied to its financial assets; the differences between IAS 39 and IFRS 9 consists solely of reclassifications. Reclassification adjustments reflect the movement of balances between categories of financial assets with no impact to shareholders' equity. There is no change to the carrying value of financial instruments as a result of reclassifications.

1. Summary of significant accounting policies - continued

1.1 Basis of preparation - continued

IFRS 9 – Financial Instruments - continued

(a) Classification of Financial assets under IFRS 9 - continued

The application of IFRS 9 resulted in the reclassification of all the company's financial assets from the 'Loans and receivables' category in IAS 39 to 'Financial assets at amortised cost' under IFRS 9. These assets comprise loans, trade and other receivables and cash and cash equivalents. The new classification requirements have not had a material impact on the company's accounting for loans and receivables, which continued to be measured at amortised cost upon the adoption of IFRS 9, and they did not have an impact on the classification of the company's financial liabilities.

The changes in classification accordingly had no impact on the company's equity and tax balances.

(b) Impairment

From 1 January 2018 the company has to assess on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. IFRS 9 replaced the 'incurred loss' model in IAS 39 with an 'expected credit loss' (ECL) model. The new impairment model applies to the company's financial assets measured at amortised cost. Under IFRS 9, credit losses are recognised earlier than under IAS 39.

For the loans receivable from fellow subsidiary and cash and cash equivalents, which are both subject to the impairment requirements of IFRS 9, the expected credit losses are immaterial.

Standards, interpretations and amendments to published standards that are not yet effective

Certain new standards, amendments and interpretations to existing standards have been published by the date of authorisation for issue of these financial statements that are mandatory for the company's accounting periods beginning after 1 January 2018. The company has not early adopted these revisions to the requirements of IFRSs as adopted by the EU.

The directors are of the opinion that there are no requirements that will have a possible significant impact on the company's financial statements in the period of initial application taking also into consideration IFRS 16. Under IFRS 16 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 a consideration. IFRS 16 requires lessees to recognise a lease liability reflecting future lease payments and a "right-of-use asset" for virtually all lease contracts. The standard is effective for annual periods beginning on or after 1 January 2019. The company has not entered into long-term non-cancellable leases and thus IFRS 16 will not impact the company.

1.2 Foreign currency translation

(a) Functional and presentation currency

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

1. Summary of significant accounting policies - continued

1.2 Foreign currency translation - continued

(b) Transactions and balances

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

All foreign exchange gains and losses are presented in the statement of comprehensive income within 'administrative expenses'. No exchange differences were recognised during 31 December 2018 and 2017.

1.3 Financial assets

Accounting policy applied from 1 January 2018

Classification

The company classifies its financial assets as financial assets measured at amortised costs. The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. The company classifies its financial assets as at amortised cost only if both the following criteria are met:

- The asset is held within a business model whose objective is to collect the contractual cash flows, and
- The contractual terms give rise to cash flows that are solely payments of principal and interest.

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 company 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.

Recognition and measurement

Regular way purchases and sales of financial assets are recognised on the trade date, which is the date on which the company commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the company has transferred substantially all the risks and rewards of ownership.

At initial recognition, the company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset.

1. Summary of significant accounting policies - continued

1.3 Financial assets - continued

Recognition and measurement - continued

Interest income on debt instruments measured at amortised cost from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition of these instruments is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as a separate line item in the consolidated statement of profit or loss.

Impairment

The company assesses on a forward-looking basis the expected credit losses (ECL) associated with its debt instruments carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. The company's financial assets are subject to the expected credit loss model.

Expected credit loss model

The company 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 has not increased significantly since initial recognition.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the company considers reasonable and supportable information that is relevant and available without undue cost or effort. The company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due, and it considers a financial asset to be in default when the borrower is unlikely to pay its credit obligations to the company in full, without recourse by the company to actions such as realising security (if any is held); or the financial asset is more than 90 days past due.

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 company is exposed to credit risk.

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls. ECLs are discounted at the effective interest rate of the financial asset.

At each reporting date, the company assesses whether financial assets carried at amortised cost 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 observable data such as significant financial difficulty of the borrower or issuer, or a breach of contract such as a default or being more than 90 days past due.

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

1. Summary of significant accounting policies - continued

1.3 Financial assets - continued

Accounting policy applied until 31 December 2017

Classification

The company classified its financial assets in the loans and receivables category. The classification depended on the purpose for which the financial assets were acquired. Management determined the classification of its financial assets at initial recognition.

Loans and receivables were non-derivative financial assets with fixed or determinable payments that were not quoted in an active market. They arose when the company provided money, goods or services directly to a debtor with no intention of trading the asset. They were included in current assets, except for maturities greater than twelve months after the end of the reporting period. These were classified as non-current assets. The company's loans and receivables comprised trade and other receivables together with cash and cash equivalents in the statement of financial position (Notes 1.4 and 1.5).

Recognition and measurement

The company recognised a financial asset in its statement of financial position when it became a party to the contractual provisions of the instrument. Regular way purchases and sales of financial assets were recognised on the settlement date, which is the date on which an asset was delivered to or by the company.

Financial assets were initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss were initially recognised at fair value and transaction costs were expensed in profit or loss. Available-for-sale financial assets and financial assets at fair value through profit or loss were subsequently carried at fair value. Loans and receivables were subsequently carried at amortised cost using the effective interest method. Amortised cost is the initial measurement amount adjusted for the amortisation of any difference between the initial and maturity amounts using the effective interest method.

Financial assets were derecognised when the rights to receive cash flows from the financial assets had expired or had been transferred and the company had transferred substantially all risks and rewards of ownership or had not retained control of the asset.

Impairment

In prior year, the impairment of receivables was assessed based on the incurred loss model. Individual receivables which were known to be uncollectable were written off by reducing the carrying amount directly. The other receivables were assessed collectively to determine whether there was objective evidence that an impairment had been incurred but not yet identified.

The company assessed at the end of each reporting period whether there was objective evidence that a financial asset or a group of financial assets was impaired. A financial asset or a group of financial assets was impaired and impairment losses were incurred only if there was objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) had an impact on the estimated future cash flows of the financial asset or group of financial assets that could be reliably estimated. The company first assessed whether objective evidence of impairment existed.

1. Summary of significant accounting policies - continued

1.3 Financial assets - continued

Impairment - continued

The criteria that the company used to determine that there was objective evidence of an impairment loss included:

- significant financial difficulty of the issuer or obligor;
- a breach of contract, such as a default or delinquency in interest or principal payments;
- it became probable that the borrower will enter bankruptcy or other financial reorganisation.

For financial assets carried at amortised cost, the amount of the loss was measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The asset's carrying amount was reduced and the amount of the loss was recognised in profit or loss. If, in a subsequent period, the amount of the impairment loss decreased and the decrease could be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss was recognised in profit or loss.

1.4 Trade and other receivables

Trade receivables comprise amounts due from fellow subsidiary for services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Details about the company's impairment policies and the calculation of loan allowance are provided in Note 1.3.

1.5 Cash and cash equivalents

Cash and cash equivalents are carried in the statement of financial position at face value. In the statement of cash flows, cash and cash equivalents includes cash in hand, deposits held at call with banks and bank overdrafts. Bank overdrafts, are shown within borrowings in current liabilities in the statement of financial position.

1.6 Share capital

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

1.7 Financial liabilities

The company recognises a financial liability in its statement of financial position when it becomes a party to the contractual provisions of the instrument. The company's financial liabilities are classified as financial liabilities which are not at fair value through profit or loss (classified as 'other liabilities') under IAS 39. Financial liabilities not at fair value through profit or loss are recognised initially at fair value, being the fair value of consideration received, net of transaction costs that are directly attributable to the acquisition or the issue of the financial liability. These liabilities are subsequently measured at amortised cost. The company derecognises a financial liability from its statement of financial position when the obligation specified in the contract or arrangement is discharged, is cancelled or expires.

1. Summary of significant accounting policies - continued

1.8 Borrowings

Borrowings are recognised initially at the fair value of proceeds received, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

Issue costs incurred in connection with the issue of the bonds include professional fees, publicity, printing, listing, registration, underwriting, management fees, selling costs and other miscellaneous costs.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting period.

1.9 Trade and other payables

Trade payables comprise obligations to pay for services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

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

1.10 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

1.11 Current and deferred tax

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

Deferred tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

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

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

1. Summary of significant accounting policies - continued

1.12 Provisions

Provisions for legal claims are recognised when the company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

1.13 Finance income and costs

Finance income and costs are recognised in profit or loss for all interest-bearing instruments on a time-proportion basis using the effective interest method. Finance costs include the effect of amortising any difference between net proceeds and redemption value in respect of the company's borrowings. Finance income and costs are recognised as they accrue, unless collectibility is in doubt.

2. Financial risk management

2.1 Financial risk factors

The company constitutes a financing special purpose vehicle whose bonds are matched by equivalent amounts due from, and guaranteed by, Spinola Development Company Limited (a fellow subsidiary). The company's principal risk exposures relate to credit risk and liquidity risk. The company is not exposed to currency risk and the directors deem interest rate risk exposure to be minimal due to matching of its interest costs on borrowings with finance income from its loans and receivables referred to above.

(a) Credit risk

The company measures credit risk and expected credit losses using probability of default, exposure at default and loss given default. Management consider both historical analysis and forward-looking information in determining any expected credit loss.

The company's exposure to credit risk is limited to the carrying amount of financial assets recognised at the reporting date, as summarised below. The company's exposures to credit risk as at the end of the reporting period are analysed as follows:

	2018	2017
	€	€
Financial assets at amortised cost		
(2017: Loans and receivables)		
Loans receivable from fellow subsidiary (Note 4)	50,000,000	50,000,000
Trade and other receivables (Note 5)	1,250,909	1,115,961
Cash and cash equivalents (Note 6)	262,966	394,953
	51,513,875	51,510,914

The company does not hold collateral as security on the loans from fellow subsidiary. Yet as disclosed in Note 8, Spinola Development Company Limited has issued corporate guarantees with respect to the company's bond.

2. Financial risk management - continued

2.1 Financial risk factors - continued

(a) Credit risk - continued

In 2018, the company had to assess on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost. These instruments are considered to have low credit risk, and the loss allowance recognised during the period was therefore limited to 12 months expected losses. Management consider 'low credit risk' for instruments, which have a low risk of default, and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term. In case of the loans issues to the guarantor, the assessment takes into consideration the financial position, performance and other factors of the guarantor of the bonds. Management monitors intra-group credit exposures on a regular basis and ensures timely performance of these assets in the context of overall group liquidity management. The company take cognisance of the related party relationship with this entity and management does not expect any losses from non-performance or default. The application of the expected credit risk model of IFRS 9, did not result in the recognition of any loss allowance on the loans receivable from fellow subsidiary as any such impairment would be wholly insignificant to the company.

At 31 December 2018, cash and short-term deposits are held with counterparties with a credit rating of BB or higher and are due to be settled within 1 week. Management consider the probability of default to be close to zero as the counterparties have a strong capacity to meet their contractual obligations in the near term. As a result, no loss allowance has been recognised based on 12-month expected credit losses, as any such impairment would be wholly insignificant to the company.

(b) Liquidity risk

The company is exposed to liquidity risk arising primarily from its ability to satisfy liability commitments depending on cash inflows receivable in turn from Spinola Development Company Limited.

Management monitors liquidity risk by means of cash flow forecasts on the basis of expected cash flows over a twelve month period to ensure that no additional financing facilities are expected to be required over the coming year. This process is performed through a rigorous assessment of detailed cash flow projections of the fellow subsidiary where matching of cash inflows and outflows arising from expected maturities of financial instruments are assessed on an annual basis.

The carrying amounts of the company's assets and liabilities are analysed into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date in the respective notes to the financial statements.

The following table analyses the company's financial liabilities into relevant maturity groupings based on the remaining period at the statement of financial position date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within twelve months equal their carrying balances, as the impact of discounting is not significant.

2. Financial risk management - continued

2.1 Financial risk factors - continued

(b) Liquidity risk - continued

	Carrying amount €	Contractual cash flows €	Within one year €	One to five years €	Over five years €
31 December 2018					
Unsecured bonds	49,645,462	64,846,746	2,187,500	8,755,993	53,903,253
Trade and other payables	1,235,994	1,235,994	1,235,994	-	-
	50,881,456	66,082,740	3,423,494	8,755,993	53,903,253
31 December 2017					
Unsecured bonds	49,603,476	67,034,246	2,187,500	8,755,993	56,090,753
Trade and other payables	1,282,824	1,282,824	1,282,824	-	-
	50,886,300	68,317,070	3,470,324	8,755,993	56,090,753

2.2 Capital risk management

The company's bonds are guaranteed by Spinola Development Company Limited (a fellow subsidiary). Related finance costs are also guaranteed by this fellow subsidiary. The capital management of the company therefore consists of a process of regularly monitoring the financial position of the guarantor (Note 2.1).

2.3 Fair values of financial instruments

At 31 December 2018, the carrying amounts of receivables (net of impairment provisions if any) and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the company for similar financial instruments.

As at the end of the reporting period, the fair values of financial assets and liabilities, approximate the carrying amounts shown in the statement of financial position.

The fair value of non-current financial instruments for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the company for similar financial instruments. The fair value of the company's non-current trade and other payables at the end of the reporting period is not significantly different from the carrying amounts.

3. Critical accounting estimates and judgements

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

In the opinion of the company directors, the accounting estimates and judgements made in the course of preparing these financial statements are not difficult, subjective or complex to a degree which would warrant their description as critical in terms of the requirements of IAS 1.

4. Loans receivable from fellow subsidiary

	2018	2017
	€	€
Loans receivable from fellow subsidiary		
At beginning of year	50,000,000	49,379,595
Additions	-	25,281,486
Repayments	-	(24,661,081)
	<hr/>	<hr/>
At end of year	50,000,000	50,000,000
	<hr/>	<hr/>
At 31 December		
Cost and net book amount	50,000,000	50,000,000
	<hr/>	<hr/>

Loans receivable from fellow subsidiary reflect the transfer of funds to Spinola Development Company Limited generated by the company from its bonds. During 2018, the company was required to revise its impairment methodology under IFRS 9 for all classes of assets. The directors assessed the expected loss and it was not considered material to be adjusted for in these financial statements.

Weighted average effective interest rate as at 31 December 2018 and 2017:

	2018	2017
Loans to fellow subsidiary	4.5%	4.5%
	<hr/>	<hr/>

The company's exposure to credit and interest rate risks related to investments is disclosed in Note 2.

Maturity of loans and receivables:

	2018	2017
	€	€
Over 5 years	50,000,000	50,000,000
	<hr/>	<hr/>

5. Trade and other receivables

	2018	2017
	€	€
Current		
Amounts owed by fellow subsidiary	230,982	101,693
Prepayments and accrued income	1,019,927	1,014,268
	<hr/>	<hr/>
	1,250,909	1,115,961
	<hr/>	<hr/>

Amounts owed by fellow subsidiary are unsecured, interest free and repayable on demand. This balance together with accrued income includes interest due and accrued as at the end of the reporting period on the loans advanced by the company.

The company's exposure to credit and liquidity risk related to trade and other receivables is disclosed in Note 2.

6. Cash and cash equivalents

For the purposes of the statement of cash flows, cash and cash equivalents comprise the following:

	2018 €	2017 €
Cash and cash equivalents	262,966	394,953

7. Share capital

	2018 €	2017 €
Authorised, issued and fully paid up 250,002 ordinary shares of €1 each	250,002	250,002

In terms of resolution dated 12 May 2017, the issued share capital was re-designated from 100,000 ordinary shares of €2.329373 each to 232,937 ordinary shares of €1 each. Following this, the issued share capital increased to 250,002 ordinary shares of €1 each.

8. Borrowings

	2018 €	2017 €
Non-current		
250,000 5% bonds 2024	24,844,305	24,820,778
250,000 3.75% bonds 2027	24,801,157	24,782,698
	49,645,462	49,603,476

The bonds are measured at the amount of the net proceeds adjusted for the amortisation of the difference between the net proceeds and the redemption value of such bonds, using the effective yield method as follows:

	2018 €	2017 €
Face value		
250,000 5% bonds 2024	25,000,000	25,000,000
250,000 3.75% bonds 2027	25,000,000	25,000,000
	50,000,000	50,000,000
Issue costs	(486,028)	(486,028)
Accumulated amortisation	131,490	89,504
Closing net book amount	(354,538)	(396,524)
Amortised cost at 31 December	49,645,462	49,603,476

8. Borrowings - continued

The interest rate exposure of the borrowings of the company was as follows:

	2018	2017
	€	€
Total borrowings:		
At fixed rates	49,645,462	49,603,476

The effective interest rates as at the end of the reporting period were as follows:

	2018	2017
Bonds 2024	5.00%	5.00%
Bonds 2027	3.75%	3.75%

This note provides information about the contractual terms of the company's borrowings. For more information about the company's exposure to interest rate and liquidity risk, refer to Note 2.

By virtue of an offering memorandum dated 9 June 2010, the company issued €25,000,000 bonds with a face value of €100 each. The bond's interest is payable semi-annually in arrears on 9 January and 9 July. On 10 July 2017, the directors exercised the early redemption of the bond and redeemed €25,000,000 6.2% bonds.

By virtue of an offering memorandum dated 7 July 2014, the company issued €25,000,000 bonds with a face value of €100 each. The bond's interest is payable semi-annually in arrears on 31 January and 31 July. The bonds are redeemable at par and are due for redemption on 31 July 2024. The bonds are guaranteed by Spinola Development Company Limited, which has bound itself jointly and severally liable for the payment of the bonds and interest thereon, pursuant to and subject to the terms and conditions in the offering memorandum. The bonds have been admitted on the Official List of the Malta Stock Exchange on 31 July 2014. The quoted market price as at 31 December 2018 for the bonds was €108.50 (2017: €106.81). In the opinion of the directors these market prices fairly represent the fair value of these financial liabilities.

By virtue of an offering memorandum dated 29 May 2017, the company issued €25,000,000 bonds with a face value of €100 each. The bond's interest is payable annually in arrears on 10 July. The bonds are redeemable at par and are due for redemption on 10 July 2027. The bonds are guaranteed by Spinola Development Company Limited, which has bound itself jointly and severally liable for the payment of the bonds and interest thereon, pursuant to and subject to the terms and conditions in the offering memorandum. The bonds have been admitted on the Official List of the Malta Stock Exchange on 7 July 2017. The quoted market price as at 31 December 2018 for the bonds was 104.00 (2017: €104.50). In the opinion of the directors these market prices fairly represent the fair value of these financial liabilities.

9. Trade and other payables

	2018 €	2017 €
Current		
Interest payable	976,883	976,883
Other payables	253,619	291,878
Accruals and deferred income	5,492	14,063
	1,235,994	1,282,824

The company's exposure to liquidity risk related to trade and other payables is disclosed in Note 2.

10. Finance income

	2018 €	2017 €
Interest on loans to fellow subsidiary	2,237,499	2,530,971
Facility fee receivable	129,288	194,512
	2,366,787	2,725,483

11. Finance cost

	2018 €	2017 €
Coupon interest payable on bonds	2,229,486	2,580,838
	2,229,486	2,580,838

12. Expenses by nature

Administrative expenses are classified by their nature as follows:

	2018 €	2017 €
Listing and related compliance costs	61,388	63,876
Directors' fees (Note 14)	20,964	20,256
Other expenses	42,007	47,674
	124,359	131,806

12. Expenses by nature - continued

Auditor's fees

Fees charged by the auditor for services rendered during the financial periods ended 31 December 2018 and 2017 relate to the following:

	2018	2017
	€	€
Annual statutory audit	6,490	6,490
Tax advisory and compliance services	750	750
	7,240	7,240

13. Tax expense

	2018	2017
	€	€
Current tax expense: on taxable profit subject to tax at 35%	4,531	4,494

The tax on the company's profit before tax differs from the theoretical amount that would arise using the basic tax rate as follows:

	2018	2017
	€	€
Profit before tax	12,942	12,839
Tax on profit at 35%	4,531	4,494

14. Directors' emoluments

	2018	2017
	€	€
Directors' fees	20,964	20,256

15. Cash (used in)/generated from operations

Reconciliation of profit before tax to cash (used in)/generated from operations:

	2018	2017
	€	€
Profit before tax	12,942	12,839
Adjustment for:		
Amortisation of bond issue costs	41,986	74,398
Finance income	(2,366,787)	(2,725,483)
Finance costs	2,229,486	2,580,838
Changes in working capital:		
Trade and other receivables	(134,948)	285,518
Trade and other payables	(46,830)	(132,366)
Amounts owed by fellow subsidiaries	-	(87,081)
Cash (used in)/generated from operations	(264,151)	8,663

Net debt reconciliation

All the movements in the company's net debt related only to cash flow movements and disclosed as part of the financing activities in the statement of cash flows on page 20.

16. Related party transactions

The company forms part of the Tumas Group of Companies. All companies forming part of the Tumas Group are related parties since these companies are all ultimately owned by Tumas Group Company Limited which is considered by the directors to be the ultimate controlling party. Trading transactions between these companies include items which are normally encountered in a group context. The group is ultimately fully owned by members of the Fenech family, who are therefore considered to be related parties. The main related party with whom transactions are entered into is Spinola Development Company Limited, the guarantor of the borrowings (Note 8).

The following are the principal transactions that were carried out with related parties:

	2018	2017
	€	€
Income from goods and services		
Finance income from fellow subsidiary (Note 10)	2,237,499	2,530,971
Facility fee from fellow subsidiary (Note 10)	129,288	194,512

Key management personnel compensation, consisting of directors' remuneration, has been disclosed in Note 14 to the financial statements.

Year end balances arising from related party transactions are disclosed in Notes 4, 5 and 9 to the financial statements.

17. Statutory information

Tumas Investments p.l.c. is a limited liability company and is incorporated in Malta.

The ultimate and immediate parent company of Tumas Investments p.l.c. is Tumas Group Company Limited, a company registered in Malta, with its registered address at Tumas Corporate Office, Level 3, Portomaso Business Tower, Portomaso, St. Julians, Malta.

The ultimate controlling parties of Tumas Group Company Limited are the spouse and descendants of the group's deceased founder, Mr. Thomas Fenech.