

**EDEN FINANCE p.l.c**  
A Member of Eden Leisure Group Limited

**Unaudited Half-Yearly Financial Report**  
*30 June 2014*

**Company No. C-26843**

# EDEN FINANCE p.l.c

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# EDEN FINANCE p.l.c

## DIRECTORS' REPORT PURSUANT TO LISTING RULE 5.75.2

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### Directors' Report

The directors present their report, together with the unaudited interim financial statements of the company for the period 1 January 2014 to 30 June 2014.

### Principals Activity

The principal activity of the Eden Finance p.l.c was set up to raise financial resources from the capital market to finance the capital project of the companies forming part of the Eden Leisure Group.

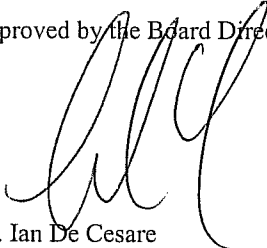
### Review of Business Development

During the period under review, interest income earned on advances to the parent company, Eden Leisure Group Limited totalled Euro 494,655, while interest payable to the bondholders amounted to Euro 466,175.


The Company registered a profit before taxation amounting to Euro 14,162. After deducing provision for taxation thereon, the profit for the period amounted to Euro 9,205. The Directors do not anticipate significant changes in the performance during the last six months of the current year.

The published figures have been extracted from the unaudited management financial statements for the six months ended 30 June 2014 and its comparative period in 2013. Comparative Financial Position information as at 31 December 2013 has been extracted from the audited financial statements for the year ended on that date. This report is being published in terms of Listing Rule 5.75 issued by the Malta Financial Services Authority, and has been prepared in accordance with the applicable Listing Rules and the International Accounting Standard 34, 'Interim Financial Reporting'. The financial statements published in this Half-Yearly Report are condensed in accordance with the form and content requirements of this standard. In terms of Listing Rule 5.75.5, the Directors are stating that this Half-Yearly Financial Report has not been audited or reviewed by the Company's independent auditors.

Approved by the Board Directors on 29<sup>th</sup> August 2014 and signed on it's behalf by:



Mr. Ian De Cesare  
**Executive Chairman**



Mr. Kevin De Cesare  
**Deputy Chairman**

Eden Place, St. Augustine Street, St. Julians

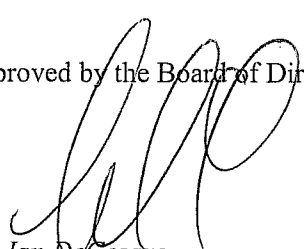
# EDEN FINANCE p.l.c.

## CONDENSED INTERIM FINANCIAL POSITION

AS AT 30 JUNE 2014

	As at 30 June	As at 31 December
	2014	2013
	€	€
	(unaudited)	(audited)
<b>Non-Current Assets</b>		
Held-to-maturity investments	1,164,687	1,164,687
Loans and receivables	14,133,000	14,133,000
	<u>15,297,687</u>	<u>15,297,687</u>
<b>Current Assets</b>		
Trade and other receivables	705,211	1,020,305
Cash at bank and in hand	868	873
	<u>706,079</u>	<u>1,021,178</u>
<b>Total Assets</b>	<u>16,003,766</u>	<u>16,318,865</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Capital and Reserves</b>		
Called up, issues share capital	1,164,687	1,164,687
Profit and Loss account	393,436	384,231
	<u>1,558,123</u>	<u>1,548,918</u>
<b>Non-Current Liabilities</b>		
Debt Securities in issue	14,133,000	14,133,000
<b>Current Liabilities</b>		
Trade and other payables	312,643	636,947
	<u>312,643</u>	<u>636,947</u>
<b>Total Creditors</b>	<u>14,445,643</u>	<u>14,769,947</u>
<b>Total Equity and Liabilities</b>	<u>16,003,766</u>	<u>16,318,865</u>

Approved by the Board of Directors on the 29 August 2014 and signed on its behalf by:

  
Mr. Ian DeCesare  
Executive Chairman

  
Mr. Kevin DeCesare  
Deputy Chairman

# EDEN FINANCE p.l.c.

## CONDENSED INTERIM COMPREHENSIVE INCOME STATEMENT FOR THE PERIOD ENDED 30 JUNE 2014

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	Six months ended 30 June	
	2014	2013
	€	€
	(unaudited)	(unaudited)
Interest Receivable	494,655	510,633
Interest Payable	(466,175)	(481,183)
<b>Net Interest Earned</b>	<b>28,480</b>	<b>29,450</b>
Administrative Expenses	(14,318)	(14,117)
<b>Profit on Ordinary Activities Before Taxation</b>	<b>14,162</b>	<b>15,333</b>
Tax on profit on ordinary activities	(4,957)	(5,368)
<b>Profit for the Period</b>	<b>9,205</b>	<b>9,965</b>
Earnings per share	<b>0.018</b>	<b>0.020</b>

# EDEN FINANCE p.l.c.

## CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY

30 June 2014

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	Called up Issued Share Capital €	Profit and Loss Account €	Total €
At 1 January 2013	1,164,687	366,421	1,531,108
Profit for the Period	-	9,965	9,965
At 31 December 2013	1,164,687	376,386	1,541,073
Profit for the Period	-	9,205	9,205
At 30 June 2013	1,164,687	385,591	1,550,278

# EDEN FINANCE p.l.c.

## CONDENSED INTERIM CASH FLOW STATEMENT

30 June 2014

	Six months ended 30 June	
	2014	2013
	€	€
	(unaudited)	(unaudited)
<b>Cash Flows from Operating Activities</b>		
Profit before taxation	14,162	15,333
<i>Adjustments for :</i>		
Movement in Debtors	315,094	358,045
Movement in Creditors	(329,261)	(373,250)
Net cash generated from/(used in) operating activities	(5)	128
Income tax paid	-	-
<b>Cash flow from financing activities</b>		
Movement in debt securities	-	(867,000)
Loans to group companies	-	867,000
Net Movement in Cash and Cash Equivalents	(5)	128
Cash and cash Equivalents at the Beginning of the period	873	1,133
Cash and cash Equivalents at the end of the period	<b>868</b>	<b>1,261</b>

# EDEN FINANCE p.l.c

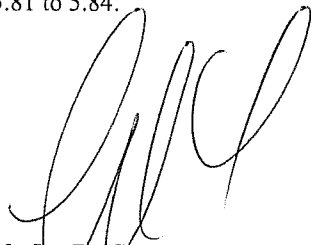
## STATEMENT PURSUANT TO LISTING RULE 5.75.3 ISSUED BY THE LISTING AUTHORITY

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We hereby confirm that to the best of our knowledge as follows:

The condensed interim financial statements give a true and fair view of the financial position of the Company as at the 30 June 2014, as well as of the financial performance and cash flows for the said period, fully in compliance with the accounting standards for Interim Financial Statements; and

The Interim Directors' Report includes a fair review of the information required in terms of Listing Rules 5.81 to 5.84.



Mr. Ian De Cesare  
Executive Chairman



Mr. Kevin De Cesare  
Deputy Chairman