Hal Mann Vella Group plc
The Factory
Mosta Road
Lija LJA 9016
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COMPANY ANNOUNCEMENT

Hal Mann Vella Group plc (the "Company")

Approval of interim financial statements

Date of Announcement	29 August 2023
Reference	56/2023
In terms of Chapter 5 of the Capital Market Rules	5.16.20

QUOTE

The Board of Directors approved the unaudited interim financial statements of the Company for the financial period 1 January 2023 to 30 June 2023. The interim financial statements are attached herewith and are also available for viewing on the Company's website https://www.hmvellagroup.com/wp-content/uploads/2023/08/Consolidated-Jun-2023.pdf

UNQUOTE

Louis de Gabriele
Company Secretary

Company Registration No.: C 5067

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Financial Statements (unaudited)

for the period from 1 January 2023 to 30 June 2023

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Hal Mann Vella Group P.L.C.

Directors' Report pursuant to Capital Markets Rule 5.75.2
for the period from 1 January 2023 to 30 June 2023

This Half-Yearly Report is being published in terms of Chapter 5 of the Capital Markets Rules issued by the Malta Financial Services Authority and the Prevention of Financial Markets Abuse Act, 2005. The Half-Yearly Report comprises the reviewed (not audited) condensed consolidated interim financial statements for the six months ended 30 June 2023 prepared in accordance with IAS 34, 'Interim Financial Reporting'. The condensed consolidated interim financial statements have been reviewed in accordance with the requirements of ISRE 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'. The comparative statement of financial position has been extracted from the audited financial statements for the year ended 31 December 2022.

Principal activities

The principal activity of the Company is to hold assets for the Group and also acts as the financing arm of the Group.

The principal activities of the Group relate to the manufacture and business of stone, marble and granite as well as the manufacture of terrazzo and pre-cast elements. The Group owns and leases a number of commercial properties and is also involved in property development and resale.

Business review

During the period under review, Group revenue amounted to €9.7 million (2022: €10.5 million). The Group registered an operating profit of €1.9 million, a relatively same level of operations over the same period last year.

The Group registered a consolidated profit before tax of €723,982 for the six month period ended 30 June 2023 as compared to the consolidated profit before tax of €798,678 for the six month period ended 30 June 2022.

The Group's total assets as at 30 June 2023 stood at €128.0 million while equity attributable to the shareholders amounted to €51.0 million.

The Group registered a good operational performance in line with our projections for the period under review. Our order book maintains a consistent positive build-up, although it is essential to acknowledge the potential risks of project delays beyond our direct control. The property segment of the Group is expected to stay on course to meet year-end projections, as several sale contracts are scheduled for the second half of the year.

Despite our positive performance, we must remain cautious about the medium-term outlook. Inflationary pressures have been steadily increasing, posing challenges for our operations. Labour and skills shortages persist and we continue to experience a wage spiral within the business landscape, which impacts our cost structure. We are carefully managing this situation to ensure sustainable growth and stability in the long run

Dividends and Reserves

The Board of Directors does not propose the payment of an interim dividend in order to further strengthen the financial position of the Group. Retained profits carried forward at the reporting date amounted to €13,081,001 (31 December 2022: €12,381,967) for the Group.

Hal Mann Vella Group P.L.C.

Directors' Report pursuant to Capital Markets Rule 5.75.2
for the period from 1 January 2023 to 30 June 2023

Board of Directors
The Directors of the Company who held office during the period under review were:
Mr. Martin Vella – Chairman
Mr. Mark Vella – Director
Mr. Joseph Vella – Director
Mr. Mario Galea – Independent Non-Executive Director
Dr. Arthur Galea Salomone – Independent Non-Executive Director
Ms. Miriam Schembri - Non-Executive Director

By order of the Board:

Mr. Martin Vella - Chairman

Mr. Mark Vella - Director

Registered Office
The Factory
Mosta Road
Lija
Malta

29 August 2023

Hal Mann Vella Group P.L.C.

Statement pursuant to Capital Markets Rule 5.75.3
for the period from 1 January 2023 to 30 June 2023

I hereby confirm that to the best of my knowledge:

- The condensed consolidated interim financial statements give a true and fair view of the financial position of the Group as at 30 June 2023, and of its financial performance and cash flows for the six-month period then ended in accordance with International Financial Reporting Standards as adopted by the EU applicable to interim financial reporting (International Accounting Standard 34, 'Interim Financial Reporting'); and
- The Interim Directors' Report includes a fair review of the information required in terms of Capital Markets Rules 5.81 to 5.84.

Mr. Martin Vella - Chairman	Mr. Mark Vella - Director

29 August 2023

Independent auditor's report
To the Board of Directors of Hal Mann Vella Group P.L.C.
Report on Review of Condensed Consolidated Interim Financial Information

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of Hal Mann Vella Group P.L.C. and its subsidiaries as at 30 June 2023, the related condensed consolidated interim statement of comprehensive income, statement of changes in equity and statement of cash flows for the six month period then ended, and the explanatory notes (the interim financial information). The directors are responsible for the preparation and fair presentation of these condensed consolidated interim financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the EU applicable to interim financial reporting (International Accounting Standard 34 "Interim Financial Reporting"). Our responsibility is to express a conclusion on these interim financial statements based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity'. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial statements are not prepared, in all material respects, in accordance with International Accounting Standard 34 'Interim Financial Reporting'.

Jozef Wallace Galea (Partner)
for and on behalf of HLB CA Falzon
Registered Auditors

29 August 2023

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Together we make it happen

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PARTNERS: Jozef Wallace Galea, Alfred Falzon, Patrizio Prospero, Fiona Buttigieg.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statement of Profit or Loss and Other Comprehensive Income

for the period from 1 January 2023 to 30 June 2023

	Note	1 January to 30 June 2023 (unaudited) €	1 January to 30 June 2022 (unaudited) €
Revenue from contracts with customers	4	9,712,887	10,528,200
Cost of sales and services		(6,553,379)	(7,577,869)
Gross profit		3,159,508	2,950,331
Rental income	4	1,137,266	1,217,049
Distribution and selling costs		(80,099)	(120,860)
Administrative expenses		(2,596,746)	(2,160,736)
Other operating income		315,082	75,750
Operating profit		1,935,011	1,961,534
Share in net profit of joint ventures	8	3,883	4,888
Finance and similar income		442	4,716
Finance costs		(1,215,354)	(1,172,460)
Profit before tax	4	723,982	798,678
Income tax expense	5	(24,948)	(252,725)
Profit after tax for the period attributable to the ordinary equity holders of the Company		699,034	545,953
Other comprehensive income			
Other comprehensive income not to be reclassified to profit or loss in subsequent periods:			
- Net gain/(loss) on equity instruments at fair value through other comprehensive income		517	3,652
Total comprehensive income for the period		699,551	549,605
Earnings per share (cents)		**0.14**	**0.11**

The notes on page 11 – 18 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statement of Financial Position

	Note	As at 30 June 2023 (unaudited) €	As at 31 December 2022 (audited) €
ASSETS			
Non-current assets			
Property, plant & equipment	6	34,490,678	34,196,494
Investment in joint-ventures	4,8	1,719,252	1,715,369
Other non-current financial assets	7	409,947	482,350
Trade and other receivables	7,10	200,000	175,000
Investment property	9	53,630,668	53,536,618
Right-of-use assets		7,364,794	7,498,743
Deferred taxation		1,388,733	1,199,547
Goodwill		62,888	62,888
Total non-current assets		99,266,960	98,867,009
Current assets			
Inventories		4,546,990	4,115,205
Property held-for-sale		6,190,254	4,746,134
Trade and other receivables	10	15,840,612	14,981,975
Contract assets		1,153,055	1,193,014
Other current financial assets	7	91,000	91,000
Cash and cash equivalents		919,623	572,059
Total current assets		28,741,534	25,699,387
Total assets		128,008,494	124,566,396

The notes on page 11 – 18 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statement of Financial Position

	Note	As at 30 June 2023 (unaudited) €	As at 31 December 2022 (audited) €
EQUITY AND LIABILITIES			
Equity			
Issued capital		4,999,820	4,999,820
Revaluation reserve on property, plant and equipment		24,892,585	24,892,585
Fair value reserve		65,708	65,191
Revaluation reserve on investment property		7,318,598	7,318,598
Capital redemption reserve		47,852	47,852
Incentives and benefits reserves		604,060	604,060
Retained earnings		13,081,001	12,381,967
Total equity		51,009,624	50,310,073
Non-current liabilities			
Interest bearing loans and borrowings	7	39,236,551	38,851,328
Finance lease liability		6,831,132	7,960,743
Deferred taxation		5,010,474	5,291,460
Total non-current liabilities		51,078,157	52,103,531
Current liabilities			
Current borrowings	7	6,987,360	7,593,615
Finance lease liability		1,424,977	330,353
Trade and other payables	7	16,770,374	13,733,718
Current tax due		738,002	495,106
Total current liabilities		25,920,713	22,152,792
Total liabilities		76,998,870	74,256,323
Total equity and liabilities		128,008,494	124,566,396

The notes on page 11 – 18 form part of these financial statements.

The financial statements set out on pages 5 to 18 were approved and authorized for issue by the Board of Directors and signed on its behalf by:

Mr. Martin Vella - Chairman

Mr. Mark Vella - Director

29 August 2023

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statements of Changes in Equity

for the period from 1 January 2023 to 30 June 2023 (unaudited)

	Attributed to equity holders of the Parent							
	Issued capital €	**Revaluation reserve on property, plant and equipment €**	**Revaluation reserve on investment property €**	**Fair value reserve €**	**Retained earnings €**	**Incentives and benefits reserves €**	**Capital redemption reserve €**	**Total equity €**
Balance as at 1 January 2022 (audited)	4,999,820	24,778,131	6,249,374	62,629	11,770,328	604,060	47,852	48,512,194
Profit for the period	-	-	-	-	545,953	-	-	545,953
Other comprehensive income	-	-	-	3,652	-	-	-	3,652
Total comprehensive income for the period	-	-	-	3,652	545,953	-	-	549,605
Balance as at 30 June 2022 (unaudited)	4,999,820	24,778,131	6,249,374	66,281	12,316,281	604,060	47,852	49,061,799

The notes on page 11 – 18 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statements of Changes in Equity

for the period from 1 January 2023 to 30 June 2023 (unaudited)

	Attributed to equity holders of the Parent							
	Issued capital	**Revaluation reserve on property, plant and equipment**	**Revaluation reserve on investment property**	**Fair value reserve**	**Retained earnings**	**Incentives and benefits reserves**	**Capital redemption reserve**	**Total equity**
	€	**€**	**€**	**€**	**€**	**€**	**€**	**€**
Balance as at 1 January 2023 (audited)	4,999,820	24,892,585	7,318,598	65,191	12,381,967	604,060	47,852	50,310,073
Profit for the period	-	-	-	-	699,034	-	-	699,034
Other comprehensive income	-	-	-	517	-	-	-	517
Total comprehensive income for the period	-	-	-	517	699,034	-	-	699,551
Balance as at 30 June 2023 (unaudited)	4,999,820	24,892,585	7,318,598	65,708	13,081,001	604,060	47,852	51,009,624

The notes on page 11 – 18 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Condensed Consolidated Interim Statement of Cash Flows

for the period from 1 January 2023 to 30 June 2023

	1 January to 30 June 2023 (unaudited) €	1 January to 30 June 2022 (unaudited) €
Cash flows from operating activities		
Profit before tax	723,982	798,678
Adjustments for:		
Share in net profit of joint ventures	(3,883)	(4,888)
Depreciation	697,093	618,147
Provision for estimated credit losses (ECL)	120,318	64,450
Finance and similar income	(442)	(297)
Finance costs	1,215,354	1,172,460
Working capital changes:		
Increase in inventories	(431,785)	(10,978)
(Increase)/decrease in property for resale	(1,444,120)	871,685
Decrease/(increase) in contract assets	27,163	(401,211)
Decrease in receivables	1,081,658	1,487,603
Increase/(decrease) in payables	2,294,580	(2,761,182)
Interest paid on overdraft	(13,089)	(2,635)
Interest received from banks	442	297
Advances to related undertakings	(2,069,880)	(71,609)
Taxation paid	(252,507)	(275,748)
Net cash generated from operating activities	1,944,884	1,484,772
Cash flows from investing activities		
Payments to acquire property, plant and equipment	(857,912)	(195,191)
Receipts from disposal of investment property	3,000	-
Payments to acquire investment property	(97,050)	(136,067)
Receipts from joint venture	-	17,568
Net cash used in investing activities	(951,962)	(313,690)
Cash flows from financing activities		
Repayment to banks loans	(950,723)	(1,534,344)
Repayment of principal portion of lease liability	(216,253)	(190,788)
Interest paid on bank loans	(229,964)	216,446
Advances (to)/from related companies	(234,448)	25,114
Advances from joint ventures	179,471	69,131
Interest paid on bonds	(11,522)	(10,126)
Net cash used in financing activities	(1,463,439)	(1,424,567)
Net movement in cash and cash equivalents	(470,517)	(253,485)
Effect of ECL on cash in banks	(1,135)	(4,617)
Cash and cash equivalents at beginning of period	(1,278,409)	(29,074)
Cash and cash equivalents at end of period	(1,750,061)	(287,176)

The notes on page 11 – 18 form part of these financial statements.

Hal Mann Vella Group P.L.C.

Notes to the Interim Condensed Consolidated Financial Statements
for the period from 1 January 2023 to 30 June 2023

1. General information

The interim condensed consolidated financial statements of Hal Mann Vella Group plc and its subsidiaries ("the Group") for the six months ended 30 June 2023 were authorized for issue in accordance with a resolution of the Board of Directors on 29 August 2023.

Hal Mann Vella Group plc ("the Company") is a public limited liability company incorporated in Malta, under the Companies Act, Cap. 386 of the Laws of Malta.

2. Principal accounting policies

2.1 Basis of preparation
The interim condensed consolidated financial statements for the six month-period ended 30 June 2023 have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union (EU) applicable to interim financial reporting (International Accounting Standard 34 'Interim Financial Reporting').

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statement as at 31 December 2022, which have been prepared in accordance with IFRS as adopted by the EU.

2.2 New standards, interpretations and amendments adopted by the Group
The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, except for the adoption of new standards effective as of 1 January 2023. The Group has not early adopted any other standards, interpretation or amendment that has been issued but is not yet effective.

Several amendments apply for the first time in 2023, but do not have an impact on the interim condensed consolidated financial statements of the Group.

IFRS 17 Insurance Contracts
In May 2017, the IASB issued IFRS 17 Insurance Contracts, a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. IFRS 17 replaces IFRS 4 Insurance Contracts that was issued in 2005. IFRS 17 applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features; a few scope exceptions will apply. The overall objective of IFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in IFRS 4, which are largely based on grandfathering previous local accounting policies, IFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. IFRS 17 is based on a general model, supplemented by:

• A specific adaptation for contracts with direct participation features (the variable fee approach)
• A simplified approach (the premium allocation approach) mainly for short-duration contracts

The amendments had no impact on the Group's interim condensed consolidated financial statements.

Definition of Accounting Estimates - Amendments to IAS 8

The amendments to IAS 8 clarify the distinction between changes in accounting estimates, and changes in accounting policies and the correction of errors. They also clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amendments had no impact on the Group’s interim condensed consolidated financial statements.

Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2

The amendments to IAS 1 and IFRS Practice Statement 2 *Making Materiality* Judgements provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their ‘significant’ accounting policies with a requirement to disclose their ‘material’ accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments had no impact on the Group’s interim condensed consolidated financial statements, but are expected to affect the accounting policy disclosures in the Group’s annual consolidated financial statements.

Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to IAS 12

The amendments to IAS 12 Income Tax narrow the scope of the initial recognition exception, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences such as leases and decommissioning liabilities. The amendments had no impact on the Group’s interim condensed consolidated financial statements.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing condensed consolidated interim financial statements, the Board of Directors have made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at 31 December 2022.

4. Segment information

For management purposes, the Group is organised into business units based on its products and services and has two reportable segments, as follows:

Property Development and Letting	This segment carries works in the building industry, including construction works, plumbing and electrical and to operate as turnkey contractors. Also in this segment, the Group leases out offices and residential building to third parties. The Group owns two hotels namely the Mavina Holiday Complex and the Huli Hotel with an underlying Bistro Restaurant. Both hotels as well as the restaurant are leased out to thirds parties.
Manufacturing, Products and General Contracting Services	This segment includes the companies responsible for manufacturing and exports. This segment includes specialising in the manufacture of stone elements, arranging logistics, plant hire, deliveries, and supplies and subcontracting work. Also, coordination of orders for customers for products and services is done.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements.

Transfer prices between operating segments are on an arm’s length basis in a manner similar to transactions with third parties.

4. Segment information

Inter-segment transactions, assets and liabilities are eliminated upon consolidation and reflected in the 'eliminations' column.

Six month period ended 30 June 2023	Property development and letting	Manufacturing and General contracting services	Total segments	Eliminations	Consolidated
	€	€	€	€	€
External revenue	310,000	12,733,812	13,043,812	(3,330,925)	9,712,887
Rental income	1,488,475	(10,795)	1,477,680	(340,414)	1,137,266
Total revenue	1,798,475	12,723,017	14,521,492	(3,671,339)	10,850,153
Income/(expenses)					
Finance and similar income	598,224	22,857	621,081	(620,639)	442
Finance cost	(1,318,722)	(633,804)	(1,952,526)	737,172	(1,215,354)
Depreciation and amortisation	(104,128)	(776,129)	(880,257)	183,165	(697,092)
Share in net profit of joint ventures	3,883	-	3,883	-	3,883
Income tax credit/(expense)	(376,930)	370,260	(6,670)	(18,278)	(24,948)
Segment profit/(loss) before tax	**674,277**	**66,330**	**740,607**	**(16,625)**	**723,982**
Total assets	**123,924,331**	**45,245,995**	**169,170,326**	**(41,161,832)**	**128,008,494**
Total liabilities	**69,989,000**	**40,923,191**	**110,912,191**	**(33,913,321)**	**76,998,870**
Other disclosures					
Interest in joint ventures	165,720	-	165,720	1,553,532	1,719,252
Capital expenditure	187,490	767,472	954,962	-	954,962

4. Segment information

Inter-segment transactions, assets and liabilities are eliminated upon consolidation and reflected in the 'eliminations' column.

Six month period ended 30 June 2022	**Property development and letting**	**Manufacturing and General contracting services**	**Total segments**	**Eliminations**	**Consolidated**
	€	**€**	**€**	**€**	**€**
External revenue	1,903,000	12,248,139	14,151,139	(3,622,939)	10,528,200
Rental income	1,554,225	-	1,554,225	(337,176)	1,217,049
Total revenue	3,457,225	12,248,139	15,705,364	(3,960,115)	11,745,249
Income/(expenses)					
Finance and similar income	737,309	29,393	766,702	(761,986)	4,716
Finance cost	(1,361,194)	(696,882)	(2,058,076)	885,616	(1,172,460)
Depreciation and amortisation	(88,160)	(727,348)	(815,508)	197,361	(618,147)
Share in net profit of joint ventures	4,888	-	4,888	-	4,888
Income tax expense	(248,071)	43,303	(204,768)	(47,957)	(252,725)
Segment profit/(loss) before tax	**906,464**	**(185,458)**	**721,006**	**77,672**	**798,678**
Total assets	**120,430,882**	**41,056,548**	**161,487,430**	**(40,500,215)**	**120,987,215**
Total liabilities	**68,222,510**	**36,957,854**	**105,180,364**	**(33,254,948)**	**71,925,416**
Other disclosures					
Interest in joint ventures	165,720	-	165,720	1,561,034	1,726,754
Capital expenditure	155,665	179,293	334,958	(3,700)	331,258

5. Income tax

The Group calculates the period income tax credit using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax credit in the interim condensed statement of profit or loss are:

	1 January to 30 June 2023 (unaudited) €	1 January to 30 June 2022 (unaudited) €
Income tax expense:		
Current income tax expense for the period	(495,403)	(270,311)
Deferred tax credit	470,455	17,586
Income tax expense for the period	(24,948)	(252,725)

6. Property, plant and equipment

Acquisitions and disposals

During the six months ended 30 June 2023, the Group acquired assets with a cost of €857,912 (six months ended 30 June 2022: €195,191).

There were no assets disposed by the Group during the six months ended 30 June 2023 and 30 June 2022.

7. Financial assets and financial liabilities

The Group's financial assets comprise of debt instruments at amortised cost such as bank term deposits, trade receivables, and loans to and amounts owed by joint ventures, related and other undertakings; as well as equity instruments designated at fair value through other comprehensive income (FVOCI), including investments in quoted and unquoted shares. The Group's financial liabilities comprise of trade and other payables, bank loans, finance lease liabilities, and loans from shareholders, related and other undertakings. All of the Group's financial instruments are measured at amortised cost, except for the equity instruments which are measured at FVOCI.

8. Investment in joint-ventures

For the six months ended 30 June 2023, the Group's share of profit in joint ventures amounted to €3,883 (six months ended 30 June 2022: €4,888).

Investment in joint-ventures includes investment in Zokrija Limited which was fully-impaired in 31 December 2022.

9. Investment property

During the six months ended 30 June 2023, the Group capitalised expenditure amounted to €97,050 (six months ended 30 June 2022: €136,067).

10. Trade and other receivables

Trade receivables are stated net of provision for estimated credit losses of €305,150 (31 December 2022: €211,791).

11. Related party transactions

The following table provides the total amount of transactions that have been entered into with related parties for the relevant financial period.

		Sales to joint venture €	Purchases from joint venture €	Amount owed by joint venture - net of ECL €	Amount owed to joint ventures €
Joint ventures in which the parent is a venturer:					
Madliena Ridge Limited	Current	-	-	-	587,575
	2022	-	-	-	591,174
Hal Mann Holdings Ltd	Current	-	-	-	816,630
	2022	-	-	-	816,630
HMK International Ltd	Current	-	-	-	-
	2022	-	3,500	99,401	-
Zokrija Limited	Current	-	-	13,183	-
	2022	-	-	-	-

Terms and conditions of transactions with related parties
The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the period-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. As at 30 June 2023, the Group has recorded reversal of provision for estimated credit losses on receivables relating to amounts owed by related parties amounting to €1,161 (31 December 2022: €2,952). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

12. Fair values measurements

At 30 June 2023 and 31 December 2022, the carrying amounts of trade and other receivables, cash and cash equivalents and trade and other payables and current borrowings reflected in the financial statements are reasonable estimates of fair value in view of the nature of these instruments or the relatively short period of time between the origination of the instruments and their expected realisation. The fair values of loans and receivables and non-current borrowings are not materially different from their carrying amounts 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 Group for similar financial instruments.

The Group used the following hierarchy for determining and disclosing the fair value:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities;

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly; and

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

The following table provides the fair value measurement hierarchy of the Group's assets.

	Level 1	**Level 2**	**Level 3**	**Total**
	€	**€**	**€**	**€**
As at 30 June 2023 (unaudited)				
Investment property	-	16,930,216	36,700,452	53,630,668
Property, plant and equipment	-	24,109,122	-	24,109,122
Equity instruments at FVOCI	-	-	396,764	396,764
	-	41,039,338	37,097,216	78,136,554
As at 31 December 2022 (audited)				
Investment property	-	16,882,418	36,654,200	53,536,618
Property, plant and equipment	-	24,109,122	-	24,109,122
Equity instruments at FVOCI	-	-	395,968	395,968
	-	40,991,540	37,050,168	78,041,708

There were no transfers between Level 1 and Level 2 fair value measurements and no transfers into or out of Level 3 fair value measurements during the six-month period ended 30 June 2023.