Moralltach Global PLC
Directors Report
April 6th, 2017

The Directors present their report, together with the financial statements of Moralltach Global PLC ("MLG") for the year ended 31 December 2016.

Directors Governance Statement
The Board has the responsibility of ensuring that the Company is properly managed so as to protect and enhance shareholders' interests in a manner that is consistent with the Company's responsibility to meet its obligations to governance policies with which it interacts. To this end, the Board has adopted what it believes to be appropriate corporate governance policies and practices having regard to its size and nature of activities.

The main corporate governance policies are summarized below:

Board Composition and Appointments

The Board in fulfilling its responsibilities to shareholders by:

- Regularly assessing the strengths and weaknesses of its Board to ensure it is comprised of Directors who contribute to the successful management of the Company and discharge their duties having regard to the law and the highest standard of corporate governance.
- Maintaining a Board that has an appropriate mix of skills and experience to be an effective decision making body.

Director's Access to Independent Advice

It is the Board's policy that any committees established by the Board should:

- Be entitled to obtain independent professional or other advice at the cost of the Company, unless the Board determines otherwise.
- Be entitled to obtain such resources and information from the Company, including direct access to employees of and advisors to the Company as they might require.
- Operate in accordance with the terms of reference established by the Board.

Audit Board and Risk

The Board meets with the external auditors at least once a year. The expected activities include assessing and monitoring:

- The adequacy of the Company's internal control policies and procedures to ensure compliance with all applicable legal obligations.
- The adequacy of the financial risk management processes.
- The appointment of the external auditor, any reports prepared by the external auditor and listing with the external auditor

Remuneration and Succession Planning

The Board in fulfilling its duties to shareholders by:

- Reviewing and approving the executive remuneration policy to enable the Company to attract and retain executives and Directors who will create value for the Company.
- Ensuring that the executive remuneration policy demonstrates a clear direct relationship between executive performance and remuneration.

Directors Information

The following persons were directors of MLG during the whole of the financial year, as indicated below, and up to the date of this report, unless stated otherwise:

Richard Barry*
John K. Brennan
Tomas Brennan
Robert M. Bryniak*
Nick Linnane
Patrick Noone*

* Mr. Barry, Mr. Bryniak (appointed Chairman) and Mr. Noone were appointed and have served on the Board since November 21st, 2016.

Further information for each Director follows.

Robert Morris Bryniak

Position: Board Member and Chairman since December 15th, 2016 to date.

Qualifications and Experience: Robert has 35+ years business experience with start-ups, leading other companies and working with Boards in North America and the Middle East. He is also Chief Executive Officer of Golden Sands Management (Marketing) Consulting since 2007. He was previously Chief Executive officer of Palm Water in Dubai, United Arab Emirates, and, Oman Power and Water Procurement Company, Sultanate of Oman. In Canada, Robert was President of Kortek Pharmaceutical, Chief Executive Officer and President of Environmental Waste International and Vice President Generation Services and Corporate Comptroller for the non-nuclear side of the business of Ontario Power Generation (previously Ontario Hydro). He has a Master of Arts Degree specializing in Economics from Windsor University, Canada (1976) and an Honours Bachelor of Arts Degree (magna cum laude) from McMaster University, Canada (1974).

Interest in Shares and Options: *Owns 7,000,000 CDIs and 250,000 options expiring 4 years from issue date (150,000 options at €2.25 and 100,000 options at €2.50).*

Directorships in Other Listed Entities: *Nil*

Past Directorships:

- (Temporary) Chairman of Masirah International Technical and Marine Services LLC in the Sultanate of Oman (2012

- Board Director of Oculus Ventures Corporation listed on the Toronto Stock Exchange, Canada (2009 - 2011)
- Board Secretary of Palm Water LLC in United Arab Emirates (2005 - 2007)
- Board Secretary of Oman Power and Water Procurement Company (2003 - 2005)
- Board Director and Secretary of the Board of Environmental Waste International in Ajax, Ontario, Canada listed on the Toronto Stock Exchange (1999 - 2002)
- Board Director and Chief Financial Officer of Ontario Power Generation International in Toronto, Ontario, Canada (1998 - 1999).

John Kieran Brennan

Position: Board Member since December 15th, 2015 to date. He was Chairman of the Company from December 15th, 2015 to November 21st, 2016, and Co-Chairman from November 21st, 2016 to date. Mr. Brennan is the founder of Moralltach and the Chief Executive Officer of the Company.

Qualifications and Experience: Kieran has 30+ years business experience throughout Europe and with extensive experience as a property developer in Ireland. He has acquired extensive contacts in business and government circles throughout Ireland and has many lucrative business interests in Ireland, Europe, North America and South East Asia. Mr. Brennan has a Bachelor of Civil Law (BLC) from the University of Dublin.

Interest in Shares and Options: *Owns 281,300,000 CDIs and 950,000 options expiring 4 years from issue date (600,000 options at €2.25 and 350,000 options at €2.50).*

Directorships in Other Listed Entities: *Nil*
Past Directorships: *Nil*

Richard Barry

Position: Board Member since November 21st, 2016 to date. Mr. Barry is also co-founder of Moralltach and the Chief Operating Officer of the Company.

Qualifications and Experience: Mr. Barry has 25+ years business and banking experience in Ireland with extensive knowledge of the property market. *He has also successfully managed several businesses in retail and has gained valuable experience in human resources, administration and risk management. He now owns and operates a retail chain of petrol stations and convenience stores in Ireland.*

Interest in Shares and Options: *Owns 35,000,000 CDIs and 750,000 options expiring 4 years from issue date (500,000 options at €2.25 and 250,000 options at €2.50).*

Directorships in Other Listed Entities: *Nil*

Past Directorships:
Board Director of Caulfield and Sinnott Ltd, 1998 to date.
Board Director of Fernogue Ltd, 2007 to 2010

Tomas Brennan

Position: Board Member since December 15th, 2015 to date. Tomas is Vice President of Business Development of the Company.

Qualifications and Experience: Mr. Tomas has been involved with Moralltach since its inception. Prior to joining Moralltach, Tomas was the cofounder and director of FC Carolina United in South Carolina, United States of America. He was responsible for preparing the business plan and the National Premier League License application. He also took the lead in designing and implementing the team's marketing plan. Tomas is also a talented football player (soccer) and completed a 4 year football scholarship programme at Winthrop University. Tomas earned an under graduate Degree ,Batchelor of Science[Business] a Master of Business Administration [MBA] from Winthrop University, South Carolina, United States of America, graduating in 2015. His specialty is international marketing, economics and financial management. He earned a Bachelor of Science B.Sc. in International Business in 2012 from Winthrop University, South Carolina, United States of America.

***Interest in Shares and Options:** Owns 5,000,000 CDIs and 750,000 options expiring 4 years from issue date (500,000 options at €2.25 and 250,000 options at €2.50).*

***Directorships in Other Listed Entities:** Nil*

***Past Directorships:** Nil*

Nick Linnane

Position: Board Member since December 15th, 2015 to date. Nick is also a co-founder of Moralltach and Chief Financial Officer of the Company.

Qualifications and Experience: He is a Chartered Accountant and has considerable experience advising businesses of all sizes. Nick has been a Fellow of the Institute of Chartered Accountants of Ireland (FCA) since 1988. He was a member of the General Practice Committee of Chartered Accountants for three years, providing invaluable knowledge and insight to his fellow professionals. He was also a Board member of Silicon Republic (formerly Whitespace Publishing Group) and acted as expert/mentor on the business start-up site 'bizstartup.ie'. He has also written several articles for publications in their business publications. He has also contributed to publications produced by the AIB Bank titled 'Working Capital 'and 'Business Planning'. These guides are generally available for small business and the public at large.

Interest in Shares and Options: *Owns 7,000,000 CDIs and 750,000 options expiring 4 years from issue date (500,000 options at €2.25 and 250,000 options at €2.50).*

Directorships in Other Listed Entities: *Nil*

Past Directorships:
Board Member, Athlone Mortgage Investment Brokers, 2011 to date
Board member of Silicon Republic (formally Whitespace Publishing Group) - 2009 - 2010

Pat Noone

Position: Board Member since November 21st, 2016 to date. Pat is also Chief Technology Officer of the Company.

Qualifications and Experience: He is an accomplished engineer who will bring specific knowledge to the board in the Green Energy area. Pat is considered one of the foremost authority of knowledge in this area in Ireland and throughout the United Kingdom. His background is in mechanical engineering. Pat has over 35 years experience in technical sales with over 25 years experience in international sales in countries and regions such as Northern Africa, Malta, Turkey and Denmark. Pat has a Diploma in Mechanical Engineering from the College of Engineering, United Kingdom.

Interest in Shares and Options: *Owns 3,500,000 CDIs and 750,000 options expiring 4 years from issue date (500,000 options at €2.25 and 250,000 options at €2.50).*

Directorships in Other Listed Entities: *Nil*

Past Directorships: *Nil*

Company Secretary

The Company's Secretaries are as follows:

For Malta:

Christian Ellul
E&S Consultancy Ltd
Palace Court, Church Street
St. Julians, STJ3049, Malta

For Australia:

Andrew Bristow
31 Highgate CCT
Kellyville, NSW 2155

Principal Activities
The Company's principal activity during the year consisted of developing projects related to property development (including restructured properties) and to green energy (mainly waste to energy applications). The Company also plans to invest in selected "blue sky" investments in other areas that have the potential to earn much higher returns, but are also higher risk.

Dividends
There were no dividends declared or paid in financial year 2016.

Review of Operations and Performance in 2016
The Company is in an "Establishment Phase" of its operations incurred losses in 2016 of €626,829. However, it was able to acquire €218,319,694 of property assets, with payment made by shares of the Company.

Overview
The Company provides investors with medium to long-term investment with exposure to property development and green energy projects located primarily in the Republic of Ireland. The Company's primary objective is to provide returns from capital growth during the medium term, and potentially dividends and capital growth during the longer term.

Earnings Per Share
Earnings per share for financial year 2016 are reported as a loss of €0.0019.

Comparative Financial Results Over the Last 5-Years
This information is not available as 2016 is the first financial annual result reported for the Company.

Structure and Business Model
The Company acquires properties and invests in green energy projects such as waste to energy, based on a unique variant of standard "lease back" arrangement.

For Property Transactions:

For properties with existing debt, Moralltach offers to purchase the property from the owner at an independently appraised value. The property is simultaneously leased back to the owner as Lessee under a lease for, typically, 15 years plus subject to an annual rent paid to Moralltach as a yield. The Lessee has the right to continue using the property, including the rights to any revenues associated with it, including all rental income or profits from the land or buildings.

The Lessee pays a yearly lease payment to Moralltach based on the capital realized by the deal and the Market rents applying at the time. Uniquely, the Lessee retains the right to buy back the property at the expiration of the term of the Lease for the market value at that time. Alternatively, the property can be re- leased for a further term on payment terms to be negotiated at that time. Lease payments are higher for the first two years and are constant for the rest of the lease term.

This particular leaseback arrangement is a win-win-win situation for the following reasons:

For the original property owner:

- ✓ The debt is repaid and there are no fears of losing the property to foreclosure;
- ✓ They can continue to use the property as in the past;
- ✓ All revenues derived from the property continue to be earned by them;
- ✓ They are free to build on or expand their business; and,
- ✓ They have the right to buy back their property at the end of their lease at market value.

For the financial institution:

- ✓ Debt is repaid as agreed between the parties;
- ✓ They no longer have to deal with future repayments; and,
- ✓ The debt obligation is removed from their books.

For Moralltach:

- ✓ The Company has property assets on its books valued at cost value
- ✓ Annual returns are earned on the payment made
- ✓ The Company's asset value will continue to rise as the property market recovers
- ✓ The Company benefits from the added value of the expanding business projects over the lifetime of the lease as agreed between the parties.

The Company envisions utilizing a similar structure for other real estate development projects in Ireland, though there will be instances where standard financing (and leveraging) arrangements will be pursued.

For Green Energy Transactions:

Similar leaseback arrangements are also arranged on many of the Company's green energy projects. For instance, in a transaction summary for a local farmer installing a waste to energy (WTE) system on their farm, Moralltach owns the facility. It finances the WTE System, both construction and installation. The Operator manages the WTE System and pays an annual fixed payment to Moralltach as a yield. In addition, a negotiated portion of the annual profits is paid to Moralltach. The Operator has the option of purchasing the WTE System at the end of the 15-year Period at percentage of market price.

A 15-year Feed in Tariff (FIT) is agreed with the local grid utility with terms and conditions set out in a Power Purchase Agreement (PPA). The FIT is fixed within the PPA and can only increase. There are no provisions for a lower FIT. The term of the PPA covers significant portion of the asset's economic life, which is in the 15 to 20 year period.

Significant Changes in the State of Affairs

There were the following significant developments in the state of affairs of the entity throughout 2016:

1. Acquisition of €218,319,694 of property assets.
2. Successfully raised Euros 500,000 through the issue of 250,000 shares at Euros 2.00 (AUS 2.80), with the funds intended for use for working capital purposes and to meet the cost of listing on the NSX.
3. Appointment of Eliseo Partners Ltd to act as Brokers and Financial Advisors to the Company.
4. Three new directors appointed in 2016: one with experience managing publicly traded companies and appointed as Chairman: one with vast experience in green energy to oversee the development of projects in regards to waste to energy and related renewables; and, one with property development experience in the Irish Market.

Matters Subsequent to the End of the Financial Year

The following circumstances have occurred since 31 December 2016 that has significantly affected, or may significantly affect the Company's operations, or the Company's state of affairs in future years. The Company:

1. listed for trading on the NSX as of February 27, 2017 under the symbol "MLG";
2. secured office space in Valetta, Malta to operate its businesses;
3. registered five 100% owned subsidiaries in the Republic of Ireland to facilitate business operations; and,
4. granted stock options to Directors and Executive Management, as set out below, the value of the stock options is €210,000.

Executive	Share Option	Strike Price	Expiry From Issue Date
Robert Bryniak, Chairman of the Board	150,000	€2.25	4 years
	100,000	€2.50	4 years
John Brennan, Chief Executive Officer and Co-Chair of the Board	600,000	€2.25	4 years
	350,000	€2.50	4 years
Nick Linnane, Chief Financial Officer	500,000	€2.25	4 years
	250,000	€2.50	4 years
Richard Barry, Chief Operating Officer	500,000	€2.25	4 years
	250,000	€2.50	4 years
Pat Noone, Chief Technology Officer	500,000	€2.25	4 years
	250,000	€2.50	4 years
Tomas Brennan, Vice President, Business Development	500,000	€2.25	4 years
	250,000	€2.50	4 years
Kevin Flynn, Vice President, Investor Relations and Corporate Affairs	500,000	€2.25	4 years
	250,000	€2.50	4 years

Likely Developments and Expected Results of Operations
Information on likely developments in the operations of the Company and the expected results of operations have not been included in this report because the Directors believe it would be likely to be an unreasonable prejudice to the Company.

Environmental Regulation
The Company is not subject to any significant environmental regulations under Australian Commonwealth or State law.

Remuneration Report
No remuneration was paid to Directors during the year ending 2016. Five of the Directors are also employees of the Company; however, no remuneration was paid to these Company employees during the year ending 2016. The Company has no other employees.

Full details relating to Directors are set out at Notes 16 - Related Parties, to the Notes to and forming of Financial Statements for year ended 31 December 2016.

Except as otherwise disclosed, no Director of the Company has received, or has become entitled to receive, as a benefit because of a contract that the directors, or a firm of which the director is a member, or an entity in which the Director has a substantial financial interest, has made (during the year ended 31 December 2016 or at any other time) with the Company; or of an entity of that Company controlled, or a body corporate that was related to the Company, when the contract was made or which the Director received, or became entitled to receive, the benefit.

Issue of Shares

There were no shares issued to Directors and other key management personnel as part of compensation during the year ended 31 December 2016.

Options

There were no options issued to Directors and other key management personnel as part of compensation during the year ended 31 December 2016. There were no options granted to or exercised by Directors and other key management personnel during the year ended 31 December 2016.

This concludes the remuneration report.

List of Top 10 Shareholders

The following is the list of the top 10 shareholders of the Company as of 31 December 2017:

No.	*Name*	*Number of Shares*	*% Shareholding*
1.	Beagalltach Ltd	281,300,000	40.2
2.	Moralltach Global PLC*	154,494,894	22.1
3.	Purple Investments Ltd	35,000,000	5.0
4.	Morpeth Holdings Ltd	15,000,000	2.1
5.	S&K Ltd	13,068,989	1.9
6.	Fusion Bloom	13,068,989	1.9
7.	Patrick O'Toole	10,700,000	1.5
8.	Eliseo Partners (Asia) Ltd	8,000,000	1.1
9.	Aimsitheoir Deantoireacht Teoranta	7,466,666	1.1
10.	Lissadulta Temple Ltd	7,000,000	1.0
	Total:	545,099,538	77.9%
	Other Shareholders:	154,900,462	22.1%
	Total Number of Shares:	700,000,000	100%
Note: * These are held in Treasury.			

Indemnity and Insurance of Officers

The Company has indemnified the Directors and Executives of the Company for costs incurred, in their capacity as a Director or Executive, for which they may be held personally liable, except where there is lack of good faith.

Indemnity and Insurance of Auditors

The Company has not during or since the end of the financial year, indemnified or agreed to indemnify the auditor of the Company or any related entity against a liability incurred by the auditor.

During the financial year, the Company has not paid a premium in respect of a contract to insure the auditor of the Company or any related party.

Non-Audit Services

There were no non-audit services providing during the financial year by the auditor.

Officers of the Company Who are Former Audit Partners of Walker Wayland

There are no officers of the Company who are former audit partners with Walker Wayland.

Auditors Independent Declaration

A copy of the auditor's independence declaration is set out on the following page12

Auditor

Walker Wayland NSW, Chartered Accountants continues in office.

This report is made in accordance with a resolution of Directors.

On behalf of the Directors,

John K. Brennan	Nick Linnane
Director	Director

Bunclody, Republic of Ireland
April 6th, 2017

Walker Wayland NSW
Chartered Accountants

ABN 55 931 152 366

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SYDNEY NSW 2000

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SYDNEY NSW 2001

Telephone: +61 2 9951 5400
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Website: www.wwnsw.com.au

AUDITOR'S INDEPENDENCE DECLARATION TO THE DIRECTORS OF MORALLTACH GLOBAL PLC

I declare that, to the best of my knowledge and belief, during the year ended **31 December 2016** there have been no contraventions of:

(i) no contraventions of the auditors' independence requirements as set out in the *Corporations Ac* to the audit; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

Walker Wayland NSW

Walker Wayland NSW
Chartered Accountants

Richard Woods
Partner

Dated this 8th day of April 2017, Sydney

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 DECEMBER 2016

	Note	15 December 2015 to 31 December 2016 €
REVENUE FROM CONTINUING OPERATIONS	2	650,000
EXPENSES FROM CONTINUING OPERATIONS		
Travelling expenses		327,980
Administration expenses		212,557
Audit fee	4	14,200
Professional fees		652,601
Listing fees		69,491
LOSS BEFORE INCOME TAX		**(626,829)**
Income tax expense		-
NET LOSS FOR THE PERIOD		**(626,829)**
OTHER COMPREHENSIVE INCOME		
Other comprehensive income – translation of foreign subsidiaries		-
OTHER COMPREHENSIVE INCOME FOR THE PERIOD		-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		**(626,829)**
Earnings per share		
Basic earnings per share – Euros per share		(0.0019) euro
Diluted earnings per share – Euros per share		(0.0019) euro

The accompanying notes form part of these financial statements

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2016

	Note	2016 €
Current assets		
Cash and cash equivalents	6	593,947
Trade and other receivables	7	100,608
Inventories	8	650,000
Total current assets		**1,344,555**
Non-current assets		
Investment property	9	218,319,694
Total non-current assets		**218,319,694**
Total assets		**219,664,249**
Current liabilities		
Trade and other payables	10	157,145
Financial liabilities	11	1,166,730
Total current liabilities		**1,323,875**
Total liabilities		**1,323,875**
Net assets		**218,340,374**
Shareholders' equity		
Contributed equity	12	218,967,203
Accumulated losses		(626,829)
Total shareholders' equity		**218,340,374**

The accompanying notes form part of these financial statements

STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 DECEMBER 2016

	Share Capital	Accumulated losses	Total
	€	€	€
Balance at 15 December 2015	-	-	-
Loss for the period	-	(626,829)	(626,829)
Other comprehensive income	-	-	-
Total comprehensive loss	-	(626,829)	(626,829)
Issue of capital	218,967,203	-	218,967,203
Balance at 31 December 2016	**218,967,203**	**(626,829)**	**218,340,374**

The accompanying notes form part of these financial statements

STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 DECEMBER 2016

	Share Capital	Accumulated losses	Total
	€	€	€
Balance at 15 December 2015	-	-	-
Loss for the period	-	(626,829)	(626,829)
Other comprehensive income	-	-	-
Total comprehensive loss	-	(626,829)	(626,829)
Issue of capital	218,967,203	-	218,967,203
Balance at 31 December 2016	**218,967,203**	**(626,829)**	**218,340,374**

NOTE 1: BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These financial statements and notes represent those of Moralltach Global PLC.

Moralltach Global plc is a public company incorporated and domiciled In Malta.

The financial statements were authorised for issue on 31st March 2017 by the directors of the company.

Basis of Preparation

These general purpose financial statements have been prepared in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board. Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless stated otherwise.

Except for cash flow information, the financial statements have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

The financial statements have been prepared for the period from the date of incorporation on 15th December 2015 to 31 December 2016.

a) Going concern

During the period 15 December 2015 to 31 December 2016, the Company incurred a net loss after tax of €626,829 and cash outflows from operations of €1,220,292, mainly due to the Company being in its establishment phase. The Company had a net current asset position of €20,680 as at 31 December 2016, which includes directors loans, which have been disclosed as current liabilities for which letters of financial support have been obtained by the company confirming that the loans will not be recalled within 12 months from the sign-off date of these financial statements. In addition, the company has secured a €5million loan facility with a director. Based on the above, the directors are of the opinion that the above matters are mitigated on the basis that the Company may begin deriving leasing income from the investment properties during the 2017 financial year. Accordingly, the financial statements have been prepared on a going concern basis.

b) Income tax

The income tax expense/(income) for the period comprises current income tax expense/(income) and deferred tax expense/(income).

Current income tax expense charged to profit or loss is the tax payable on taxable income. Current tax liabilities/(assets) are measured at the amounts expected to be paid to/(recovered from) the relevant taxation authority. Deferred income tax expense reflects movements in deferred tax asset and deferred tax liability balances during the period as well as unused tax losses.

Current and deferred income tax expense/(income) is charged or credited outside profit or loss when the tax relates to items that are recognised outside profit or loss. Except for business combinations, no deferred income tax is recognised from the initial recognition of an asset or liability, where there is no effect on accounting or taxable profit or loss.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled and their measurement also reflects the manner in which management expects to recover or settle the carrying amount of the related asset or liability. With respect to non-depreciable items of property, plant and equipment measured at fair value and items of investment property measured at fair value, the related deferred tax liability or deferred tax asset is measured on the basis that the carrying amount of the asset will be recovered entirely through sale.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

c) Inventories

Inventories are measured at the lower of cost and net realisable value.

NOTE 1: BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

d) Investment Property

Investment property, comprising freehold office complexes, is held to generate capital gains. All tenant leases are on an arm's length basis. Investment property is initially measured at cost. Subsequent recognition is in accordance with cost under IAS 140 Investment Property.

Fair value of investment properties is determined annually based on a valuation by an independent valuer who has recognised and appropriate professional qualifications and recent experience in the location and category of investment property being valued. Fair values are determined by the valuer using market information, including prices for similar properties in comparable locations.

e) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset – but not the legal ownership – are transferred to entities in the Company, are classified as finance leases.

Finance leases are capitalised by recognising an asset and a liability at the lower of the amounts equal to the fair value of the lease property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expenses for the period.

Leased assets are depreciated on a straight line basis over the shorter of their estimated useful live or the lease term.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are recognised as expenses in the periods in which they are incurred.

Lease incentives under operating leases are recognised as a liability and amortised on a straight-line basis over the lease term.

f) Financial instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the company commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted).

Financial instruments are initially measured at fair value plus transaction costs, except where the instrument is classified "at fair value through profit or loss", in which case transaction costs are expensed to profit or loss immediately.

Classification and subsequent measurement

Financial instruments are subsequently measured at fair value, amortised cost using the effective interest method, or cost.

Amortised cost is calculated as the amount at which the financial asset or financial liability is measured at initial recognition less principal repayments and any reduction for impairment, and adjusted for any cumulative amortisation of the difference between that initial amount and the maturity amount calculated using the *effective interest method*.

The *effective interest method* is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) over the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying amount with a consequential recognition of an income or expense item in profit or loss.

The Company does not designate any interests in subsidiaries, associates or joint venture entities as being subject to the requirements of Accounting Standards specifically applicable to financial instruments.

NOTE 1: BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

f) Financial instruments (cont.)

(i) *Financial assets at fair value through profit or loss*

Financial assets are classified at "fair value through profit or loss" when they are held for trading for the purpose of short-term profit taking, derivatives not held for hedging purposes, or when they are designated as such to avoid an accounting mismatch or to enable performance evaluation where a Company of financial assets is managed by key management personnel on a fair value basis in accordance with a documented risk management or investment strategy. Such assets are subsequently measured at fair value with changes in carrying amount being included in profit or loss.

(ii) *Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial asset is derecognised.

(iii) *Held-to-maturity investments*

Held-to-maturity investments are non-derivative financial assets that have fixed maturities and fixed or determinable payments, and it is the Company's intention to hold these investments to maturity. They are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial asset is derecognised.

(iv) *Available-for-sale investments*

Available-for-sale investments are non-derivative financial assets that are either not capable of being classified into other categories of financial assets due to their nature or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

They are subsequently measured at fair value with any remeasurements other than impairment losses and foreign exchange gains and losses recognised in other comprehensive income. When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.

Available-for-sale financial assets are classified as non-current assets when they are expected to be sold after 12 months from the end of the reporting period. All other available-for-sale financial assets are classified as current assets.

Impairment

A financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events (a "loss event") having occurred, which has an impact on the estimated future cash flows of the financial asset(s).

In the case of available-for-sale financial assets, a significant or prolonged decline in the market value of the instrument is considered to constitute a loss event. Impairment losses are recognised in the other comprehensive income is reclassified to profit or loss at this point.

In the case of financial assets carried at amortised cost, loss events may include: indications that the debtors or a Company debtors are experiencing significant financial difficulty, default or delinquency in interest or principal payments; indications that they will enter bankruptcy or other financial reorganisation; and changes in arrears or economic conditions that correlate with defaults.

For financial assets carried an amortised cost (including loans and receivables), a separate allowance account is used to reduce the carrying amount of financial assets impaired by credit losses. After having taken all possible measure of recovery, if management establishes that the carrying amount cannot be recovered by any means, at that point the written off amounts are charged to the allowance account or the carrying amount of impaired financial assets is reduced directly if no impairment amount was previously recognised in the allowance account.

NOTE 1: BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

f) Financial instruments (cont.)

When the terms of financial assets that would otherwise have been past due to impaired have been renegotiated the Company recognises the impairment for such financial assets by taking into account the original terms as if the terms have not been renegotiated so that the loss events that have occurred are duly considered.

g) Foreign Currency Transactions and Balances

Functional and presentation currency

The functional currency of each of the Company's entities is measured using the currency of the primary economic environment in which that entity operates. The financial statements are presented in Euros €, which is the entity's presentation currency.

Transactions and balances

Foreign currency transactions are translated into functional currency using the exchange rates prevailing at the date of the transaction. Foreign currency monetary items are translated at the period-end exchange rate. Non-monetary items measured at historical cost continue to be carried at the exchange rate at the date of the transaction. Non-monetary items measured at fair value are reported at the exchange rate at the date when fair values were determined.

Exchange differences arising on the translation of monetary items are recognised in profit or loss, except where deferred in equity as a qualifying cash flow or net investment hedge.

Exchange differences arising on the translation of non-monetary items are recognised directly in other comprehensive income to the extent that the underlying gain or loss is recognised in other comprehensive income; otherwise the exchange difference is recognised in profit or loss.

Company companies

The financial results and position of foreign operations, whose functional currency is different from the Company's presentation currency, are translated as follows:

- assets and liabilities are translated at exchange rates prevailing at the end of the reporting period;
- income and expenses are translated at average exchange rates for the period; and
- retained earnings are translated at the exchange rates prevailing at the date of the transaction.

Exchange differences arising on translation of foreign operations with functional currencies other than Australian dollars are recognised in other comprehensive income and included in the foreign currency translation reserve in the statement of financial position. The cumulative amount of these differences is reclassified into profit or loss in the period in which the operation is disposed of.

h) Employee entitlements

Short-term employee benefits

Provision is made for the Company's obligation for the short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Company's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Defined contribution plan

Defined contribution plans are post employment benefit plans under which the Company pay fixed contributions into separate entities or funds and will have no legal or constructive obligation to pay further contributions if any of the funds do not hold sufficient assets to pay all employee benefits relating to employee services in the current and preceding financial years. Such contributions are recognised as an expense in the period in which the related service is performed. As required by law, companies in Malaysia make such contributions to the Employee Provident fund.

NOTE 1: BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

i) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits available on demand with banks, other short-term highly liquid investments with original maturities of 3 months or less, and bank overdrafts. Bank overdrafts are reported within short-term borrowings in current liabilities in the statement of financial position.

j) Revenue

Revenue recognition relating to the provision of services is determined with reference to the stage of completion of the transaction at the end of the reporting period, where outcome of the contract can be estimated reliably. Stage of completion is determined with reference to the services performed to date as a percentage of total anticipated services to be performed. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent that related expenditure is recoverable.

Interest revenue is recognised using the effective interest method.

All revenue is stated net of the amount of value added tax.

k) Trade and other receivables

Trade and other receivables include amounts due from customers for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Trade and other receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment.

l) Trade and other payables

Trade and other payables represent the liabilities for goods and services received by the entity that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2016

m) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of assets that necessarily take a substantial period of time to prepare for their intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

n) Value added tax (VAT)

Revenues, expenses and assets are recognised net of the amount of VAT, except where the amount of VAT incurred is not recoverable from the relevant jurisdiction.

Receivables and payables are stated inclusive of the amount of VAT receivable or payable. The net amount of VAT recoverable, or payable, is included with other receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The VAT components of cash flows arising from investing or financing activities which are recoverable, or payable, are presented as operating cash flows included in receipts from customers or payments to suppliers.

NOTE 1: BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

o) New and Amended Accounting Policies Adopted by the Company

The International Accounting Standards Board has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods, some of which are relevant to the Company. The Company has decided not to early adopt any of the new and amended pronouncements. The Company's assessment of the new and amended pronouncements that are relevant to the Company but applicable in future reporting periods is set out below:

- IFRS 9: Financial Instruments and associated Amending Standards (applicable for annual reporting periods commencing on or after 1 January 2018).

  The standard will be applicable retrospectively (subject to comment on hedge accounting below) and includes revised requirements for the classification and measurement of financial instruments, revised recognition and derecognition requirements for financial instruments and simplified requirements for hedge accounting.

  The key changes made to the Standard that may affect the Company on initial application included certain simplifications to the classification of financial assets, simplifications to the accounting of embedded derivatives, and the irrevocable election to recognize gains and losses on investments in equity instruments that are not held for trading in other comprehensive income. IFRS 9 also introduces a new model for hedge accounting that will allow greater flexibility in the ability to hedge risk, particularly with respect to hedges of non-financial items. Should the entity elect to change its hedge policies in line with the new hedge accounting requirements of IFRS 9, the application of such accounting would be largely prospective.

  Although the directors anticipate that the adoption of IFRS 9 may have an impact on the Company's financial instruments, including hedging activity, it is impracticable at this stage to provide a reasonable estimate of such impact.

- IFRS 15: Revenue from Contracts with Customers (applicable for annual reporting periods commencing on or after 1 January 2018).

  When effective, this Standard will replace the current accounting requirements applicable to revenue with a single, principles-based model. Except for a limited number of exceptions, including leases, the new revenue model in IFRS 15 will apply to all contracts with customers as well as non-monetary exchanges between entities in the same line of business to facilitate sales to customers and potential customers.

  The core principle of the Standard is that an entity will recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for the goods or services. To achieve this objective, AASB 15 provides the following five-step process:

  - identify the contract(s) with a customer;
  - identify the performance obligations in the contract(s);
  - determine the transaction price;
  - allocate the transaction price to the performance obligations in the contract(s); and
  - recognise revenue when (or as) the performance obligations are satisfied.

  This Standard will require retrospective restatement, as well as enhanced disclosures regarding revenue.

NOTE 1: BASIS OF PREPARATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

o) New and Amended Accounting Policies Adopted by the Company (cont.)

- IFRS 16: *Leases* (applicable to annual reporting periods beginning on or after 1 January 2019).
  When effective, this Standard will replace the current accounting requirements applicable to leases in IAS 17: Leases and related Interpretations. IFRS 16 introduces a single lessee accounting model that eliminates the requirement for leases to be classified as operating or finance leases.

  The main changes introduced by the new Standard include:

  - recognition of a right-to-use asset and liability for all leases (excluding short-term leases with less than
    12 months of tenure and leases relating to low-value assets);
  - depreciation of right-to-use assets in line with IAS 16: Property, Plant and Equipment in profit or loss and unwinding of the liability in principal and interest components;
  - variable lease payments that depend on an index or a rate are included in the initial measurement of the lease liability using the index or rate at the commencement date;
  - by applying a practical expedient, a lessee is permitted to elect not to separate non-lease components and instead account for all components as a lease; and
  - additional disclosure requirements.

  The transitional provisions of IFRS 16 allow a lessee to either retrospectively apply the Standard to comparatives in line with IAS 8 or recognise the cumulative effect of retrospective application as an adjustment to opening equity on the date of initial application.

  Although the directors anticipate that the adoption of IFRS 16 will impact the Company's financial statements, it is impracticable at this stage to provide a reasonable estimate of such impact.

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2016

NOTE 2: REVENUE AND OTHER INCOME

	15 December 2015 to 31 December 2016
	€
a. **Revenue from continuing operations**	
Revenue	650,000
	650,000

NOTE 3: KEY MANAGEMENT PERSONNEL COMPENSATION

Refer to the remuneration report contained in the directors' report for details of the remuneration paid or payable to each member of the Company's key management personnel (KMP) for the period ended 31 December 2016.

The totals of remuneration paid to KMP of the company and the Company during the period are as follows:

	15 December 2015 to 31 December 2016
	€
Short-term employee benefits	-
Post-employment benefits	-
Other	-
Total KMP compensation	-

Short-term employee benefits

These amounts include fees and benefits paid to the non-executive Chair and non-executive directors as well as all salary, paid leave benefits and cash bonuses awarded to executive directors and other KMP.

Post-employment benefits

These amounts are the current-period's estimated cost of providing for the Company's defined benefits scheme post-retirement, superannuation contributions made during the period and post-employment life insurance benefits.

Share-based payments

These amounts represent the expense related to the participation of KMP in equity-settled benefit schemes as measured by the fair value of the options, rights and shares granted on grant date.

Further information in relation to KMP remuneration can be found in the directors' report.

NOTE 4: AUDITORS' REMUNERATION

Remuneration of the auditor, Walker Wayland NSW Chartered Accountants for:

– auditing or reviewing financial statements	14,200
– taxation services	-
	14,200

NOTE 5: EARNINGS PER SHARE

		2016
		€
a.	Earnings used to calculate basic and diluted EPS	(626,829)
		No.
b.	Weighted average number of ordinary shares outstanding during the period used in calculating basic EPS	321,141,772
	Weighted average number of ordinary shares outstanding during the period used in calculating dilutive EPS	321,141,772

NOTE 6: CASH AND CASH EQUIVALENTS

	2016
	€
Cash at bank and on hand	593,947

Reconciliation of cash

Cash at the end of the financial period as shown in the statement of cash flows is reconciled to items in the statement of financial position as follows:

Cash and cash equivalents	593,947
	593,947

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2016

NOTE 7: TRADE AND OTHER RECEIVABLES

	2016
CURRENT	**€**
Loan receivable	100,000
Other receivables	608
	100,608

a. **Provision for Impairment of Receivables**

No provision for impairment of receivables exists as at 31 December 2016.

b. **Credit risk**

The Company has no significant concentration of credit risk with respect to any single counterparty or Company of counterparties. The class of assets described as "trade and other receivables" is considered to be the main source of credit risk related to the Company.

The Company has no significant credit risk exposure in any country in which the Company trades.

The balances of receivables that are within initial trade terms (as detailed in the table) are considered to be of high credit quality.

NOTE 8: INVENTORIES

	2016
CURRENT	**€**
Work in progress	650,000
	650,0(

NOTE 9: INVESTMENT PROPERTY

	2016 €
Asset Purchases	
At cost	218,319,694

a. The fair value of the assets purchased, based on independent valuations, was €289,873,000.

NOTE 10: TRADE AND OTHER PAYABLES

	2016 €
CURRENT	
Unsecured liabilities:	
Trade payables	142,945
Sundry payables and accrued expenses	14,200
	157,145

a. **Financial liabilities at amortised cost classified as trade and other payables**

Trade and other payables:	
– total current	157,145
Financial liabilities as trade and other payables	157,145

NOTE 11: FINANCIAL LIABILITIES

CURRENT	
Unsecured liabilities:	
Loans from Directors	1,166,730
	1,166,730

NOTE 12: ISSUED CAPITAL

Issued capital (31 December 2016: 700,000,000 ordinary shares).

Ordinary shares on issue	Issue date	No.	€
Balance at beginning of the period		-	-
Ordinary shares issued	15 December 2015	150,000,000	49,500
Ordinary shares issued	15 July 2016	214,100,906	74,251
Ordinary shares issued	15 August 2016	71,994,353	23,758
Treasury shares issued	30 September 2016	154,494,894	-
CHESS depositary interest issue	30 September 2016	250,000	500,000
Ordinary shares issued	15 November 2016	109,159,847	218,319,694
Balance at end of the period		700,000,000	218,967,203

At the shareholders' meetings each ordinary share is entitled to one vote when a poll is called, otherwise each shareholder has one vote on a show of hands.

a. **Capital Management**

Management controls the capital of the Company in order to maintain a sustainable debt to equity ratio, generate long-term shareholder value and ensure that the Company can fund its operations and continue as a going concern.

The Company's debt and capital include ordinary share capital, and financial liabilities, supported by financial assets.

The Company is not subject to any externally imposed capital requirements.

Management effectively manages the Company's capital by assessing the Company's financial risks and adjusting its capital structure in response to changes in these risks and in the market. These responses include the management of debt levels, distributions to shareholders and share issues.

NOTE 13: CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There are no contingent liabilities or contingent assets as at the date of this annual report.

NOTE 14: CASH FLOW INFORMATION

	15 December 2015 to 31 December 2016 €
a. **Reconciliation of Cash Flow from Operations with Loss after Income Tax**	
Loss after income tax	(626,829)
Non-cash flows in Loss:	
– Depreciation	-
Changes in assets and liabilities, net of the effects of purchase and disposal of subsidiaries:	

– (Increase) in trade and term receivables	(100,608)
– (Increase) in inventory	(650,000)
– Increase in trade payables and accruals	157,145
Cash flow from operating activities	(1,220,292)

a. Non-cash financing and investing activities

Investment property of €218,219,694 was obtained through issuing shares valued at the same amount

NOTE 15: EVENTS AFTER THE REPORTING PERIOD

Other than the following no matters or circumstances have arisen since the end of the reporting period:

- On 27 February, 2017 the company successfully completed a compliance listing on the NSX
- The Company secured office space in Valetta, Malta to operate its businesses.
- The Company registered five 100% owned subsidiaries in the Republic of Ireland to facilitate business operations.
- On 27 February, 2017 the company issued the following options to the Executive Management Team:

Executive	Share Option	Strike Price	Expiry from Issue Date
– Robert Bryniak	150,000	2.25	4 years
	100,000	2.50	4 years
– John Brennan	600,000	2.25	4 years
	350,000	2.50	4 years
– Nick Linnane	500,000	2.25	4 years
	250,000	2.50	4 years
– Richard Barry	500,000	2.25	4 years
	250,000	2.50	4 years
– Pat Noone	500,000	2.25	4 years
	250,000	2.50	4 years
– Tomas Brennan	500,000	2.25	4 years
	250,000	2.50	4 years
– Kevin Flynn	500,000	2.25	4 years
	250,000	2.50	4 years

- The total value of the options issued was €210,000 which is determined by valuing the services rendered.
- On 27 February 2017, all ordinary shares converted to CHESS depositary interests (CDI).

NOTE 16: RELATED PARTY TRANSACTIONS

Related Parties

a. **The Company's main related parties are as follows:**

(i) *Entities exercising control over the Company:*

No entities have control over the Company

(ii) *Key management personnel:*

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity, are considered key management personnel.

For details of disclosures relating to key management personnel, refer Note 6.

(iii) *Other related parties:*

Other related parties include entities controlled by the ultimate parent entity and entities over which key management personnel have joint control.

b. **Transactions with related parties:**

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

The following transactions occurred with related parties:

Related Parties

(i) Transactions with directors

Loan from director – John Kieran Brennan amounted €998,080
Loan from director – Richard Barry amounted €70,400.
Loan from director – Nicholas Linnane amounted €83,250
Loan from director – Tomas Brennan amounted €15,000
All loans from directors are interest free.

(ii) Transactions with director related entities

Apart from the above there are no other transactions with director related entities

NOTE 17: FINANCIAL RISK MANAGEMENT

The Company's financial instruments consist mainly of deposits with banks, local money market instruments, short-term investments, accounts receivable and payable, loans to and from subsidiaries, bills and leases.

The totals for each category of financial instruments, measured in accordance with AASB 139: *Financial Instruments: Recognition and Measurement* as detailed in the accounting policies to these financial statements, are as follows:

	Note	2016 €
Financial assets		
Cash and cash equivalents	6	593,947
Loans and receivables	7	100,608
Total financial assets		694,555
Financial liabilities		
Financial liabilities at amortised cost:		
– trade and other payables	10	157,145
– financial liabilities	11	1,166,730
Total financial liabilities		1,323,875

Financial Risk Management Policies

The Audit Committee has the responsibility of managing the financial risk exposures of the Company. The entity's activities expose it to a variety of financial risks: market risks (including foreign currency risk and interest rate risk), credit risk and liquidity risk. The entity does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes.

The Committee's overall risk management strategy seeks to assist the Company in meeting its financial targets, while minimising potential adverse effects on financial performance.

Specific Financial Risk Exposures and Management

The main risks the Company is exposed to through its financial instruments are credit risk, liquidity risk and market risk consisting of interest rate risk, foreign currency risk. There have been no substantive changes in the types of risks the Company is exposed to, how these risks arise, or the Board's objectives, policies and processes for managing or measuring the risks from the previous period.

a. **Credit risk**

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in a financial loss to the company. The Company's has adopted a policy of generally dealing with reputable counterparties as a means of mitigating the risk of financial loss from defaults

Trade receivables consist of a large number of customers and ongoing credit evaluation is performed on the accounts regularly. The entity does not have any significant credit risk exposure to any single counterparty or any Company of counterparties. The carrying amounts of financial assets recorded in the financial statements, net of any allowance for losses, represent the entity's maximum exposure to credit risk.

NOTE 17: FINANCIAL RISK MANAGEMENT (cont.)

b. **Liquidity risk**

Ultimate responsibility for liquidity risk management rests with the Board of Directors, who has built an appropriate liquidity risk management framework for the management of the entity's short, medium and long-term funding and liquidity management requirements. The entity manages liquidity by maintaining adequate reserves and by continually monitoring forecast and actual cash flows and matching the maturity profiles of financial assets with financial liabilities.

	Within 1 Period	1 to 5 Periods	Over 5 Periods	Total
	2016	2016	2016	2016
	€	€	€	€
Financial liabilities due for payment				
Payables	157,145	-	-	157,145
Financial Liabilities	1,166,730	-	-	1,166,730
Total contractual outflows	1,323,875	-	-	1,323,875
Financial assets cash flows - realisable				
Cash and cash equivalent	593,947	-	-	593,947
Receivables	100,608	-	-	100,608
	694,555	-	-	694,555
Net inflow on financial instruments				

c. **Market risk**

(i) *Interest rate risk*

Exposure to interest rate risk arises on financial assets and financial liabilities recognised at the end of the reporting period whereby a future change in interest rates will affect future cash flows or the fair value of fixed rate financial instruments. Interest rate risks on interest earning cash balances are not considered material.

(ii) *Foreign exchange risk*

The company operates in one functional and presentation currency,

d. **Fair values**

The fair values of financial assets and financial liabilities at balance date equate to their carrying values. All financial assets and liabilities are categorised as Level 3 hierarchy assets and liabilities except for cash which is Level 1.

NOTE 18: COMPANY DETAILS

The registered office of the company is:

Moralltach Global plc
San Juan
116/8 St Georges Road
St Julians
STJ 3203
Malta

The principal places of business are:

Bunclody
Co Wexford
Ireland

36 Archbishop Street
Valetta
Malta

DIRECTORS' DECLARATION

In accordance with a resolution of the directors of Moralltach Global PLC, the directors of the Company declare that:

1. the financial statements and notes, as set out on pages 13 to 34:
   a. comply with International Financial Reporting Standards (IFRS); and
   b. give a true and fair view of the financial position as at 31 December 2016 and of the performance for the period ended on that date of the Company;
2. in the directors' opinion there are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable; and

Nick Linnane
Director

John K Brennan
Director

Dated this 6th day of April 2017, Ireland

Walker Wayland NSW
Chartered Accountants

ABN 55 931 152 366

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SYDNEY NSW 2000

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Independent auditor's report
TO THE SHAREHOLDERS OF MORALLTACH GLOBAL PLC

REPORT ON THE FINANCIAL REPORT
OPINION

We have audited the accompanying financial report of Moralltach Global PLC (the Company), which comprises the statement of financial position as at 31 December 2016, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, notes 1 to 18 comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration of the Company.

In our opinion:
the accompanying financial report of the Company:

I. gives a true and fair view of the Company's financial position as at 31 December 2016 and of its performance for the year ended on that date; and
II. complies with International Financial Reporting Standards.

BASIS FOR OPINION

We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement. Our responsibilities under those standards are further described in the Auditor's responsibility section of our report. We are independent of the Company in accordance with the Corporations Act 2001 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

KEY AUDIT MATTERS

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

Key audit matters	How our audit addressed the key audit matter
TITLE, RIGHTS AND OBLIGATIONS OF INVESTMENT PROPERTIES Refer to Note 9 Investment Properties	
The company has €218,319,694 of investment properties at 31 December 2016. The Company has recorded the properties at cost in accordance with IAS40 Investment Property. The balance is material to the Statement of Financial Position. Title, rights and obligations of the investment properties have been designated as a key audit matter, due to: • the inherent risk of the properties located in an overseas jurisdiction, being Ireland. • The inherent risk of the properties located in an overseas political, economic and legal regime. • the registration of legal title in Ireland, with the Property Registration Authority can take a significant amount of time to be effected.	Audit procedures included, amongst others, the following: • We have confirmed for a sample of property acquisitions, that the company is the purchaser by sighting copies of the signed sale and purchase contracts. • We have assessed the correspondence we received from the company's external lawyers in relation to property titles, and we have compared this to the information provided by management and the directors. • We have obtained specific representations from management, the board and the company's external lawyers confirming that there are no encumbrances on the properties at balance date.
RECOGNITION OF REVENUE Refer to Note 2 Revenue and Note 8 Inventories	
The company has recognised revenue for developments that are in progress amounting to €650,000 for the period ended 31 December 2016. This amount is material to the Statement of Profit and Loss. The recognition of the revenue balance has been designated as a key audit matter due to the subjective nature of the balance as a result of management's estimations of recoverable work in progress.	Audit procedures included, amongst others, the following: • We have held discussions with management and the board regarding the basis for recognising the revenue • We have sighted third party invoices for a sample of work in progress balances • We have obtained specific representations from management regarding the recoverability of the work in progress balances

OTHER INFORMATION

The directors are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 31 December 2016, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

DIRECTORS' RESPONSIBILTY FOR THE FINANCIAL REPORT

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with International Financial Reporting Standards and for such internal control as the directors determine is necessary to enable the preparations of the financial report that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Group'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 Group or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the financial report based on our audit. Our objectives are to obtain reasonable assurance about whether the financial report as a whole is 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 than an audit conducted in accordance with Australian Auditing Standards 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 this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report.

The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view 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 entity's internal control.
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.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors, as well as evaluating the overall presentation of the financial report.

We 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 Group'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 report 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 Group to cease to continue as a going concern.

We evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial report. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, amongst 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.

The Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements. We also provide the directors 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 the directors, we determine those matters that were of most significance in the audit of the consolidated financial report of the current period and are therefore 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.

Walker Wayland NSW

Walker Wayland NSW
Chartered Accountants

Richard Woods
Partner

Dated this 8 of April 2017, Sydney